

Knowledge and Innovation Center
Organizing Committee Answers
to Questions Raised by Competitors

April 18, 2019

The Technical Committee appreciates the participants' registration and questions. The committee made every effort possible to answer all questions to the best of its ability.

The committee hopes the below provided answers are helpful for the competitors to submit original and innovative designs. No effort would be spared to achieve a successful conclusion to this competition.

Answers to Commonly Asked Questions

Submission:

The submission date is **June 17, 2019** no later than **5:00 PM local time**. The deliverables should be delivered and physically reach the below address no later than this date.

Order of Engineers and Architects in Tripoli
Dam and Farez
P.O. Box 446
Tel: +961 6 413110
Tripoli, Lebanon

The competitors shall make sure that the submitted material are delivered by hand, by courier or through their Lebanese partners by June 17. As stated in section 3.3 of the Competition Brief, the submittals shall include:

- 2 A1 sheets for master planning for the whole site, scale 1/1000 (Landscape)

- 2 A1 sheets for the architectural design of phase 1, scale 1/250
- A4 sheet with Concept Note (No more than 200 words)
- A4 excel sheet or table including Area tabulation
- CD/DVD including all above deliverables
- Separate Sealed Envelope with Alphanumerical as indicated in the Brief

The A1 sheets can be mounted on a light-weight board or rolled. The A4 sheets should be separate from the A1 sheets. The alphanumerical codes (example: LB 123) shall be chosen by the competitors themselves. In case two alphanumerical codes are similar, the technical committee (an entity independent from the Jury) will assign an additional number to each of these two entries.

Program:

Based on the competitors' questions, the area allocated to the underground parking shall be modified. The Proposed Program for Phase-1, shall be as follows:

Phase-1 Program		Sqm
Leasable Offices		16,500
Flex Offices (including 15% circulation)	5,000	
Services Offices (including 15% circulation)	7,500	
Open Space offices (including 15% circulation)	4,000	
Admin Offices		1,000
Support Facilities (including 20 % circulation)		2,000
Data Center		1,600
Housing (including 15% circulation)		3,220
Studios (16 units)	640	
2 Bd-Rm (24 units)	2,160	
Retail, F&B		1,000
Utility Building		400
Underground Parking		7,000
Total BUA Phase-1		33,220

The Proposed Program for Phase-2 shall be also slightly modified, to become:

Phase-2 Program		Sqm
Leasable Offices		21,000
Flex Offices (including 15% circulation)	4,200	
Services Offices (including 15% circulation)	11,550	
Open Space offices (including 15% circulation)	5,250	
Other Spaces		9,000
Support Facilities (including 15 % circulation)	1,000	
Call Center	2,000	
Test Labs	1,500	
Retail, F&B	500	
Underground Parking	7,000	
Total BUA Phase-2		33,000

Building Code and Regulations:

This site of the KIC project is part of the Rachid Karamah International Fairground. This zone does not adhere to the Tripoli or to the general Lebanese building code and regulations. No height limits are set and no setbacks are set for this project. The competitors are free to come up with their innovative ideas, as far as they adhere to the Planning and Design Directives set in sections 3.5 and 3.6 of the Competition Brief.

Site Coverage:

Site coverage is let up to the competitors. No minimum or maximum site coverage is set. It is still the competitors' responsibility to maintain a provision for roads, access, open landscape, outdoor art, parking, etc. and to adhere to the Planning and Design Directives set in the Competition Brief.

Phasing:

The project is to be phased in Phase-1 and Phase-2 with the above detailed program. Furthermore, Phase-2 is to be staged with at least 3 stages or sub-phases. The phasing shall be shown on one of the Master Planning drawings, or a separate drawing. The

Phases are not set in a specific zones. It is left up to the competitors to come up with their own phasing strategy.

Both Phase-1 and Phase-2 are to be included within the KIC designated site of 75,000 sqm of land. No intervention on the rest of the RKIF is required.

Existing Buildings:

The existing buildings on the KIC site carry special intrinsic modern heritage value, relevant to the era when they were built. They are to be restored according to the plans provided on the website. No additional floors on top of these buildings and no significant intervention which would alter their character are permissible. Intervention intended to integrate the existing buildings with the newly designed buildings is acceptable as far as the character of the existing building is maintained.

Data Center:

The Data Center is a space intended to host a future computational power, data storage, and applications necessary to support an enterprise or business. It is not a facility open to the public or to the users of the KIC project. It is a standalone business operated by its designated operators.

Service or Utility Buildings:

Such services buildings would be dedicated for utilities such as electrical power substation, back-up electrical generator, STP, main water tank (or reservoir), RO/water purification system, etc.

Parking:

Competitors have the freedom to intervene, expend or re-allocate the existing parking lot located in the project area.

Additional Photos:

A limited number of additional photos are available and will be posted on the competition website.

KIC Competition Q&A

The received questions are listed below in the order they have been received. For each question, the answers are provided in red next to each question.

1. Please what is the scale of the Appendix C: Site Plan (Page 49/51) on the Competition Brief or the dimensions of the site boundary lines ? **This is a picture of the plan. Not to scale. Please, refer to the attached topography plan in the section “Useful Material and Documentation” on the website.**
2. I want to know if we have the option of choosing how we may want to sub- divide the KIC(60,000 SQM) SITE to achieve 30,000sqm for Phase 1 and 30,000 sqm for Phase 2,that is ,if we are allowed to choose to divide the site along North/South AXIS or choose to divide along East/West AXIS ? OR Do you have a fixed axis we must choose from? **The competitor has the freedom to divide the site and plan the phasing in the best way to fit his/her concept.**
3. What is the permissible coverage of the new buildings? **The competitor has the freedom to propose what best fits to his/her concept.**
4. What is bulk/ floor area factor allowed? **The competitor has the freedom to propose what best fits to his/her concept.**
5. Any Building lines/setback or the buildings can sit right on the boundary? **The competitor has the freedom to propose what best fits to his/her concept.**
6. What is the maximum permissible height of buildings? **In the Brief, the height limit is left open to each competitor based on his/her concept.**
7. Are sewer, water, and power services readily available on site and where are the connection points? **Consider at this stage that there is no infrastructure existing in the site.**
8. Is there any printing company has a collaboration with TSEZ in Lebanon, so we could send our submission later on to be printed and forward to you? Or is it okay to submit the proposal online directly to you? **Please refer to the section 2.2-instructions to bidders, “Final Submission” sub-section.**

9. Please would you let us know if the competition site's 2 current buildings are remaining or are to be demolished?

Please refer to the Design Brief, Page 20, Section 3.1, clearly stating “Three existing buildings of total area of approx. 7,100 sqm, exist on site and need to be renovated to their original form.” Thus, the existing buildings should be preserved.

