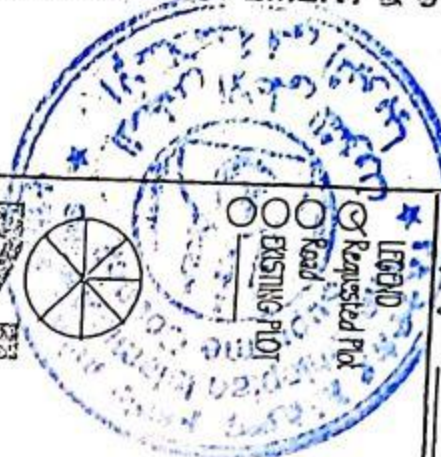




ADDIS ABABA ADMINISTRATION

LAND DEVELOPMENT & URBAN RENEWAL AGENCY

LOCATION _____
Zone _____
Ward _____
Kebele _____
Plot no _____ parcel no _____
location _____
UDP _____
☒ YES ☐ NO
STRUCTURAL PLAN PROPOSAL
High Density Mixed Residential, High Income District Land Office, Road 6 Wereda Administration
Land Use _____
Infrastructure _____
FAR _____
building height _____
Zone 2 + Green Frame _____

INTERVAL USE ONLY

Prepared By Toshya M.

Date 03/09/2012 EC

Signature [Signature]

Quoted By Zachary D.

Date 03/09/2012 EC

Signature [Signature]

Approved By Toshya M.

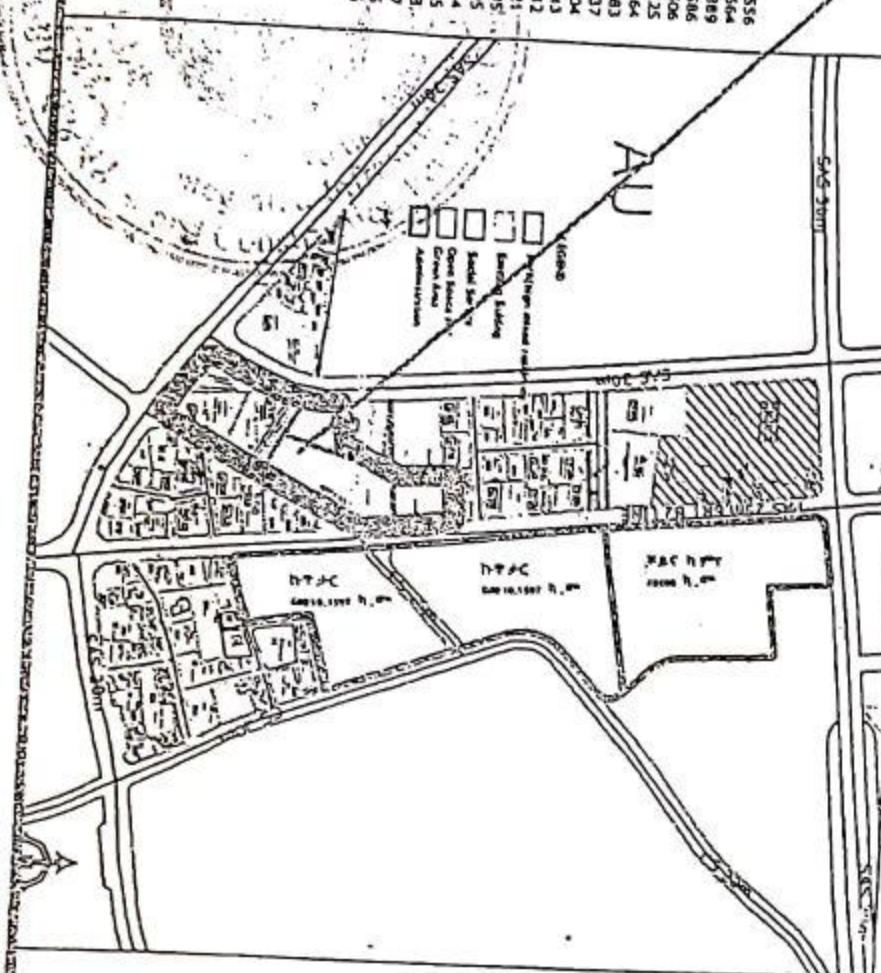
Date 03/09/2012 EC

Signature [Signature]

SITE LOCATION

GENERAL USE ONLY

COORDINATE



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N.B. - This Plan Format Is Not Legal Before The Board Decision

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Sheet no

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LOCATION	
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Ward	
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Block no	
Location	
UDP	
Land Use	
Intervention	
FAR	
building height	

STRUCTURAL PLAN PROPOSAL	
High Density Mixed Residential, High Medium Density Low Office, Road & Medium Administration	
YES ☐	NO ☐
Zone 2 & Green Frame	

INTERVAL USE ONLY

Prepared By: Tasha M.

Date: 03/09/2012 EC

Signature: [Signature]

Ordered By: Tasha Davis

Date: 03/09/2012 EC

Signature: [Signature]

Approved By: Tasha M.

