

**APPENDIX 4 TO CONDITIONS OF TENDER**

**TECHNICAL CONDITIONS OF TENDER**

**Annex-4A** : Urban Design Guidelines (UDG)

**Annex-4B** : Technical Requirements

**Annex-4C** : Design Review Panel (DRP)

## **APPENDIX 4 TO CONDITIONS OF TENDER**

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### **ANNEX 4A: URBAN DESIGN GUIDELINES (UDG)**

The following are guidelines to be adhered with for the Tender. The Successful Tenderer shall ensure that the guidelines stated in this Tender are complied with throughout the tenancy Term.

JTC will review the architectural design elements submitted in the Tenderer's Quality Proposal so as to achieve the objectives of the Tender and ensure compliance with the UDG. In this regard, JTC will require improvements to the Successful Tenderer's proposal for any UDG 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 works at the premises.

The Successful Tenderer shall also adhere to all estate requirements for one-north, as outlined in the one-north estate requirements.

Upon the completion of the CAPEX Works, JTC will conduct site inspection(s) to verify if the 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.

*Please refer to "Annex 4A\_UDG.pdf" for more details.*

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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 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 any works at the Premises. 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, throughout the construction period of the Premises. The cost of repairs to any damaged service main as a result of works 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 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 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.
- 2.9 Additional comments from SP Power Grid:
- 2.9.1 There are underground electricity cables in the vicinity of the premises. If the tenant has to carry out earthworks in the vicinity of the cables, their contractors shall engage the services of licensed cable detection workers to

carry out the cable detection work prior to the commencement of earthworks. All necessary precautionary measures must be taken to prevent damaging the cables at the work site.

- 2.9.2 The contractors can contact Earthworks Surveillance & Patrolling Section's Mr Benny Quek, Principal Engineer at Tel no. 69165150 regarding cable damage preventive measures. The contractors are required to submit notices to SP PowerGrid at least 7 days prior to earthworks (including trial trenches) in the vicinity of high voltage electricity cables under the provisions of the Electricity Act.
- 2.9.3 The contractors are advised to acquire a set of drawings for the electricity cables around the proposed work area. For further details on cable plan requests, please contact Mapping & Earthworks Administration Section at Tel No. 69165022.
- 2.9.4 For proposed earthworks which are likely to affect the cables and need cable diversion/protection/suspension etc, after the cable detection work is done, the contractors can request for diversion via our SP e-Business Portal located at <https://ebiz.spgroup.com.sg/index.html> or contact the following officers:
- For 22kV and below cables, please contact Mr Jay Tan Wei Jie, Senior Engineer of Distribution Network Central Section at Tel No. 69166406 or email: [tanweijie@spgroup.com.sg](mailto:tanweijie@spgroup.com.sg)
  - For 66kV cables, please contact Mr Shiva Raj, Principal Engineer of Regional Network West 66kV Section at Tel No. 69165557 or email: [shivaraj@spgroup.com.sg](mailto:shivaraj@spgroup.com.sg)
  - For 230kV and above cables, please contact Mr Mohamed Shariff Bin Mydin A S, Senior Technical Officer of Extra High Voltage Network Section at Tel No. 69165483 or email: [mohamedshariffmydin@spgroup.com.sg](mailto:mohamedshariffmydin@spgroup.com.sg)
  - For cable tunnels, please contact Mr Kua Siang Meng, Principal Engineer (Facilities Management Section) at Tel No. 69166008 or email: [kuasiangmeng@spgroup.com.sg](mailto:kuasiangmeng@spgroup.com.sg)

The contractors shall notify SP PowerGrid 6 months before the commencement of earthworks affecting distribution cables and 24 months if the work involves transmission cables (66kV and above). The cost of cable diversion / protection / suspension incurred by SP PowerGrid shall be borne by the requesting party. The contractors shall not commence the proposed earthworks until the affected cables are diverted/protected/suspended

- 2.9.5 Please consult Mr Chong Ghee Soon, Principal Engineer of Distribution Planning Section at Tel No. 69168689 or email: [gheesoon@spgroup.com.sg](mailto:gheesoon@spgroup.com.sg) if you need information on substation and connection requirement, etc. for your proposal and Mr Tan Juay Hwee, Senior Technical Officer of Distribution Planning Section at Tel No. 69168385 or email: [tanjuayhwee@spgroup.com.sg](mailto:tanjuayhwee@spgroup.com.sg) for matters on substations to make way for redevelopment works.

