Ministry of Islamic Affairs and Endowments

Republic of Maldives

Scope of work

700 Pax Islamic Centre

Issued on: June 2026

Issued By:

Infrastructure Development Section

Ministry of Islamic Affairs & Endowments

Description of work

Islamic centre is to be constructed in 150ft x 150ft plot area. All works shall be carried on as per ministry Specifications and requirements. The building will consist of following facilities.

- Main Prayer Hall: Designed to accommodate a 700-person capacity (Pax).
- Ablution Areas: Dedicated, separate facilities for men and women.
- Ablution & Sanitary Facilities: Toilets with universal accessibility (disability access).
- Janitorial Closets & Storage Rooms
- Minaret & Sound Room
- Imam's Office / Quarters
- Multipurpose Hall / Convention Space
- Educational Spaces: Four (4) Classrooms and one (1) Hifz Examination Room.
- Library: Integrated with a digital learning corner.
- Media Room & Administrative Office
- Staff Pantry / Common Room
- Shoe Storage Areas
- lift

Objective

To prepare a complete design package for the proposed Prototype Islamic Centre, including architectural, structural, MEP, quantity surveying and approval services necessary for construction procurement and execution.

Design Requirements

Concept Stage

- Design Statement: A comprehensive narrative outlining the architectural vision and cultural integration.
- Floor Plans: Schematic layouts detailing spatial relationships and traffic flow.
- Elevations & Sections: Initial vertical profiles and structural heights.
- Initial 3D visualizations: Conceptual renderings.

Detailed Construction Design

The detailed design phase must yield a comprehensive set of construction-ready drawings, technical specifications, and calculations, including but not limited to:

Architectural Layouts & Details

- Comprehensive floor plans, building sections, exterior elevations, reflected ceiling plans (RCP), interior finishing schedules, and roofing plans with connection details.
- Detailed door and window schedules complete with material, hardware, and structural installation specifications.

Structural Engineering Drawings

- Foundation plans, ground beam layouts, column schedules, floor slabs, framing plans, and critical connection details.
- Comprehensive structural calculation sheets and site-specific foundation designs.
- An excavation protection plan and shoring methodology suitable for local soil conditions.

MEP (Mechanical, Electrical, Plumbing) Systems

- Plumbing: Domestic freshwater distribution systems, wastewater management, sewer layouts, stormwater drainage, and ground well extraction/integration details.
- Electrical Power & Lighting: Solar PV integration, general power distribution, internal/external lighting layouts, HVAC (Air Conditioning) systems, public address/sound distribution, and IT networking plans.
- Engineering Calculations: Detailed thermal load (BTU) calculations for HVAC sizing and illuminance (lumen) calculations matching functional space requirements.
- Life Safety: Fire protection drawings showing fire extinguisher layouts, exit signs, and fire safety equipment specifications.

Quantity Surveying & Specifications

- Bill of Materials (BOM): A detailed inventory of raw materials, manufacturing standards, and components.
- Bill of Quantities (BOQ): A structured BOQ for tendering, commercial evaluation, and construction billing.
- Technical Specifications: Comprehensive material datasheets and execution methodologies for civil, structural, finishes, and MEP works.

Visualizations & Renderings

- High-fidelity exterior 3D renderings showcasing all building elevations.
- Interior 3D visualizations highlighting the Main Prayer Hall, Multipurpose Hall, and entrance lobbies.

Regulatory Compliance & Certifications

- Complete architectural drawing sets verified and stamped by an Accredited Architectural Checker registered in the Maldives.
- Complete structural drawing sets and calculation sheets verified and stamped by an Accredited Structural Engineer.
- All the required Approvals from regulatory authorities as necessary

Project Considerations & Constraints

Cultural Heritage & Context

The architectural design of the Islamic Centre must harmoniously blend traditional Maldivian craftsmanship and cultural heritage with contemporary Islamic architecture.

Site Planning & Infrastructure

- Qibla Orientation: Main Prayer Hall must be aligned precisely with the Qibla.
- Access & Security: Provision of safe, separate pedestrian and vehicular access.
- Inclusivity: A dedicated, secure, and private entrance path must be provided for female worshippers.
- Parking Infrastructure: Adequate parking spaces sized appropriately for daily staff and

peak Friday congregation loads if applicable.

- Circulation: Optimized site layout ensuring efficient, unbottle necked movement during high-volume periods (Friday prayers and Eid congregations).
- Landscaping: Incorporation of local flora, green spaces, and functional outdoor shaded structures.