Date: 03/09/2012 EC

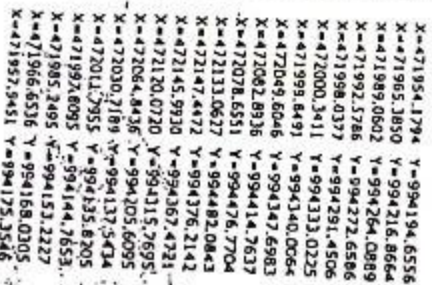
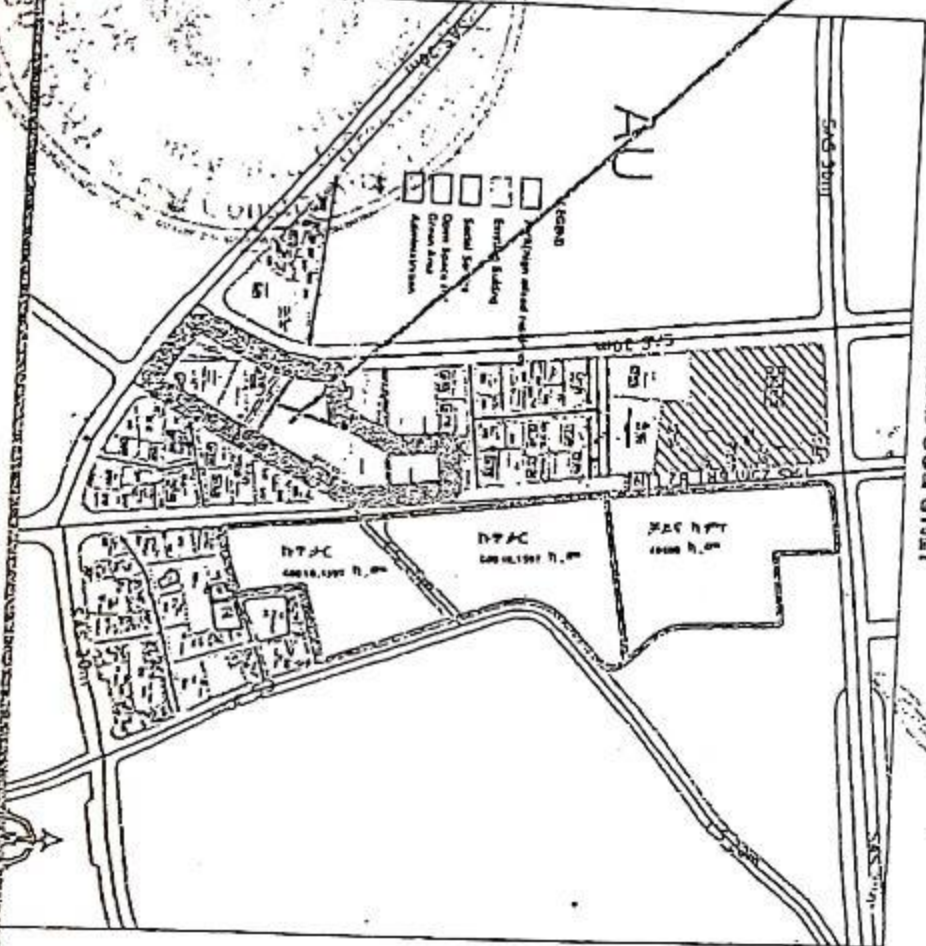
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SITE LOCATION

INTERNAL USE ONLY

Proposed Plot

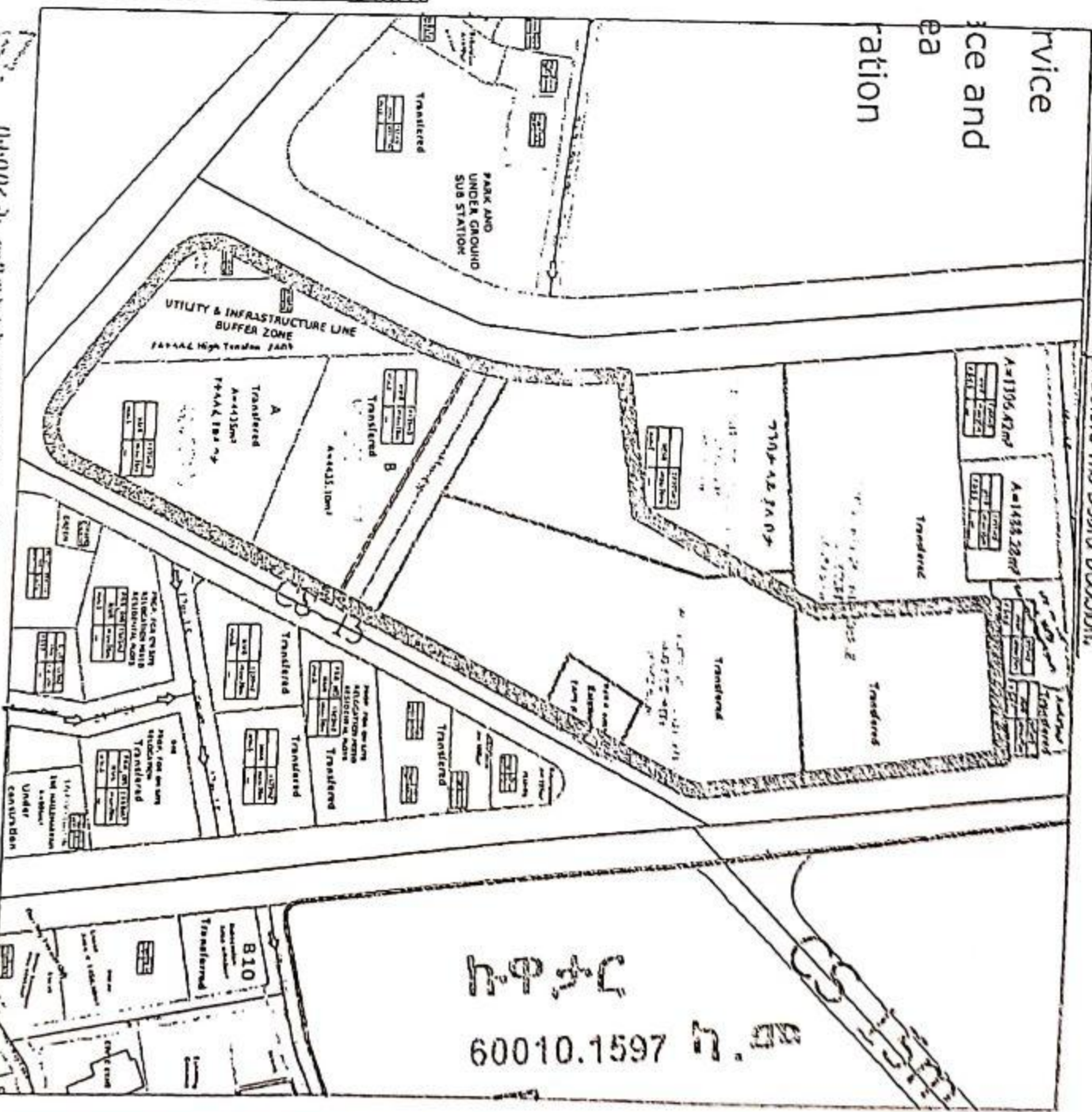
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五二

