

SCOPE OF WORK FOR THE CONSTRUCTION OF “MAJEEDHIYAA SCHOOL SEVEN STOREY BUILDING”

INTRODUCTION

The Ministry of Education invites all interested parties for the proposed development of “Majeedhiyaa School” under Design-Built Contract. The proposed seven-storey building to be designed and constructed on designated site in Male’. The existing designated site requires demolition of two-storey buildings, a basketball court, boundary wall at site and all vegetation to be cleared at the site. This building is required to be completed with a boundary wall, gates, and school compound landscaping. These buildings are to be designed and developed as Reinforced Concrete (RC) buildings.

The concept drawing displays the facilities, rooms, spaces, and amenities that the building requires. The unit area indicated for each facility/room/space is a minimum value, only to be used as a design guideline. The contractor is allowed to make adjustments to areas when detailing provided that the access requirements are met. The list also includes the floor, wall, and ceiling finish requirements for major facilities. The building is to be completed within 480 days from the commencement date.

The school block features a futsal ground and a terrace equipped with solar panels. The Area (square meter), Height (Floors), and Maximum Gross Floor Area are also indicated on the drawing.

DETAIL DESIGN CONSIDERATION

Points to be considered during detailed design stage

- **Meeting the technical requirements of the client**

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

- **Integration of design to the environment**

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

- **Aesthetic quality of design**

The overall accessibility of design, standards of materials and finishes, complementing sustainability and safety of the building, are key aspects that define 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). Solar panels should be installed in a grid system, giving shade to the terrace in a way that the terrace can be used.

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 detailed notes
 - Exterior elevations fully annotated
 - All building sections required for construction
 - Wall sections under 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 on areas not limited to: Entrance, Playground, Cafeteria, Classroom, Lab, Library, Hall, Nursery, and Exterior view of the building from 3 roads.
- Submission of as-built drawing at the end of the project.

MAJOR AREA (MINIMUM REQUIREMENT)

AREA	MATERIAL	SPECIFICATION
Lift	Varies	Proposal for specifications and design to be submitted by the contractor (minimum 20-person lift) Minimum one Stretcher lift to be installed
Staircase	Tile flooring	600 x 600 Homogeneous non-skid/full body floor tiles with grooves
	Emulsion paint wall finish	Walls finished with preparatory primer and sealants, 2 coats of washable weatherproof 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 weatherproof emulsion paint. Proposal for Specifications and design to be submitted by the contractor

	Railing	Stainless steel railing
Walkway	Tile flooring	600 x 600 Homogeneous non-skid / Full body floor tiles
	Emulsion paint wall finish	Walls finished with preparatory primer and sealants, 2 coats of washable weatherproof emulsion paint. Proposal for Specifications and design to be submitted by the contractor.
	Ceiling finish	Gypsum board ceiling finished with preparatory primer and sealants, 2 coats of weatherproof emulsion paint. Proposal for Specifications and design to be submitted by the contractor
Toilets	Tile flooring	600 x 600 Homogeneous non-skid / full body floor tiles
	Tile wall finish	Homogenous/full body wall tile on all walls up to ceiling height All accessories to be submitted with specifications for client's approval
	Ceiling finish	Cement board ceiling finished with preparatory primer and sealants, 2 coats of weatherproof emulsion paint. Proposal for Specifications and design to be submitted by the contractor
Exterior wall finishes	Emulsion paint wall finish	Walls finished with preparatory class A exterior primer and exterior sealants, 2 coats of washable weatherproof emulsion paint. Proposal for Specifications and design to be submitted by the contractor. Decorative cladding with design as proposed on the drawing. Proposal for Specifications and design to be submitted by the contractor
Doors	Glass / Aluminium / Timber	Proposal for specification and design to be submitted by the contractor based on the areas used.
Windows	Glass	Proposal for specification and design to be submitted by the contractor based on the areas provided for the type of glass used in different areas. Minimum 6mm glass to be used in all areas
Railings	Stainless Steel (grade minimum 304)	Proposal for specification and design to be submitted by the contractor
Fixtures and Fittings	Ceiling recessed lights, Wall mount lights, Garden	Proposal for specification and design to be submitted by the contractor. LED fittings to be used in all areas

