**GENERAL AREA TABULATION**

**BOH** - 2 793.1 sq.m.

**FOH** - 2 062.6 sq.m. (Includes Guestroom Corridors - 817.7 sq.m.)

**204 Hotel Rooms** - 3 764.1 sq.m. (On 4-16 Floors)

**APPENDICES**

These Appendices form part of the Agreement.

**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