



MINISTRY OF EDUCATION
Republic of Maldives

SCOPE OF WORK FOR THE CONSTRUCTION GHAZEE SCHOOL EXTENSION BUILDING

07th May 2025

1. INTRODUCTION

The Ministry of Education invites interested parties for the proposed development of an extension building at Ghaazee School Under Design Built Contract.

The newly proposed building will accommodate 18 classrooms and additional spaces, such as toilets. The required facilities, rooms, and spaces for each block are shown in the concept drawings. The unit area indicated for each facility, room, or space is a minimum value intended as a design guideline. The contractor is permitted to adjust these areas during detailing, provided that the requirements are met. The list also includes the finish requirements for floors, walls, and ceilings for major facilities.

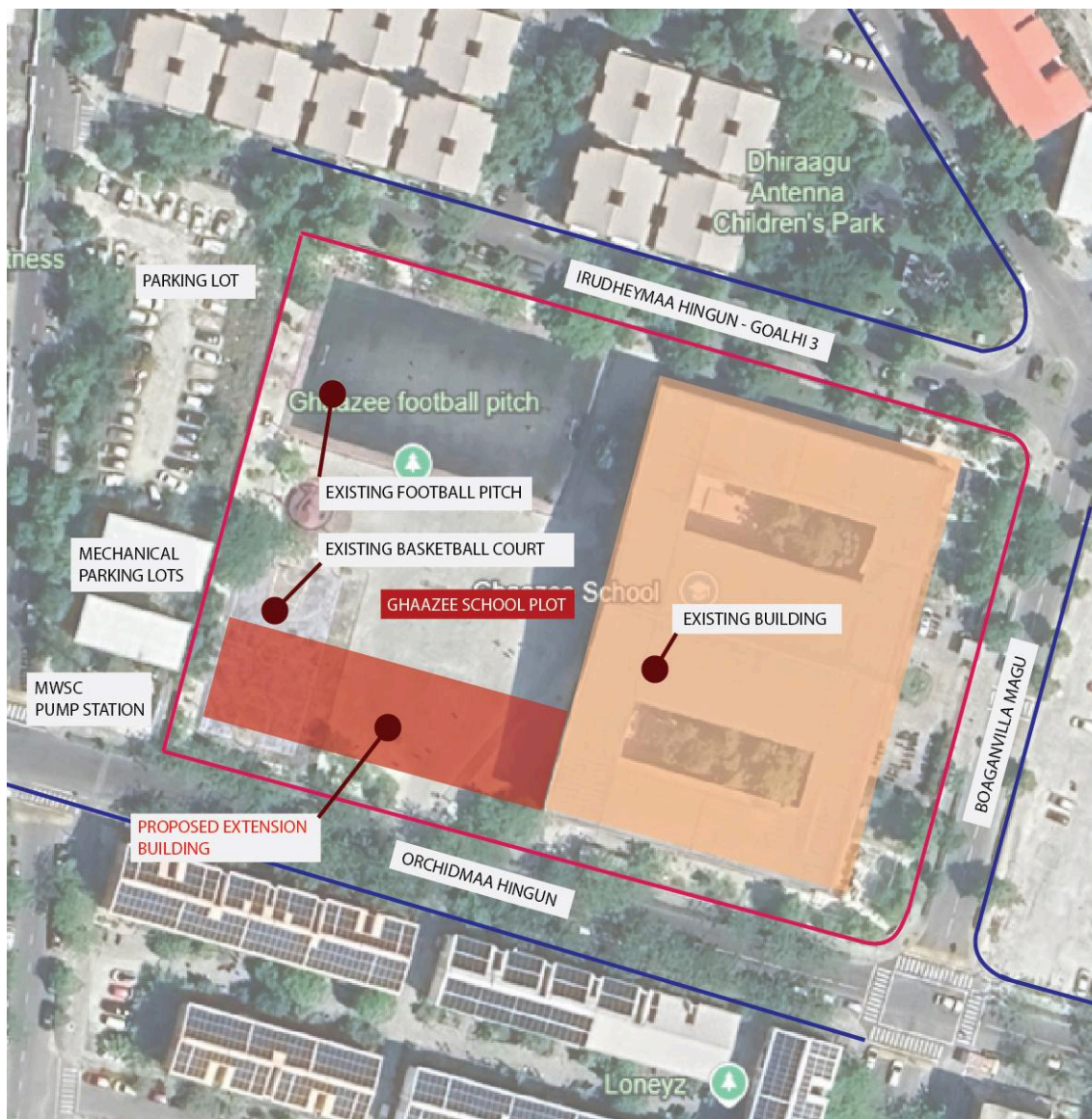
2. SITE CONDITION

Ghaazee School, established in 2008, is an existing educational institution located in Hulhumalé Phase 1 as shown in the image below. In response to the growing population and the need to enhance educational facilities, the Government has proposed the construction of an extension building on the vacant land within the school premises.



This is a four-storey extension building with a roof, consisting of the areas shown in the conceptual drawings (Refer to the conceptual drawings for the Ghaazee School extension building). This building will serve as an extension to the existing building as shown below image. The existing corridor should be connected to the new building's corridor, making it essential to determine the building height on-site before finalizing the detailed drawings. The Contractor shall, prior to the commencement of any works, carry out a comprehensive survey of the site.

The Contractor shall be responsible for the removal of all existing structures located within the designated construction area, including but not limited to the concrete basketball court and any other above-ground or below-ground structures that may interfere with the execution of the Works.



3. SCOPE OF WORKS

The scope of work will be divided into the following key stages:

- 3.1 Design Stage
- 3.2 Construction Stage
- 3.3 Maintenance Stage

3.1. DESIGN STAGE

3.1.1. DETAIL DESIGN CONSIDERATION

Points to be considered during detail design stage

- **Meeting technical requirements of client**

The facilities/rooms/spaces provided should be thoroughly researched for similar facilities and integrated in the detailed design.

- **Integration of design to environment**

The landscape should complement the surrounding environment, should suggest plants which are low maintenance, adaptable to light conditions, and drought tolerant.

- **Aesthetic quality of design**

