

40 Pax Accommodation Building

Sample Project Scope Statement – Minimum Requirement Guide

Description of the Buildings

- Location: HA. Dhidhdhoo
- Build up area : 15000sqft
- Intended Use: Police Accommodation
- Existing services and temporary services needed. Material storage.

Works Included in the scope

- All Architectural and structural works
- Included Services (Basic Services)
- Does the Building Include Fire Detection and Protection, CCTV, Access Control systems, Speaker or Public Address systems? (make sure they are reflected in BOQ if include) : Yes, Co2 and H2o Extinguisher included, provision for control system. Public Address system not included.
- Any Other Special Features that need mentioning?
- Are any furniture or IT equipment included in the scope? No. Furniture is not included , provision for door access and network provided.

Exterior and Other works

- Does the scope include any demolition works? no
- Does the scope include any boundary walls? yes
- Does scope include any External works? Softscape and Hardscape

3 Story, 40 Pax Accommodation Building:

The three-story 40 pax Accommodation building is divided into two primary sections: a working area and an accommodation area. The working area contains a reception, meeting room, regional commander room and two office spaces.

The accommodation area consists of 10 pax two barracks, 5 four pax barracks, 6 pax visitor barracks, 2 pax visitors room, VIP visitor room, region commander living quarters, City commander living quarters, Atoll commander room, recreation area, a kitchen, both a commissioned and a non-commissioned mess area, male and female toilets, laundry area. The design optimizes the available space, ensuring a clear distinction between work and living zones, while providing essential facilities to support both administrative tasks and residential needs.

The three-story 40 pax Accommodation encompasses all architectural and structural works required to develop a secure and functional facility within a 15,000sqft built-up area. Basic services such as plumbing and electrical systems are included to support the operational requirements of the building. This building will be equipped with key security features, including fire prevention and protection, provisions for CCTV surveillance, and access control systems, all of which will be specified in the Bill of Quantities (BOQ). The scope also includes a boundary wall (1.4m height for the front and 2.4m height all around), planting areas, a flag post within the premises as well as external lighting around all buildings.