10. Also the proposal must include a master plan of approximately 60,000 sqm of built-up area, divided into two 30,000 sqm plots, and an architectural design of one of them" where on the plan provide (aerial view) are these two plots?

The plot is not divided into two plots. The phasing of BUA is specified. However, the shape and location of these phases are left up for the designer, in accordance to his/her concept, while respecting the Planning and Design Directives specified in sections 3-5 and 3.6 of the Design Brief.

11. Which part of the land is phase A and what functions are associated with each of the phases knowing that the design is demanded for phase A only?

a) Which part of the land is phase A: Please refer to the answer to question 10.

b) what functions are associated with each of the phases : Please refer to the Design Brief, section “3.3.Proposed Program and Area Tabulation “ with detailed program and functions for phases 1 and 2

12. The required drawings and the format and number of the sheets weren't specified?

Please refer to the Design brief, Section “3.4 Deliverables and Submission Requirement”.

This section states:

The submission of the design competition shall be concluded by 10 June 2019 and includes the following:

- Master Plan for the entire Project (60,000 sqm of BUA); (submission: 2 x A1 sheets. Landscape orientation. 1 copy)
- Concept design for phase-1 (Approx. 30,000 sqm of BUA including the 3 renovated existing buildings); (submission: 2 x A1 sheets. Landscape Orientation. 1 copy)
- Concept Note: Text explaining the concept and the rationale behind the concept (A4 format No more than 200 words)

- Area tabulation (A4, Table format), with leasable vs. non-leasable space
- CD/DVD including all above deliverables
- Separate Sealed Envelope with alphanumeric code (i.e. AF 345). The identification of the competitor will be placed inside the sealed envelope carrying the alphanumeric code on its front.

The scale is clearly specified in each section.

13. Can you please specify if any number and type of drawings are required?

Please refer to the answer to question 12

14. Also the format and number of sheets to be supplied?

Please refer to the answer to question 12

15. Nothing was mentioned about the existing buildings in the site. Is it advised that they should be preserved?

Please refer to the answer to question 9

16. Knowing that they were work of a prominent architect or should they be disregarded and demolished?

Please refer to the answer to question 9

17. I would like to ask you about the HEIGHT (or number of floors above the GF) of the buildings, if there is any limitation and which is it.

Please refer to the answer to question 6

18. I would like to ask you about the FINAL SUBMISSION DEADLINE due to the fact that on page 11/51 of the brief, at the point 2.3 TIMETABLE AND MAIN DEADLINES the date indicated is 17 June 2019, while on page 28(51 of the same brief, at the point 3.4 DELIVERABLES AND SUBMISSION REQUIREMENT, the date indicated is 10 June 2019.

The Final Submission Deadline is **Mon 17 June 2019**

19. Do you by any chance have any earlier images of the existing buildings in their new state showing what they looked like just after they had been built?

Clear or close up images old images of the existing buildings are not in possession at this stage.

20. Is it your intention to restore the existing buildings to their original state or we can propose interventions that use different materials whilst preserving the original structure?

The existing buildings should be restored to their original state.

Please refer to the Design Brief, Page 20, Section 3.1, clearly stating “Three existing buildings of total area of approx. 7,100 sqm, exist on site and need to be renovated to their original form.”

21. Have the existing buildings' structural integrity been determined as suitable for office use given they have been allowed to be idle for such a long time?

The long-bar existing building was originally designated for administrative/office use. It consists of a series of open spaces, still suitable for office usage, once renovated.

22. What is the maximum allowed for buildings height?

Please refer to the answer to question 6

23. How many floors in a building?

Please refer to the answer to question 6

24. What is a "data center"? The “data center” is referred to on page 24 of the competition brief PDF.

The data center is a space intended to host a future computational power, data storage, and applications necessary to support an enterprise or business.

25. Are there any underground spaces connecting the existing entities of project?

YES, there is an underground shelter connected to the basement floor of the administration building at the North-East end. (Layout as pdf will be sent separately today)

Dear, Question related to UNESCO. -What is the maximum high of the new buildings? –

Please refer to the answer to question 6

Do we have any area around the Oscar Niemeyer buildings where we cannot build?

It is up to Architects and participants decision, yet it is a very sensitive issue and it is advisable to comply with charts and international guidelines related to interventions around modern Heritage Buildings and Monuments.

Can we extent the construction area?

No. To be fair to all competitors, the construction area is fixed for all submitted design projects.

26. What is the deadline for phase 1 only? Are the 2 phases will be submitted at the same time?

The deadline for submission is June 17, 2019 for all deliverables.

What is the maximum height for a building (including number of floors)?

Please refer to the answer to question 6

What is the number of entrances and exits required?

This is left for the designers/competitors.

27. WHAT IS THE MAXIMUM ALLOWED FOR BULDINGS HEIGHT?

HOW MANY FLOORS IN A BULDING?

Please refer to the answer to question 6

28. Please Provide us with building regulations in Tripoli, which would help us with important aspects like building services (water supply, sewage disposal, firefighting etc.) **Building services and connectivity are to be left to the next step of design development.**

Open space between buildings, height restrictions etc.

This site is not subject to Tripoli building regulations.

29. What is expected in the Utility Building?

Please can you elaborate for a clear picture?

Will it be a building services oriented building or user oriented building?

Such services buildings would be dedicated for utilities such as electrical power substation, back-up electrical generator, STP, main water tank (or reservoir), RO/water purification system, etc.

30. Is it possible demolish the two small existing buildings (WC and A/C) between the big existing buildings and the International fiere?

Not at all, as it is part of the overall authentic ensemble designed by Oscar Niemeyer.

31. In reference to the given documents, we have few more questions in order to clarify our vision of the project. 1- Questions related to the Constructions laws and regulations for the city of Tripoli: Are there any regulations for: -The maximum height.

Please refer to the answer to questions 6 and 28

32. Is there any regulations on the building heights?

Please refer to the answer to question 6

What is the activity taken place under the grand cover? **The east rehabilitated part in 1996, is currently used for conferences and local exhibitions and festivals, yet the second west half of the boomerang facing the KIC zone is totally abandoned and never been used since constructed in 1965-1966**

33. Do we have a layout with trees and palm trees allocation? **No, yet participants can rely on google earth satellite images as it gives an acceptable benchmark for trees.**

34. What is the accessibility option with the main conference center and the boomerang building?

They are currently accessible for the main Fairground Entrance-The East entrance.

