**GENERAL AREA TABULATION**

**APPENDICES**

These Appendices form part of the Agreement.

**GENERAL AREA TABULATION**

Hotel Building compromises one underground and four upper floors.

Main kitchen area is located on basement floor.

All day dining and bar with open terrace and Kitchen are located on ground floor.

Swimming Pool, SPA, GYM among other premises.

Gross Floor Area -10,199 sq.m

Number of guestrooms -81

Art Gallery is presented in Separate building within 200 meter from Hotel-approx. 2,200 sq.m building: wine cellar, storage area, Gallery and offices are main premises of the building

**Appendix 1: Scope of Services**

**General**

Lighting Consultancy Services include:

PHASE 1|CONCEPT DESIGN

**Scope**

* Confirm design deliverables plan.
* Prepare Outline Design Brief and Tender Brief.
* Review the existing design drawings to develop an understanding of the existing building type
* Undertake environmental light surveys to determine ambient and background light levels
* Provide a site observation / discovery of the existing conditions in the area of work.
* Visit site to inspect the location of the development
* Identify appropriate lighting standards and the acceptable local planning requirements
* The lighting strategy will consider the following key components:
* Design related, artistic, technical and financially economic aspects
* Holistic light concept throughout various spatial structures, uses, and user-specific demands,

integrating architectural vision.

* Architectural lighting: overall analysis of the site, landscape and assessment of façade

construction, treatment of internal and external spaces and guidance on acceptable

 performance standards.

* Consider requirements of maintenance, facility management, and lamp and luminaire product.
* Assist in preparation of the agreed upon lighting budget.
* Prepare design program detailing the activities and inputs necessary to meet the project timeline

requirements and work with the Design Team to coordinate program with other disciplines.

**Deliverables**

* Contributions to:
* Monthly Report.
* Design Presentation
* End of Stage Lighting Report.
* Defined building design standards and criteria.
* Lighting Concept Report highlighting:
* Key issues
* Necessary design parameters.
* Analysis of Initial Briefing Material and Stakeholder requirements
* Drawings List.
* Lighting Strategy.
* Preliminary Lighting Plans and Controls Strategy.
* Illustrative plan drawings (NTS).
* Illustrative lighting application extents drawings (NTS).
* Lighting concept illustrations and visualizations (sections and perspectives).
* Strategic lighting computational prototyping.
* Lighting strategy narrative text and diagrams.
* Control strategy narrative
* Indicative lighting equipment pallet.
* Design program.

PHASE 2|**SCHEMATIC DESIGN**

**Scope**

* Establish performance requirements for internal and external lighting.
* Design a comprehensive schematic lighting 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 illumination, the lighting fixtures,

finishes, and technical provisions.

* Prepare preliminary lighting layouts of the proposed lighting-design.
* Provide all information necessary for the electrical engineer (wattages, lighting control concept, technical

specifications of control gears and modules).

* Assist in providing a cost estimate summary from Phase 2: Schematic Design.
* Liaise with Design Team regarding external lighting and contribute to consultations with Statutory Authorities for the facade permitting process where necessary.

**Deliverables**

* Drawings List.
* Final design report incorporating:
* Developed lighting design details.
* Specification of the detailed performance requirements
* Draft lighting specification clauses.
* Physical sketch models.
* Renders/ Perspectives.
* Contributions to:
* Monthly Report.
* Design Presentation.
* Prepare End of Stage Lighting Report.
* Lighting Design and Controls.
* Luminaire schedule and fixtures.
* Plan lighting layout drawings @ 1:100/200.
* Lighting application drawings (NTS).
* Section lighting layout drawings @ 1:100/200.
* Custom lighting equipment design intent drawing.
* Lighting design report, including:
* Lighting strategy narrative text & diagrams.
* Preliminary lighting performance specification.
* Preliminary lighting equipment schedules & fixtures.
* Preliminary lighting control performance specification
* Lighting strategy calculations.

PHASE 3| **DESIGN DEVELOPMENT**

**Scope**

* Provide advice to the Design Team on lighting aspects of the proposed designs and discuss compliance

 with the lighting design parameters as set down in the Concept Design stage.

* Develop design details of any specialized lighting construction.
* Provide draft lighting specification clauses
* Development of standard details and construction details for custom lighting fixtures
* Participate in the Permitting Process for façade, 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 façade and external lighting strategy with performance requirements throughout the project.
* Arrange and prepare information for Pre-application discussions.
* Assist others with preparing a revised detailed planning application to incorporate all agree revisions for external lighting
* 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.

**Deliverables**

- Drawings List.

- Lighting Strategy Report.

- Contributions to:

* Monthly Report
* Design Presentation.
* Prepare End of Stage Lighting Report.
* Produce physical sketch models.
* Prepare Renders/ Perspectives.
* Luminaire schedule and fixtures.
* Lighting Schedule and Fixtures.
* Mock ups and sample schedules – visual.
* Mock ups and sample schedules – technical.
* List of Long Lead Materials.
* Review of Lighting fit-out.
* Lighting Design and Controls.
* Custom lighting equipment design intent drawings.
* Input into statutory planning application.
* Lighting design report, including:
* Lighting strategy narrative text and diagrams.
* Lighting design details
* Lighting performance specification.
* Lighting equipment schedules.
* Lighting control performance specification.
* Lighting calculations.
* Lighting IFC Package
* Construction Documentation Details, Schedule, Final Specifications, Final Calculations in coordination with all other disciplines.
* Plan lighting layout drawings @ 1:100/200
* Section lighting layout drawings @ 1:100/200
* Custom lighting equipment design intent drawings.
* Lighting design report, including:
* Lighting strategy narrative text & diagrams
* Lighting performance specification
* Lighting equipment schedules
* Lighting control performance specification
* Lighting calculations
* Lighting quantities schedule.

PHASE 4| **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