

APPENDIX 4 TO CONDITIONS OF TENDER

TECHNICAL CONDITIONS OF TENDER

Annex-4A : Design Requirements

Annex-4B : Technical Requirements

APPENDIX 4 TO CONDITIONS OF TENDER

(Unless the context otherwise requires, terms and references used in this Appendix have the same meaning and construction as defined or construed in the Conditions of Tender for the aforesaid Tender.)

ANNEX 4A: DESIGN REQUIREMENTS




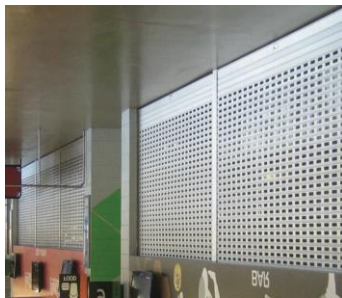
The following are Baseline Standards to be adhered with for the Tender. Visual references are provided only as examples of the minimum standard expected for each item. Tenderers are encouraged to provide beyond the minimum quality of these references, in service of the proposed concept(s) and theme(s).






It is mandatory to adhere to all Baseline Standards.


Without prejudice to the forgoing, the design concept proposal in a Tenderer's submission is for the purpose of evaluation of the Tenderer's design proposal for the Tender. JTC will review the architectural design elements submitted so as to achieve the objectives of the Tender and ensure compliance with the Baseline Standards. In this regard, JTC will require improvements to the Successful Tenderer's proposal for any Baseline Standards which are not adhered to. The Successful Tenderer is required to address comments from JTC and incorporate the necessary changes in the plans when the Successful Tenderer seeks JTC's prior written consent before commencing any Fitting Out Works.

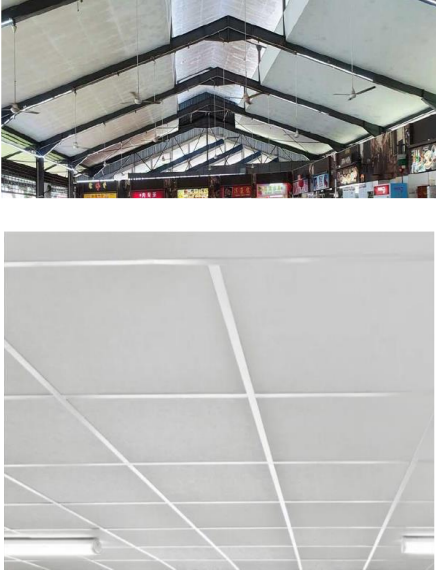

Upon the completion of the Fitting Out Works, JTC will conduct site inspection(s) to verify if the Fitting Out Works have been carried out in accordance with the plans submitted by the Successful Tenderer and approved by JTC.



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, without the written approval of JTC.





Baseline Standards (External Area)		
Item	Baseline Standard	Visual References
Footpaths	<ul style="list-style-type: none"> Evenly paved pathways. To install railings if there are any slopes/steps. 	 
Landscaping	<ul style="list-style-type: none"> Where additional outdoor landscaping is proposed within the allocated area, if any, landscape beds and ground covers are to be provided. 	
Roller Shutter	<ul style="list-style-type: none"> Roller shutters should be installed. It must complement the architectural design and characteristics of the canteen premise. 	





		
Canopy and Shading Devices	<ul style="list-style-type: none"> Retractable outdoor awning should be installed. Outdoor awnings with corporate brandings such as Union Gas are disallowed. 	 
	<p><i>Alternative option:</i></p> <ul style="list-style-type: none"> Flat, permanent canopy in place of awning (with blinds/drop-down curtains allowed in time of rain). 	 