N.B. - This Plan Format Is Not Legal Before The Board Decision



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Sheet no

Scale TO FIT

$$\text{Area} = 30000 \text{ m}^2$$



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Addis Ababa City Government Land Development and Management
Bureau Tenure Administration Transitional Period Service Project Office
Lease Hold Temporary Title Certificate for the Period of Commencing Construction



አዲስ አበባ ከተማ አስተዳደር መሬት ልማትና ማጠናቀቅ ቢሮ
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Serial No. 014980

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Possessor's Full Name

የሊዝ ማግኘት ቁጥር ቦቴ 06
Basemap No.

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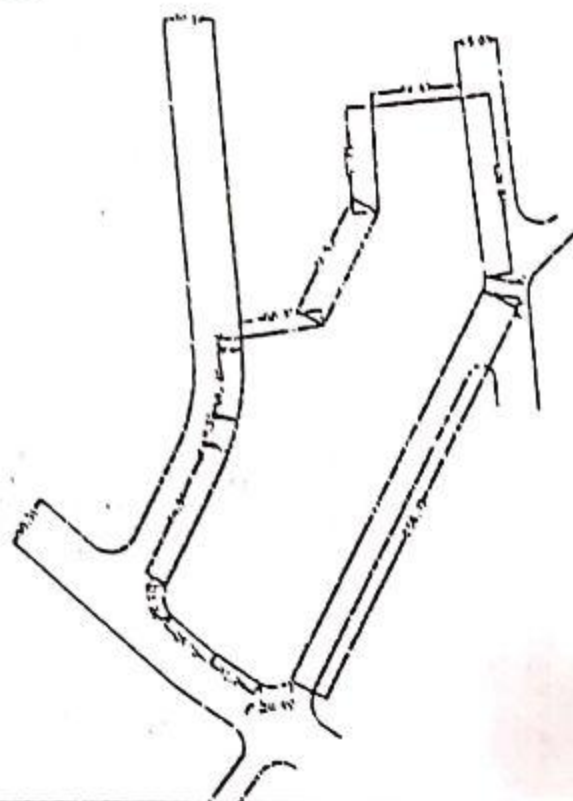
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Partner's full Name

የመዝገብ ቁጥር 03
Registration book No.

የብርታ ቁጥር 055 10/68/429/03
Title deed No.

የምዝገባ ተ.ቁ 429
Registration No.

ካርታው የተሰጠበት ቀን 22/11/12
Date issued
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TAKE OFF

COORDINATE

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አዲስ	06					30600m ²	2/2	high density, mixed residence, high tension electric line, road & woreda administration	



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21/11/2012

22/11/2012

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	Seating area				
	Cafeteria/ restaurant				
	Wet area				
4	Open piazza			9,000sqm	12,000 sqm
	Praying Plaza			5,400sqm	7,200sqm
	Walk way				
	Walkways, Jogging and/or Bikeways				
	Grass, Ground Covers, Shrubs, Climbers and Trees				
	Shrubs, climbers and Trees				
5	Basement Facilities			22,500sqm	30,000 sqm
	Parking areas				
	Service Rooms				



	Service room				
	Wet area				
2.9	Meadiat facility		750sqm	1,000sqm	
	Digital Portals for Masajids (Ethiopia)				
	a) Islamic Social Media Center (Pool)				
	b) Information Technology Support Off.				
	Islamic Cultural Study, Revitalization and Communications Office				
	Server room				
	Wet area				
3	Commercial center		18,000sqm	24,000sqm	
3.1	Retail facility		2,250sqm	3000sqm	
	Retail stores				
	Wet area				
3.2	Office space		6,000-9,000 sqm		
	Commercial office spaace				
	Wet area				
	Sales space for products&Items				
	Book shops				
	Rental Management Office				
3.3	Hospitality facilities		6,000-9,000 sqm		
	Guest rooms				
	Wet area				
3.4	Banquet hall		2,250sqm	3000sqm	
	For hosting community event				
	Wet area				
	Exhibition Space				
	Indoor (Permanent)				
	Outdoor (Temporary)				
3.5	Cafe or coffee shope		1,500sqm	2,000sqm	



KING NEJASHI ISLAMIC CENTER (KNIC) FOR ARCHITECTURAL COMPETITION NEAR AU HQ ADDIS ABABA ETHIOPIA Recommended Design Program and Maximum expected Allocated Areas						
No	Description			MIN	Total slab area (Sq.m)	MAX
1	Worship center			13,500sqm	18,000sqm	
1.1	Musela (Prayer area)			8100sqm	10,800sqm	
	Men's prayer area	2/3 of space				
	Women's prayer area	1/3 of space				
	Seating capacity					
	Minbar (pulpit)					
	Mihrab (prayer niche)					
1.2	Suplimentary services			6750sqm	9000sqm	
	Shoe shelf Areas					
	Jenaza handlig space					
	Washing area					
	Storage for equipment					
	Waiting area for mourners					
	Offices					
1.3	Wet services			1350sqm	1800sqm	
	Ablution area					
	shower					
	Toilets					
	*Efficient drainage system					
1.4	Medressa (school area)			3375sqm	4500sqm	
1.4.1	Hafiz (Quran memorization) facility					
	Lecture halls					
	Student areas					
	Quiet space for recitation&reflection					
1.4.2	Accommodation					
	Dormitories for hafiz students					
	Apartment for scholars					
1.4.3	Common areas					
	Reception					
	Lobby/lounge area					
	Study rooms					
	Multi-purpose room					
	Laundry facilities					
	Vending machines area					
	Common kitchen&dining space					

Annex



10.6. May the competition be a celebration of architectural excellence, embracing the rich heritage and values of Islamic culture, while pushing the boundaries of innovation and sustainability

11. Appendices

- Site plans and maps: Attach relevant site plans, maps, and any other visual references that participants will need to understand the project's context.
- Other related documents or resources: Include any additional documents, resources, or references that may aid participants in their design process.



