



INVITATION FOR EXPRESSION OF INTEREST (EOI)

Design and Development of the National Drug Agency Head Office at Hulhumale

1. PROJECT OVERVIEW

The Ministry of Homeland Security, Labour and Technology invites qualified firms/consortia to submit Expressions of Interest (EOI) for the design, engineering, and development of a modern, multi-purpose Head Office for NDA in Hulhumalé. The project aims to create a sustainable, high-efficiency facility that merges specialized clinical and addiction recovery services with commercial, recreational, and administrative spaces to ensure long-term operational self-sustainability.

2. SCOPE OF WORK

The proposed Head office for the National Drug Agency will be located at Hulhumale in a land area of 10,726.98 sqft (lot 11074). The successful party shall provide comprehensive design and consultancy services, including but not limited to:

- Architecture & Spatial Planning: Developing a mid-rise facility (approx. 764.77 m² per floor) that adheres to strict zoning between clinical, administrative, and commercial zones.
 - Architectural and structural detail drawing set.
 - The building should have a visual identity with a distinct facade design.
- Engineering Services:
 - Structural: Load-bearing calculations for recreational/banquet areas and vibration analysis for clinical spaces.
 - MEP: Design of advanced HVAC (VRF/VRV), dedicated clinical drainage, and dual ICT/LV risers, electrical design (including low voltage), plumbing network design of hot and fresh water, sewer and drainage network design (including rainwater management)
 - Fire & Life Safety: Design of pressurized fire lobbies, smoke control, and independent egress paths.
 - Acoustics: Implementation of acoustic treatment for the gym and multipurpose/banquet halls.
 - Local Climate & Sustainability: Require materials that withstand local weather (e.g., high humidity, heavy rain, extreme heat) along with proposed ideas for solar shading, or green wall integration.



- **Statutory Compliance:** Full coordination with the Housing Development Corporation (HDC) to obtain all building, fire, and utility approvals.
- **Documentation:** Production of Room Data Sheets (RDS), Bill of Quantities (BOQ), technical specifications, and construction tender documentation.

3. PROGRAM DISTRIBUTION AND ZONING

The design must strictly enforce the following circulation and usage strategy:

LEVEL	USE	NOTES
B1 (Basement)	Parking	Minimum 25 motorcycles & 18 cars
0 (Ground)	Common Floor	Public reception, lobby, BOH, café
L1-L2	Office Floors	Commercial / office leasable space, minimum 88 motorcycle parking slots for staff
L3-L5	NDA Offices	Clinical & treatment services
L6-L7	NDA Offices	NDA central office
L8-L10	Common Floor	Gym, day-care, café, multipurpose/banquet Hall
L11-L14	Commercial Retail	Leasable commercial floors (separate access to floors)
L15	Terrace	Solar panels, AC outdoor units
All Levels	Service Core	Stairwells, elevators, utility rooms, restroom blocks

Note: The consultant is responsible for reconciling the final floor count and Gross Floor Area (GFA) during the concept stage.

4. SECURITY AND CIRCULATION STRATEGY

The design must incorporate a "Triple-Path" circulation strategy:

- 1 **Public/Clinical Path:** Dedicated lifts for NDA patients and visitors.
 - 2 **Staff/BOH Path:** Secure, private corridors for facility operations.
 - 3 **Independent Tenant Path:** Exclusive lift lobby and entrance for the upper floor leasable spaces.
- No cross-access is permitted between clinical and commercial zones.

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5. ELIGIBILITY CRITERIA

- EOIs may be submitted by single entities or by joint ventures/consortia.
- For a joint venture/consortium, one member shall be nominated as the Lead Partner.
- The combined experience, technical capability and financial capacity of joint venture/consortium member may be considered.
- Applicants shall demonstrate relevant experience in design and construction of major buildings or comparable large-scale infrastructure developments.
- Applicants shall demonstrate adequate financial, managerial and technical resources to undertake a project of this nature.
- Participation in more than one EOI, whether as a single entity or as a member of a multiple joint venture/consortia, may result in disqualification of the affected submissions.

6. SUBMISSION REQUIREMENTS

- Formal letter of Expression of Interest signed by an authorized representative.
- Company profile, legal status, ownership structure and years of operation.
- For a joint venture/consortium, details of all members, proposed Lead Partner and evidence of intention/authority to form the joint venture or consortium.
- Relevant project experience completed or substantially completed during the past ten years, including project name and location, client, scope, contract value, role, contract period and completion status.
- Evidence of successful delivery of comparable buildings, industrial or modern office-related infrastructure projects.
- Details of financial capacity, including audited financial statement for the last 3 years.
- Any other information considered relevant to demonstrate capability of the assignment.