The overall accessibility of design, standards of materials and finishes, complimenting sustainability and safety of the building are key aspects that defines the overall quality of the building and this should be considered when construction drawings are finalized

- **Sustainable design**

The ideologies of sustainable building should be taken into account when detailing. The concept facilitates energy efficiency of the building, including lighting, air-conditioning, ventilation, maintenance, etc., and should strive for maximum exploitation of natural resources (such as sunlight, rainwater harvesting, and wind flow).

3.1.2. DETAIL DESIGN REQUIREMENTS

- Construction drawing sets but not limited to:
 - Floor plans fully annotated
 - All dimensions
 - Room, wall, door and window identification
 - Sections, Elevations and detail indicators
 - General notes and detail notes
 - Exterior elevations fully annotated
 - All building sections required for construction
 - Wall sections at all conditions
 - Structural plans, details and notes
 - Plumbing plans, schedules, details and notes
 - AC plans, schedule, details and notes
 - Electrical power and lighting plans, schedules, details and notes
 - Fire drawings, notes

- Details of spaces but not limited to (Stage, lab, ablution area, toilets)
- Schedule of material
- 3D renders to be submitted
- Submission of as-built drawing at the end of the project.

3.1.3. CONTRACTOR'S DOCUMENTS

The Contractor shall submit a detailed design once the contract is signed. The detail design shall be signed and stamped by a locally registered Architect and Engineer. The materials used for construction shall be of high quality, with a design life of 50 years.

The contractor shall submit the following

1. Project costing – The ‘Schedule of Activities’ to be **submitted as per the format provided** by the Employer, **no changes are to be made to the format. All elements should be quoted for.** If any **additions/omissions** are proposed, a detail of breakdown of these elements should be provided.
2. List of personals demonstrating capacity to undertake the project of this scale including verifiable documents, experience and key positions in the relevant forms included in Tendering documents (**Form PER – 1: Proposed Personnel**)
3. Proposed items of key equipment's for the project using the relevant forms included in the Tender documents (**Forms for Equipment**)
4. Work schedule - The work schedule proposed **shall correspond with the time period stated in employer's requirement.** The work schedule shall indicate the major works to be carried out under the scope of the project. The work schedule shall clearly show the proposed start and end date the project and the major activities.