2. The competition may be canceled if only a single entrant participates or if the number of entrants falls to 3 before the second stage of the judging process.
3. The Jury retains the discretion not to select any submitted proposals as a "Most Outstanding" or first prize winner.
4. The Secretariat may make additional stipulations, if necessary, for the conduct of the competition and will notify these to entrants.
5. The Association of Ethiopian Architects will serve as the appointed arbitrator for any proceedings related to the KNIC competition. In cases where amicable arbitration fails, lawsuits will be initiated in accordance with Ethiopian Law.

10. Conclusion

10.1. The Term of Reference for the international Architectural Design competition of the King Nejashi Islamic Center (KNIC) serves as a comprehensive and essential guide for the successful execution of this prestigious event. It provides a clear framework outlining the objectives, scope, requirements, and evaluation criteria that will shape the competition, ensuring fairness, transparency, and excellence in architectural design.

10.2. By adhering to the guidelines and requirements set forth in this document, participants will have a solid understanding of what is expected from them and how their submissions will be assessed. This will create a level playing field and a fair evaluation process for all competitors.

10.3. The term of reference also recognizes the significance of KNIC as a landmark project, emphasizing the importance of sustainable design principles. It highlights the need to incorporate innovative and environmentally-friendly approaches that align with the vision of KNIC.

10.4. With this Term of Reference, we set the stage for an exciting and transformative competition that will showcase groundbreaking architectural solutions and contribute to the development and growth of KNIC as a world-class destination.

10.5. We look forward to witnessing the creativity and talent that participants will bring to the table. This competition is an opportunity to inspire and redefine the future of Islamic architectural design, ultimately shaping the identity and legacy of KNIC for years to come.



8.3. Cash Prizes

The following cash prizes shall be paid to the top ten competitors of KNIC per terms and condition set by the jury (the evaluating team) according to the following order.

- Project Winner: Birr 1,200,000.00
- 1st runner: Birr 600,000.00
- 2nd runner: Birr 400,000.00
- 3rd runner: Birr 200,000.00

Participation Compensation: Birr 100,000.00 participation fee will be paid to each of the remaining six participants for the submission that the Jury evaluated for completeness of their work.

9. Intellectual Property Rights

9.1. Ownership of Intellectual Property

- Participants retain all intellectual property rights related to their submitted designs for the King Nejashi Islamic Center (KNIC) competition.
- By participating, participants grant the organizing committee the rights to exhibit and publish their designs for promotional and documentation purposes.

9.2. Copyright of the Work

- Copyright of the work resides with the entrant for their design submission for KNIC.

9.3. Handling of Work

1. The Secretariat will exercise due care in the handling and storage of works but will not be responsible for unforeseen damage.
2. Upon the conclusion of the public exhibition, all works, excluding the winning proposals, shall be returned to the entrants. Entrants must collect their works; requests for return via post will not be accepted. The timing of the return will be separately notified.
3. Works that are not collected through the specified procedures will be disposed of by the Secretariat to conclude the KNIC competition.

9.4. Miscellaneous

1. By submitting a work, entrants are deemed to have accepted the conditions stipulated in the entry guidelines of the KNIC competition.



7.3 Restrictions on Entrant Qualifications

The following individuals or firms are excluded from participating in the competition and may not seek cooperation, advice, or assistance from them:

- I. Jury and expert panel members of the competition.
- II. Persons belonging to the organization sponsoring KNIC, including co-habiting family members and companies or organizations involved in their oversight, or those affiliated with the sponsor.
- III. Individuals who do not meet the qualifications to participate in the competition for KNIC.
- IV. Individuals under a suspension of business order at the time of entry registration.
- V. Individuals with halted bank account transactions due to dishonored bills or checks.
- VI. Individuals with outstanding tax debts extending twelve months or longer before the entry registration date.
- VII. Persons or firms in violation of or in the course of proceedings regarding a breach of AEA code of ethics.

8. Design Fee & Prizes

8.1. Design Fee Calculation

- The average estimated Cost of the project based on the recommended design program area calculations and engineering estimation is around 4.5B ETB to 6.0B ETB.
- The grand Total Design Fee allocated for the winner of the project is 0.475% of the Project Estimation. And taking the minimum into consideration design amount that will be a base for the contract of a fee for all the design disciplines of the project is 21,375,000 ETB including all TAXs.

8.2. Rewards and Contract Terms

- Pre-qualified firms/teams may receive a monetary compensation or honorarium for their efforts during the competition related to KNIC.
- The Selected Design firm will sign a contract based on the pre-set Fee terms, elaborated in this specific TOR to ensure the openness and fairness of the Design Competition for KNIC. This is to prevent bias towards low design fees proposed by designs that didn't win the competition.



7.2 Adjudication Criteria for King Nejashi Islamic Center (KNIC) Design

a) In addition to the criteria mentioned above, the following specific criteria will be considered during the adjudication of entries for KNIC:

- I. Detailed design program and response to program requirements and functionality tailored to the needs of KNIC and its users.
 - II. Compliance with Islamic architectural principles and cultural appropriateness within the context of KNIC.
 - III. Provision of maximum safety and security measures for the visitors and staff of KNIC.
 - IV. Integration with the surrounding environment and creation of a symbolic presence for KNIC.
 - V. Creation of comfortable and welcoming public spaces both inside and outside of KNIC.
 - VI. Efficient use of building materials and systems to optimize energy usage and minimize environmental impact.
 - VII. Utilization of advanced Building Management Systems (BMS) and control strategies to ensure efficient operations and maintenance of KNIC.
 - VIII. Implementation of sustainable design practices, including natural lighting, ventilation, passive cooling, renewable energy sources, and the use of recycled and environmentally friendly materials for KNIC.
 - IX. Optimization of building form, space planning, and future adaptability to accommodate the current and future needs of KNIC.
 - X. Creation of a high-quality working environment while considering performance, cost-effectiveness, and environmental factors for KNIC.
 - XI. Innovative approaches to address technical challenges specific to the design and construction of KNIC.
 - XII. Commitment to achieving sustainable design practices considering environmental, social, and economic factors for KNIC.
 - XIII. Possession of relevant iconic values that represent the significance and aspirations of KNIC within the architectural design.
- b) The jury may provide further elaboration on the evaluation criteria during the review process for KNIC.



on a daily basis. This compilation of questions and answers will be considered supplemental or amendatory to the entry guidelines and other relevant documents for the KNIC competition.