35. Can we submit different scale of work in addition to the asked ones?

No. In order to be fair to all competitors, the scale and number of sheets is fixed.

36. Can we remove the number 15 and the number 20 building from the competition site?

Not at all, as it is part of the overall authentic ensemble designed by Oscar Niemeyer.

37. There is a problem in the given section of the existing building. It doesn't match with the plan. Can we get a proper section? **Please specify the detected discrepancy, noting that the issued ACAD Drawings was based on drafting the old blueprints we have in possession, and we haven't done any as built verified drawings. Participants must conduct necessary verifications by cross-matching issued information.**

38. Can we get information about the height of the buildings (especially Grand Cover) which doesn't take place in the competition site, but take place inside of the RKIF area? **7 meters**

39. For the submission: please confirm it is ok to roll the 4 sheets of A1 drawings together and mail all the submittal drawings in a tube to Lebanon. This will be more convenient and beneficial to the participant, especially those from oversea. Thank you! **Yes**

40. Can you please send us Oscar Niemeyer's plans for the RKIF? **Not in Possession**

41. Hello, what is the difference between the two CAD files named 3g7632a81a0ef and 3g6cd15f9e678? **They are the same.**

Can you send us the aerial JPEG image that is missing from the file? Best **The website includes a fly-over showing the site. No real JPEG is available.**

42. Hello, Kindly find below my questions:

Before final submission how do I get the code?

Please refer to the Design Brief, section 2.2 page 11, stating:

During final submission, each competitor will choose his/her own alphanumerical code containing 2 letters and 3 digits (i.e. DN 345) which will be posted on all submitted deliverables. With the submission of deliverables, the competitor will submit his identification sheet in a sealed envelope carrying the alphanumerical code on the front. The envelope will remain sealed until the ranking has been determined, prizes awarded and jury report has been signed by jury members.

The alphanumerical code is used to protect the competitors' identity and to ensure that the process of evaluation is anonymous and non-biased.

Is it going to be sent by email or differently?

Please see answer above.

In the tendering process how can engineering companies be involved/invited?

Please refer to the Design Brief, section 2.10, page 16

43. Good afternoon, in the paragraph 2.3 of the Competition Brief it is written?

Question not clear

44. There is no mention of setback requirements or height guidelines. Please advise if there is any.

Please refer to the answer for question #5 and #6

45. Is the underground parking area for 250 cars to be included total area 30,000? I simply calculated needed area for 250 underground parking and I got the number of 7,000 which is already 23% of total area. So, I want to know whether I can exclude underground.

The Design Brief allows you some flexibility, as section 3.3, page 25 states: "designers are allowed a flexibility of +/- 10% adjustment of the above proposed BUA". Thus, feel free to increase the size of the parking.

46. Is the deadline on June 10 or June 17? June 17.

What is meant by the three mentioned stages of phase 2 in the competition brief page 28? Phase-2 of 30,000 sqm, could be constructed in 3 sub-phases according to future demand requirement. The designer is required to show these 3 sub-stages on his/her phasing plan, as per section 3.4, page 28

Is it possible to locate all parking on the first underground level? Yes. It is up to the designer

Are there specific building codes and laws?

No. Please refer to answer to question # 28

47. Can you please provide links for reading material regarding cost?
Please refer to Davis Langdon or similar publications.
48. The existing building is longer in the plan by 12.8 m than the topography file. Which is correct? **Topography file, since the issued drawings are extracted from old construction drawings drafted in 1964.**
49. Is the deadline on June 10 or 17? **June 17**
50. Precision on the final submission: does it has to be on paper or on dematerialized or both?
Both
51. Do you have to receive the deliverables on the 17th June or does it have to be sent on the 17th June with a stamp proof? **To be received by June 17**
52. Can we cancel it? Or delay the deadline to another month? **No. As it stands today, the deadline is still June 17.**
53. We need more photos for all Oscar Niemeyer buildings and any old proposals for buildings.
For the buildings included in KIC zone, we don't have old photos.
54. Are there any regulations for: - The maximum height of the new constructions, - The distance between 2 constructions - The retreat or alignment for the constructions regarding the highways, the roads, as well as the retreat regarding the site limit?
Please refer to answers # 6 and 28
55. What is the height of the "Grand cover"? **7 meters**
56. What do you mean by Data center? Is it as a documentation center? Open to the public? Or a technical center? Does it need natural light for the reading?
Technical center. Please refer to answer # 24
57. As for the area, what do you mean by Built up Area (BUA)? Is it the off-wall surface also without the horizontal and vertical circulation? Or it is the total area with the walls and all the circulations? **Total area including circulation.**
58. Can we do more perspectives to enhance some punctual places? Or interior views?
You can do more as far as you do not exceed the number of required sheets
59. To Whom It May Concern, below a few questions related to the KIC competition; thanking you for your prompt reply: -There is some discrepancies between the received survey and floor plans related to the dimensions of the existing 2 buildings on site. **Stick to dimensions shown on survey as it reflects the actual measurements, issued drawings were based on old**

construction drawings, which might have been subject to certain modifications during construction process.

60. Can we increase the entrances to the project site? **Yes**
61. What is the availability of a 3d model of the whole RKIF site? **Not available**
62. What is the maximum underground limit, as there is a conflict between the competition brief and the geotechnical investigation report regarding the underground limit? **Please rely on the information provided by the geo-tech survey.**
63. What is the use of the housing requirement in the project program, is it housing for the building users or for the outsiders to gain financial benefit? **Housing for researchers and for young entrepreneurs who will be joining the KIC for training and other programs on a short-term basis.**
64. Regarding the printing of the charts, is there availability of making a deal between you and a printing company in Lebanon then the company send you the charts? **You are free to make any arrangements with your agents or representatives in Lebanon, as far as the competition administration receives the printed material on time by you or by your agent in Lebanon.**
65. Can we place the outdoor covered parking under a building? **Yes.**
66. In the concept design sheets, can we submit different scale or more than two A1 sheets? **Please stick to scale specified in the Brief.** Because the approx. 30.000sqm doesn't fit 1/250 in the two A1 sheets. **For design of phase-1, please show the façades of individual buildings not the façade of the whole site.**
67. With reference to the deliverables, can we submit more number of sheets (A1, landscape orientation) than what is mentioned in the project brief? **Please submit 2 A1 for the master plan and 2 A1 for the design. Additional A1 sheets will not be put on display.**
68. With reference to the deliverables, to explain our design proposal better, are we allowed to submit more number of drawing/details/sketches/rendered views than what is mentioned in the project brief presently? **Yes, as far as you do not exceed the number of sheets mentioned in the Brief.**
69. What shall be the total expected footfall and occupancy load to be considered for the various programs and for the entire facility as a whole? **N/A**