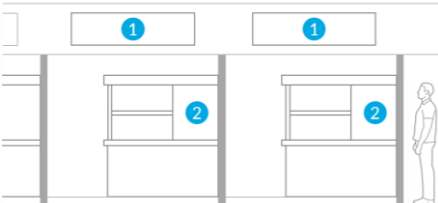
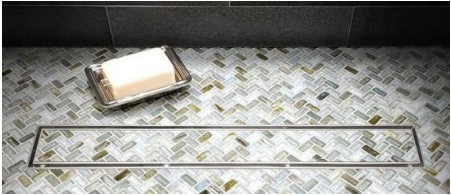
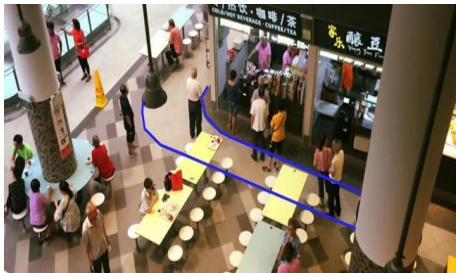
<p>Canteen Signage</p>	<ul style="list-style-type: none"> • The tenant will be allowed one main horizontal signage. • There should be clear display of canteen logo and name. • The signage should be installed at the Outdoor Refreshment Areas (ORAs), and can either be a standalone installation, or integrated with the canopy structure (if new canopy is proposed). • Mounting the signage on the main building façade is not allowed. • The signage must be of high quality, well-designed and complement the fit-out and the look of the building facade. Signage must be backlit and turned on after dark. • No inclusion of sponsor brands on signage. 	
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Baseline Standards (Dining Area)		
Item	Baseline Standard	Visual References
Ceiling	<ul style="list-style-type: none"> • Make good ceiling to clean and tidy condition. • Ceilings may be a continuous plasterboard ceiling or grid ceiling, and finished with paint to match the overall ceiling colour. • If ceiling condition cannot be made good, propose to replace with new panels or new ceiling design. 	
Flooring	<ul style="list-style-type: none"> • Anti-slip, homogenous floor tiles with variations in composition, colours and textures, that matches the overall design of the eating house. • Cement screed and clay tiles are not allowed. 	

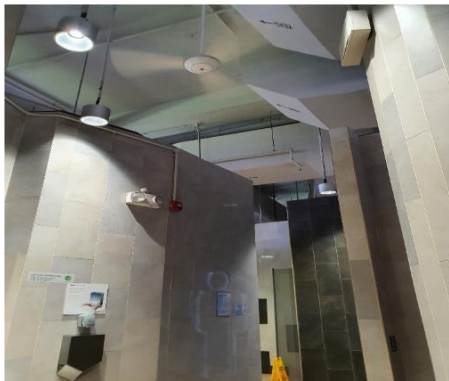


<p>Wall and Pillar</p>	<ul style="list-style-type: none"> • Variations in tiling designs or themed graphics that complement the overall design of the eating house. 	
<p>Handwashing area</p>	<ul style="list-style-type: none"> • Provision of wash basin within the dining area. • Proposed to be sited alongside with tray return corner (tray return racks to be provided by operator), to encourage users to return trays (can wash hands after returning trays). 	

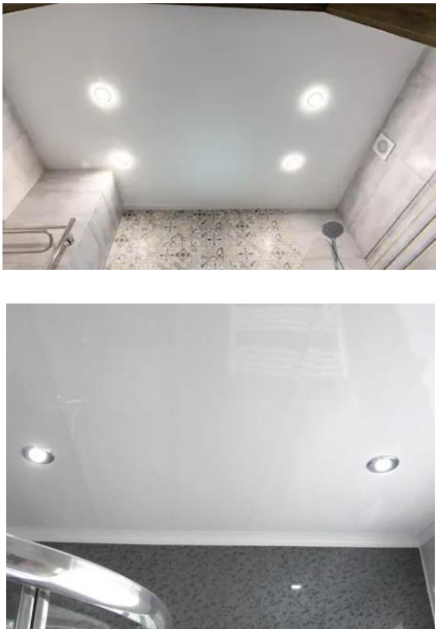


		
Lighting	<ul style="list-style-type: none"> • General lighting with modern and design variations in light fittings • Lighting layout needs to integrate with ceiling design and provides a sufficient lighting level (illuminance of 200 lux) 	 
Fans	<ul style="list-style-type: none"> • Ceiling mounted fans. Different design of fans fittings are allowed. • Wall mounted fans are discouraged. 	



