

APPENDIX 4 TO CONDITIONS OF TENDER

TECHNICAL CONDITIONS OF TENDER

1. Requirements for Development

- 1.1** The Premises is to be developed in compliance and accordance with all the contents contained within these Conditions of Tender, these Technical Conditions of Tender ("TCOT"), and all the following:

1.1.1 Annex 4-A - 'JTC Design Requirements';

1.1.2 Annex 4-B - 'Other Agencies Requirements';

2. Project Timeline

- 2.1** All proposed capital expenditure works submitted in the proposal shall be completed within **two (2) years** from the date of the tender award.

3. Concept and Outcomes

- 3.1** The former flatted factories in Ayer Rajah have been adaptively reused and new users have been identified for these blocks to support industry growth; and the one-north community. The injection of commercial uses will complement the Ayer Rajah precinct and provide more F&B and lifestyle offerings within the estate. A range of lifestyle offerings (e.g. varied retail/ dining concepts or food options, seasonal activities for different target groups, unique day-to-night transitions) that can appeal to existing demand of weekday working crowds, can draw footfall to the premises throughout the day, and can encourage repeated visits to the premises in the long run are highly encouraged. Apart from offering lifestyle-related concepts, the successful tenderer should also offer a range of exciting events, activities, or workshops throughout the year to inject vibrancy into the precinct and encourage interaction amongst the community.
- 3.2** Tenderers may refer to **Appendix 6** (Evaluation Criteria) for details on the evaluation method and criteria.

4. Urban Design & Planning Guidelines

- 4.1** The successful tenderer shall note that any proposed addition and alteration (A&A) works within 69ARC shall fulfil the JTC Design Requirements and Planning Principles as set out in **Annex 4-A**.
- 4.2** The successful tenderer shall also note that all works proposed should be compliant with Authorities Codes and obtain the necessary Authority Approvals before carrying out any works to the building. Tenderers can refer to a compilation of Other Agencies Requirements as set out in **Annex 4-B**.
- 4.3** Prior approval from JTC via clearance by the Design Review Panel ("DRP") is required before carrying out any works to the building.

- 4.4** Tenderers are encouraged to provide sketches, schematic plans and renders of the final design of the interior and exterior of the premises wherever possible and/or necessary. In addition, tenderers shall provide all necessary information of their proposed concept(s) such that there is sufficient information for evaluation. Upon the Corporation's request, selected tenderers may be invited to make a brief presentation of their concept to the evaluation panel.
- 4.5** For the avoidance of doubt, the tenderer's proposal is for the purpose of the Corporation's evaluation and in this regard, the tenderer shall be fully bound by the contents of their proposal and shall not be entitled to amend or deviate from the proposal after submission of the proposal without the written approval of the Corporation.

5. A&A Works on Premises

- 5.1** The successful tenderer shall ensure that there is a hoarding around the boundaries of their premises upon possession of the Premises. The hoardings shall go beyond normal considerations and compliance to BCA's Building Control (Temporary Buildings) Regulations to reflect the following:
- 5.1.1** The successful tenderer shall ensure that the hoardings are structurally stable throughout the construction period.
- 5.1.2** The hoarding structure shall be aesthetically pleasing to soften the visual impact of the construction hoardings. It is strongly recommended for the hoardings to replicate the look of green, living hoardings like ivy screens. The hoardings shall also include some panels, which give clear notice of the following:
- (i) what to expect in once the A&A works are completed;
- The Corporation reserves the right to request the successful tenderer to update the renders to remain current.
- 5.1.3** The hoarding structure shall include a project information board with start/end dates, work title, as well as contact details for public feedback, at the affected entrances. The board should be weatherproof, visible and give clear notice of the affected areas as well as directions of alternate passage, wherever necessary.
- 5.2** The successful tenderer shall take note and be deemed to be fully aware of the Maximum Permissible Noise Levels for Construction Work under the NEA Construction Noise Control guidelines. A copy of the guidelines may be viewed at <https://www.nea.gov.sg/our-services/pollution-control/noise-pollution/construction-noise-control>.
- 5.2.1** Subject to prior notification to the Corporation, the successful tenderer shall implement appropriate methods/techniques (e.g. sound barriers) at their own costs and expenses to minimise and mitigate noise and generated vibration levels to the surroundings, to ensure that the noise emission levels from the building and construction activities are within the stipulated noise limit. The Corporation reserves the right to request the successful tenderer to implement more noise mitigation measures or cease construction works.

- 5.2.2** If the construction site is within 150m from residential premises, the successful tenderer shall also follow NEA's No Work Rule on Sundays and Public Holidays. No construction activities shall be carried out from 10.00 pm on Saturday/eve of Public Holiday to 7.00 am on the following Monday/day after the Public Holiday.
- 5.3** The successful tenderer shall take appropriate and sufficient dust control measures at the construction site, to ensure that the works would not cause nuisance to neighbouring premises. Dust mitigating measures shall be put in place, where necessary, to avert any potential complaints from neighbouring workers, students and residents. The Corporation reserves the right to request the successful tenderer to implement more dust control measures.
- 5.4** All works are to be confined within the Premises' boundary. There must be no illegal dumping and/or storing of construction materials beyond the Premises' boundaries. The works shall not encroach beyond the Road Reserve Line and/or affect the existing roadside table.
- 5.5** The successful tenderer shall further undertake all necessary preparation works, including but not limited to geophysical scanning, cable detection works and soil investigation works, to meet with the relevant regulatory authorities' requirements.
- 5.6** There shall be no obstruction of Ayer Rajah Crescent and the Launchpad carpark gantry during the A&A works and at all times throughout the tenancy term.
- 5.7** The Premises will be handed over to the successful tenderer on an "as is where is" basis. The successful tenderer shall be deemed to have notice of the actual state and condition of the Premises, and shall take it over in its current state and condition. Any further compliance or improvement works in accordance with the TCOT will be at the successful tenderer's own costs and expenses.

6. Maintenance of the Premises

- 6.1** The successful tenderer shall at all times be responsible for and bear the costs and expenses of ensuring and maintaining:
- 6.1.1** the structural stability of building erected;
 - 6.1.2** the safety of all persons & property within the parameters of the premises, including the period where A&A works are being carried out;
 - 6.1.3** the security of the premises;
 - 6.1.4** the peaceful enjoyment of all tenants, visitors and any person who uses facilities within the premises;

without prejudice to any of the successful tenderer's obligations as set out in this tender packet and any formal agreement between the successful tenderer and the Corporation after the award of the Project.

- 6.2** The Corporation shall not be responsible for any claim, loss, demand, damage, injury, property damage, action, proceeding, cost or expense which the successful tenderer and/or any other person (which term shall include the body corporate) may from time to time suffer in relation to

the maintenance or use of the premises, or in relation to its presence in the premises, including but not limited to issues of building warranties and breaches of security.

6.3 The successful tenderer shall allow the Corporation and its managing agent, free of all fees and charges, immediate access to the manholes within the land parcel for any installation works and/or maintenance purposes. There shall not be any encumbrances or structures on top of the manholes and ducts which will prevent access and/or cause damage. The successful tenderer shall be responsible for the repair costs to the manholes and ducts. The burden of proof shall lie on the successful tenderer.

6.3.1 The successful tenderer shall purchase their own services plans, and if necessary, carry out trial trenches and cable detection works to ascertain the most updated location of the services.

**Annexes to
Technical Conditions of Tender**

Annex 4-A JTC Design Requirements

Annex 4-B Other Agencies Requirements