



SECTION 7: EMPLOYER'S REQUIREMENTS

DESIGN AND ENGINEERING WORKS OF OOREDOO MALDIVES PLC. HEAD OFFICE – OFFICE BUILDING

**Republic of Maldives
June 2017**

Project Consultant



1. General Background

1.1. Proposed Building is 10 storey building for Ooredoo Maldives Plc. ead Office. Bidders to allow for possible 12 storey building.

1.2. Location: Hulhumale , near Central Park, please refer location map

1.3. Plot No: LOT 10966(D4-3)

1.4. Plot Area: 1,035.42 sqm (1115.16 sqft)

1.5. Footprint 652.31 sqm.

2. Project Detail

2.1 Requirements

- Parking
- Lobby
- Generator room
- MSC & data center
- Office spaces | current HC >> CEO Office (6), HR & Admin (11), Finance (39), Commercial (71), Technology (140), Customer Care (90), Internal Audit (2)
- Board room 30 Persons
- 1 big Meeting room on each floor + small quiet rooms 4 to 6 people
- Training room, enough to accommodate 30 Persons.
- Conference Hall
- Ooredoo Experience Centre / Club Premium
- Call Center
- ICT Center
- Cafeteria
- Recreation Hall
- Day Care center
- Prayer Rooms (male & female separate)
- Toilets
- Tea Rooms
- Stock Rooms
- Filing Rooms
- Service Room (maintenance)

3. Special Considerations

- 3.1 Green Building concept is recommended to use in the design/ i.e.; use of natural light/ energy efficiency / Water efficiency etc.
- 3.2 Emergency Evacuation Plan
- 3.3 Security Posts
- 3.4 CCTV Cameras
- 3.5 Duct for future cables
- 3.6 Self-cleaning glass should be use (Photocatalytic / hydrophilic kind of technology must use)
- 3.7 Technology, multimedia, intelligence and should enable interactivity. Also should have environmental design, intelligent control systems, and evolutionary engineering.
- 3.8 The design should be unique, it should represent Maldives, Telecommunication.
- 3.10 This building must be one of the biggest remarkable landmark in this city and it should stimulate human growth.

4. Scope of Work

The major scope of works related to design stage include (but not limited to):

1 Concept Drawings comprises

- 1.1 Design theme proposal
- 1.2 All floor plans
- 1.3 All elevations
- 1.4 All sections
- 1.5 Perspectives and façade design

2 Detailed Architectural drawings- in compliance with submissions and approvals

- 2.1 All floor plans
- 2.2 All elevations
- 2.3 All sections
- 2.4 Schedule of finishes and other details (windows doors, hard ware and similar)
- 2.5 Other relevant details eg, ceiling, roof, canopies, eaves, stairs and similar)

3 Detailed Structural drawings with all required drawings including

Structural calculations

Geotechnical investigations and soil report

Structural Checker signature approved by the ministry.

4 Interior design- comprises of;

4.1 Floor plans with furniture layout

4.2 ID elevations and sections

4.3 Ceiling plans and details

4.4 Final fix of services in coordination with services drawings (eg fans, lights)

4.5 Material and specification schedules

4.6 Furniture layout with details (fixed and loose)

4.7 Colour schemes

4.8 Perspectives/render of two different angles

4.9 Detail ID Design in reflection with corporate colours and company identity for Reception, common halls, board room , executive rooms and experience centre

5 3D rendered visuals walk through video

6 Building services design- comprises of;

6.1 Isometric drawings of all services

6.2 Electrical drawings of all fixes (eg 1st fix, 2nd fix, final fix) including panel board and all required load calculations

6.3 Plumbing and drainage drawings of (fresh water, storm water, grey water and black water)

6.4 Mechanical services (air conditioning and ventilation)

6.5 Fire drawings (in compliance with local regulations)

6.6 IT (data), CCTV, Cable TV, MATV, Access Control

7 Landscape/Softscape and Hardscape Detailed Design

8 External lighting

9 BOQ (priced and unpriced) (in MS Excel and PDF Format

10 Technical Specifications for Architectural, Engineer, All building Services, Landscape and others.

NB: The Bidder shall submit ;

Hard copy (A1 and A3)

Soft copy in raw format (autocad, photoshop etc)

Soft copy in PDF format printable to A3.