



INFRASTRUCTURE & BUILDING DEVELOPMENT

INFRASTRUCTURE PLANNING AND DEVELOPMENT

MALDIVES POLICE SERVICE



DESIGN & BUILD OF FIFTEEN STOREY OFFICE BUILDING

ISKANDHARU KOSHI 2 – MALE'
EMPLOYER'S REQUIREMENTS

Date: 21st June 2026



Design and Construction of 15-Storey Office Building

Maldives Police Service

Iskandharu Koshi-2, Ameene Magu, Malé, Republic of Maldives

Contract Form

This Contract shall be executed under the **FIDIC Conditions of Contract for Plant and Design-Build (First Edition 1999) – Yellow Book**, including Particular Conditions, Employer's Requirements, and Contract Agreement.

1. PROJECT BRIEF

1.1 Project Overview

The project comprises the design, construction, completion, testing, commissioning, and handover of a fully equipped / ready to move in **15-storey office building**. The development is intended to serve mixed-use governmental, administrative, operational, medical, training, and accommodation functions.

1.2 Key Building Requirements

- Total floors: Basement + Ground + 15 Upper Floors + Terrace Level
- Structural system: Reinforced Concrete (RC)
- Façade: Glass curtain wall with aluminum composite cladding system for entire building
- Vertical transportation:
 - Minimum 3 staircases
 - Minimum 6 elevators (including 3 dedicated service lift)

Passenger Elevators should have minimum capacity of 16 passengers, 3 elevators and 20 passengers 3 elevators (Elevator should be MITSUBISHI or OTIS)

- Fire exit staircase (in accordance with Local Fire regulations)
- Fully completed firefighting system as per local regulation and standards
- Fully completed ICT system (Networking systems, Network switches and patch panels, Door access, CCTV, Intranet and internet, Communication and sound system including audio recording system)
- Security screening system including, walk through metal detectors, x-ray luggage scanner, automated barrier gate for vehicles and turnstile gate system
- Soundproof Backup generator (Cummins or Equivalent) should have the capacity to supply power to entire building



- The contractor should supply an electric transformer and electric cable from the power distribution to the building
- Building should have lightning protection and earthing system
- Fully completed HVAC system (HITACHI or DAIKIN) for the entire building with centrally controlled system able to monitor individual units and areas
- All glass works (curtain walls, doors and windows, interior glass wall panels should be laminated tempered glass or Low-E glass
- Basement floor and walls should be finished with epoxy paint
- All ceiling frames must be aluminum supported with hot dipped galvanized stud
- Fresh water should be supplied with locally approved booster pump system, all floors should be supplied with hot/cold water with centrally managed system
- All floors / areas should be fully furnished with high-end furniture and should include all electrical appliances
- All washrooms and toilets should be equipped with SS fixtures and fittings (JAQUAR or Equivalent)
- All tiled areas should be finished with (Whitehorse or Equivalent)
- All windows and glass doors should be equipped with Blinds / Curtains, and frost stickers or equivalent approved items
- All MEP services above ceiling should be provided with tray system, separated for Electric, Network and AC's
- All interior paint should be BEGER or Equivalent
- Building should be finished with exterior decorative lighting and all signages as per floor usage
- All walls in walkways, lift lobby areas should be finished with full height granite including washbasins, and pantry area counters
- Specially designed areas such as multi-purpose halls, indoor training halls, command center, reception and service counters, clinic areas, armory and strong rooms, electric panel room, backup generator room and server room should be finished with all necessary works for functional and operation usage



1.3 Basement Floor

- Fire pump room, water pump room and meter room
- Garbage room
- Garage / maintenance room
- Armory and uniform stock room
- Parking provision:
 - 28 vehicles (4-wheelers)
 - 85 motorcycle parking spaces

1.4 Ground Floor

- Electrical panel room with attached office
- Backup Generator room
- Security guard post and access control area
- Reception area for Clinic at third floor level
- Dedicated District Police office area

1.5 First Floor

- Dedicated District Police office area
- Security command center
- Parking provision:
 - 17 vehicles (4-wheelers)

1.6 Second Floor

- Dedicated District Police office area
- Parking provision:
 - 261 Motorcycles



1.7 Third Floor

- Medical clinic facility including:
 - Administrative offices including dedicated office cabins
 - Fully equipped clinical treatment areas and laboratories
 - Reception and OPD area

1.8 Fourth to Tenth Floors

- Office spaces for 150–180 staff per floor
- Dedicated office cabins and open workspaces
- Meeting rooms and conference rooms
- Reception and administrative counters
- Filing rooms and secure document storage
- Strong rooms and general storage areas

1.9 Eleventh to Thirteenth Floors

- Residential accommodation (80–100 beds per floor)
- Women’s barracks
- Executive accommodation
- Expat accommodation units
- Visitor accommodation
- Welfare facilities:
 - Washrooms
 - Laundry rooms
 - Common sitting areas

1.10 Fourteenth Floor

- 6 Classrooms
- Library
- Conference room
- Associated support and utility areas



1.11 Fifteenth Floor

- Multi-purpose hall
- Training hall
- Storage rooms
- Audio/sound control room



2. SITE INFORMATION

2.1 Site Description

The project site consists of an existing **single to two-storey mixed-use building** which shall be demolished, and dismantled as per Employer's instruction and statutory approvals.