- 2.9.6 If the tenant needs further clarification on cable damage prevention measures, please contact Mr Benny Quek, Principal Engineer of Earthworks Surveillance & Patrolling Section at Tel no. 69165150 or email: quekgh@spgroup.com.sg.
- 2.10 Please refer to “**Annex 4B\_PUB Requirements**” for additional comments and guidelines from PUB.

## **Environment**

### **1 Tree Conservation Area**

- 1.1 The premise falls within a Tree Conservation Area/ vacant land. Pursuant to section 14 of the Parks & Trees Act (Cap.216), any tree with a girth exceeding one metre (measured one metre from the ground), growing on any TCA or any vacant land shall not be cut except with the prior approval of the Commissioner of Parks and Recreation. The tenant is therefore reminded to apply for the Commissioner’s approval under section 14 of the Parks and Trees Act to cut trees of more than one meter girth in the site.

### **2 Regulated activities under the Parks and Trees Act**

- 2.1 If the tenant intends to carry out any regulated activities under the Parks and Trees Act and its Regulations arising out of or pursuant to the use of the site, he must seek the Commissioner of Parks and Recreation’s (“Commissioner”) approval before doing so. Before seeking the Commissioner’s approval, the tenant is required to consult the Commissioner, through NPARKS\_GDP@nparks.gov.sg at the planning and design stage of the development works concerning the site. The tenant is required to present the following at the consultation:
- 2.1.1 A survey plan (dated not more than 2 years from the date of this letter) of the site and its peripheral roads, at a scale of at least 1:500. The plan must also clearly indicate the location, species, height and girth of trees at the site; and
- 2.1.2 All other relevant additional information such as plans on construction hoardings.
- 2.2 The tenant is also reminded to adhere to the Parks and Trees Act and its Regulations, relating to the following requirements in respect of the green verge(s) / road table(s) / green buffer(s) surrounding the site. Further details of these requirements can be found in NParks’ “Guidelines on Greenery Provision and Tree Conservation for Developments”. It is available for downloading at <https://www.nparks.gov.sg/partner-us/development-plan-submission/guidelines-on-greenery-provision-and-tree-conservation-for-developments>.
- 2.3 All developments at the premises shall not encroach on the green verge(s) surrounding the site, nor shall it affect any roadside table surrounding the site.

- 2.4 The tenant shall ensure that the green verge(s) abutting the site are not to be affected by the development and use of the site, including without limitation:
- 2.4.1 Ensuring that the construction or provision of any vehicular ingress/egress, acceleration/deceleration/storage/ vehicular lanes, services access, bus stops, and any structure required under statute to be erected to divert or reconstruct services or road features/elements, shall not affect the trees and plants located in the green verge(s);
  - 2.4.2 Ensuring that the green verge is kept clear and shall be free from obstructions and encumbrances at all times, including without limitation bicycles parked on the green verge or items left on the green verge;
  - 2.4.3 Ensuring that vehicular and service access points, pick-up/drop-off points, taxi lay-bys, loading/unloading bays and fire engine hard-standing areas are to be located within the site and not within the green verge(s); and
  - 2.4.4 Ensuring that there is no change of soil level to the green verge(s) without prior approval from the Commissioner.
- 2.5 The tenant shall ensure the development on site complies with the requirements for green buffers, including without limitation the following:
- 2.5.1 The green buffers must be free from any encroachment above ground, and/or any structures or services are to be recessed to at least 2-metre below ground level and are not to slope with gradients steeper than 1:2.5; and
  - 2.5.2 The width of the green verge shall be in accordance to LTA's standard road code for that category of road or aligned with the existing green verge along the road, whichever is wider.

If there is any indication that the works at the site will affect the green verge(s) / road table(s) / green buffer(s) in any way whatsoever, the tenant must seek the Commissioner's approval as set out in paragraph 5 of this letter, as well as the approval of the other applicable authorities under the relevant legislation, for the conduct of the works that will affect the green verge(s) / roadside table(s).

