



Architectural Competition for Proposed Mixed-Use Development Comprising Association Building with Community and Health Services Hub at Geylang Lorong 18

1st Response to Request for Information (RFI)

No.	Topic	Question	Response
1.	Anonymity	At which point will anonymity cease for the competition?	Anonymity will be lifted when shortlisted finalists present to the Jury Panel at Stage 2 judging session.
2.	Site Boundary	We would like to seek clarification on the extent / site boundary of the actual site as well as the actual lot number. From the information obtained from onemap, the lot number is MK25-07667A and there seem to be some areas not included in the lot number.	Please refer to Amalgamated Plan provided in the Competition Package.
3.	Statement of Collaboration	Please from where we can find the Statement of Collaboration, as we cannot see from the appendix.	The statement of collaboration is found in the second part of Stage 1 Entry Form.
4.	Registered Architect	We would like to clarify “Architects registered with BOA” refers to the firm or individual?	Architects registered with BOA refers to an individual, not the firm.



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5.	Recording of Virtual Briefing	We are interested to participate and join the virtual briefing. However, we are tied up on the 04/01 10am. We will like to request a viewing of the briefing session's recording.	Please download the virtual briefing recording and slides from the below links: a) Recording of Briefing: https://youtu.be/WMt88fmBwKk b) Slides of Briefing https://apex.sia.org.sg/xshare/02_CFYBriefing_BriefingSlides(Final).pdf
6.	Overseas Participation	Does the competition accept overseas entry?	Yes, overseas entry is accepted as long as he/she is a QP registered with the Board of Architects and has a PC, he/she is entitled to participate.
7.	Overseas Participation	If an overseas firm win, how can the firm execute the project?	Overseas firms are to collaborate with a local architect and declare the collaboration in the Stage 1 Entry Form.
8.	Site CAD files	Will site CAD files be provided?	Road line plan in DXF and the Topo plan in PDF and CAD. CAD Files available for this competitions are accessible from the below link: https://apex.sia.org.sg/xshare/CYF_CAD_Files.zip
9.	No. of shortlisted entries	How many participants will be shortlisted from Stage 1 to Stage 1 and 2?	5 entries from Stage 1 will be shortlisted to Stage 2.
10.	Participation by Non Member	Are Non SIA members able to join the competition?	Yes, Non SIA members can take part in the competition as long as they are registered with Board of Architects, Singapore.



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11.	Commercial / Association Space	Is the quantum fixed, In terms of 55% and 45%?	Yes.
12.	Multiple Entries	For multiple entries submission, do you need different QP for each entry?	1 QP can submit 1 entry only.
13.	Carpark	Any specific requirement for car park beyond LTA's minimum req?	No. The actual number of spaces required may fluctuate according to program mix. However, for purposes of the competition design, please refer to page 20 of the brief for indicative number of car parking spaces to design for.
14.	Green Mark	Any we aiming for any specific Green Mark certificate?	The client is targeting to meet Green Mark Gold standard as minimum level and will explore higher rating subjected to further advice and cost evaluation from consultants/ specialist.
15.	Jury Panel	Would the juries be able to participate in this competition?	No. Refer to competition brief, section 4.3.
16.	Schedule of Accommodation	Will we get the required sizes or the number of pax of the various spaces	Refer to competition brief, section 3.5. They are however indicative for now.
17.	Collaboration	Is there any limitations to whether architecture practices can collaborate to submit?	Max 2 firms to collaborate for 1 submission.
18.	Cost Estimate	Is the cost estimate to be provided by a QS?	Yes. Refer to competition brief, section 4.12.



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19.	Multi-Disciplinary Team	Will it be a multi-disciplinary design effort?	This brief is not calling for a MDT submission. Stage 1 is strictly architectural. Stage 2 is a development of the architectural design which, for the sake of feasibility, may need schematic inputs from other consultants. However, note that the other consultants will be appointed separately by client after the successful architect is commissioned separately by the client.
20.	RIP	Will RIP be given or do competitors have to purchase it?	Road line plan in DXF and the Topo plan in PDF and CAD are provided in the competition package.
21.	Competition Package	Are all downloads available only after we pay for registration?	The competition package is available before registration and payment. Please email design_competition@sia.org.sg to request for the link to the competition package.
22.	Commencement of Design Works	Is there any timeline for commencing of design work and procuring TOP?	This will be subject to planning by appointed consultants. To note, Project is slated to complete construction by Q4, 2023.
23.	Commercial Shops	How many commercial shops is the client looking to have on 1st level?	No specific requirement.
24.	Exhibition of Entries	Will there be any exhibition or publication by client for the competition?	The client is keen to hold an exhibition on the submitted proposals after Stage 2 competition (minimally the shortlisted finalist schemes). The details and management of the exhibition (whether online or on location or through other media) will be determined later. All competitors will be duly informed by SIA.



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25.	Stage 1 requirement	Please elaborate on the Stage 1's requirement on the design submission? As in the renderings, floor plans, sections and elevations required. That seems to be quite extensive and akin to almost a complete design proposal.	The deliverables are outlined as an indication. The final choice of drawings, in type and quantity, are subject to each architect's discretion. As Stage 1 is essentially seeking for ideas, please provide the necessary to communicate your design ideas succinctly.
26.	Jury Panel	Who are the architects in the jury?	Refer to competition brief section 4.9.
27.	Competition Package	Where can we get the competition brief?	Please email design_competition@sia.org.sg to request for the link to the competition package.
28.	Back lanes	The back lanes look very narrow and are blocked off by bollards. Is the intention to widen it, clear the illegal extensions and use them for basement access / service?	We are not able to comment on the legal status of structures outside the boundary for now. However please peruse the master plan, the surveyed boundary lines and to design according to the information given on the technical plans, taking up space within the plot if necessary.
29.	-	This project appears to be more commercially driven than ideas driven. Why did the client ask for an architectural competition?	The client is opening up the brief to the architectural community to seek good ideas for the mixed-use building.
30.	Mechanical Parking	Is Mechanical parking acceptable for client?	Client is open to considering mechanical parking to supplement conventional parking but has expressed concern about full adoption of mechanical parking for reasons of cost and maintenance.



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31.	Building Access	Have there been any preliminary discussions with authorities, ie LTA regarding the building access?	No pre-consultation has been done with LTA.
32	Architect's Fee	Please clarify the fee of 4.2% shall be purely architect's fee excluding any specialists' fees e.g. Green mark consultant, design for safety consultant, exhibition designers, etc.	4.2% professional fee is the architect's fee and will exclude green mark consultancy, design for safety consultancy, exhibition design.
33.	Landscape	Is there any landscape requirement?	Refer to competition brief, section 3.2.4. In addition, the client is keen to qualify for Bonus GFA with Rooftop Greenery (LUSH) scheme, amongst other schemes (Page 12 of brief).
34.	Overseas Participation	If an overseas firm with a local QP can register and allow to execute the project, and if the overseas firm win the competition, must they partner with a registered local firm?	Refer to competition brief, section 4.19.
35.	Construction Commencement	Any expected construction commencement?	We are unable to advice on this detail now as it is subject to overall programme and design progress after appointment.



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36.	Exhibition Design	Is exhibition design of the heritage gallery included in the design scope?	Curation and exhibition design in heritage gallery is a specialised task (out of architect usual scope) it will not be included in 4.2% fee
37.	Payment for registration	Can we pay for the registration by a debit card?	When directed to the Paypal website, there is an option below the Paypal login for payment by credit card/ debit card. 