2.2 Existing Conditions

- Built-up occupied structure
- Existing services (to be surveyed by Contractor)
- Existing utilities connections to be relocated as per new development

2.3 Site Constraints

- Limited space for construction material storage at site
- Noise, dust, and traffic control requirements in built-up area

2.4 Contractor's Responsibilities

- Full site survey and validation
- Demolition and enabling works
- Protection of adjacent properties and utilities

3. AREA REQUIREMENT

3.1 Gross Floor Area Summary

- Basement: 1678 sqm
- Ground: 1678 sqm
- First to Fifteenth Floors: 1552 sqm each

3.2 Functional Area Allocation

- Office areas: Administrative and operational use
- Parking: Basement, ground, and first/second floors
- Residential accommodation: Floors 11–13
- Medical facilities: Floor 3
- Training and education: Floors 14–15



3.3 Space Planning Requirements

- Efficient circulation and zoning
- Fire escape compliance and egress widths
- Separation of public, restricted, and secure zones

3.4 Service Areas

- Dedicated Panel room
- Electrical and IT rooms
- Vertical shafts for services



4. FUNCTIONAL REQUIREMENT

4.1 Operational Efficiency

Building shall support uninterrupted multi-functional operations including administrative, medical, training, and residential functions.

4.2 Circulation and Access

- Segregated public and secure access routes
- Dedicated service lift for logistics and maintenance
- Separate entry/exit points for sensitive functions

4.3 Vertical Transportation

- Minimum 3 staircases compliant with local fire safety codes
- 6 elevators which includes 1 service lift

4.4 Building Systems Integration

- Integrated MEP systems
- Centralized monitoring of HVAC system
- Efficient ICT infrastructure and server room



5. PERFORMANCE REQUIREMENT

5.1 Structural Performance

- Design life: minimum 100 years
- Resistance to seismic wind loads as per applicable codes and safety standards
- Durability for marine/tropical environment

5.2 Envelope Performance

- High-performance curtain wall system
- Thermal insulation and solar control glass
- Water and air tightness compliance

5.3 Mechanical & Electrical Performance

- Energy-efficient HVAC systems
- Redundant power systems for critical areas
- Fire detection and suppression systems

5.4 Fire & Life Safety

- Full compliance with NFPA or equivalent standards
- Smoke management systems
- Emergency evacuation strategy

5.5 Sustainability

- Energy-efficient design principles



6. APPLICABLE STANDARDS

6.1 Design Standards

- FIDIC Yellow Book (as contract framework)
- Local Building Codes and Authority Regulations
- International Building Code (IBC) or equivalent

6.2 Structural Standards

- Eurocode / BS Standards (as applicable)

6.3 MEP Standards

- ASHRAE (HVAC systems)
- NFPA / Locally approved standards (Fire protection)
- IEC / Locally approved standards (Electrical systems)

6.4 Quality & Safety Standards

- ISO 9001 (Quality Management)
- ISO 14001 (Environmental Management)
- ISO 45001 (Occupational Health & Safety)



7. PROGRAM REQUIREMENT

7.1 Project Phases

- Design Development Phase
- Authority Approval Phase
- Construction Phase
- Testing & Commissioning Phase
- Handover Phase

7.2 Contractor Program Submission

- Baseline program using MS Project
- Detailed work breakdown structure (WBS)
- Procurement and lead-time schedule

7.3 Milestones

- Design approval milestones
- Structural completion milestones
- MEP installation milestones
- Practical completion
- Final handover



8. DELIVERABLES

8.1 Design Deliverables

- Concept, schematic, and detailed design submissions
- Shop drawings

8.2 Construction Deliverables

- Method statements
- QA/QC plans
- Material submittals

8.3 Completion Deliverables

- As-built drawings
- Operation & Maintenance (O&M) manuals
- Testing & commissioning reports
- Warranties and guarantees

8.4 Handover Deliverables

- Final completion certificate documentation
- Asset registers
- Training for Employer's staff



9. DRAWINGS AND SURVEY AVAILABLE

9.1 Existing Documentation

- Existing building architectural drawings (if available)
- Site location plan
- Preliminary utility information (if any)

9.2 Survey Requirements (Contractor Responsibility)

- Topographical survey
- Geotechnical investigation
- Utility mapping survey

9.3 Design Responsibility

Contractor shall verify all available data and remain fully responsible for design accuracy, coordination, and constructability under the Design & Build contract.