5. Inquiries regarding the competition should be directed to the project steering committee (PSC) of KNIC and the project office of ELASC (Ethiopian Islamic Affairs Supreme Council) through the following contacts:

1. +2519-73-81-01-05,
2. +2519-11-30-54-51 or
3. +2519-11-22-76-74

7. Evaluation and Selection

7.1 Evaluation Panel

- a) An international panel of experts, including architects, urban planners, engineers, representatives of the Islamic community, and local authorities, will be assembled to evaluate the design submissions.

- b) The panel will consider the following criteria when evaluating the design submissions:

- I. Architectural design excellence, creativity, and innovation:
 - Aesthetic appeal, articulation of architectural form and space, integration of cultural and contextual elements specific to King Nejashi Islamic Center (KNIC).
- II. Cultural appropriateness and community response:
 - Design's ability to create a culturally sensitive and inclusive Islamic center that reflects the values and needs of the community.
- III. Functionality and efficiency:
 - Review of internal layout, circulation, space utilization, and efficient use of resources to ensure the smooth functioning of KNIC.
- IV. Sustainability and environmental impact:
 - Assessment of design's contribution to sustainable development, including energy efficiency, water conservation, renewable energy integration, and use of environmentally friendly materials for KNIC.
- V. Feasibility, safety and constructability:
 - Evaluation of technical feasibility, safety, cost-effectiveness, and constructability of the proposed design for KNIC.



6.3. Deregistration of Entrants

1. Entrants who meet any of the following criteria will be deregistered from the KNIC competition:

- Lack the qualification at any time from the day of entry registration application until the day of the public announcement of the results.
- Are subjected to suspension measures in accordance with construction rules and regulations at any time from the day of entry registration application until the day of the public announcement of the results.
- Are subjected to a suspension of business order at any time from the day of entry registration application until the day of the public announcement of the results.

6.4. Changes to Registration Details or Withdrawal

- Entrants should provide written notice to the secretariat and obtain approval for any changes to the details entered in the Entry registration application form or for withdrawal of their registration within the first four weeks of the competition period. Changes to consortium members will generally not be allowed after the closure of registrations, except for changes to members other than the chief representative, provided that written notice of such changes is made to the secretariat and approved prior to the submission of the work.

6.5. Site Tour

Site visit will be organized by the client in collaboration with the secretariat, all participating entrants will have the opportunity to enter and tour around the KNIC site at any time.

- Questions and Answers:

1. Questions concerning the KNIC competition will be accepted from registered entrants who have expressed interest in participating.
2. Questions should be succinctly written and emailed to the secretariat using the dedicated email address eiascprojectoffice@gmail.com provided for the competition.
3. The period for accepting questions will follow the schedule of the competition, and no questions will be accepted after this period.
4. The secretariat will compile and distribute a document containing the questions and answers to all registered entrants (chief representatives) ,



- **Parking Facilities:** Provide well-planned and sufficient parking areas meeting international standards for convenient access for community members and visitors.
- **Utility & Service Function:** Include plant spaces for generators, transformers, water storage, HVAC, and other important service facilities deemed necessary for serving the different sectors and clusters.

By incorporating these additional details, the outline of the design program for the Islamic center becomes more comprehensive, detailed, and aligned with the specific requirements and considerations of the project.

6. Procedures for Entry Registration

6.1. Expression of Interest

- Interested participants express their interest in participating in the KNIC architectural design competition by responding to invitations sent by the secretariat before the specified date in the "competition schedule".

6.2. Entry Registration

1. Participants who wish to enter the competition should register their application by submitting the following documentation to the secretariat, either by hand or post during working hours. The secretariat will accept posted documentation that arrives by the deadline for registration in the "competition schedule" and bears a postmark (stamp) no later than that date.
 - Entry registration application form (Provided by the secretariat)
 - Profile of the entrant(s) (Maximum 10 A4 pages)
 - Design record (Three latest main design works)
 - Qualifications certificates
 - Copy of a document certifying that the entrant is not in arrears in taxes extending twelve months or longer before the date of the application for entry registration.
2. Once the registration application documentation is received, the secretariat will issue an Entry registration application receipt. After confirming that the submitted documentation satisfies the conditions of entry, the Terms of Reference (TOR) will be handed over to the entrants.



Additional Considerations:

- VIP entrance and security features should be given a very important consideration as a form a separately identified platform.
- Building Structural Engineering Systems: Incorporate safe and efficient structural designs, ensuring structural integrity throughout the center.
- Building MEP (Service) Engineering Systems: Implement efficient mechanical, electrical, and plumbing systems to provide optimal functionality and comfort.
- Building Management Systems: Utilize advanced systems for monitoring and controlling various aspects of the center, ensuring efficient operations and maintenance.
- Interior Designs: Create aesthetically pleasing and functional interior spaces, engaging visitors and reflecting the values and culture of the center.
- Landscape Designs: Beautifully landscaped courtyards, gardens, and pathways integrated with outdoor activities and social amenities.
- Building Material Engineering Systems: Select sustainable and durable materials, considering both their aesthetic appeal and long-term performance for a sustainable design approach.
- Entrance Facilities: Main entrance to the compound designed for grandeur and to accommodate heavy pedestrian traffic flows. Drop-off points and VIP entrances shall also be taken into account.
- Circulation Facilities: Well-planned circulation areas to ensure easy movement within the center, including corridors, staircases, and elevators.
- Prayer Courtyard: An open-air space designed with architectural elements and shading structures for congregational prayers, events, and social interactions.
- Sustainability & Environmental Design: Incorporate eco-friendly practices, energy-efficient systems, renewable energy sources, water conservation methods, and the use of sustainable materials in alignment with green building standards.
- Statutory Obligations: Address relevant codes and standards for masjid and community center designs, as well as the requirements from the recent structural plans of Addis Ababa.
- Fire Safety: Implement provisions and solutions that adhere to fire safety codes and standards.