### **Height limit**

The tenderer shall ensure that the following requirements from DSTA are met:

- 1.1 All developments, structures and fixtures on the said Land shall not exceed the maximum height of 160 m Singapore Height Datum (SHD). Such developments, structures and fixtures include those on the roof tops, whether permanent, temporary, transient or stationary (including but not limited to the building superstructure, TV antennae, water tanks, lift motor rooms, cranes, maintenance equipment, lightning conductors, moving objects, vegetation etc.) and all construction equipment and temporary structures (including but not limited to cranes, piling rigs, etc.) which shall all be subject to the same height limit.

- 1.2 Republic of Singapore Air Force's (RSAF) clearance shall be sought for the use of construction equipment and temporary structures above 120 m SHD (Email: Height\_Control@defence.gov.sg ). If the tenant wishes to pre consult RSAF on the maximum allowable height for the use of construction equipment and temporary structures, the tenant can consult RSAF with a copy of this letter. For civil aviation height and requirements, please consult the Civil Aviation Authority of Singapore ("CAAS"). The more stringent height restriction(s) from the respective agencies shall apply.

All capital and operating costs or expenses incurred to meet all the above conditions and requirements will be borne by the tenant.

### **Civil and Structural (C&S)**

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 No Structures on Plot 1**

- 1.1 The Successful Tenderer shall ensure that there are no structures, piling, large trees, or retaining structures, whether temporary or permanent, sited over or close to the underground services on Plot 1 (see area in yellow labelled "1" in image below), as per relevant public authorities' requirements.
- 1.2 The Successful Tenderer shall conduct services detection and trial trenches to ascertain the exact alignment and depth of the services prior to the commencement of the design of Plot 1.





## 2 Diversion of Public Bus Stop along Media Circle

- 2.1 The Successful Tenderer shall remove the existing bus stop number 18201 (see “X” in image above), Mediacorp Campus, along Media Circle, and make good of the ground finishing at its own cost and expense so as to facilitate the pedestrianization of Plot 1 based on JTC’s UDG.

## 3 Minor Infrastructural Works Outside Tenancy Boundary

- 3.1 To enhance the safety of motorists and the walking experience of pedestrians as part of pedestrianized street, the Successful Tenderer shall work with LTA/JTC, at his own cost and expense, adjust/reconstruct the proposed merge lane, seamlessly connect the side table between MP10 and MP9, signage and related works as indicated in “**Annex 4B\_TR.pdf**”.
- 3.2 The design of minor infrastructure works shall comply with LTA’s and other agencies’ requirements. These shall be handed over to LTA/JTC for maintenance upon completion, to the satisfaction of LTA and other agencies.
- 3.3 The Successful Tenderer shall at his own cost and expense, maintain the related infrastructure works until such a time when they are handed over to LTA/ JTC.

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### **ANNEX 4C: DESIGN REVIEW PANEL (DRP)**

The Successful Tenderer is required to adopt the UDG in Annex 4A of the Technical Conditions of Tender and submit the development proposal to JTC for review under the Design Review Panel (DRP) prior to the development control approvals from the Competent Authority.

The DRP process is as follows:

- a. The Successful Tenderer can choose to present a preliminary design to JTC for pre-consultations. The Successful Tenderer shall present the final design to DRP and obtain DRP approval prior to submitting for development application to the Competent Authority;
- b. An estimated lead time of 3 weeks would be required to activate the DRP.
- c. The formal DRP approval that would be issued could be with or without conditions to be incorporated into submissions for planning approval. The Formal DRP approval would be issued within 7 working days from the DRP session.

The Successful Tenderer's contents of the presentation to DRP shall include the following:

- i. Write-up of Overall Proposal and Design Concept;
- ii. Sketch Plans (floor plans, Sections, Elevations and landscape plans);
- iii. Architecture Model at 1:500 scale (which will remain as JTC's property)
- iv. Lighting Proposal;
- v. Landscape Proposal;
- vi. Building Material Palette;
- vii. Summary of items seeking deviation from the UDG; and
- viii. A softcopy of 3D massing model in level of detail 2 (LOD-2) format to be submitted either during the DRP session or the plan endorsement process. Acceptable file formats are SKP and FBX (preferred), 3DS, SHP, KMZ, MAX, DAE.