

Discovery Island
Dana Bay
Design & Engineering Department

RFI's Query replies of Discovery Island, Cultural Center
21st August 2023.

S. No	Query	Answer
1	Topographic Survey	We will send later because it is under process
2	TOR for competition	Refer to attached PDF file
3	Requirements regarding Company prequalification or registration in KSA	No requirements for Companies please send only the Company profile with similar projects.
4	Process for registering the competition	Anyone can register by submitting the form on this page: https://danabay.sa/en/cultural-center-competition/
5	Competition Schedule	Refer to Table 1.2. Competition Schedule
6	Page 4-2.1.4 Setback from seafront is 25% of land depth, clarify what is 25% of land depth.	The land divided with plots, ¼ of the total length of the land from road to seafront is the 25% of the land depth. This will be the Construction limit from seafront. For instance, if the land depth is 100 meters, then the setback from seafront is 25 meters considering that the land depth is different from plot to another.
7	Is the existing road “cul-de-sac “could be modified according to the Designer’s vision?	Yes, can modify by adding to it or increase the road width but maintain the Road & Cul-de-sac since it is government property.
8	The Land has road and cul-de-sac, is it possible to relocate the same on the edge of the Land? To have a better land plot ratio.	No, refer reply no. 2
9	Refer to page 6, “The Competitors should indicate the Consultant’s name on each sheet of the submittal” should be indicated in each sheet? This will be in contradiction with the anonymous evaluation.	No, only in the cover page

10	Stated that the maximum footprint is 40%; is it possible to lower the percentage like 30%?	Yes, can lower the percentage
11	Is it possible to have Car Parking on basement?	No basement for car parking
12	Is it possible to build a Marine Dock on the Seafront?	Yes, can build a marine dock
13	Is there any other option to send our portfolio as it cannot uploaded on the register website due to unknown error?	Can send through email
14	Is it possible to participate even the Designer's Office is located outside the KSA?	Sure, can participate
15	<ol style="list-style-type: none"> 1. What is the need of land dividing lines? 2. Should to follow the lines in planning buildings outlines? <p>Is it possible to exceed the buildings plan on divided lines?</p>	<ol style="list-style-type: none"> 1. To allow the Designer to draw the setbacks since the setbacks are different from land to another. 2. Question is not clear, but you can merge the land together and consider it as one land. Refer to attached drawing showing setback & construction limit. 3. Refer reply no. 2.
16	In general and maximum capacity, how many expected users will the area serve?	Data not available
17	What is the exact timing of the Design deadline? Is it before the 24 th of August starts or at 11:59 PM on the 24 th of August?	Ok, 11:59 PM 24 th of August. <u>Submission date extended until September 15, 2023.</u>
18	Refer to 2.1. Summary & Program, what is F&B outlets separated and connected with the main building? Is it only one building including the Main Theatre or is it the Reception building?	This is open and flexible, to be treated by the Designer on his own vision.
19	The given timeline is a bit tight with the importance and challenges of the project, is it possible for an extension of minimum 2 weeks?	We can extend only 1 week to be on 31 st of August. <u>Submission date extended until September 15, 2023.</u>
20	CAD file	Refer to attached CAD file

Aug. 17. 21	Can you send us the AutoCAD or base for the site and the surrounding? A masterplan would be perfect.	Refer to attached CAD file
22	Are there any real pictures for the site? Also to understand more about the style.	Refer to Google location and the site is empty.
23	What do you mean by (It is welcome to provide more than one option for the master plan). Do we should deliver several design proposals for masterplans, facades?	No, 1 option is require, however, if the Designer wants to provide other options this will be added value.
24	Is there any contour map for the site?	The Land is almost flat and the Topographic Survey is under process, we will send to you once completed.
25	What is the maximum height of the building in meters?	Designer's may recommend and suggest as long you comply with the requirements G + F + Half floor. No obligation for heights.
26	How many sheets (A1) should we deliver?	No certain number of sheets required as long you deliver all scope. Please consider a proper and readable scale for all the drawings.
27	What is the built up area in square meters? Meaning, the ground floor area would be 4400 m ² . However, what about the area in square meters of the 1 st floor and the 2 nd half floor?	<ol style="list-style-type: none"> 1. You may reduce but limited to 4,400 m² as per Designer's vision and as long you comply with the requirements. 2. For First Floor, you may follow it with the Ground Floor area or you may suggest as Designer's vision. 3. Is up to the Designer's understanding or vision for the half floor, he may suggest any idea that enhance the design of the building. 4. No obligation for total BUA.
28	By (land use analysis) do you mean the land-use for our design proposal or the existing site land-use analysis?	No
29	Regarding the cul-de-sac access road, is it allowed to add a mass or a bridge above it or it forbidden?	No
30	In the final delivery, the maximum capacity of the files uploading is 300 MB on the website. The empty 3dmax file alone is having more capacity than that. Is there any other way to upload the soft editable files?	You can download any reliable website that possible to download heavy files and send to us the link.

31	Would it be possible to add an animation video? If yes, where to upload it?	Yes, that would be great if you can provide animation. You may upload any reliable website and send to us the link.
32	Can we build underground or not?	Not preferred
33	Can we introduce water channels from the sea inside the landscape?	Yes, you can introduce water channels. However, this will have cost implication and not preferred.
34	Is it possible to make some water canals or water vassals in to be mix with the landscape or not?	Yes, it is possible to enhance the landscape design.
35	Maximum Height Allowance: Could you please specify the allowable maximum height for the entire project?	Designer's may recommend and suggest the required height that might enhance the façade design.
36	Visual Context Enrichment: Can we obtain images of nearby locations for better understand the project's surroundings?	Refer reply No. 22
37	Design Vision Exploration: Is it possible to include a bridge over the "cul-de-sac" road as envisioned by the Designers?	Refer reply No. 29