



#	INQUIRY	RESPONSE
6	Are dimensions given in the brief fixed or tolerable for minimal adjustments?	Yes, it is tolerable with minimal adjustments.
7	Re-confirmation that this building will be designed with a basement. Please note that, area is getting flooded, larger pump room may be need though this requirement is given in the brief.	This building should be designed with a basement and a pumping station.  The Employer prefers a basement parking.
8	Is there an existing parking or do we need to provide parking spaces as per regulation? For this specific building it will require 8% of total built-up area and not lesser than 50% of footprint.	Parking space should be incorporated as per the regulation.
9	Will you require separate entrance/lobby for commercial offices for lease? It is mentioned to have separate/designated lift for commercial and PSM.	No. A single Entrance is acceptable, and segregation can be done once an individual has passed through reception / security area.  No individual should be able to pass the reception without clearance unless carrying a pass.
10	For Commercial Office Lease, is there any specific size or number of offices required based on study? It is mentioned to have 3 separate areas per floor, does this mean that we maximize the plot and divide it into 3?	Yes, the Tenderer is to maximize the plot and divide it into 3 parts so that the Employer can lease the whole floor, or part of it as required by prospective tenants.
11	It is assumed that equipment that will be stored/placed in this structure, will there be a required temperature to be maintained 24 hours like the UPS, Control room and Internet Server Room? If so, will you require any specific Airconditioning System?	Control rooms, Studios, Server room, Electrical panel room, UPS room & other technical area's temperature should be maintained at 22C. The Employer prefers VRV type in general. However,  (a) The Tenderer shall propose a different Air-conditioning solution for Editing/Dubbing Suites, Controls and Studio based on noise level. (The required quietness in such areas is between 25 to 30 decibels) (b) The Server Room's <u>Main</u> Air-conditioning solution shall be independent from rest of the buildings Air-conditioning. (c) For the Server Room, an under-floor air distribution system is preferred, although ducted systems are acceptable. In either system, racks need to be arranged in a hot isle/cold isle configuration. If under

		<p>floor, the raised floor must be designed to accommodate the air flow, and support weight of fully loaded server racks.</p> <p>(d) Server Room's cooling and humidity control should be via an independent AC system (i.e., not connected to main building system), with a return air design point temperature and relative humidity of 72°F (±2°F) and 45% (±5%), respectively.</p> <p>(e) There should be sufficient clearance (minimum 4') between the A/C unit and Racks from all directions to avoid potential damage from water leaks, as well as to allow for maintenance access.</p> <p>(f) Server Room shall have a back-up cooling solution (Split Type or VRV from main buildings cooling system.)</p>
12	<p>It is mentioned that building should be designed as a connecting building for future expansion. Should we assume that structures in left side, will be renovated or reconstructed as well and prepare connecting link as well?</p>	<p>Yes, Contractor should assume that structure in the left side will be reconstructed as well be connected in future.</p> <p><i>The Employer encourages site inspection.</i></p>
13	<p>Building height, as per regulation can be at its maximum 253 meter respectively wherein 15 storey + GF + Basement will be more than enough, hence 17 levels might require special permission. Please reconfirm if we are to design with this number of levels.</p>	<p>Yes. The Employer does not object in the increase if height if it does not substantially increase the cost, and if its permissible.</p> <p><i>In addition, the Employer is also willing to accept variations (reduction) in the floor height (in other office floors) to compensate the requirements of the technical / studio floors.</i></p>