70. What shall be the minimum size to be considered for a four wheeler parking bay? **2.2 x 5.2 m**
71. What shall the utility building be used for? Does it need to be a separate structure on the ground or it can be partly sunk / completely underground?
Please refer to answer # 29.
You have the freedom to place it in a way that best fits your design, except in the renovated buildings.
72. Can the facility be used as a tourist spot? Or it is strictly for those who are the core users of the facility?
No touristic usage is allowed.
73. Can we change the location of the main gate of the site? **Yes**
Can we add another main gate? **Yes**
74. Can the three existing buildings be used to house? -the data center -Support facilities - utility building. **No.**
75. What facilities shall the data center be holding? **Please refer to answer # 24**
76. Can the second basement of the administration building be used for the design proposal?
It can be used to host part of the program
77. Will the entire facility be centrally air conditioned? Or only the core office areas shall be air conditioned and the circulation spaces can be naturally ventilated? **The designer has the freedom to propose what he/she finds fitting for his/her proposed concept.**
78. Can we demolish the existing structures partly? **No**
If yes, till what extent?
Can we make few punctures in the slab? **Yes in a very sensitive maner, while maintain the integrity of the original building**
79. Can we make additions over or above the existing structures? Add facade elements over the building or add a new floor over the existing building? **No**
80. Can we replace few non-structural elements of the existing buildings? (Stairs/ fins) **No**
81. Will open to sky landscaped spaces be counted in the built up spaces? (Terraces / courtyards) **Open, non-covered and non-enclosed spaces do not count as BUA.**
82. Can we make design proposals for the spaces just outside the site periphery or adjoining the site periphery (sidewalks/ roads/ compound walls/ landscaping)? **Yes. Bu all means.**

83. Can we build a structure sticking to the site boundary? Or are we required to leave any minimum offset from any side of the site? **This is left up to the designer**
84. Do we need to study and strictly design as per the local building codes and statutory regulations? If yes, can we get references and resources for the same? **No building code for this site**
85. Is there a limitation as to how tall our structures can be built? **No limitations.**
86. With reference to the images of the existing structures, we observe that these structures have degenerated to a large extent because of its non-occupancy. Further they do not also have any heritage character, these structures are more than half a century. **They represent a modern heritage and character of the era when they were built. They are to be preserved.**
87. On calculating in detail we have noticed that the area calculations for phase -2 (pg.27) show some error. The break ups and the total area do not tally. Presently, the break up areas add up to 25,500 sqm. Whereas the total is given as 30, 000 sqm.

Below, please find he correct table for Phase-2 program

Phase-2 Program		Sqm
Leasable Offices		21,000
Flex Offices (including 15% circulation)	4,200	
Services Offices (including 15% circulation)	11,550	
Open Space offices (including 15% circulation)	5,250	
Other Spaces		9,000
Support Facilities (including 15 % circulation)	1,000	
Call Center	2,000	
Test Labs	1,500	
Retail, F&B	500	
Underground Parking	4,000	
Total BUA Phase-2		30,000

88. The housing units will be only to accommodate the staff exclusively or any other type of tenants? **For researchers and young entrepreneurs.**
89. Drawings:
- Is there a drawing available that shows the full width of the adjacent highway, and immediate neighborhood on the other side of the highway? **No**

- Could you please indicate the Absolute floor levels of the 3 existing buildings and their adjacent? **Administration Building is raised as shown on the drawings, while custom and Civil Defense Building is almost flush with surrounding walkways**
90. The limit of the intervention is not clear in relation to the RKIF, can you please send a clearer plan. **No intervention outside the KIC site (75,000 sqm) is required**
91. The question is about the type 2 of the housing entity, is it two bedrooms or a two-bed room? Thank you. **two separate bedrooms + living.**
92. What is the required capacity of each entities of offices? **Please refer to the program in the Competition Brief**
93. IS the surface proposed in the program concerning small offices integrates the facilities surfaces also? **Yes**
94. Is there a drawing available that shows the full width of the adjacent highway, and immediate neighborhood on the other side of the highway? **No, not available**
95. Could you please indicate the Absolute floor levels of the 3 existing buildings and their adjacent exhibition building of the fair? **The FAIRGROUND land is almost flat and if there are no stairs leading to a building that means it is flush level with surrounding walkways and driveways. The long building is elevated. Please check questions number 89 and 115**
96. Can you please confirm the elevational height of the adjacent exhibition space and share an elevation of it? **7 meters**
97. The basement of the 2-story building is currently shown as 2.47cm tall (without any false ceiling). Could you please confirm this height? **As per issued sections, and obviously there is no possibilities of adding false ceiling to the actual headroom clearance.**
What is the height of the second basement? **As shown in the issued sections**
And what is the minimum acceptable clear height for living/working spaces, as per Lebanese standards? **Lebanese codes are not applicable for this project**
98. There seem to be a mistake in the width of the columns, as shown in the drawings of the 2-story building (currently shown as 10 cm wide). Could you please confirm the size of these columns? **Those must be the concrete fins on the ground floor façade. Designated to hold aluminum windows and sun breakers.**

99. There seems to be a discrepancy among the building dimensions in the provided CAD drawings. Could you please confirm which drawings are the correct ones? **Follow the survey drawings as it reflects more precisely the actual measurements**
100. Are the existing buildings on site currently in-use? **No. Buildings on KIC site are not in use.**
And is there currently any provision of cooling, heating or air conditioning for them? **No**
101. What are the current cooling and heating systems deployed within the RKIF site? How does the cooling, heating and air conditioning of the fair's exhibition space work, as it is? **Propose systems that are independent from the RKIF**
102. Is the Transformers building on the project's site currently in-use? And could it be relocated? **Not in use and could be reused for different functions, the building cannot be relocated as it has the authentic values within the whole complex designed by Niemeyer.**
103. Are there any more high quality photos of the overall competition site available to share? In pedestrian level and drone photos. **Additional photos will be provided on the website**
104. Is the project complex intended to be an isolated zone, with controlled access/entrance from the main site (fair's exhibition building)? **Yes**
Or there is no need for physical barrier/fence between them?
105. Do the roofs of existing buildings on site have the structural integrity to be utilized as accessible or green roofs? **They should become structurally sound after restoration and structural consolidation.**
106. Could you please clarify what the function of Data Center is, what the subcategories of this space are, and how it relates to the other components of the program? **Please refer to answer # 24**
107. No. of car parking required? Parking regulations? **Please refer to section 3.3 of the Design Brief.**
108. Is the existing parking space within the proposed plot limit should be maintained or can be redesign with the new landscape and master plan? **It can be redesigned.**
109. Maximum Height? How many floors? **Please refer to the answer to question # 6**
110. Are basement floors allowed? How many? **Yes. Two basement levels are allowed.**