	lights, Toilet fixtures,	
PA System	Mixer, Amplifier, Mic	Proposal for specification and design to be submitted by the contractor based on the requirements given by the client
Landscaping/ Hardscaping		Proposal for specification and design to be submitted by the contractor. Must blend well with the proposed design
Façade'	Aluminum Cladding	High-quality Aluminum composite cladding finish on the South and West side of the building. All AC outdoor units to be covered with Aluminum cladding. Design to be finalized before installation.
Hall	Floor	Acoustic indoor multipurpose sports flooring
	Emulsion paint wall finish	Walls finished with preparatory primer and sealants, 2 coats of washable weatherproof emulsion paint. Proposal for Specifications and design to be submitted by the contractor. Ground floor wall should be finished with acoustic finishes, which can be proposed by the contractor.
	Ceiling finish	Suspended acoustic ceiling system with aluminum framing/timber framing.
	Stage finish	Carpet
	Stage curtain	Stage motorized curtain
	Stage lighting	Additional Provision given for the LED studio/theatre lights
	Stage Sound system	Sound system applicable for the hall design
	Retractable roof at 3.5M Height	Automatic retractable roof to be used during functions, contractor to propose design and specification for approval before installation.
Classrooms	Floor finish	600x600 Homogeneous/full body non-skid floor tiles
	Emulsion paint wall finish	Walls finished with preparatory primer and sealants, 2 coats of washable weatherproof emulsion paint. Proposal for Specifications and design to be submitted by the contractor.
	Ceiling finish	Gypsum board ceiling finished with preparatory primer and sealants, 2 coats of weatherproof emulsion paint. Proposal for Specifications and design to be submitted by the contractor

Activity Room	Furniture	To be proposed by the contractor for a classroom, an activity room, and sen classroom depending on the requirement by the client
	Floor finish	Rubber flooring
	Floor Finish / Wall Finish	Rubber floor and wall to be constructed with bedding up to 600mm from finished floor level (Designed to be proposed by the contractor)
Sen Classroom	Floor finish	600x600 Homogeneous / Full body non-skid floor tiles
	Emulsion paint wall finish	Walls finished with preparatory primer and sealants, 2 coats of washable weatherproof emulsion paint. Proposal for Specifications and design to be submitted by the contractor.
	Ceiling finish	Gypsum board ceiling finished with preparatory primer and sealants, 2 coats of weatherproof emulsion paint. Proposal for Specifications and design to be submitted by the contractor
	Furniture	Proposed by contractor
Art room	Floor finish	600 x 600 Homogenous/full body non-skid floor tiles
	Emulsion paint wall finish	Up to 1.2m high, 300 x 600 homogenous/full body wall tiles with paint finished with preparatory primer and sealants, 2 coats of washable weatherproof emulsion paint. Proposal for Specifications and design to be submitted by the contractor
	Ceiling finish	Gypsum board ceiling finished with preparatory primer and sealants, 2 coats of weatherproof emulsion paint. Proposal for Specifications and design to be submitted by the contractor
	Furniture / Accessories / Equipment	Detail design of the interior and furniture requirements to be submitted by the contractor
Cooking & Dining room	Floor finish	600 x 600 Homogenous/full body non-skid floor tiles
	Emulsion paint wall finish	Up to 1.2m high, 300 x 600 homogenous/full body wall tiles with paint finished with preparatory primer and sealants, 2 coats of washable weatherproof emulsion paint. Proposal for Specifications and design to be submitted by the contractor
	Ceiling finish	Gypsum board ceiling finished with preparatory primer and sealants, 2 coats of weatherproof emulsion paint. Proposal for Specifications and design to be submitted by the contractor
		Detail design of the interior and furniture requirements to be submitted by the contractor