<p>Tray Return Station</p>	<ul style="list-style-type: none"> • Placement of manual tray return racks. 	 
<p>Seating – Tables & Chairs and Typology</p>	<ul style="list-style-type: none"> • Non-mounted tables and chairs • Tables and chairs with modern design and colours that demonstrate individuality and complement the overall design. • It should not be a corporate-branded table (e.g. Union Gas tables). It is preferred to have different sizes of tables to meet different needs of customers. • There shall be adequate space between tables and chairs in the dining area for people to move around. 	 




Baseline Standards (Stalls)		
Item	Baseline Standard	Visual References
Stall Signage	<ul style="list-style-type: none"> All stall signages to use the same board frame provided Graphic design should be simple, clear and elegant, where trading names, supporting logos to be primary identifiers. Hand-drawn, non-professional signage or advertisements will not be permitted. Menu offerings are displayed within a standardized box below the signage. 	 
Flooring of Stall Frontage	<ul style="list-style-type: none"> Scupper drain covers fronting each stall (if any) should be tiled and match the flooring of the dining area. The area in front of the stalls shall be sufficiently wide (minimally 1.2m wide) and demarcated with a different tile finish from the dining area to differentiate it for people movement and queueing. 	 




Servery Counter	<ul style="list-style-type: none">• Homogenous design and colour with tray storage compartment.• Metal servery is not allowed.	
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Baseline Standards (Toilet)		
Item	Baseline Standard	Visual References
Lighting	<ul style="list-style-type: none"> LED white lighting (colour temperature of 3,000K) with motion sensors. Minimum illuminance to be 100 lux. 	
Ventilation	<ul style="list-style-type: none"> Installation of ceiling fans or wall mounted fans. 	 

<p>Ceiling</p>	<ul style="list-style-type: none"> • Ceilings may be plaster board or mineral fibre board, and finished with paint to match the overall design of the toilet. • All pipe works and above ceiling structures are preferred to be concealed. 	
<p>Flooring</p>	<ul style="list-style-type: none"> • Non-slip, homogenous tiles with variations in tile composition, colours and textures. 	
<p>Wall</p>	<ul style="list-style-type: none"> • Homogenous tiles with variations in tile composition, colours and textures. 	

Toilet Door	<ul style="list-style-type: none"> No need for a toilet door. 	-
Cubicles	<ul style="list-style-type: none"> Cubicles with floor mounted separating walls and wooden/plastic doors with textures. 	
Toilet Bowl/ Squat Pan	<ul style="list-style-type: none"> Toilet bowls, with 1 squat pan at the last cubicle Auto flush 	

Other fittings per cubicle	<ul style="list-style-type: none"> • 1 handheld bidet spray • 1 jumbo toilet paper holder • 1 floor trap for drainage 	
Urinal	<ul style="list-style-type: none"> • Wall hung urinals with modesty boards • Auto flush 	
Vanity Mirror	<ul style="list-style-type: none"> • Single piece of mirror (seamless joint lines) or individual pieces of mirror for each basin. 	

		
Basin and Handsoap Dispenser	<ul style="list-style-type: none"> Wall hung basins and soap dispensers. 	
Hand dryer	<ul style="list-style-type: none"> One hand dryer for each toilet (be it wall mounted box or floor standing type). 	
Other fittings	<ul style="list-style-type: none"> Power socket points 	

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ANNEX 4B: TECHNICAL REQUIREMENTS

Whilst every care and attention has been taken in the compilation and preparation of all information, JTC does not warrant that the contents herein represent all the conditions and requirements of the relevant public authorities/Public Utility Licensees in respect of the proposed Fitting Out Works at the Premises or that they are free from errors or omissions whatsoever. The contents herein are subject to changes by the relevant public authorities/Public Utility Licensees concerned.

A summary of the initial services requirements of the relevant public authorities/Public Utility Licensees is set out herein serves only as an indication of the possible work involved with regards to the scope of services requirements and is by no means exhaustive or final.

Mechanical and Electrical (M&E) Systems

1 Conformity with Regulation, Codes, Standards and Specifications

- 1.1 All proposed Fitting Out Works shall comply with the relevant codes of practices, standards and regulations stipulated by the relevant authorities of Singapore.