111. The Plot area as per AutoCAD File is 74,152.00 m² and as described on the project brief is 60,000 m², please clarify.
According the Design Brief, the plot area is approximately 75,000 sqm and the BUA is 60,000 sqm.
112. What are the setbacks? **Please refer to answer # 5**
113. In the existing building no.13 Administration, there is a discrepancy in the length of the building as in survey plan is 175m and in the masterplan is 188m. **Follow survey plan**
114. What's the ground floor level of the existing buildings no.13 &14? as it looks elevated above the ground level on the picture. **13 is elevated as per the number of steps at the entrances (15 cm per step), 14 is flush with surrounding walkways**
115. What's the current usage of the building no.1 (Grand Cover)? **(Answered above)**
116. What about building no. 15 & 20 Toilets and Transformers, should be demolished or renovated and keep it in the new scheme. **To be renovated**
117. What's the capacity of the existing transformer and If any information about the no. of generators and transformer need to be used for such project as per Lebanon's regulations? **Designers to use their own assumptions at this stage.**
- 118.** The concept notes and area tabulations (A4 size) are part of A1 sheets submission or will be submitted separately and only on the DVD. **As per section 3.4 of the Design Brief, the A4 is to be submitted separately than the A1, both in hard copy and in digital format.**
119. For the alphanumeric code (i.e. AF 345) how we can avoid the similarity, might be the same code used by 2 different competitors by chance!. **In case of this remote eventuality, the administrative body (independent from the Jury) will mark the two to distinguish one from the other while keeping the identity of the competitors anonymous..**
120. Is the landscape design part of the competition? **Yes**
121. For the existing buildings, are we obliged to let them in our master plan? **Yes, absolutely**
122. Can we build on existing buildings? **No. This is not permissible.**
123. Can we consolidate existing buildings? **Yes, the structural consolidation will be needed.**

124. Can we create access via the highway? **Vehicular access can be maintained from the roads not directly from the highway. No need to create ramps or interchanges.**
125. Section 3.2 - Page 21:
Regulations: Kindly provide us with the Maximum allowable footprint area within the KIC site and the Maximum allowable number of floor and/or maximum allowable height in meters. **Footprint is not specified. Also, please refer to the answer to question # 5 and # 6**
126. Section 3.2 - Page 22
KIC intends to renovate and occupy the three existing buildings described above (Total area = approx. 7,100 sqm) for the functions which will be directly operated by TSEZ (Public Administration, oversight and regulatory functions, common rooms, rental office space of flex-desks, etc.). Should we consider that these areas correspond to Phase 1 Admin Offices, Support Facilities and Flex-offices? **Yes, this is acceptable.**
127. Section 3.3, Page 23-26
Offices End-users: Could you provide us with additional information with respect to the offices' final users and work industries? Will they require any specialized spaces such as Fabrication lab? **These spaces will be offered on the market as speculative office spaces. No specific enterprise has been committed yet.**
128. Section 3.3, Page 23-26
Housing End-users: With respect to the housing units, could you please provide us additional information with respect to the end-users? **Researchers and young entrepreneurs.**
- a. Will these users rent these spaces for short-term or long-term stays? **Mostly short term**
 - b. Kindly whether these facilities will be managed as a sort of dormitory/hotel. **As furnished apartments.**
129. Section 3.3, Page 23-26. Please provide us with further detail regarding:
Function of Support Facilities and Test Labs. **As per section 3.3, page 24, Support facilities (Approx. 2,000 sqm, including circulation), to be used for meetings, training and promotion activities, including:**

- Meetings rooms (4 meeting rooms, including: 1x 25 persons, 1x12 persons, 2x6 persons)
- Lecture hall (100 persons)
- Exhibition hall
- Common Interaction Spaces and Circulation: Approx. 20 % of BUA of support facilities.

Relationship between all parts of proposed program. **This is left for the designer.**

130. Section 3.3, Page 23-26

For phase 2 program there are 4,500m² of leasable offices area that are not assigned to any referred kind (e.g. Flex offices); is that area to be ignored (i.e. to be subtracted to the supposed 21.000m²? or, if otherwise, to which kind should it relate to?

Please refer to answer to question # 87.

131. Section 3.4, page 28

Should the A1 prints be fixed to any kind of base/cardboard? **It can be simply rolled or fixed on light weight foam boards**

Or should the competitors simply provide printed sheets? **Yes**

132. Section 3.5 / a, page 31

With respect to the inscription in the UNESCO heritage list, could you provide us with more information regarding the heritage constraints? What are the preservation guidelines that are to be followed/applied in order to ensure the building and the site's listing under the UNESCO list? **The UNESCO concerning this site letter is attached at the end of the document.**

133. Section 3.5 / g, page 33

"The KIC should have an independent access, separate from RKIF entrances. The location of the KIC main entrance is shown above. This entrance will serve as the prime vehicular and pedestrian access and egress to the site. A provision for an additional service entrance should be provided." Is it possible to change the current main entrance to the site? **Yes**

Is it possible to make pedestrian connections beyond the site limits? **Yes**

Is there any existing urban plan to integrate foot traffic onto the site? **No**

134. Section 3.5 / g, page 33

Access and Security: Please clarify the link and relationship between the KIC site and the rest of the Rachid Karame International Fair. Will the KIC zone be also accessed through the RKIF? **Yes, through restricted access**

Is there any separation between the two sites (fence, landscape) or will it be totally open? **Soft separation or hard separation with defined access. But not totally open.**

[Reference to figure under 3.2/g: Please specify the nature of the Blue line separating the KIC site and the boomerang (east) and the rest of the RKIF (south)].

The blue line is the site limit of KIC.

