



**GENERAL SCOPE OF WORK FOR EXPRESSION  
OF INTEREST FOR THE PROJECT - REFURBISH AND  
UPGRADE OF MALDIVIAN SEAPLANE TERMINAL,  
LOUNGE & ARRIVAL PAVILION**

25/06/2024



## **1. BACKGROUND AND OBJECTIVES**

Island Aviation Services Ltd. Has a requirement to upgrade and renovate the Maldivian Seaplane Terminal.

The Maldivian Seaplane Terminal, a critical hub for inter-island travel and tourism in the Maldives, is set to undergo a comprehensive renovation to enhance its infrastructure and service capabilities. This project, driven by the exponential growth in tourist arrivals and the need for a more efficient and modern transportation facility, aims to elevate the overall passenger experience and operational efficiency. The existing terminal, which has long been a gateway to the pristine islands and luxury resorts scattered across the Maldivian archipelago, will be transformed into a state-of-the-art facility with expanded capacity, improved amenities, and advanced technology integration. The renovation will include upgrading the terminal's structural design, expanding lounges, and waiting areas, enhancing security and check-in processes, and incorporating sustainable practices to minimize environmental impact. This ambitious project is not only expected to support the burgeoning tourism industry but also to position the Maldives as a premier destination with world-class transportation infrastructure.

## **2. SCOPE:**

The scope of work for this project includes, but is not limited to:

### **2.1 Description of Work**

- 2.1.1 INTERIOR UPGRADE AND EXPANSION OF HUVANDHUMAA LOUNGE**
- 2.1.2 CONSTRUCTION OF NEW ARRIVAL PAVILION WITH RESTROOMS**
- 2.1.3 CONSTRUCTION OF STAFF CANTEEN**
- 2.1.4 CONSTRUCTION OF HUVANDHUMA LOUNGE OOUTDOOR GAZEBO AND OUTDOOR GARDEN LANDSCAPING**
- 2.1.5 SEAPLANE TERMINAL EXTERIOR CLADDING AND FENCING**
- 2.1.6 INSTALLATION OG A SPIRAL STAIRCASE**

### **2.2 Project Deliverables**

- Expansion of Huvandhumaa lounge as specified along with new outdoor area garden landscaping including new gazebo building.
- Complete overhauling and upgrade of Seaplane terminal ground floor interior.
- New arrival pavilion structure complete with toilets.
- Construction of a new staff canteen.
- Complete installation of sheet cladding on the Seaplane Terminal exterior.
- Installation of a gated fence on the eastern side of the main terminal building.
- Construction of a new spiral staircase to access the flight crew lounge room.



### **3. RESPONSIBILITIES**

#### **3.1 Employer Responsibilities**

- Shall provide a detailed and comprehensive project brief outlining the objectives, scope, deliverables, and any specific requirements for the project.
- Maintain open and effective communication with the Contractor throughout the project duration to ensure alignment, address queries, and provide necessary feedback.
- Furnish all relevant and essential information, data, and access required by the Contractor to execute the project successfully.
- Define clear expectations regarding project timelines, milestones, quality standards, and any other specific project requirements.
- Provide timely approvals for project deliverables and any required changes or variations.
- Identify and communicate any potential risks or challenges associated with the project to the Contractor promptly.
- Review and accept project deliverables based on the agreed-upon acceptance criteria.
- Provide necessary support during the project closure process to ensure a smooth handover.

#### **3.2 Contractor Responsibilities**

- Ensure that all construction activities comply with local regulations, building codes, and safety standards.
- Source and provide all material, equipment, and supervision to complete the technical requirements in this scope of work. The contractor shall be responsible for hiring labor, equipment, vendors and shall follow security and safety directives.
- Employ and manage a skilled and qualified workforce to carry out various tasks during the project, ensuring they have the necessary expertise and training.
- Shall appoint a Site Supervisor, and he should be available on site while the work is being carried out.
- Shall be responsible for transportation of personnel and materials to site, including any airport escort fees.
- The Contractor shall not be admitted to areas of the property beyond the areas designated for the project except with the permission. The Contractor shall address the impact of the consequent disruption caused by the proposed work.
- Prepare the project site, including clearing, excavation, grading, and disposal as needed.
- Implement quality control measures to ensure that all work meets the specified standards and adheres to best practices.
- Any damage during the project execution shall be rectified on contractors' cost. Any contingencies shall be taken into consideration during project execution.
- If the quality of workmanship is below the acceptable standard, the contractor shall rectify the situation to the satisfaction of the employer at his own expense.



- Prioritize the safety of the workforce and all stakeholders, implementing safety protocols and maintaining a hazard-free work environment.
- Maintain clear and regular communication with the project manager, and other stakeholders, providing updates on progress and addressing any concerns promptly.
- Ensure a smooth project closeout, including final inspections, obtaining necessary approvals, and handing over all relevant documentation and deliverables to the Employer.

#### **4. VARIATIONS AND CHANGE ORDERS**

All communications regarding the project shall be directed to the Project Manager. If any changes to the scope of work are required during the project duration, they will be communicated in writing through an email to the contractor by the Project Manager. Any changes shall be implemented once approval for variation (if any) is provided to the contractor through email by the Project Manager. This includes any modifications requested by the Employer that may impact the project timeline or cost. No variations will be accepted without approval from the Project Manager, and any alterations made without approval shall be rectified at the contractor's expense.

#### **5. ANNEXES/ATTACHEMENTS**

All relevant drawings shall be provided along with this scope of work document.

**Note:**

1. Final Measurements shall be taken during the site visit.
2. Comprehensive work schedule shall be presented prior to commencement of work. [Mention working hours]
3. All foreign employees must possess a valid work permit.
4. Airport passes shall be always displayed.
5. Electricity and water required for the project will be provided by the Employer.
6. All material to be used shall be presented before commencement and nor substitution will be allowed prior approval.
7. The metric system of units shall be used throughout

Any complaints, queries during the project shall be informed via telephone during an emergency to [+960 785-3613], IASL Manager appointed for the project. Or via email to: [\[naizan@iasl.aero\]](mailto:naizan@iasl.aero)