ANNEX 2

EMPLOYERS REQUIREMENT FOR THE DESIGN AND BUILD OF 7 STOREY SME MULTI PURPOSE FACILITY

FEBRUARY 27, 2023

BUSINESS CENTER CORPORATION
M.Kaneeru Villa, Orchid Magu, 20212, Male', Maldives

Table of Contents

1. GENERAL INFORMATION

The proposed building is a 10-storey building with a basement to be built at M. Feeroaz Lodge, Muranga Magu, Male'. The building usage is for multi-purpose. The structure of the building is to be concrete. Although, the structure of the building is intended to be a 10 storey building with basement, contractors are required to design and build the first 6 floors and basement with the provision to build the remaining floors during a later phase.

2. DESIGN OF BUILDING

The design should follow the regulations of male' building regulations. The services facilities such as water, electricity and fire should be as per the regulations of relevant authorities. The design should also include all the necessary security systems such as camera and building access control systems. The building should be designed in such a way that the building is accessible to people with special needs.

2.1 BASEMENT - PARKING

The basement is to be utilized mainly for parking. However, services that can be allocated for basement can be allocated as per regulations such as panel room, refuse area and security rooms.

2.2 GROUND FLOOR – STORAGE & Food Kiosk

The ground floor is to be utilized for storage, counter style food kiosks the maximum which can be allowed in the utilizable floor area, and a washroom. A station for security office should be allocated at the ground floor main entrance area. What is deemed necessary to be provided in ground floor under the Maldivian regulations should be provided such as dry riser inlet.

2.3 FIRST FLOOR – CINEMA

This is an open space with a ceiling height of 5.80m. The floor should be soundproof with the maximum utilizable floor area use for the cinema area to provide maximum seating.

2.4 SECOND AND THIRD FLOOR – GARMENT MAKERSPACE

The area will be garment makerspace with individual dedicated areas where workers can work individually. The space needs to be designed with shared pantry and two toilets and lavatory area.

2.5 FOURTH FLOOR

This floor should be designed as a training hall along with two separate classroom style rooms with a shared pantry and lavatory area.

2.6 FIFTH FLOOR

This floor should be designed as office spaces joined along with a studio space (maximum size utilizable) the ceiling height of the floor must be 5.3m to accommodate studio equipment. Floor must have a shared pantry and two toilets with lavatory. The floor main office area should be independently accessible from the lift lobby.

2.7 SIXTH FLOOR

This floor should be designed as a shared office space with a shared pantry and two toilets with lavatory area. The office area should be subdividable in to separate individual office spaces if the need arises.

2.8 TERRACE

The terrace will be open space without any roof covering.

2.9 FACADE

The front of the building should be cladded.

2.10 ELECTRICAL

The electrical panel should be designed for the whole building. A separate meter to be designated for each floor. The building general electrical services should have a sperate meter. The electrical sockets and switches should be adequate for the building purpose and should not be a minimalistic design. Electrical distribution box should have adequate spare area for future extensions.

2.11 FIRE

The fire services should be with fire alarm system for smoke and heat. Where special requirement is needed due to usage of the floor, such shall be incorporated. Fire blankets, dry riser system, fire extinguishers shall be provided in all floors in a generally accessible area.

2.12 COOLING

Depending on the layouts, AC should be provided at a location where it is central to the areas where cooling is to be done. All general areas should be provided with cooling system except for parking and storage areas.

2.13 LIFT

There should be two six passenger lifts catering the building. The two lifts should operate jointly.

2.14 DESIGN CONFORMITY

The whole building design should conform to the technical specifications provided in the Annex 3.

2.15 CAMERA AND ACCESS CONTROL SYSTEM

The camera system should cover the roads, all the main entrances and stair and lift landing areas. The storage capacity of the system should hold the recording for at least a one-month period. Access control system with power failsafe should be provided to each floor main entrances excluding garage and storage areas. The main control system for these should be in a designated area at one of the floors from ground to fifth floor.

2.16 FLOOR HEIGHTS

Except for 1st floor, which should have a ceiling height of 5.8m, and fifth floor which should have a ceiling height of 5.3m all other floors should have a height of 3.3m.

3. CONSTRUCTION AND BILL OF QUANTITIES

3.1 CONSTRUCTION

Although the building is designed for multiple stories, construction in first phase is to be for basement, ground, first, second, third, fourth, fifth, sixth floor and terrace only. Temporary concealment of stair and

roof areas should be done. Lift should also be installed serving to the completed floors in first phase. That is, the lift should cater up to 6th floor.

The construction is to be halted in such a way that the next phase of the building can be continued without demolishing the existing structural components except for the slabs and beams casted to install the lift. All columns should be stopped after casting of the kickers and the reinforcement protected by application of chemicals.

Masonry and plastering works should be completed to a level above the 6th floor at building perimeters and voids such that the safety works for the phase 2 construction can be done by concealing the gaps between the safety and building walls to avoid dirtying the phase 1 completed building part.

3.2 BILL OF QUANTITIES

The bill of quantities at the time of bidding shall be for the phase 1 of the building construction. All works including painting and cladding works shall be included in the bill of quantities. The building exterior should also be completed. The bidder shall provide elementary bill of quantities for the bid submission inclusive but not limited to the components stated in Appendix 2 of the bidding document

A detailed bill of quantity should be provided by the winning party after the contract is awarded and drawing is completed. This detailed bill of quantity will be forming the basis for the paying the contractor. No variation to the total price could be brought in the detail bill of quantities. The price shall be fixed to the bidding price. Any omissions in bill of quantities relating to drawing or employer's requirement shall be deemed inclusive in the bidding price.

4. AGREEMENT

The agreement made with the bid awarded party will be inclusive of all the information given as per bidding documents including all the Annexes and appendices. The general terms and conditions of the contract is mentioned in the Bid Data.