



The Maldives National University

Project Implementation Unit

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Project Design Brief for MNU Annex Building

The Maldives National University (MNU)

1. Introduction

The Maldives National University (MNU) has identified a pressing need for structured parking, expanded academic space, and improved commercial amenities within its Male' Campus. The proposed multi-use building addresses these needs by combining parking, academic facilities, office spaces, and revenue-generating commercial components under one vertical infrastructure project. The development will improve operational efficiency, space utilization, and financial sustainability. MNU is seeking Design & Build firm to conduct the development keeping the design approval and all permits in line with the construction and finishing of the project.

1.1. Building Specifications:

- **Footprint:** 14 meters x 20 meters
- **Calculated Footprint Area:** 280 square meters (approximately 3,014 square feet)
- **Number of Stories:** 15 including Basement

2. Scope of Design Services

The selected Design & Build Firm ("Consultant") shall undertake the following scope of work:

2.1. Conceptual and Architectural Design

- Conduct a thorough ground survey to verify the building footprint.
- Retain maximum existing mature trees and integrate them into the site and building design. Submit a tree survey and retention plan justifying any removals.
- Confirm that the Finished Floor Level (FFL) aligns with the adjacent building.
- Develop the concept design of the campus facilities in compliance with the development controls provided by Ministry of Finance and Planning (MoFP)
- Finalize spatial planning and floor allocations in consultation with relevant MNU departments as follows:
 - **Basement Floor:** Parking
 - **Ground Floor:** Restaurant / Canteen with student waiting lobby
 - **First Floor:** Conference Hall
 - **2nd – 4th Floors:** MNU Medical School Facilities

- o **5th – 7th Floors:** Classrooms and Academic Use
 - o **8th – 11th Floors:** Office Space and Administrative Use
 - o **12th Floor:** Centre for Security and Strategic Studies (Office Space)
 - o **13th Floor:** Faculty of Agriculture (Office Space)
 - o **14th Floor:** Seminar Hall
 - o **15th Floor and Terrace Floor:** Rooftop Restaurant for Trainees
- Prepare all relevant architectural drawings, including floor plans, sections and elevations for all buildings.
- Ensure architectural design considers structural feasibility to allow safe construction.
- Finalise the concept design with MNU before proceeding with obtaining approvals.
- Obtain approval of concept drawings from MoFP prior to proceeding to the detailed design stage.
- Incorporate any required design adaptations based on feedback from MNU or regulatory authorities.
- Obtain all necessary permits from relevant authorities prior to the detailed design stage.

2.2.Statutory and Preliminary Approvals

- Conduct an Environment Impact Assessment (EIA).
- Obtain Foundation System Approval via oneGov (Ministry of Construction, Housing and Infrastructure).

2.3.Structural Design

- Design the building structure in coordination with architectural plans.
- Ensure structural design provides a safe, stable, and durable building capable of withstanding local environmental conditions.
- Prepare structural drawings, including framing, foundation layouts, and load-bearing elements.
- Submit structural design and drawings for review and approval by MNU and relevant authorities.
- Incorporate any required design adaptations based on feedback from MNU or regulatory authorities.
- MEP Design

- Complete design of all mechanical, electrical, and plumbing systems.
- Plumbing drawings for water supply and wastewater systems.
- Prepare electrical drawings including power distribution, lighting, and panel boards where applicable.
- Design and prepare drawings for air-conditioning and HVAC systems where applicable.
- Prepare firefighting and fire protection system designs, including required permits from the Maldives National Defence Force (MNDF).
- Incorporate any required design adaptations based on feedback from MNU or regulatory authorities.

2.4.Sustainable Design and SDG Compliance

- Integrate relevant [United Nations Sustainable Development Goals](#) (SDGs) into the design, with primary emphasis on **SDG 11 (Sustainable Cities and Communities)** and **SDG 15 (Life on Land)** while also addressing other applicable SDGs.
- At Concept Stage, submit **Sustainability and SDG Compliance** as diagrammatic drawings, including:
 - An SDG Concept Diagram linking design intent to relevant SDGs.
 - Supporting environmental analysis drawings.

2.5.Other Requirements

- Coordination with MNU and relevant government agencies to obtain all required permits at the Contractor's expense.
- Incorporation of accessibility and safety standards in all designs.
- Include boundary planning and landscape design where necessary.
- Prepare as-built drawings upon project completion.
- The Contractor shall report directly to the MNU Project Manager.
- All design deliverables shall be reviewed by MNU and the relevant government authorities.
- Design coordination meetings shall be conducted weekly or as required.

3. General Design Requirements

3.1.Universal Access:

The design shall comply with universal design principles, ensuring full accessibility and barrier-free access for persons with disabilities.

3.2.Maximum Building Height:

The building height shall not exceed 45 meters.

3.3.Building Projections:

Projections of up to 450 mm (e.g., sun-shading devices) may extend into setback areas at heights of 6 meters and above.

3.4.Parking Requirements:

3.4.1. A minimum of 75% of the building footprint area shall be allocated for parking.

3.4.2. Setback areas shall not be used for parking.

3.5.Ventilation:

Adequate ventilation shall be provided in accordance with recognized international standards through appropriate design and engineering methodologies.

3.6.Fire Safety Compliance:

Fire safety measures shall comply with MNDF regulations and all applicable statutory requirements.

3.7.Permitted Uses:

Educational use, parking, office and administrative use.

4. Deliverables

Consultant shall develop concept design and detailed design of the campus facilities as per the development controls and shall submit all necessary documentation required for statutory approvals.

The Consultant shall incorporate and address all comments issued by the relevant authorities and revise the design as required until final approvals are obtained. The deliverables shall include, but not be limited to, the following:

- Kick-off meeting to confirm space requirements and project brief
- Concept presentation(s) to MNU and incorporation of required amendments.
- Approved Concept Drawings
- Approved EIA
- Approved Foundation System
- Approved Detailed Drawings
- Approved Fire Safety Drawings
- Construction Permit