- Integration: The office spaces can be spread across multiple levels within the tower, providing businesses, organizations, and community services with opportunities to lease office spaces and contribute to the sustainability of the center.
- Features: Commercial spaces equipped with modern amenities and infrastructure to cater to the requirements of the tenants.

5.3.3 Hospitality Facilities

- Proposed Area: Approximately 6,000 to 9000 sqm
- Integration: The hospitality facilities can be located on dedicated floors or within a separate section of the tower, serving the community and visitors.
- Features: The facilities can include guest rooms, showers, and toilets to cater to the accommodation needs of guests and visitors.

5.3.4 Banquet Hall

- Proposed Area: Approximately 3,000 sqm
- Integration: The banquet hall can be situated within the tower, providing a dedicated space for hosting community events, weddings, conferences, and social gatherings.
- Features: A spacious and versatile hall designed to accommodate various types of events, equipped with appropriate amenities and facilities.

5.3.5 Café or Coffee Shop

- Proposed Area: Approximately 2,000 sqm
- Integration: The café or coffee shop can be located on the ground floor or within a designated area, offering a cozy and inviting space for community members and visitors to relax, socialize, and enjoy refreshments.
- Features: The space can be designed to provide a comfortable seating area, a variety of food and beverage offerings, and adjacent sanitary facilities.

These proposed areas and space integrations aim to create a functional and engaging commercial center. The actual design and allocation of spaces within the tower can be customized based on specific requirements, tenant needs, and architectural considerations.



➤ Features: A landmark museum showcasing Islamic civilization, Ethiopia's Islamic history, the role of King Negashi, and other significant aspects.

➤ The Museum, focusing on Islamic civilization, Ethiopia's Islamic history, and the role of King Negashi, should be given a significant space within the Community Center.

➤ The museum should be designed in a way that appeals to both Muslims and non-Muslims.

5.2.9 Media Facility:

➤ Approximate Area: 1,000 sq. meters

➤ Maximum Capacity: Dedicated facilities for covering events, activities, and delivering spiritual messages within the center, aiming for wider outreach to the umma. The maximum capacity may vary depending on the specific setups and equipment in the facility.

➤ Features: Dedicated facilities for media coverage of events, activities, and spiritual messages within the Community Center.

➤ The Media Facility, dedicated to covering events, activities, and delivering spiritual messages within the community, should have a dedicated space with easy access to community areas.

These approximate areas and the respective maximum capacities for each facility are based on the recommended total slab area of the Community Center. The actual design and space allocation may vary to meet specific requirements while considering other factors such as circulation areas, utilities, and safety considerations.

5.3 Cluster 3: Commercial Center

Here's a proposal for the design program development of a commercial center with a total slab area of 24,000 sqm, focusing mainly on an office and hospitality tower:

5.3.1 Retail Facility

➤ Proposed Area: Approximately 3,000 sqm

➤ Integration: The retail facility can be situated on the ground floor or within a designated area, easily accessible to AU guests, tourists, and visitors.

➤ Features: Carefully curated high-standard retail stores offering various Islamic artifacts, mats, holy books, and related items.

5.3.2 Office Spaces

➤ Proposed Area: Approximately 6,000 to 9,000 sqm



- The Social Meeting Spaces, including lounges, mini meeting rooms, informal discussion areas, huddle spaces, and counseling rooms, can be grouped together in a designated area.
- These spaces should be easily accessible from the Training and Development Facility and the Social Facilities.

5.2.6 Convention Facilities

- Approximate Area: 5,000 sq. meters
- Maximum Capacity: Consists of multipurpose halls with flexible seating arrangements, capable of hosting large community gatherings, conferences, events, and celebrations, with a maximum capacity determined by the specific seating arrangements.
- Features: A complex of multipurpose halls with flexible seating arrangements for community gatherings, conferences, events, and celebrations.
- The Convention Facilities, comprising multipurpose halls, should be located in a separate area to accommodate large community gatherings, conferences, events, and celebrations.
- The seating arrangements in these halls should be flexible to cater to different types of events.

5.2.7 Cultural & Exhibition Facilities

- Approximate Area: 3,500 sq. meters
- Maximum Capacity: Specialized spaces showcasing the rich heritage of Islamic art, artifacts, culture, and history, with a maximum capacity determined by the space layout and exhibition design.
- Features: Specialized spaces showcasing the rich heritage of Islamic art, artifacts, culture, and history within the Community Center.
- The Cultural & Exhibition Facilities, highlighting Islamic art, artifacts, culture, and history, should be positioned in a prominent area within the Community Center.
- These specialized spaces can serve as a showcase for the rich heritage of Islamic civilization.

5.2.8 Museum

- Approximate Area: 2,500 sq. meters
- Maximum Capacity: Landmark museum showcasing Islamic civilization, Ethiopia's Islamic history, the role of King Negashi, and other significant aspects, targeting both Muslims and non-Muslims, with a maximum capacity determined by the space layout and exhibition design.



- The Research Facility can be positioned adjacent to the Training and Development Facility, facilitating collaboration and knowledge sharing between researchers and trainers.
- It can also share a common space with the Resource Library, offering direct access to academic references for research purposes.

5.2.3 Resource Library

- Approximate Area: 6,000 sq. meters
- Maximum Capacity: Can provide accommodations for up to 2,400 students accessing the collection of Islamic literature, books, and references.
- Features: A comprehensive collection of Islamic literature, books, and references with ample space for study and research.
- The Resource Library, being a central hub of knowledge, can be positioned near the Training and Development Facility and Research Facility for easy access and integration.
- It should have adequate space to accommodate up to 2,400 students.