3.1.4. MAJOR AREA (MINIMUM REQUIREMENT)

AREA	MATERIAL	SPECIFICATION
Staircase	Tile flooring	600 x 600 Homogenous non-skid floor tiles with grooves
	Emulsion paint wall finish	Walls finished with preparatory primer and sealants, 2 coats of washables weather proof emulsion paint. Proposal for Specifications and design to be submitted by the contractor.
	Ceiling Finish	Slab soffit as the ceiling shall be smooth and finished with preparatory primer and sealants, 2 coats of weather proof emulsion paint. Proposal for Specifications and design to be submitted by the contractor
	Railing	Metal railing (material to be proposed by the contractor)

Walkway	Tile flooring	600 x 600 Homogenous non-skid floor tiles
	Emulsion paint wall finish	Walls finished with preparatory primer and sealants, 2 coats of washables weather proof emulsion paint. Proposal for Specifications and design to be submitted by the contractor.
	Ceiling finish	Slab soffit as the ceiling shall be smooth and finished with preparatory primer and sealants, 2 coats of weather proof emulsion paint. Proposal for Specifications and design to be submitted by the contractor
Toilets	Tile flooring	600 x 600 Homogenous non-skid floor tiles
	Tile wall finish	Homogeneous wall tile on all walls up to ceiling height
	Ceiling finish	Cement board ceiling finished with preparatory primer and sealants, 2 coats of weather proof emulsion paint. Proposal for Specifications and design to be submitted by the contractor All accessories to be submitted with specification for client's approval
Exterior wall finishes	Emulsion paint wall finish	Walls finished with preparatory class A exterior primer and exterior sealants, 2 coats of washables weather proof emulsion paint or exterior cladding finish. Proposal for Specifications and design to be submitted by the contractor.
Doors	Glass / Aluminium / Timber	Proposal for specification and design to be submitted by contractor based on the areas used.
Windows	Glass	Proposal for specification and design to be submitted by contractor based on the areas provided for the type of glass use in different areas.
Railings	Metal	Proposal for specification and design to be submitted by contractor
Fixtures and Fittings	Ceiling recessed lights, Wall mount lights, Garden lights, Toilet fixtures, Chandelier	Proposal for specification and design to be submitted by contractor. LED fittings to be used in all areas
PA System		Proposal for specification and design to be submitted by contractor based on the minimum requirement.
Landscaping/ Hardscaping		Proposal for specification and design to be submitted by contractor. Must blend well with proposed design

Classrooms/ Rooms	Floor finish	600x600 Homogeneous non-skid floor tiles
	Emulsion paint wall finish	Walls finished with preparatory primer and sealants, 2 coats of washables weather proof emulsion paint. Proposal for Specifications and design to be submitted by the contractor.
	Ceiling finish	Slab soffit as the ceiling shall be smooth and finished with preparatory primer and sealants, 2 coats of weather proof emulsion paint. Proposal for Specifications and design to be submitted by the contractor
Roof		Lysaught or equivalent roofing system designed by an engineer. Ceiling finishing with electrical fixtures and lighting should be added.