	Furniture / Accessories / Equipment	
Basic woodwork	Floor finish	600 x 600 Homogenous/full body non-skid floor tiles
	Emulsion paint wall finish	Paint finished with preparatory primer and sealants, 2 coats of washable weatherproof emulsion paint. Proposal for Specifications and design to be submitted by the contractor
	Ceiling finish	Gypsum board ceiling finished with preparatory primer and sealants, 2 coats of weatherproof emulsion paint. Proposal for Specifications and design to be submitted by the contractor
	Furniture / Accessories / Equipment	Detail design of the interior and furniture requirements to be submitted by the contractor
A/C Mechanical Lab	Floor finish	600 x 600 Homogenous/full body non-skid floor tiles
	Emulsion paint wall finish	Paint finished with preparatory primer and sealants, 2 coats of washable weatherproof emulsion paint. Proposal for Specifications and design to be submitted by the contractor
	Ceiling finish	Gypsum board ceiling finished with preparatory primer and sealants, 2 coats of weatherproof emulsion paint. Proposal for Specifications and design to be submitted by the contractor
	Furniture / Accessories / Equipment	Detail design of the interior and furniture requirements to be submitted by the contractor
Arts & Craft Studio	Floor finish	600 x 600 Homogenous/full body non-skid floor tiles
	Emulsion paint wall finish	Up to 1.2m high, 300 x 600 homogenous/full body wall tiles with paint finished with preparatory primer and sealants, 2 coats of washable weatherproof emulsion paint. Proposal for Specifications and design to be submitted by the contractor
	Ceiling finish	Gypsum board ceiling finished with preparatory primer and sealants, 2 coats of weatherproof emulsion paint. Proposal for Specifications and design to be submitted by the contractor

	Furniture / Accessories / Equipment	Detail design of the interior and furniture requirements to be submitted by the contractor
ICT Lab	Floor finish	600 x 600 Homogenous/full body non-skid floor tiles
	Emulsion paint wall finish	Paint finished with preparatory primer and sealants, 2 coats of washable weatherproof emulsion paint. Proposal for Specifications and design to be submitted by the contractor
	Ceiling finish	Gypsum board ceiling finished with preparatory primer and sealants, 2 coats of weatherproof emulsion paint. Proposal for Specifications and design to be submitted by the contractor
	Furniture / Accessories / Equipment	Detailed design of the interior and furniture requirements to be submitted by the contractor
Stem Lab	Floor finish	600 x 600 Homogenous/full body non-skid floor tiles
	Emulsion paint wall finish	Paint finished with preparatory primer and sealants, 2 coats of washable weatherproof emulsion paint. Proposal for Specifications and design to be submitted by the contractor
	Ceiling finish	Gypsum board ceiling finished with preparatory primer and sealants, 2 coats of weatherproof emulsion paint. Proposal for Specifications and design to be submitted by the contractor
	Furniture / Accessories / Equipment	Detail design of the interior and furniture requirements to be submitted by the contractor
Kids Indoor play area	Floor finish	Acoustic rubber flooring
	Emulsion paint wall finish	Paint finished with preparatory primer and sealants, 2 coats of washable weatherproof emulsion paint. Proposal for Specifications and design to be submitted by the contractor
	Ceiling finish	Gypsum board ceiling finished with preparatory primer and sealants, 2 coats of weatherproof emulsion paint. Proposal for Specifications and design to be submitted by the contractor
		Detail design of the interior and furniture requirements to be submitted by the contractor