- a. HI, WHAT ARE THE APPLICABLE CONSTRUCTION LAWS WITHIN THE VICINITY OF THE RACHID KARAME INTERNATIONAL FAIR IN TRIPOLI, LEBANON? **Building codes are not applicable to the KIC site. For context, please refer to our fly-over provided on the web site and to Google map.**
- b. HI, CAN WE ADD ENTRANCES TO ENHANCE THE ACCESSIBILITY BETWEEN THE ADJACENT MAIN ROAD AND THE PARCEL ALLOCATED FOR THE KIC PROJECT? **Yes**
- c. HI, CAN YOU KINDLY PROVIDE US WITH THE SET CRITERIAS TO ENSURE THE NOMINATION OF AN ARCHITECTURAL SITE ON THE UNESCO WORLD HERITAGE LIST? **Please check question 133**
- d. HI, IS THE DATA CENTER AN ACCESSIBLE SPACE BY THE PROJECT TENANTS OR IS IT A TECHNICAL CLOSED AREA? WHAT ARE THE MAIN COMPONENTS OF THE DATA CENTER? **Closed area, accessible to its operator. Not accessible to other tenants. Please refer to answer # 24**
- e. Hi. Before finishing the process of inscriptions to the contest and by mail I was informed that the participation is only individual. **The participant can be an individual, a team or a firm.**
.. But there can be more than 1 architect, or specialists as part of a team that will send 1 architectural proposal? **Yes**
- f. Site line PDF and picture (Competition Brief Page51) are not same. Which is Correct? **The picture on Page51 of the Design Brief is only indicative. The Topographical survey is more accurate.**

135. Do we need to make Phase2 in same site? **Yes**
Can we renovate buildings in RKIF site? **No, not within the scope of this competition**
Probably, it is impossible to make 250cars parking within 4,500m²±10%. Is the area list on competition Brief page26 is correct? **You are allowed to increase the size of the parking for the 250 cars.**
- What is the meaning of Circulation? Leasable area? Corridor? Or another one? **Leasable are areas that can be rented or leased. Common circulation and facilities are not leasable.**
 - Can you please describe what the programmatic requirement of a "data center" is? **Please refer to answer # 24**
 - We need Oscar Niemeyer building full details all design and zones. **These are not available to us. Feel free to do your own research.**
136. How many of competitors will gain any awards or certificate. **Please refer to section**
- In page 34, it is mentioned that we should provide further linkages to the surrounding neighborhoods, what is the scale of this linkage? , can it be bridge or a tunnel? **Pedestrian connectivity can be through enhanced sidewalks and marked crossings**
 - Is it included in our project cost? **You can added to the cost**
137. In building 13 (The Administration), can we demolish part of the underground wall or make openings into the wall, can we add an interior stairs into the existing slab? **Openings in underground floor are acceptable if well justified yet creating new stairs in the building is not advisable as it will have a heavy impact on the monument authenticity.**
138. Can we increase the number of shots? **Up to you as far as you do not exceed the number of sheets mentioned in the brief.**
139. Can we increase the number of the charts? **No**
140. Does the housing requirement has a certain number in the parking lots? Does it have a separate parking? **It is not specified in the Brief, thus, this is up to you.**
141. What should the utility building include? please do clear that point
Please refer to answer # 29.

142. Is the final deadline on 17th, 17th being included? **Yes**
Can the submission be done by mail or has to be by person? **Either way.**
If by mail, Mail date stamp deadline is the 17th? **No. It should be received by the Order of Engineer on or before 5:00 PM local time on June 17th**
Refer to design Brief, SECTION 3.4, p30: Any entry, which arrives after the deadlines for submissions, will be excluded from the evaluation.
Is there any 3d model of the Rachid Karami Fair main Buildings and site? **No**
143. Would it be possible to have the aerial photos presented in the program in high definition? **Not available**
144. Would it be possible to have information about the height of the buildings of the international fair and especially the boomerang? **7 meters**
145. In which format must the A1 sheets be delivered? Rigid panels or rolled sheets?
Soft, flat or rolled sheets
146. Which is the final submission date? **All submittals to be received by the Order of engineers by June 17**
147. Can we have the sectional plan of NO.1 building that specify the height of the canopy? Also pictures of all the existing stairs of No.13 building. **Height is 7 meters; photo of the No. 13 building stairs will be mailed separately.**
148. What is the No.1 Ground cover used for now? **Answered above**
149. Will the existing buildings only host the administration and nothing else? **This is left open.**
150. Is there a plan with the existing trees? **Answered above**
151. What are the maximal allowed height and building footprint? are there any setbacks or minimal distance between buildings? **Please refer to the answer to question # 5 and # 6**
152. Can we shift the main entrance indicated in the brief or can we add other entrances?
Yes
153. Can we make some minor alterations to the existing buildings while maintaining the original facade? **Minor alterations should be well justified, none destructive and reversible, and above all not affecting the quality and philosophy of original spaces**
154. How many A1 sheets can we submit? **Please refer to section 3.4 of the Design brief**

155. . No. of car parking required? **Please refer to section 3.3 of the Design Brief**
Parking regulations?
2. Is the existing parking space within the proposed plot limit should be maintained or can be redesign with the new landscape and masterplan? **Can be redesigned**
3. Maximum Height? **Please refer to the answer to question # 6**
How many floors? **Please refer to the answer to question # 6**
156. Can you elaborate on the requirements for the utility building?
Please refer to answer # 29.
Can you give us more detail about the data center's requirements? **Please refer to answer # 24**
Is the peripheral wall to be renovated as is or can we have more openings in it? **Yes**
Any building regulations we need to follow. **No**
157. Kindly advise if there is any available CAD drawings for the remaining buildings or 3d models for better referencing of the new development. **Not available**
158. Is there any photos showing the architecture style of the opposite building to the site?
159. 1) Is there any height limit? **Please refer to the answer to question # 6**
2) Is there a building distance limit limit from the allocated boundary? **No**
3) What is the plan for the Grand Ouverture in the future? **Not determined yet, although the east half of it has been rehabilitated and closed with curtain glass and blockwalls in 1996 and used as exhibition and conferences space.**
4) What is the function of the 'utility building' and 'test lab'?
Please refer to answer # 29.
160. 1. When exactly is the deadline of submission, 10th of June (on brief Page 28 3.4. Deliverables and Submission Requirement) or 17th of June (Brief Page 2 Fact Sheet)? **June 17**
2. What does the “core-and-shell offices” (Brief Page 35 Functional Flexibility) refer to?
Open plan.
3. Does the layouts of Master plan and circulation plan (Brief Page 28 3.4.) strictly need to follow the layout of the example provided, on the same panel of two plans? **No. it is a suggestion.**