3.1.5. MINIMUM SERVICE REQUIREMENTS

SERVICES	REQUIREMENT
Water Supply	Water Supply shall be according to MWSC Requirements. Separate pumps shall be provided for both water and irrigation.
Rainwater Harvesting	Rainwater tanks shall be provided with capacities sufficient for irrigation
Storm water drainage	Adequate Stormwater Drainage System shall be provided and incorporated with rainwater harvesting system.
Laboratory Drainage	Dilution Tanks shall be provided
Ventilation & Air Conditioning	Adequate air conditioning and ventilation systems shall be provided in accordance with the client's requirements and subject to the consultant's approval. Air conditioning shall be installed in all classrooms as well as other designated areas, including office spaces, laboratories, computer labs, meeting rooms, and audio-visual (AV) rooms.
Fire Safety	Fire Detection and Protection Systems shall be provided according to MNDF guidelines and approval
Power & Lighting	Power outlets and lighting shall be provided according to minimum requirements and consultants' approval on detail design. Design, provide and install electrical network for the entire building complete in accordance to standards set by the local governing body STELCO / FENAKA The rates shall include for screws, nails, bolts, nuts, standard cable fixing or support clips, brackets, straps, rivets, plugs and all incidental accessories.
Public address System	Public address systems shall be provided according to minimum requirements
IT System	IT Network and systems Shall be Provided according to minimum requirements based on areas.

	Class rooms should include: <ul style="list-style-type: none"> - Twin computer network outlet - Data points - Telephone outlet - HDMI / VGA & RAC AV SOCKETS - Speaker
Security Systems	Camera system shall be provided covering all corridors, stairs and around the building All drawings to be submitted for client's approval
Service Ducts	All Service Ducts shall be Accessible for Maintenance

AREA PROGRAM FOR THE PROJECT

- **Common Facilities**
 - Connection corridor
 - 2 staircases
 - Lift Pit (The lift provided shall be designed to accommodate the movement of a stretcher or hospital bed. Only the concrete structure for the lift is required under this project; the installation of the lift itself is not included within the project scope.)
 - It is required to have air conditioning installed in all classrooms
- **Ground Floor**
 - Male and female toilets for students and staffs
 - Ground Floor to be left open as per the conceptual layout
- **First, Second & Third Floor Floor**
 - 6 Classrooms per floor (Total 18 Classrooms)
 - Male and female toilets for students and staffs
- **Roof level**
 - Lysaught or equivalent sloping roofing. Lift Void should be covered with concrete slab as per manufacturer's specifications.

3.1.6. GENERAL DESIGN OBLIGATION OF A CONTRACTOR

The Contractor shall carry out, and be responsible for the design of the Works. Basic design shall be in accordance with the drawings as presented in Employer's Requirement. Design shall be prepared by qualified designers who comply with the following criteria:

- Architect – A registered architect in his/her country with minimum 5 years design experience. Must have designed at least 2 schools of similar scale within this period.
- Civil/Structural Engineer – A registered Engineer in his/her country with a Minimum Bachelor's Degree and 5-year experience in structural design of buildings of similar scale.

- Services Engineer - Minimum Bachelor's Degree and 5-year experience in service design of buildings of similar scale.

All designs shall be to the relevant and latest International Standards similar or equivalent to the British Standards.

The designs should comply with the Technical Specifications provided.

The Contractor shall maintain the exterior design of the school that is shown in the drawing provided with this Employer's requirement. As for the interior of the buildings, the contractor shall maintain the overall uses specified for each of the floors.

3.1.7. DESIGN SUBMISSION - Review Procedure

The Contractor shall submit all design documentation to the Employer's Representative for review and notice. Submissions shall be made at each relevant design stage, including Concept Design, Preliminary Design, Detailed Design within the timeframes stated in the Contract or as otherwise instructed by the Employer's Representative.

3.2. CONSTRUCTION STAGE

The contractor shall commence the construction work on site only after receiving the approval for the "Design Stage" from the Employer.

The Contractor shall execute the Works in accordance to the approved Drawings, Technical Specifications, Conditions of contract, Work Schedule and compliance with requirements of relevant authorities.

The work progress and quality of work will be inspected by the Employer throughout the Construction Stage, to check whether the Works confirm with the above-mentioned documents. The Contractor shall facilitate the Employer to carry out these inspections.

3.3. MAINTENANCE STAGE

The Contractor shall rectify any defect notified during the maintenance stage in accordance with the approved Drawings, Technical Specifications, Conditions of contract, Work Schedule and compliance with requirements of relevant authorities.

The defects notification period shall commence upon the issuance of the Taking-Over Certificate for the Works or a Section thereof, as applicable. The duration and specific terms of the Defects Notification Period shall be as stated in the Particular Conditions of Contract (PCC)