2 Diversion and Provision of Utilities Services (if applicable)

- 2.1 The Successful Tenderer shall ensure that the following requirements are complied with:
 - 2.1.1 Consult and liaise directly with the relevant public authorities/Public Utility Licensees regarding the actual locations of all service mains within the Premises and on the requirements and conditions for services diversion and provision, if any, prior to the commencement of Fitting Out Works. All necessary precautions shall be taken by the Successful Tenderer to safeguard the service mains before they are diverted.
 - 2.1.2 Ensure that all service mains that do not need to be diverted are identified and provided with protection, if necessary, during the Fitting Out Works of the Premises. The cost of repairs to any damaged service main as a result of work carried out by the Successful Tenderer shall be borne by the Successful Tenderer.
 - 2.1.3 Arrange with the relevant public authorities/Public Utility Licensees and pay for the cost of any diversion and/or “capping off” of existing services, provision of service mains and connection fees if any, in connection with the proposed Fitting Out Works at the Premises.

- 2.1.4 Consult and liaise directly with the relevant public authorities/Public Utility Licensees to provide all the internal distribution for water, electricity, gas, drainage and sanitary discharge for the proposed Fitting Out Works at the Premises.
- 2.2 The Successful Tenderer shall comply with all the necessary requirements as stipulated by the relevant public authorities/Public Utility Licensees.
- 2.3 The Successful Tenderer shall at its own cost and expense install separate utility meters and pay for consumption of utility direct to the Public Utilities Board (PUB), SP Services Ltd and SP PowerGrid Ltd.
- 2.4 The Successful Tenderer shall at its own cost and expense make its own arrangements with the relevant service Departments or public authorities and shall pay for its own service connection including any diversion and provision of service mains. The Successful Tenderer shall also provide for its own internal distribution for water, electricity and sanitary discharge including sewer line, construction of substation or transformer in connection with the proposed usage. Any new service lines serving the Premises shall be contained within the boundary of the Premises.
- 2.5 The Successful Tenderer shall also comply with the requirements of the relevant Departments or public authorities in relation to his service requirements such as provision of an electrical substation or transformer room etc. if required by SP PowerGrid Ltd.
- 2.6 The Successful Tenderer shall liaise with the Telecommunication System Licensee pursuant the provisions of the Telecommunications Act, for the telecommunication supply at the Premises.
- 2.7 If necessary, the Successful Tenderer shall provide the facilities for telecommunication services, such as Telecom riser ducts, lead-in pipes and manholes etc., within the Premises. All Telecom facilities shall be provided according to the prevailing Infocommunications Media Development Authority (IMDA) of Singapore's "Code of Practice for Info-communications Facilities in Buildings".
- 2.8 The Successful Tenderer is advised to approach the Telecommunication Facility Co-ordination Committee (TFCC) and StarHub Cable Vision Ltd (SCV) early during the planning stage for consultation on the location and diversion of existing Telecom services with the Telecommunication System Licensees, proposed connection and design of Telecom facilities. The detailed Telecom facilities shall be submitted and duly verified by TFCC and SCV, and approved by IMDA of Singapore prior to commencement of works.

Civil and Structural (C&S)

JTC will not permit any structural changes to the Premises (for e.g. no tampering of structural elements of the Premises under any circumstances).

All proposed works shall comply with the relevant codes of practices, standards and regulations stipulated by the relevant authorities of Singapore.

The Successful Tenderer shall ensure that the following requirements are complied with: -

1 Canopy and Shading Devices

1.1 The Successful Tenderer shall engage a Professional Engineer (C&S):

- 1.1.1 To design the connection between the Tenderer's proposed canopy and shading devices and structural elements of the Premises, and to verify if the existing structural elements can support the load of the proposed canopy and shading device(s).
- 1.1.2 To undertake design, plans submission and obtain approvals from relevant authorities for the proposed canopy and shading device(s).
- 1.1.3 To design surface runoff drainage from proposed canopy and shading device(s), and to obtain approvals from relevant authorities.