



The Maldives National University

Project Implementation Unit

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SCOPE OF WORKS

Design and Build for MNU Annex Building

The Maldives National University (MNU)

1. PROJECT SUMMARY

The Maldives National University (MNU) is undertaking the development of a 15-story Annex Building with basement at K. Male'. This Design and Build project cover the design, construction, and handover of a fully functional educational facility that includes classrooms, laboratories, administrative offices, support spaces, and associated landscaping. A structural connection to existing MNU facilities will be included.

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 (plus Basement)
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2. Floor Allocation

Basic requirement for Floor allocations are listed below, Note that FFL Level to be same as adjacent building, Floor allocations are including:

- **Basement Floor:** Parking
- **Ground Floor:** Restaurant / Canteen with student waiting lobby
- **First Floor:** Conference Hall
- **2nd – 4th Floors:** MNU Medical School Facilities
- **5th – 7th Floors:** Classrooms and Academic Use
- **8th – 11th Floors:** Office Space and Administrative Use
- **12th Floor:** Centre for Security and Strategic Studies (Office Space)
- **13th Floor:** Faculty of Agriculture (Office Space)
- **14th Floor:** Seminar Hall

15th Floor and Terrace Floor: Rooftop Restaurant for Trainees

3. Deliverables

3.1 DESIGN, SITE CLEARANCE AND EARTHWORKS

- Complete all approvals as per **DESIGN BRIEF - MNU Annex building**
- Clear the site of all vegetation, temporary structures, and existing boundary elements.
- Carry out controlled demolition of any structures and vegetation interfering with the project footprint.
- Obtain approvals on foundation method, Obtain all permits and Sheet pile the entire building footprint to facilitate basement excavation and ensure stability.
- Excavate the basement and surrounding areas following approved methodologies.
- Protect and/or reroute any utility lines encountered during excavation, including electrical, water, or telecom systems.
- Maintain a safe working environment and prevent impact on neighboring properties.
- Contractors must follow strict safety and quality protocols throughout demolition and excavation works.

3.2 SITE STUDIES AND PRELIMINARY ANALYSIS

- Conduct a detailed topographical survey, including boundaries, utilities, and elevations.
- Carry out geotechnical investigations to determine soil characteristics, bearing capacity, groundwater level, and compaction requirements.
- Analyze existing adjacent structures to assess potential impacts from construction.
- Compile a site assessment report with recommendations for foundations, basement waterproofing, and site preparation.

3.3 DESIGN DEVELOPMENT AND APPROVALS

- Prepare conceptual and detailed design packages, including architectural, structural, and building services layouts.

- Designs must address accessibility, sustainability, energy efficiency, and fire safety.
- Include detailed plans for:
 - Basement, floors, and vertical circulation
 - Mechanical, electrical, and plumbing systems
 - HVAC, IT, PA, and security systems
 - Connection bridge to existing facilities
 - Interior finishes, fixtures, and furniture layouts
 - Landscaping and hardscaping design
- Provide 3D visualizations of critical areas such as main entrances, classrooms, labs, halls, and exterior façade.
- Submit all design documents for MNU approval prior to construction.
- All design submissions must be prepared and signed/stamped by qualified architects, engineers, and service specialists. Scope includes all approvals.

3.4 CONSTRUCTION EXECUTION

The Construction consists of Complete construction of the structure, Finishing of the basement, Ground, First and second floor.

- Mobilize all resources, materials, and personnel required for construction.
- Execute structural works, including reinforced concrete frame, floors, walls, and roof systems.
- Complete architectural finishes, MEP installations, lifts, and other systems as per approved design.
- Maintain strict quality control, safety standards, and environmental compliance at all stages.
- Conduct periodic inspections and progress reporting to MNU.
- Ensure minimal disruption to adjacent facilities and ongoing campus activities.

3.5 INSTALLATION OF BUILDING SYSTEMS

- Electrical systems including lighting, power distribution, and emergency backup.
- Water supply, drainage, stormwater management, and rainwater harvesting.
- HVAC/AC systems for all occupied spaces, with special exhaust provisions for laboratories and kitchens.
- Fire detection and suppression systems compliant with MNDF regulations.
- IT network, audiovisual systems, and security camera networks.
- All systems must be installed, tested, and commissioned according to approved designs and international standards.

3.6 FINALIZATION AND HANDOVER

- Conduct testing, commissioning, and calibration of all systems (mechanical, electrical, HVAC, IT, fire safety).
- Submit as-built drawings, operation manuals, and maintenance guides.
- Train MNU personnel on the operation and maintenance of all systems.

3.7 TESTING AND COMMISSIONING

- Conduct all required tests for structural integrity, electrical systems, HVAC, fire safety, IT, and security. All respective permits falls under contractors scope.
(Finishing of the basement, Ground, First and second floor.)
 - MNU will verify compliance before accepting the facility.
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