



SECRETARIAT OF FAADHIPOLHU HINNAVARU COUNCIL
LH.HINNAVARU, REP.OF MALDIVES

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ECONOMIC DEVELOPMENT AND SOCIAL SERVICE UNIT

އިޖުތިމާއިލީ ބާވަތުގެ ޖަލްސާތަކުގެ ދަށުން
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ANNEX 2

EMPLOYERS REQUIREMENT FOR THE DESIGN AND BUILD OF 4 STOREY ACCOMODATION BLOCK

APRIL 5, 2023

SECRETARIAT OF HINNAVARU COUNCIL
LH.HINNAVARU, Maldives

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1. GENERAL INFORMATION

The proposed building is a 04-storey building to be built at Hinnavehi, Lh. Hinnavaru. The building usage is for multi-purpose. The structure of the building is to be concrete.

2. DESIGN OF BUILDING

The design should follow the regulations of Maldives 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 GROUND FLOOR - STORAGE

The ground floor is to be utilized for storage, kitchen and main dining area. A station for security office should be allocated at the ground floor main entrance area.

2.2 FIRST FLOOR – FOURTH FLOOR

Each floor must consist of rooms with attached toilet (14' x 12'), sitting room area, a small balcony area.

2.3 TERRACE

The terrace will be open space without any roof covering.

2.4 FACADE

The front of the building should be cladded.

2.5 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 separate 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.

2.6 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.

2.7 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.

2.8 LIFT

There should be one four passenger lifts catering the building.

2.9 DESIGN CONFORMITY

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

2.10 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.

2.11 FLOOR HEIGHTS

All floors should have a height of 3.3m.

2.12 DESIGN CONFORMITY

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

2.13 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.

2.14 FLOOR HEIGHTS

All floors should have a height of 3.3m.

3. CONSTRUCTION AND BILL OF QUANTITIES

3.1 CONSTRUCTION

The building is designed for multiple stories, construction is to be for ground, first, second, third, fourth floors. Lift should also be installed.

3.2 BILL OF QUANTITIES

The bill of quantities at the time of bidding shall be for 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 included in Annex 4