

Finishing Material & Services Schedule

TVET Center , R. Innamaadhoo

1. Finishing Materials

Area / Element	Finish / Material	Remarks
External Walls	Architectural-grade cladding (HPL / ACP panels)	Weather-sealed joints, approved finish
Roofing	Trapezoidal galvanized steel sheets + insulation	Waterproof membrane included
External Doors & Windows	Powder-coated aluminum frames with clear/tinted glazing	High durability, weather-resistant
Roller Shutters (Workshop)	Motorized or manual galvanized steel	As per workshop requirements
Internal Partitions	Cement board with putty, primer & emulsion paint	Lightweight non-load bearing partitions
Ceilings (Internal Block)	Gypsum or cement board suspended ceilings	For offices, classrooms, corridors
Workshop Floor	Reinforced concrete with marine-grade epoxy paint	Industrial grade, slip-resistant
Classroom/Office Floors	Ceramic or porcelain tiles	Easy to clean, wear-resistant
Toilet Floor	Non-slip ceramic tiles, 1ft x 1ft	Durable, anti-slip
Toilet Walls	Glazed tiles, 1ft x 2ft up to 2m height	Water-resistant, hygienic finish
Wall Finishes (Interior)	Smooth putty + emulsion paint	Low-VOC, light color unless specified
Doors (Internal)	Solid core commercial-grade doors	Fire-rated for service areas and main exits
Door Access System	Electronic card reader / biometric system	For main entrances and restricted access zones

2. Lighting & Electrical Fixtures

Space	Lighting / Electrical	Remarks
Workshop Area	Industrial-type LED flood lighting + power outlets	High lux, IP-rated for durability
Classrooms	Recessed LED lighting + power sockets	Uniform light distribution
Offices & Staff Areas	LED panel lights + power and data sockets	Standard office illumination
Common Areas / Corridors	LED bulkhead / recessed lights	With emergency backup as needed
Toilets	Moisture-proof LED lights + exhaust fan	Anti-humidity rated

3. MEP & ICT Systems

System	Description	Location / Notes
AC System	Split or VRF air conditioning units	Internal block (classrooms, offices, support areas)
Workshop Ventilation	Wall-mounted mechanical extract fans	To control fumes and heat buildup
Plumbing / Sanitary	PPR / UPVC piping, basins, WC units, showers	Toilets, pantry, and support areas
Toilet Fittings	Water closet, washbasins, mixers, mirrors, soap dispensers	Male/female & accessible toilets
ICT (Classrooms & Offices)	Data points (Cat 6/6a) + Wi-Fi access points	One per desk/workstation + wireless
CCTV Security System	IP cameras at all entrances and common spaces	Includes recording system (NVR/DVR)
Access Control	Electronic lock system for key doors	Main entrance, IT room, restricted areas

4. Fire Safety System

Component	Specification / Description	Remarks
Detection & Alarm System	Smoke detectors, heat detectors, fire alarm panel, manual call points	Must comply with national fire codes
Suppression	Fire extinguishers, hose reels, fire blankets	To be placed as per approved layout
Emergency Egress	Exit signage, emergency lighting, fire-rated doors	Panic bars and clear escape paths required
Design & Approval	Fire system to be designed and approved by relevant local authorities	Approval must be obtained prior to implementation

5. External Works

Item	Specification / Description	Remarks
Landscaping	Simple outdoor layout including paved walkways, ramp access, seating, garden areas, shaded zones, surface drainage layout, outdoor lighting, and both creative and regulatory-compliant institute signage at the entrance and building façade	To enhance aesthetics and accessibility; ensure compliance with accessibility codes
Boundary Wall	2 feet masonry wall with 2-inch capping beam (included), followed by	Provides privacy, security, and architectural harmony

	aluminum sections and cladding up to 6 feet height	
Main Entrance Gate	Sliding steel gate made from galvanized and powder-coated steel, with smooth-track mechanism and provision for manual or motorized operation including remote access	Finish to match overall design; coordinated with boundary wall and site layout

4. General Notes

1. Local **Material Substitution Clause**

"Where specified materials are not readily available within the Maldives, the Contractor shall propose locally available alternatives of equal or superior performance, subject to Client approval. Material substitution requests must include product datasheets and samples."

2. Sustainability **Consideration**

"Contractor is encouraged to propose environmentally friendly, energy-efficient, and recyclable materials wherever possible, especially for lighting systems, HVAC, and finishes. Use of low-VOC paints and formaldehyde-free boards is preferred."

3. Accessibility **Requirements**

"All public-use toilets, pathways, and entrances shall comply with basic accessibility standards. This includes appropriate door widths, grab bars in accessible toilets, slip-resistant floors, and clear signage."

4. Color and Texture **Coordination**

"Final selection of tile, paint, and cladding colors shall follow a coordinated palette to enhance interior design consistency across classrooms, offices, and common areas. A mockup may be requested before bulk procurement."

5. Durability **for Institutional Use**

"All finishes and fixtures are to be suitable for high-frequency use in an educational setting. Particular attention must be given to floor surfaces, hardware durability, and cleanability."

6. Mockups and Sample **Approvals**

"Before full-scale implementation, mockups of critical elements (such as a typical office room, toilet unit, and a sample section of external wall cladding) may be requested for approval."

7. Coordination **with MEP Services**

"All finishing works must be coordinated with concealed electrical, plumbing, and HVAC services. Access panels must be provided where services are concealed above ceilings or behind walls."

8. Documentation for Handing Over

"Upon completion, a comprehensive handover package must include warranties, maintenance manuals, as-built drawings, and service provider details for all specialized systems (e.g., access control, AC, CCTV)."

Note: All items listed in this Finishing Material & Services Schedule are subject to revision based on any changes that may arise during the design development or client approval process. The final materials and systems shall be confirmed through approved shop drawings and client coordination.