



ANNEX 2

EMPLOYERS REQUIREMENT FOR THE DESIGN AND CONSTRUCTION OF BCC CREATORS' HUB

JANUARY 1, 2024

BUSINESS CENTER CORPORATION

M.Kaneeru Villa, Orchid Magu, 20212, Male', Maldives

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1. GENERAL INFORMATION

The proposed building is a 11-storey building with a basement to be built at Male', Chaandhanee Magu, Plot 23. The building usage is for multi-purpose. The structure of the building is to be concrete. The design of the building is for 10 stories excluding the basement.

2. DESIGN OF BUILDING

The Design of the Building, as proposed in the Concept of the contractor, must be modern, environment friendly, with a particular focus on effective space utilization.

The design should follow the relevant 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 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 AND FIRST FLOOR (Authentic Maldives)

The ground floor is to be dedicated for a Boutique style shop, (Authentic Maldives) including a Café area. The entire road facing façade of the ground and first floor must be glass. The area should include a common washroom and allowance for Café water and drainage requirements must be made.

2.3 SECOND AND THIRD FLOOR (Creators Space)

The area will be dedicated to local artists and creators and must have space where workers can work individually and in groups. The space should have a pantry area and a common washroom.

2.4 FOURTH FLOOR to SIXTH FLOOR (BCC Headquarters)

The entire floor area of these three floors should be designed as commercial office spaces. Each floor must have a washroom and a pantry area. Lighting, cooling, and power layout must be made with a focus on any future internal rearrangements.

2.5 SEVENTH FLOOR (Seed by BCC)

The entire floor area of this floor should be designed as a Co-shared Workspace. The floor must have a washroom and a pantry area. Lighting, cooling, and power layout must be made with a focus on any future internal rearrangements.

2.6 EIGHTH AND NINTH FLOOR (Office Space)

The entire floor area of these two floors should be designed as commercial office spaces. Each floor must have a washroom and a pantry area. Lighting, cooling, and power layout must be made with a focus on any future internal rearrangements.

2.7 TENTH FLOOR (Café and Terrace)

The tenth floor must be designed as a café and open-air seating for the café.

2.8 FACADE

The exterior may be cladding, glass or a combination of both (subject to change upon the concept approval)

2.9 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.

2.10 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.

2.11 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.

2.12 LIFT

There should be one passenger lift placed in the most adequate location in the building.

2.13 DESIGN CONFORMITY

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

2.14 CAMERA AND ACCESS CONTROL SYSTEM

The camera system should cover the roads, all the main entrances and stair and lift landing areas. The hard disk should have capacity to hold the recording for a one-month period. Access control system 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.

2.15 FLOOR HEIGHTS

All floors should have a height of 3.3m to 3.5m

3. CONSTRUCTION AND BILL OF QUANTITIES

3.1 CONSTRUCTION

The Construction phase will be initiated after the design and drawings are accepted by the BCC. The contractor shall facilitate all permits and licenses required for the Construction. All works shall be carried out as per the codes, laws and regulations of Construction and other relevant laws of the Republic of Maldives.

3.2 BILL OF QUANTITIES

The bill of quantities at the time of bidding shall be elementary Bills of Quantities. All works including cladding and finishing 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 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 conditions of the contract shall be FIDIC 1999 Conditions of Contract for EPC/Turnkey Projects (Silver Book), Second Edition.