Space Allocation & Capacity Planning

- Total Congregation Capacity: Accommodations for up to 700 worshippers simultaneously.
- Demographic Allocation: A minimum of 25% of the total capacity must be dedicated to female worshippers, ensuring complete privacy and security.
- Spatial Density: Spatial allocation shall be calculated at an industry standard of 6 sq. ft. per person (1.5’ x 4’ per prayer mat space).

Functional Space	Capacity / Allocation Target	Access Requirements
Main Prayer Hall	700 Worshippers Total	Structural columns minimized to prevent row obstruction; full universal access
Multipurpose Hall	300 Persons	Accessible from the public zone; dual interior/exterior storage access
Classrooms (4x)	15 Students per room	Accessible from the educational/general zone
Library	25 Students	Quiet zone integrated with digital infrastructure
Hifz Test Room	3 Panel Examiners + 1 Student	Sound-isolated administrative area
Admin Office	1 Executive + 5 Staff Members	Secure zone with integrated network/IT backbone

Value Engineering & Lifecycle Management

- Cost Optimization: The design must prioritize economical construction methods without compromising structural safety or aesthetic quality.
- Passive Design: Maximize natural cross-ventilation and daylight harvesting to reduce daily operational energy loads.
- Low Maintenance: Material selections must prioritize highly durable, corrosion-resistant, and locally/regionally available finishes to minimize long-term maintenance costs for Maldives' coastal and marine environments.

Specific Component Specifications

Walkways & Common Areas

- Paved walkways must encircle the Main Prayer Hall, providing smooth architectural transitions to general utility areas.

Ablution & Sanitary Facilities

- Separate ablution zones for men and women featuring dedicated entrances.
- Supply Ratio: A minimum of 1 ablution tap per 30 worshippers.
- Accessible Facilities: At least 5% of the total units (or a minimum of 1 unit per zone) must be fully compliant with disability access standards, including ramps and rails.
- Environmental Control: Mechanical and natural ventilation configurations to manage moisture and maintain air quality.

Building Services & Electrical Distribution

- Distribution Boards (DB): Isolated DBs must be provisioned for:

1. External lighting and compound fixtures.
2. The Main Prayer Hall systems.
3. General auxiliary building areas.

- Attendance Systems: Provision for a GSM-enabled Biometric Attendance Machine within the Imam's office.
- Containment: Cable trays and ducts must feature accessible inspection and terminal points, leaving 30% spare capacity for future utility expansion.

Structural Roofing & Geometries

- Roof Engineering: Roof structures must be engineered to sustain dead loads, wind loads, and dead loads introduced by the Solar PV array installation. Ramps or ladders must provide safe roof maintenance access.
- Central Dome: The central dome must have a minimum diameter of 8.5 meters and be visually prominent across all exterior structural elevations.

Minaret Engineering

- Proportions: The minaret height must be proportional to the main building mass, standing no less than 1.3 times the height of the main mosque roofline.
- Acoustics & Lighting: Horn speakers must be omnidirectionally arrayed to optimize Adhan coverage. The minaret shell must feature prominent structural uplighting for nighttime visibility.
- Safety: Integrated internal or structural cat-ladder with safety cages to facilitate high-level access.

Submission Deliverables

The selected consultant is contractually obligated to submit the following deliverables at specific milestones:

Phase 1: Concept Stage

- Design statement
- Site layout plan
- Concept floor plans and elevation
- Preliminary 3D visualization

Phase 2: Detailed design stage

- Fully coordinated architectural, structural & MEP drawings
- Engineering calculations (Structural, BTU, Lumens)
- Complete Tender Package (BOM, BOQ, Technical Specifications)

Phase 3: Final approved submissions

- Regulatory approved & Stamped sets (Architectural & Structural)
- Final Photo – Realistic 3D Renderings (interior & Exterior)
- Digital Handover (Editable CAD/BIM/Word files + Master Vector PDFs)

General & Legal Framework

1. Statutory Compliance: All designs, engineering assumptions, and construction methodologies shall comply strictly with the applicable laws, building codes, and structural regulations of the Republic of Maldives.
2. Ministry Coordination: The consultant shall maintain regular communication with the Infrastructure Development Section of the Ministry throughout the design life cycle.
3. Change Management: Any significant deviations from the approved SOW or concept brief are strictly subject to formal approval by the Ministry.
4. Iterative Refinements: The consultant shall incorporate all corrective review comments, structural adjustments, and layout revisions requested by the Ministry during the design development stage at no additional cost.
5. Interdisciplinary Coordination: The consultant bears sole responsibility for performing rigorous clash-detection across architectural, structural, and MEP fields prior to the final submission of tender documents.
6. Intellectual Property: All calculations, drawings, blueprints, digital models (BIM/CAD), specifications, and visualizations developed during this contract shall become the sole property of the Ministry of Islamic Affairs and Endowments upon project completion.