5.2.4 Social Facilities

- Approximate Area: 8,000 sq. meters
- Maximum Capacity: Offers expanded facilities for children, youngsters, women, and families, including entertainment and health amenities, with a capacity to accommodate a large number of people simultaneously.
- Features: Expanded facilities for various age groups and demographics, providing entertainment and health amenities within the Community Center.
- The Social Facilities, catering to different age groups and demographics, can be integrated into a centralized area.
- This area can include entertainment amenities, health facilities, and recreational spaces for children, youngsters, women, and families.

5.2.5 Social Meeting Spaces

- Approximate Area: Varies based on the specific requirements of lounges, mini meeting rooms, informal discussion areas, huddle spaces, and counseling rooms.
- Maximum Capacity: Each space will have a specified maximum capacity based on their size and intended use.
- Features: Comfortable lounges, mini meeting rooms, informal discussion areas, huddle spaces, and counseling rooms for community members to gather and interact.



5.2 Cluster 2: Community Center

Community Center: Regarding the area allocation for each facility, it can be suggested that based on the total area of approximately 36,000 square meters (slab area).

- Training and Development Facility: Approximately 4,000 sq. meters
- Research Facility: Approximately 3,000 sq. meters
- Resource Library: Approximately 6,000 sq. meters
- Social Facilities: Approximately 8,000 sq. meters
- Social Meeting Spaces: Approximately 3,000 sq. meters
- Convention Facilities: Approximately 5,000 sq. meters
- Cultural & Exhibition Facilities: Approximately 3,500 sq. meters
- Museum: Approximately 2,500 sq. meters
- Media Facility: Approximately 1,000 sq. meters
- Administrative facilities: Approximately 2,000 sq. meters

Again, please keep in mind that these allocations are estimates and can be adjusted based on your specific requirements and constraints. The Community Center is designed to provide various facilities and services to cater to the needs of the community. Considering that the total area of the Community Center is approximately 36,000 square meters (total slab area), here is a breakdown of each facility's approximate area, maximum capacity, and features. It will also describe a suggested layout and integration of the facilities in a more detailed manner:

5.2.1 Training and Development Facility

- Approximate Area: 4,000 sq. meters
- Maximum Capacity: Can accommodate up to 800 people for training, counseling, and research-based interventions.
- Features: A dedicated space for research-based interventions, training, and counseling services.
- This facility can be located in close proximity to the Resource Library, allowing easy access to reference materials and research resources.
- It can also be situated near the Social Meeting Spaces, providing convenient areas for training and counseling sessions.

5.2.2 Research Facility

- Approximate Area: 3,000 sq. meters
- Maximum Capacity: Provides research facilities and can accommodate a variable number of researchers based on the specific requirements.
- Features: A center for research that supports initiatives and encourages contributions from researchers interested in serving the umma.



comfortable working and user environments, and other innovative technological means.

4.3. Submission Deadline Date and Time; Place; Submission Procedures; Contact / Address

Distribution of TOR to Designers is from Ethiopian Islamic Affairs Supreme Council Head Office, Project Office.

- Site tour programs for designers: 16 November -25th of December 2023
 - Design Submission Day: - 25th of December 2023, 4:00pm
 - Closed jury review Days: January 1st -5th 2024
 - Jury report reading: January 7th 2024
 - Competition winners Announcement: January 8th 2024
1. Bid must be opened in the presence of bidders or representative, who chooses to attend in person at Ethiopian Islamic Affairs Supreme council project office (hall) at 2:30PM or 8:30 Local time on the same date.
 2. The Ethiopian Islamic Affairs Supreme council reserves the right to reject the bid fully or partially without being legally responsible.
 3. All competition submissions will become the property of the competition organizer.

5. Design Program

Based on feedback received during a public meeting involving project stakeholders and professionals from the country, the design program for the Islamic center has been prepared as follows:

5.1 Cluster 1: Worship Center

- Main Masjid: A visually prominent and spacious prayer hall, visible from all sides, with separate areas for men and women.
- Janaza Handling Spaces: Dedicated spaces for washing and making ready bodies for sedately Janaza.
- Ablution Areas: Well-designed areas for ritual cleansing before prayer, including showers and toilets.
- Medressa: Quran Memorization (Hifz) facility with dormitories for Hifz students and apartments for scholars.
- Accommodations: Dormitories for Madrasa students, permanent apartments for teachers, furnished spaces for guest scholars, and dormitory-like spaces for groups attending seminars, trainings, Quran competitions, and other events.



4.2. Additional Checklist for Design Consideration

- This is a random collection of checklist items for design consideration. Competitors are advised to utilize their experience in similar projects to elaborate on them.
 - It is not expected to fulfill detailed design requirements according to the following checklist, but innovative proposals in multidisciplinary technical aspects are considered valuable for KNIC.
- I. Special considerations with respect to ease of construction, facilities planning, and organization specific to KNIC.
 - II. Accessibility for all types of users, emphasizing the inclusion of physically challenged individuals at KNIC.
 - III. Sensitivity towards the historic surroundings while incorporating contemporary architectural elements suitable for KNIC.
 - IV. Resonance of quality, durability, and civic importance that Ethiopians can take pride in, considering the symbolic significance of KNIC.
 - V. Promotion of pedestrian movement over vehicular traffic, creating an environment with minimal intrusion from through traffic at KNIC.
 - VI. Balancing openness and security requirements in the design of KNIC.
 - VII. Facilities planning, including considerations for minimal sound and light interference, vehicle ingress locations, authorized persons' vehicle parking areas, and landscaping plan for KNIC.
 - VIII. Creation of a public realm within KNIC, emphasizing its urban presence and symbolism as an important institution in Ethiopia.
 - IX. Rational and functional design, ensuring efficient maintenance, effective use of energy and resources, lifecycle cost, and environmental considerations for KNIC.
 - X. Consideration of ergonomic and anthropometric standards to provide a comfortable and ergonomic design for KNIC.
 - XI. Required rooms, including those listed in Index 1, should be included in the design proposal, prioritizing efficient space utilization and location placement at KNIC.
 - XII. Adequate floor area allocation, considering the required rooms, public spaces, and circulation routes to ensure a well-designed KNIC.
 - XIII. Facility plans that focus on usage efficiency, maintenance ease, durability, sustainability, and lifecycle cost at KNIC.
 - XIV. Incorporation of advanced technologies to enhance KNIC, such as noise reduction, building management systems, technologies for



