

APPENDIX 4 TO CONDITIONS OF TENDER TECHNICAL CONDITIONS OF TENDER

1. Requirements for Precinct

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, and all the following:

1.1.1 **Annex 4-A** – ‘Urban Design Guidelines’;

1.1.2 **Annex 4-B** - ‘Addition & Alteration (A&A) Guidelines from URA’;

1.1.3 **Annex 4-C** – ‘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 This new lifestyle cluster at Rochester Park is intended to serve industrialists one-north, surrounding business school students, and members of the public beyond one-north. 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 draw footfall to the premises throughout the day and 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 As the precinct is in close proximity to residential estates, all noise-generating activities shall cease by **10.30pm** daily. In addition, the successful tenderer shall implement mitigating measures within the premises to minimise noise and traffic dis-amenities throughout the tenancy term.

3.3 Tenderers may refer to **Appendix 6** (Evaluation Criteria) for details on the evaluation method and criteria.

4. Urban Design & Planning Guidelines

4.1 All proposed Outdoor Refreshment Areas (ORA), if allowed, shall be sited to face Dover Close East and away from Dover Heights HDB.

4.2 The successful tenderer shall note that any proposed addition and alteration (A&A) works to the buildings in Rochester Park are guided by the Conservation Guidelines for Bungalows as set out in **Annex 4-B**. More information can also be obtained from this link: <https://www.ura.gov.sg/Corporate/Guidelines/Conservation/Conservation-Guidelines/Part-2->

[Planning-Parameters-and-Restoration-Guidelines/Bungalows](#). Prior approval from URA is required before carrying out any works to the conserved building(s). The carrying out of works without prior approval from URA constitutes an offence under the Planning Act (Cap. 232). Please visit <https://www.ura.gov.sg/Corporate/Guidelines/Conservation/Additions-Alterations> to find out more.

- 4.3 The Urban Design Guidelines (“UDG”) set out in **Annex 4-A** of these Technical Conditions of Tender is formulated to express the Corporation’s planning vision for one-north.
- 4.4 The Urban Design Guidelines shall be fully complied with and will be part of the Other Criteria to be evaluated, as set out in **Appendix 6** (Evaluation Criteria).
- 4.5 Without prejudice to the forgoing, the design and space planning in a tenderer’s submission is for the purpose of evaluation of the tenderer’s concept proposal for this tender. The final design may be subjected to further evaluation by and recommendations of the Corporation to ensure compliance with the UDG, and in this regard, the Corporation may grant waivers of parts of the UDG or require improvements to the successful tenderer’s proposal.
- 4.6 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.
- 4.7 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. Architectural Design Guidelines

- 5.1 The successful tenderer is to comply with the following design requirements:
 - 5.1.1 Any works conducted to the B&W bungalow must be compliant to URA’s conservation guidelines and obtain necessary authority approval via submission by a certified QP/PE.
 - 5.1.2 There should be no removal of mature trees on site due to one-north status as a Tree Conservation Area (TCA). Works that may possibly impact any trees on site should take into account any mitigation strategies (ie Tree Protection Zone) as stipulated by NPARKS. Any impact on trees should also obtain necessary authority approval via submission by a certified QP/arborist.
 - 5.1.3 Any services supporting F&B activities and uses should be designed to minimize dis-amenities to members of the public.
- 5.2 The successful tenderer is to incorporate the following rectification works as follows:
 - 5.2.1 Uneven surfaces within 5m extent of B&W bungalow footprint
 - 5.2.2 Accessibility requirements from passenger drop-off/public transport node to Block

- 5.2.3 Structural integrity of B&W bungalows which may impose safety risk to building occupants, customers, and patrons
- 5.2.4 LED lighting features and lush landscaping with multiple plant species along driveway
- 5.2.5 Refresh block signage using existing concrete plinth
- 5.2.6 Upgrading of bin centre with suitable durable finish
- 5.2.7 Incorporate connecting footpaths between Blocks 44, 45, 6 and 7
- 5.2.8 Incorporate connecting footpaths between Blocks 3, 4 and 5
- 5.2.9 Erect staircase connection between Block 7 ORA area and Rochester Commons
- 5.2.10 Hack and replace asphalt road surface with potholes and in poor condition

6. A&A Works on Premises

6.1 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:

- 6.1.1 The successful tenderer shall ensure that the hoardings are structurally stable throughout the construction period.
- 6.1.2 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.

- 6.1.3 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 weather proof, visible and give clear notice of the affected areas as well as directions of alternate passage, wherever necessary.

6.2 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>.

- 6.2.1 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.

- 6.2.2** As the construction site is within 150 m 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.
- 6.3** 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.
- 6.4** 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.
- 6.5** 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.
- 6.6** There shall be no obstruction of Rochester Park road during the A&A works and at all times throughout the tenancy term.
- 6.7** 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 UDG will be at the successful tenderer's own costs and expenses.

7. Maintenance of the Premises

- 7.1** The successful tenderer shall at all times be responsible for and bear the costs and expenses of ensuring and maintaining:
- 7.1.1** the structural stability of building erected;
 - 7.1.2** the safety of all persons & property within the parameters of the premises, including the period where A&A works are being carried out;
 - 7.1.3** the security of the premises;
 - 7.1.4** 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.

- 7.2** 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.
- 7.3** 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.
- 7.3.1** 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 Urban Design Guidelines

Annex 4-B Addition & Alteration (A&A) Guidelines from URA

Annex 4-C Other Authorities Requirements