Can they be separated on different panels or be integrated into same plan? **Yes they can**

4. For the concept design of Phase-1(Brief Page 29), does the plan of all buildings need to be in the scale of 1:250? In some cases, there are some plans 1/250 cannot be fitted in A1 panels. **The scale 1/250 should be used by all competitors, in order for the jury to be able to compare and be fair to all competitors.**

5. What kind of "identification of the competitor" (Brief Page 29 Separate Sealed Envelope) need to be provided? Could you list it? **Name of lead architect and team, name of firm, address, e-mail and phone number.**

161. HI WHAT IS THE FUNCTION OF THE UTILITY BUILDING REQUIRED IN PHASE 1?

Please refer to answer # 29.

162. HI CAN WE GET THE CAD DRAWINGS OF THE BUILDINGS AND VOLUMES WITHIN THE RACHID KARAMI FAIR PREMISES? **No. Not available**

163. Section 3.4 of the competition brief states the deliverables for the competition. The deliverables for "Concept design for phase-1" are specifically mentioned as plans, 2 sections, and facades for all buildings, as well as 2 perspectives. However, the "2 perspectives" mentioned does not indicate whether it is 2 perspectives for each building or for the whole project. Are we to assume that we can provide only 2 perspectives (renders) for the whole 30.000 sqm project, including interior and exterior spaces? **This is open and left up to each competitor**

164. The competition website and the table in section 2.3 of the competition brief states that the final submission date is 17 June 2019. However, section 3.4 has a sentence stating "The submission of the design competition shall be concluded by 10 June 2019" Is this an old date that was left in the brief in error? **the final submission date is 17 June 2019**

165. Is the final submission date of 17 June 2019 the last day for packages to arrive at TSEZ by mail? **YES**

Or is it the last day to post the submission materials providing documentation that the courier received the materials before final submission date? **No**

166. Can the A1 sheets be submitted as rolled up in a tube? **yes**

Or do they need to be fixed to a rigid backboard of cardboard or foam-core board? **Both ways are acceptable**

167. Is the submission limited to 4 A1 sheets? **Yes. In addition to other requirements as per the Brief**
168. Section 3.1 of the competition brief states that "Three existing buildings of total area of approx. 7,100 sqm, exist on site and need to be renovated to their original form." Will there be any other criterion for renovating these existing buildings to their original form other than the provided drawings? **No.**
Since no surface material information is provided for these buildings, can we propose materials? **Existing material is fair faced concrete**
169. The drawings for the existing buildings have text labels designating certain areas as "office, reception, restaurant" etc. Do these labels specify the original functions of the spaces, **Yes**
Or do they specify functions that the TSEZ wants in them after renovations? **No**
170. Can we draw the roads/access to underground parking outside the plot limit? **No**
171. Hello, i would like to know how to get the alphanumeric number/code (is it going to be sent by email) **Please refer to question #42**
172. Is there a town-planning regulations to be respected in the project area? If so, thank you for providing it. **There is no planning regulations or building code is applicable for this site**
173. How many Elevations or Facades can we put? Is it 4 facades or we can choose the number? **You are free to choose the number which best explain your concept**
174. Can we submit more than 2 A1 sheets for the concept-design phase? **No**
175. Would it be possible to send us names or digitized books / websites that inform about the construction prices practiced in Lebanon (cost of materials, cost of labor)? The costs shown are excluding tax? **Please refer to the answer to question # 47**
176. It is indicated p36 that 20% of the BUA must be added for the circulations. Does table p36 show the surfaces of phase 1 without the corridors? Plans will have to add 20% of the surfaces indicated in this table? **The circulation is already included in these numbers. Please do not exceed these numbers.**
177. Submission. **It cannot be submitted as a booklet. Separate sheets are needed to be mounted on the wall.**

178. Questions:

1) Page 8/51 2.1. COMPETITION OBJECTIVES “While designing the new buildings for the KIC parcel, utmost care should be placed on the relationship between the new buildings and existing buildings designed by Oscar Niemeyer. It is a site of extreme value with an extraordinary history of modern heritage in a City with valuable Mamlouk, Crusader, Ottoman, and French Mandate legacy.” Question: The text states that Oscar Niemeyer's master plan must be respected. Is it possible to intervene in the parking lots located in the project area considered for phases 1 and 2? **Yes**

2) Page 10/51 2.2. INSTRUCTIONS TO COMPETITORS “However, it remains the responsibility of the competitors to conduct their full research and detailed site assessment and review requirements of similar techno park projects.” Question: If we find any requirement not considered in the program (such as artistic spaces), could we even include them by modifying the program and the designated area of 30,720 m²? **Yes. Artistic spaces is part of the Design Directives**

3) Page 20/51 3. PROGRAM AND PROJECT DELIVERABLES “Notes: Three existing buildings of total area of approx. 7,100 sqm, exist on site and need to be renovated to their original form. The designer should take these three spaces into account and use the available space to host some of the elements of the program” Question: In the list of available documents, section E points out: “Drawings of existing buildings”, means that these plans are the originals to be respected by Oscar Niemeyer or are as-built plans that may have modifications with respect to the original design? If these are not the original plans, we request that the drawings of these three buildings be sent. **You are required to restore the buildings according to the provided plans. No additional plans are necessary.**

4) Page 24/51 3.3. PROPOSED PROGRAM AND AREA TABULATION “Data Center: approx. 1,600 sqm” Question: Are there any specifications or special requirements for the design and location of the data center? **Please refer to answer # 24. The designer should research the requirement of such center.**

5) Page 27/51 3.3. PROPOSED PROGRAM AND AREA TABULATION “30% of phase-2 BUA would be dedicated for other spaces as follows: o Support facilities (administration offices, meeting rooms, etc.) o Call Centers o Test Labs o Retail o Underground Parkings”

Question: Please expand the definition of the test labs included in phase 2 of the master plan. **Provision of areas to be dedicated for industrial test labs to test new prototypes.**

6) Page 28/51 3.4. DELIVERABLES AND SUBMISSION REQUIREMENT “The submission of the design competition shall be concluded by 10 June 2019 and includes the following.” However, page 2 (Fact sheet) and page 11 (Timetable and Main Deadlines), points out that the deadline for the final presentation is Monday, June 17. Question: A. which of these dates is the definitive one? **June 17**

