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# Fuvahmulah City Office Complex Requirement

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## Introduction

Fuvahmulah is currently one of the Maldives' fastest developing cities, and the city council is working on hospitality, industrial, recreational, commercial, and residential projects, as well as providing new prospects.

One of the main obstacles currently experiencing is a lack of suitable office spaces. To cater this issue council has decided to build an office complex building.

## Project Description

The new office building will be intended to host various activities while also providing modern office facilities. This building will serve both FVM council and other government/private Office requirements as well as commercial and public spaces that will connect to the general public.

## Objectives

The objectives and goals of the new office building are:

- To provide office spaces for government entities.
- To provide Office spaces for other entities
- To offer conference and exhibition spaces.
- To provide green sustainable office spaces
- To provide modern working environment
- To integrate private and public spaces

## Development Information

- Plot Area: 1162 sqm (12507 sqft)
- Buildup area (929.03 sqm (10,000sqft)
- Total Building Height 30 meters (10 Floors) excluding basement (an additional 4m can be used lift machine room)

## The Project sites

The proposed office building is located in the existing land of Fuvahmulah City "IJUTHIMAAEE BIN" as shown in the below chart.



## Building requirements

### Basement Floor

- Basement parking
- Loading and unloading room
- Waste collection room

### Ground Floor

- Common & Public Spaces / Lobby
- Commercial area
- Services room

### First Floor

- Commercial area
- Common toilet
- Services room

### Second Floor to Ninth Floor

#### Spaces requirement for all floors.

- Pantry
- Storage room
- Wash rooms/Toilets

- Lobby
- Fire stair case
- Outdoor areas (terrace & baloneys)

#### Spaces requirements for different floors

- Waiting area
- Office areas for different entities
- Common services area
- Daycare (Space enough to take care of 50 kids with all amenities needed)
- Outdoor spaces – outdoor open spaces like, patio etc that can be furnished with chairs, tables, beanbags that can be used for meetings / collaboration areas.
- Multi-purpose conference facility with seminar rooms / exhibition hall with supporting facilities.
- Co-working space (Shared working space to accommodate 30 people with workstations, meeting rooms, office suites and other amenities/facilities for a modern co-working space).
- Breakout space providing non-traditional collaboration/workspace
- Prayer rooms (separate male and female)
- Staff Lounge

#### Tenth Floor (Terrace floor)

- Indoor and Outdoor dining restaurant
- Space for functions and events
- Kitchen area
- Wash rooms/Toilets
- Storage space

#### Building Facilities / Features:

- Parking Circulation
- Service for Loading and Unloading
- Vertical circulation
- Horizontal circulation
- Common area
- Open Area
- General Circulation
- Services
- Lobby area
- Commercial area
- Security area
- Others (Walls, Ducts, Etc.)

## Key design factors

- Aesthetically-pleasing, modern design
- Comfortable Air quality spaces
- PWD-friendly Accessibility to all facilities
- Hybrid work spaces
- Sustainable Green building
- Green spaces with Open plan design (usable spaces with seating, shades, and greenery)
- Maximum Natural light

## Building Services Scope

- Drainage system
- Water supply system
- Ground water supply system
- Rain water supply system
- Emergency Exits
- Emergency voice communication system
- Emergency power system
- Solar PVC system
- Lighting system
- HVAC System
- Raised flooring system
- Building Management System

## Safety requirements

- All safety measures outlined in the Construction Act
- Fire suppression and fire hydrant system
- Smoke detectors and fire alarm system
- Security camera system
- Lightning protection system

## Concept drawing phase

- Detailed Site Plan
- Floor plans
- Conceptual level Elevations & Sectional views
- Interior and exterior conceptual 3D views.
- Required Material details.

## Detail drawing

- Full drawing set for approval (Architectural and structural drawing set)

- M & E Drawing (Mechanical and Electrical layout of all the floors)
- Airconditioning system layout plan
- Plumbing and Utility Drawing of all floors
- Interior layout with all details

## Planning and Evaluation

- A complete feasibility study of this project
- Financing options and comparison

## BOQ (for construction)

- BOQ with estimated Price
- Final BOQ