**Kings Garden**

**GENERAL AREA TABULATION**

**Pool&Spa - 285sqm**

**Pool – 15X5 m**

**APPENDICES**

**These Appendices form part of the Agreement.**

**Appendix 1: Scope of Services**

**General**

**Design intent recognizes the importance of the recreation facilities in a destination hotel resorts, and provides indoor swimming Pool and Spa treatment areas.**

**Selected design consultant should liaise with Hotel operator and architects/interior designers to provide coordinated design concept and technology of facilities. The coordination should be established from the very beginning on order to allow structural construction works to commence on time.**

**Pool and Spa Consultancy Services include:**

**PHASE 1|SCHEMATIC DESIGN**

**Scope**

**- Establish performance requirements for Spa and pool.**

**- Design a comprehensive schematic Spa and Pool concept with consideration to client, local and site**

**requirements under the coordination of the architect.**

**- Recommend types of finishes and locations for general areas and specialist areas as appropriate to**

**accord with agreed design approach.**

**- Develop a preliminary catalogue of specific requirements for the finishes, and technical provisions.**

**- Prepare preliminary Spa and Pool layouts of the proposed design.**

**- Provide all information necessary for the MEP engineer.**

**- Assist in providing a cost estimate summary from Phase 2: Schematic Design.**

**- Prepare technical task for MEP requirements**

**Deliverables**

**- Drawings List.**

**- Final design report incorporating:**

**• Developed Spa and Pool design details.**

**• Specification of the detailed performance requirements**

**• Draft Spa and Pool specification clauses.**

**- Physical sketch models.**

**- Contributions to:**

**• Monthly Report.**

**• Design Presentation.**

**- Prepare Spa and Pool Report.**

**- Plan Spa and Pool layout drawings @ 1:100/200.**

**- Section Spa and Pool layout drawings @ 1:100/200.**

**- Plan for MEP systems connection points.**

**- Spa and Pool design report, including:**

**• Spa and Pool strategy narrative text & diagrams.**

**• Updated Spa and Pool specification.**

**• Updated Spa and Pool equipment schedules & fixtures.**

**• Updated Spa and Pool Service performance specification**

**• Updated Spa and Pool calculations for MEP systems connections.**

**PHASE 2| DESIGN DEVELOPMENT**

**Scope**

**- Provide advice to the Design Team on Spa and Pool aspects of the proposed designs and discuss compliance with the Architectural, MEP and Structural design parameters as set down in the Concept Design stage.**

**- Develop design details of any specialized construction.**

**- Spa and Pool specification clauses**

**- Development of standard details and construction details for Spa and Pool;**

**- Participate in the Permitting Process for façade (if any), which includes external lighting where necessary with the following.**

**• Assist the Client in obtaining all necessary approvals**

**• Consult with Approving Authorities as appropriate about matter of principle in connection with the design of the works and to agree the strategy (preliminary discussion).**

**• Make amendments to the design to comply with requirements of planning authorities.**

**• Assist the Planning Consultant to prepare the Planning Strategy and to best**

**ensure the successful planning consent.**

**• Agree the long-term systematized approach for staged consultation and approval of the Spa and Pool strategy with performance requirements throughout the project.**

**- Arrange and prepare information for Pre-application discussions.**

**- Assist others in submitting revised planning applications and present the scheme to all third parties pursuant to the application.**

* **Respond to queries raised through the planning process, including provision of supporting material if required**
* **Assist in discharge of conditions attached to Planning Consent.**
* **Make revision to the design to deal with any conditions required by the planning authorities.**
* **Prepare technical task for MEP requirements**

**Deliverables**

**- Drawings List.**

**- Spa and Pool Strategy Report.**

**- Contributions to:**

**• Monthly Report**

**• Design Presentation.**

**- Prepare End of Stage Spa and Pool Report.**

**- Produce physical sketch models.**

**- Spa and Pool Materials, Accessories and Equipment Schedule.**

**- List of Long Lead Materials.**

**- Review of Spa and Pool fit-out.**

**- Spa and Pool Design and Controls.**

**- Input into statutory planning application.**

**- Spa and Pool design report, including:**

**- Spa and Pool strategy narrative text and diagrams.**

**- Spa and Pool design details**

**- Spa and Pool specification.**

**- Spa and Pool equipment schedules.**

**- Spa and Pool Service performance specification.**

**- Spa and Pool IFC Package**

**- Construction Documentation Details, Schedule, Final Specifications, Final Calculations in coordination with all other disciplines.**

**- Plan Spa and Pool layout drawings @ 1:100/200**

**- Section Spa and Pool layout drawings @ 1:100/200**

**- Plan for MEP systems connection points.**

**- Cross-sections with structural and architectural finishing levels of floor, wall, ceiling**

**- Technical specification of equipment**

**- Technical space for the equipment**

**- Structural design of Spa and Pools, including required service areas unde4r and around the pools**

**- Finishes in coordination with Architects/Interior Designers.**

**- Full list of specifications**

**- Technical data sheet of equipment**

**- Spa and Pool design report, including:**

* **Spa and Pool strategy narrative text & diagrams**
* **Spa and Pool specification**
* **Spa and Pool equipment schedules**
* **Spa and Pool service performance specification**
* **Spa and Pool quantities schedule.**
* **Spa and Pool calculations for MEP systems connections.**

**PHASE 3| TENDER & CONSTRUCTION ADMINISTRATION**

**Scope**

**- Participate in the tender evaluation of the lighting packages of work, attending contractor interviews as required**

**- Assist the Project / Construction Manager in bidding the project**

**- Review of shop drawings, site visits to review the progress of the works and general conformance to the contract drawings, a substantial and final completion inspection and review of the contractor’s pay application**

**- Site visit and inspection of the works. (4 total visits allowed)**

**- Completion works, include the undertaking of lighting measurements in the building as necessary. A final report would be submitted for the Client's attention.**

**Deliverables**

**- Prepare and issue addenda, design and document integrations over the course of construction as may be required**