B. For projects sent by Courier, is the deadline considered the day of arrival at the address (Order of Engineers and Architects in Tripoli, Dam and Farez, P.O. Box 446, Tripoli, Lebanon) or the day in which delivery and registration at the Courier was made? **June 17 shall be the day of arrival of your deliverables to the said address.**

C. For the delivery of the plans indicated (A1 sheets. Landscape Orientation), should they be sent printed on a rigid or flexible base? Indicate the type of material (foam board, type of card, type of paper) **flex or light-weight rigid base are both acceptable.**

7) Page 29/51 3. PROGRAM AND PROJECT DELIVERABLES “CD/DVD including all above deliverables” Question: We suggest that we can send two copies of the CD/DVD in case one of them suffers damages. **OK**

8) Page 37/51 3.6. EVALUATION CRITERIA: DESIGN DIRECTIVES “Feasible/Cost-Effective: The designer can check more accurate construction cost estimations for Lebanon in specialized widely available publications.” Question: Is it possible that you can send to us some specific websites of Official and specialized publications on construction materials costs? **Please check Davis Langdon or similar. We cannot endorse one specific publication.**

9) Page 47/51 APPENDIX B: RACHID KARAMI INTERNATIONAL FAIR (RKIF) BRIEF “In his memoirs published 40 years later, he explained the principles which guided his approach” Question: Would it be possible for you to send us a digital copy of the book, since we couldn’t find one on the internet?

179. Questions

1- The submission of the entries is June 17 in page 11 and page 2, June 10 in page 28 and June 18 on the website. Could you confirm that it is June 18, and give the precise time?

2- When is the TSEZ intending to launch the bid for "Additional design and engineering services for KIC Phase-1" **June 17 by 5:00 PM?**

- 3- It is stated in page 18 that the fees of the additional design and engineering services are limited to 6% could you clarify? Is it possible to have proposals for fees below 6% of the construction cost as this might be in contradiction with the regulation of the OEA? **To be clarified in the RFP relevant to the bidding for Engineering Services**
- 4- According to the file the price of the project should Is it allowed for the bidders to give a financial proposal lower than. **To be clarified in the RFP relevant to the bidding for Engineering Services**
- 5- In case the winner of the concept is a Lebanese architect registered at the OEA who will sign the construction permit file as main architect? **To be clarified in the RFP relevant to the bidding for Engineering Services**
- 6- Could you provide us with additional plans and section of the buildings of the fair? **Not available**
- 7- The two A1 might be too short for the quantity of documents requested for phase 1. Is it possible to have more flexibility in the type of documents while keeping the two A1? **To be fair to all competitors, please adhere to the type and number of sheets delivered. You can add additional info on the 2 A1 sheets for Master Planning or the 2 A1 sheets for the Phase-1 design.**
- 8- The site includes an important empty parking at the south end. Is it possible to use it for the project in order to avoid the cost and impact of the underground parking? **You can use it as overflow parking only.**
- 9- In Page 28, phase 2 is divided in three phases, could you clarify? **The freedom is left to the competitors to recommend sub-phases for Phase-2 as far as the competitors adhere to the Planning and Design Directives.**
180. Can the existing structure in the reuse buildings be modified? **The structures are to be preserved.**
181. Can the connection between the Niemeyer buildings and our proposal be direct? **Yes**
182. How flexible are the side boundaries on the north and south axis? **Boundaries are set by a government decree and it is not possible to change them.**

183. Can we integrate the main access into our project? **You should integrate the KIC access indicated in the Competition Brief into your project. The East access, the main access to RKIF, is not part of this competition.**
184. What was the strategy behind the site location's decision? **The KIC site provides separate accessibility, and can be independent from the rest of RKIF site.**
185. When is the TSEZ intending to launch the bid for "Additional design and engineering services for KIC Phase-1"? **Not scheduled yet.**
186. It is stated in page 18 that the fees of the additional design and engineering services are limited to 6% could you clarify? Is it possible to have proposals for fees below 6% of the construction cost? As this might be in contradiction with the regulation of the OEA? **To be clarified in the RFP relevant to the bidding for Engineering Services**
187. In case the winner of the concept is a Lebanese architect registered at the OEA who will sign the construction permit file as main architect? **To be clarified in the RFP relevant to the bidding for Engineering Services**
188. Could you provide us with additional plans and section of the buildings of the fair? **Additional plans are not available.**
189. Project Brief Page 27 – Phase 2 Program Table: Phase 2 Leasable Office total does not match the break down – page 27 of the brief. Please advise. **Please check the modified area tabulation at the beginning of this document**
190. Can we make changes to the boundary wall along the edge of the KIC site? **No**
191. Dear Sir/Madame, The questions we like to ask are as follows:
1. Is there a specific function/program which is clearly defined for the 7,000m² three heritage buildings? **The committee does not want to limit the options available to the competitors. The existing buildings can be used for functions indicated in Phase-1 program, and in accordance with your proposed design**
 2. Is there a minimum distance as a setback from the heritage buildings? **No**
 3. What are the building regulation? Maximum height, site setback, FAR above and below ground? **Please refer to the answer to question #5 and # 6**
 4. To clarify the deliverables: Is the "Masterplan for the entire project" 2xA1 and the Concept design for phase 1 2xA1 therefore in total 4xA1 Panels, correct? **Yes**

Are the deliverables mentioned in the brief the only material allowed to be submitted or is there a possibility to submit other material on top, eg: model, presentation...? **To be fair to all competitors, please stick to the list mentioned in the Brief.**

192. Does the concept architect have any influence on the selection of the engineer/architect-of-record? **To be clarified in the RFP relevant to the bidding for Engineering Services**

- Is there a need for a cost estimation as part of the submission? Thank you. **It is not mandatory, but might be informative to include one.**

193. I found that the existing buildings drawings are not identical with those in the site plan... The dimensions are different... which one we should rely in? **Please use the Topographical survey**

194. For the existing buildings, are we obliged to let them in our master plan? **Yes**

Can we build on existing buildings? – **No**

Can we consolidate existing buildings? Structure consolidation is required. **But if you mean to join them by building the space between them that is not desirable as it would dramatically alter the shape and character of the existing buildings.**

Can we create access via the highway? **You can access the KIC site from the road between the highway and the site. Building a major traffic interchange/bridge, with direct exit from the highway directly to the KIC site is not desirable.**