	Furniture / Accessories / Equipment	
Library	Floor finish	600x600 Homogeneous/full body non-skid floor tiles
	Emulsion paint wall finish	Walls finished with preparatory primer and sealants, 2 coats of washable weatherproof emulsion paint. Proposal for Specifications and design to be submitted by the contractor.
	Ceiling finish	Gypsum board ceiling finished with preparatory primer and sealants, 2 coats of weatherproof emulsion paint. Proposal for Specifications and design to be submitted by the contractor
	Furniture / Accessories / Equipment	Detailed design of the interior and furniture requirements to be submitted by the contractor
Stores	Floor finish	600x600 Homogeneous/full body non-skid floor tiles
	Emulsion paint wall finish	Walls finished with preparatory primer and sealants, 2 coats of washable weatherproof emulsion paint. Proposal for Specifications and design to be submitted by the contractor.
	Ceiling finish	Gypsum board ceiling finished with preparatory primer and sealants, 2 coats of weatherproof emulsion paint. Proposal for Specifications and design to be submitted by the contractor
Soccer Pitch	Floor	FA-certified turf soccer pitch, with drainage
Meeting Room	Floor finish	600 x 600 Homogeneous / full body non-skid floor tiles
	Emulsion paint wall finish	Walls finished with preparatory primer and sealants, 2 coats of washable weatherproof emulsion paint. Proposal for Specifications and design to be submitted by the contractor.
	Ceiling finish	Gypsum board ceiling finished with preparatory primer and sealants, 2 coats of weatherproof emulsion paint. Proposal for Specifications and design to be submitted by the contractor
Open Terrace	Solar panel system	Proposal for specification and design to be submitted by the contractor based on the client's requirement before installation (Shading for the terrace using solar panels)

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
Stormwater drainage	An Adequate Stormwater Drainage System shall be provided and incorporated with the rainwater harvesting system.
Kitchen drainage	Oil Traps shall be provided according to MWSC's requirements
Ventilation	Adequate Air conditioning / Fan and ventilation systems shall be provided according to the client's requirements and the consultant's approval.
Fire Safety	Fire Detection and Protection Systems shall be provided according to MNDF guidelines and approval
Power & Lighting	<p>Power outlets and lighting shall be provided according to the minimum requirements and the consultants' approval on detailed design. (Refer to Energy Management Guide for Schools – Ministry of Tourism and Environment)</p> <p>Design, provide, and install an electrical network for the entire building, complete in accordance with standards set by the local governing body, STELCO / FENAKA</p> <p>The rates shall include for screws, nails, bolts, nuts, standard cable fixing or support clips, brackets, straps, rivets, plugs and all incidental accessories.</p> <p>Panel board design to be submitted by the contractor</p> <p>The electric load calculation to be submitted by the contractor (Approved by URA)</p>
Public Address System	Public address systems shall be provided according to the client's requirements. (Separate PA System for School and Hall)
ICT	<p>IT Network and systems shall be provided according to the minimum requirements based on the areas.</p> <p>Classrooms should include:</p> <ul style="list-style-type: none">- Network outlet

	<ul style="list-style-type: none"> - Data points - IP Phone network - HDMI / VGA & RAC AV SOCKETS - Speaker for classroom use - Speaker for PA system - Provision for camera - Provision for Smart board
Security Systems	A camera system shall be provided covering all corridors, stairs, Lifts, and grounds All drawings to be submitted for the client's approval
AC	All rooms to be installed with AC except for stores & Toilets
Service Ducts	All Service Ducts shall be Accessible for maintenance

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 the 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 a minimum of 10 years of design experience. Must have designed at least 2 schools of similar scale within this period.
- Civil/Structural Engineer – Minimum Bachelor's Degree and 10 years of experience in structural design of buildings of similar scale
- Services Engineer - Minimum Bachelor's Degree and 10 years of 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.

TESTS ON COMPLETION

Upon completion of the building Contractor shall allow for testing of the services installed in the building as part of commissioning.

CONTRACTOR'S DOCUMENTS

The Contractor shall submit preliminary designs, which include floor plans, sections, and elevations for the approval of the Employer. Once the preliminary design is approved, the Contractor shall submit a detailed design for approval.

The detailed design shall be signed 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. Preliminary design of the school to be submitted at the time of bidding and detailed design to be submitted in accordance with the timeline agreed with the Employer after signing of the Contract.
2. List of personnel demonstrating capacity to undertake the project on this scale, including verifiable documents
3. Proposed list of equipment for the project
4. Work methodology - should include the temporary and permanent work and the services required to complete the construction works.
5. Project costing

The bill of quantity (BOQ) is to be submitted as per the format provided by the employer's requirement. All elements should be quoted, and no changes should be made to the format.

6. Work schedule

The contractor shall submit a proposed work schedule corresponding to the time period stated in the 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 of the project.

ANNEX

Pictures of the Existing Site



