- Consortium Requirement: Consulting Architects who meet the qualifications outlined above must form a joint venture or consortium with a foreign firm that possesses sufficient experience related to the scope and scale of the project. Alternatively, entrants may employ expatriate professionals and consultants with adequate experience related to the project.
- Collaboration Restriction: Entrants, or their members, may not be members, collaborators, or advisors of other entrants in this competition to ensure independence and fair competition.
- Obligations: Entrants are required to fulfill their obligations throughout the competition. In the case of a consortium, the local counterpart should be appointed as the chief representative to ensure the successful fulfillment of obligations.
- Utilizing Expertise: Entrants may seek cooperation, advice, and assistance from individuals or companies having specialized knowledge, experience, and a proven track record in relevant fields to enhance the quality and innovation of their proposals.
- Renewed Licenses for Winning Entrant: The entrant that submits the winning proposal (referred to as the "winning entrant") must present renewed licenses as Category 1 Consulting Architects [and Engineers], Category II Consulting Architects [and Engineers] (including upgraded professional staff members' profiles), or Category III Consulting Architects [and Engineers] (including merger agreements and profiles of both firms).

4. Guidelines for Submissions

4.1. Design Scope

- a) Participants must submit a design proposal that includes conceptual drawings, renderings, and a written project analysis tailored to KNIC.
- b) The design should include the main prayer hall, ablution facilities, lecture halls, library, community gathering spaces, and administrative areas specific to KNIC.
- c) Flexibility, adaptability, and scalability should be considered to cater for future growth and demand at KNIC.
- d) The design should respect Islamic architectural principles and local Ethiopian architectural heritage, reflecting the cultural significance of KNIC.
- e) Technical proficiency, feasibility, and cost-effectiveness will also be assessed in the context of KNIC.



- e) To continually develop innovative interventions, trainings, and knowledge dissemination for children, youth, women, families, and the society as a whole.
- f) To empower present and future generations with Islamic values and holistic fitness, towards purposeful engagements and moral foundations. It specifically caters for inculcating spiritual maturity within our children in a comfortable, eventful, and embracing environment with a deep understanding of the central role that Islamic education and the correct guidance play in the development of our children.
- g) To establish a research facility, resourceful library, infotainment corridor, and Media Center those enable the center to be a source of knowledge and information. These have to be very welcoming facilities to children, youths, and adults of all background who wants to utilize them.
- h) To establish social and entertainment facilities for youth, children, women, and families catering for Islamic moral and welcoming environment.
- i) To build convention facilities that serve various purposes, including, to host national and international Islamic conferences and events that serve as platforms for intellectual discourse, scholarly exchanges, and the dissemination of Islamic teachings for everyone interested.
- j) To establish commercial facilities for financial independence and sustainable service delivery.

3. Eligibility Criteria

3.1. Eligibility

- For international consulting firms can participate in the competition only joint venture specifically formed for this competition with another consulting architect firm of Category III and above.
- The competition is open to Local Category I, Category II, and Category III Consulting Architects who fulfill the following qualifications:
- Category I: Eligible entrants with the existing Category I qualification are eligible to participate without any additional requirements.
- Category II: Entrants in Category II must upgrade their professional staff members to meet the standards outlined in the professional registration directive by the Ministry of Construction and Urban Development.
- Category III: Entrants in Category III can participate in the competition only through a joint venture specifically formed for this competition with another consulting architect firm of Category III and above



1 Introduction

- 1.1. The King Nejashi Islamic Center, named after the historical figure King Nejashi, holds great significance as a tribute to his remarkable role in protecting the companions (RA) of Prophet Mohammed (SAW) King Nejashi, (Habesha), displayed tremendous Islamic values by welcoming and offering refuge to the companions who sought shelter in his land. This act of hospitality and compassion has left an indelible mark on the history of Islam and represents a key aspect of the project's grandness requirement.
- 1.2. Vision: to create a monumental and resourceful Islamic center that empowers the society for purposeful Life and conveys the magnificent contribution of Ethiopia and Ethiopian Muslims to the world.
- 1.3. Mission: to establish an iconic Islamic center that is dedicated to the spiritual, social, and historical advancement of Ethiopian Muslims where faith, knowledge, unity and justice are promoted.

2. Objectives

- 2.1. The primary objectives of the King Nejashi Islamic Center (KNIC) include:
 - a) To offer an exceptional experience to the local and international community through captivating architecture and a state-of-the-art building aiming at conveying the value of Islam and Muslims' identity in the Ethiopian context.
 - b) To build a grand and iconic Mosque where tens of thousands of Muslims gather to pray and worship the one and only God, Allah S.W in a secure and comfortable environment.
 - c) To establish an Iconic Nejashi Museum in the center over a space, focusing on the contribution of Ethiopia to Islam and Ethiopian Muslims to their religion as well as their country, enabling the center to be an internationally renowned tourism hub. (The museum will guide visitors through the Islamic journey of Ethiopia, starting from the time of King Nejashi, and sheds light on the contributions of various historical figures that have played significant roles to their religion as well as their country but have often been overlooked).
 - d) To provide Islamic educational and training facilities for participants at a time based on the Holy Qur'an and Sunnah of the Prophet Muhammad (pbuh) and practice of his beloved followers (RA).



Ethiopian
Islamic Affairs
Supreme Council

November 15

2023

International Architectural Design
Competition Term of Reference For
King Nejashi Islamic Center Addis
Ababa, Ethiopia

TOR

