

Design Phase Scope and Requirements

Architectural Design:

- Concept Design
- Detailed architectural design and drafting
- Licensed Architect signature
- Architectural checker stamp on all drawings
- Architectural checker certificate
- Application form and checklists

Structural Design:

- Structural design and drafting
- Licensed Engineer signature
- Structural checker stamp on all drawings
- Structural checker certificate
- Calculations sheets
- Foundation protection method
- Soil report

Construction Drawings:

- Shop Drawings: assembly drawings, framing layout, opening locations, pre-installed components, connection details.
- On-site assembly / erection details: step-by-step guide for field installation

Finishing Schedule:

Material, finishing type, color for the roof, floor, walls, ceiling, doors and windows, built-in components etc.

MEP & Services Drawings

- Complete Electrical drawings set: lighting & fan plan, Socket and switch plan, location of DBs and Panels, load calculations and approvals, wiring details etc.
- Complete Plumbing drawings set: Fresh water main pipelines and connection details to outlets, waste water main pipelines and connection details to outlets, stormwater main pipelines and connection details to outlets. Locations for utility meter, cleaning points, inspection chambers, collections tanks, disposal system, sewer connection etc.
- Air-condition calculations, unit details, locations, wiring and piping details.
- Fire safety drawings, approvals, details of individual components, locations, wiring and piping details.
- Data points location plan and component details and wiring plan, server locations and technical detail of the individual components and wiring plan.
- Security system design, camera location plan, control center design and details of the individual components, wiring plan.

Landscaping and Boundary Wall Design:

Design of outdoor layout including seating, garden area, shaded zones, paved walkways, ramp access, external drainage, outdoor lighting, and institute name signage (both creative and formal, as per regulation)

A 2-foot-high masonry wall finished with a 2-inch reinforced concrete capping beam, designed for durability and clean detailing. Above this, powder-coated aluminum framing supports architectural-grade cladding panels, extending the overall boundary height to 6 feet. The design ensures both privacy and a cohesive aesthetic with the building's façade.

A sliding steel gate shall be provided at the main entrance, constructed from galvanized and powder-coated steel for durability and corrosion resistance. The gate shall operate on a smooth-track system with provision for both manual and motorized operation, including remote access and safety features. Design and finish shall align with the building's overall architectural character and boundary wall.

Interior Design:

- In-built furniture details
- Interior furniture arrangement layouts
- Furniture specifications details and complete list with quantity

Preparation of BOQ:

Preparation of a detailed Bills of Quantities with price for the design component and the construction component of the project. The BOQ should give full breakdowns for all the major stages of design and construction phase.

Technical Specifications:

The specifications should include details on the structural system, materials, finishes, MEP services, factory vs. site work, tolerances, connection methods, installation procedures, quality standards, and testing requirements. It ensures consistent quality, safety, and coordination between off-site fabrication and on-site assembly.

It must also include detailed finishing specifications such as flooring, wall and ceiling finishes, doors and windows, sanitary fixtures, paint types, joinery, and internal fittings. Specifications should define materials, workmanship standards, tolerances, installation methods, and quality control for both structural and architectural finishes.

Preparation of BOM:

A detailed Bill of Materials shall be prepared, covering all structural steel components including beams, columns, bracings, connection hardware, and associated accessories required for the prefabricated structure. The BOM should also include the furniture details.