
Annex 1 – Project Scope

Renovation of Co-Shared Kitchen in Hulhumale’

1. Introduction

Under the initiative of the Ministry of Economic Development, The Business Center Corporation has planned to establish a fully equipped and licensed commercial kitchen in Hulhumale’ Indoor Sports Complex. This would be the first venture of its kind in the Maldives. The aim is to provide a space for the food entrepreneurs, especially MSMEs, to operate their food production that is safe and comfortable without the burden of having to invest in expensive equipment and machinery.

Business Center Corporation is Seeking a qualified local contractor to carry out the renovation of the Co-Shared Kitchen Facility.

2. General Scope

- 1.1 To ensure that the project is carried out as per the requirements of the client, the awarded contractor shall be provided the following layouts and renderings.
 - Floor Plan
 - Lighting Layout
 - Sewage Plan
 - Water Supply Plan
 - Electrical Plan
 - Interior and Exterior Elevations
 - Doors & Windows Schedule
 - Bills of Quantities (BOQ)
 - 3D Renderings
- 1.2 The awarded contractor must carry out site supervision prior to work commencement and analyze the feasibility of the drawings and report to the client of any issues that may arise during the renovation period.
- 1.3 A deliverable timeline of various components of the renovation project must be provided by the contractor prior to commencement of work on site. The total duration for all components must not be more than the delivery period quoted in the proposal
- 1.4 All materials, tools and equipment required for this renovation is to be provided by the contractor.
- 1.5 It is the responsibility of the contractor to ensure the timely supply of all equipment, tools and materials in a manner that it doesn't hinder project delivery.
- 1.6 Particular care must be taken to ensure minimal disturbances and damage to the existing structure of the building. All finishes must be seamless and as per designs provided
- 1.7 It is the responsibility of the contractor to re-locate any furniture or any other materials required for the renovation within the premises and discard of any waste that maybe generated during the renovation
- 1.8 After completion of renovation the site must be cleaned prior to handover to the client

- 1.9 All dimensions must be checked by contractor prior to fabrication of any work
- 1.10 The thickness and material of the drywall paneling, frames and partition should be as per the details provided in the drawings.
- 1.11 All appliances and finishing products are to be exactly as indicated in the product details and specifications provided and must be approved by the client prior to purchase
- 1.12 Where specified in the drawing and BOQ, adequate material must be used to ensure soundproofing and proper insulation.
- 1.13 The contractor is expected to engage in effective communication and collaboration with the party appointed by the Business Center Corporation responsible for the installation of various systems and services in the Kitchen Facility, including Cooling, Ventilation, Gas Circulation, and Fire Suppression systems. This collaboration is essential to ensure that the renovation work is carried out in a seamless manner that does not impede or conflict with other ongoing works.

3. Work Specifications

3.1 Doors and Windows

- Supply and Installation of Doors and Windows as per the dimensions provided in the Doors and Window Schedule and BOQ.

3.2 Floor finishing

- Flooring to be installed elevated as specified in the layout and drawings provided.
- The floor is to be completed with epoxy finished at all levels.

3.3 Wood, Glass & Metal Works

- Shera board ceiling complete with all required accessories and consumables as per the design and BOQ
- Construction of fire resistant MDF board partitions as per the design and BOQ.
- Supply & complete installation of full height frameless glass sliding door partition system with track sunken as per the design and BOQ.

3.4 Hydraulics and Drainage

- Allow provision for water supply & sewerage main connection from building main pipeline.
- Supply & complete installation of Grease Traps
- Outlets, valves, and pipe installation is to be carried out according to the plumbing layout with minimal intrusions to the overall design and layout of the stalls.
- Fresh Water outlets and drainage system is to be installed as per the plumbing layout and is to be connected to the nearest available wastepipe or rainwater downpipe.
- Allow Provision for Internal hot water supply pipes from water heater to fixtures as specified in the drawing complete with fittings accessories etc.

3.5 Finishing Works

- Cement screed on the concrete floor and construction of steps as specified in the drawing and BOQ.
- Apply approved epoxy matte finish as specified in the drawing and BOQ.
- Supply & Installation of wall cladding as specified in the drawing and BOQ.
- Supply & Installation of faux brick panel wall cladding as specified In the drawing and BOQ.
- Putty & approved decorent finish on exterior sufaces of walls and partitions as specified in the drawing and BOQ.
- Putty & Painting 2 coat of wall sealer, 2 coats of emulsion white matt paint finish to suspended ceiling and Soffit of RC Slab.
- Supply & complete installation of Bodu Badhige Logo with back lit lighting.