7. EVALUATION AND QUALIFICATION

EOIs will be reviewed to assess applicants' relevant experience, technical and organizational capability, financial capacity, availability of suitable resources, experience in comparable multi-disciplinary developments and overall suitability for the subsequent procurement stage. The Ministry of Homeland Security, Labour & Technology may seek clarifications or additional supporting information where required.



8. SUBMISSION GUIDELINES

The EOI shall be submitted electronically as a single compiled PDF by email to procurement@home.gov.mv with the subject line: “*Expression of Interest – Design and Development of the National Drug Agency head Office*”.

All documents shall be addressed to Ministry of Homeland Security, Labour and Technology, Velaanaage 10th Floor, Ameer Ahmed Magu, Malé 20096, Maldives. Submissions shall be made from an official corporate email domain.

9. DEADLINE

- **EOI Submission Deadline:** 17th September 2026 by, 14:00 Maldives Time (GMT+5)

EOIs received after the specified deadline will not be accepted.

- **Further Queries and Clarifications**

Applicants shall submit queries regarding this EOI in writing to procurement@home.gov.mv.

Please include “EOI QUERY: Design and Development of National Drug Agency Head Office” in the subject line.

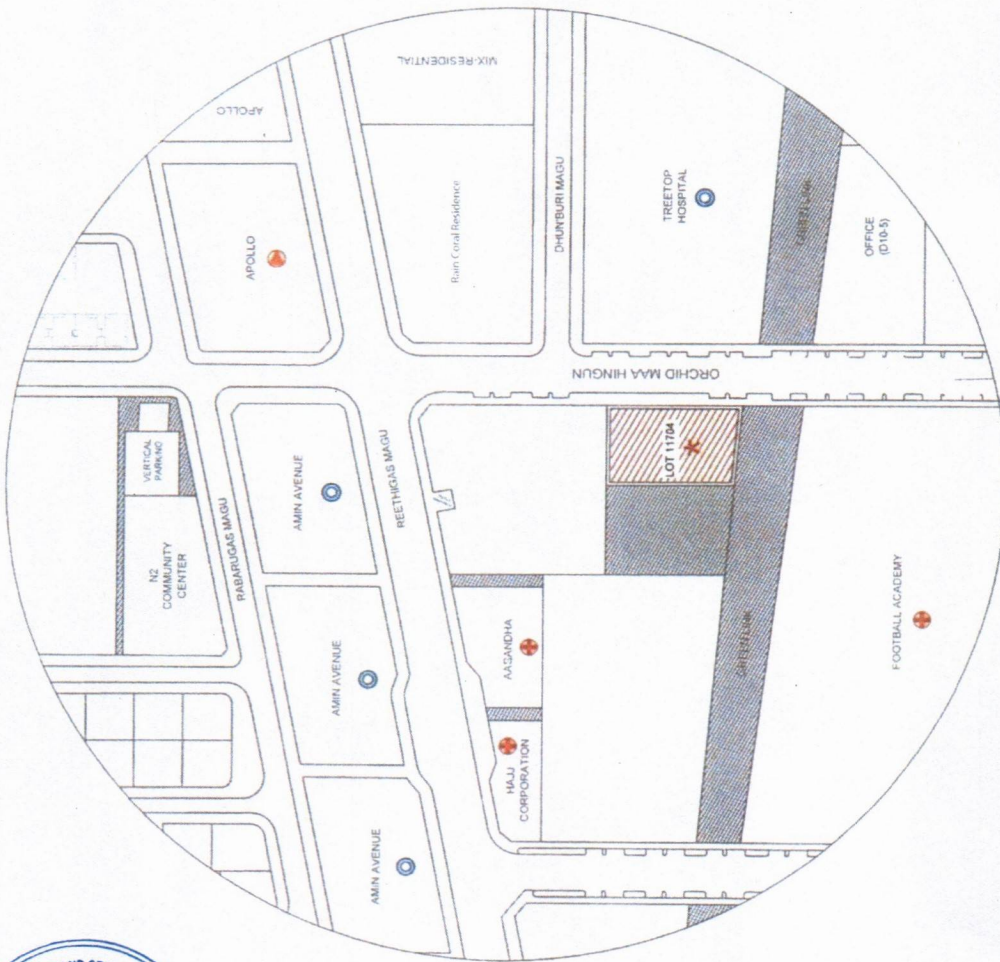
- **Deadline for Queries:** 13th September 2026 by, 14:00 Maldives Time (GMT+5)

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9. PLOT LOCATION





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- LEGEND:
- COMPLETED
 - ONGOING
 - ALLOCATED
 - ★ PROPOSED

