



section 6

studios and operations

Studios and Operations

(i) Location

It is proposed to locate ROCK RADIO 100.3's entire studio and office operations at: Castleforbes House, Castleforbes Road, Dublin 1.



Floor Area for Phantom 105.2 and Rock Radio 100.3

4800 sq. ft. Net of lobby, stairs/lifts and toilet facilities

Rational behind premises selection

ROCK RADIO 100.3 realises that the location chosen for premises plays a significant role in facilitating many departments of a successful radio station operation. ROCK RADIO 100.3 management recognises that when it comes to staffing, the station can benefit from the wider pool of human resources when the workplace is centrally located and accessible by a range of transport methods. News/reporting, direct sales staff and marketing/promotional departments benefit too from being located equidistant to the points of business and events of interest to the potential listeners.

Bearing this in mind, it is also understood that considerable management and economic benefits would be gained by collocating the operation of ROCK RADIO

100.3 with the established operation of the PHANTOM 105.2 station. This makes sense not only from an installation and logistics/technical point of view, where the benefits of planning permission for antenna, approval/availability of a generator supply and a sharing

potential of much of the backbone technical infrastructure would be had, but also gain in an ongoing point of view, where sharing functional areas such as reception, greenroom, boardroom and engineering space makes the space requirement smaller and therefore more economical.

Location and Space

It is proposed to locate ROCK RADIO 100.3 in the current 4800 sq. ft. leased space of PHANTOM 105.2 at Castleforbes House. The space will be divided and designated to departments as shown in the studio plan drawings. This has been carefully designed to allow convenient and equal accessibility to the shared areas of the two stations but also to give a degree of physical separation between programming departments to aid style differences and natural competitiveness which will help maintain and build the independent on-air products.

The 4800 sq. ft. is divided between the full floor plate of the first floor measuring 3800 sq.ft. and 1000 sq.ft. located to the rear of the building on the second floor. Access between the floors is via a stairwell at the back of the building or stairwell and lift to the front. It is planned to share and designate areas of the business as follows:

Studios: PHANTOM 105.2 and ROCK RADIO 100.3 will have a designated On-air, Production and News Booth each all of which will be located together for engineering and logistic reasons.

Shared Areas: The Boardroom, Operations Manager Office, Kitchen, Greenroom, Reception and Engineering Racks Room will be shared areas for both stations.

Designated Areas: Programming and News for each station consisting of 3 x News workstations, 4 x Show Preparation workstations, Programming Director, Music Director and Events Manager will each be located in their respective designated station areas.

Offices: Offices are provided for each of the Managing Directors while a large separate office area will accommodate the sales, marketing, traffic and finance departments for both stations.

As shown on the scaled drawings provided, the operations of both businesses provided on the first floor measuring 3300 sq. ft. are:

Area	ROCK 100.3	Phantom	Shared
On-Air Studio	1	1	
Production Studio	1	1	
News Booth	1	1	
News W/Station	3	3	
Show Prep. W/S	4	4	
PD W/Station	1	1	

Music Director	1	1
Events W/Station		1
Reception		1
Engineering		1
Managing Dir	1	1
Operation Mgt		1
Green Room		1
Kitchen		1
Boardroom		1

As shown in the scaled drawings provided, the operations of both businesses provided on the second floor measuring 1000 sq. ft. are:

Area	ROCK RADIO 100.3	Phantom 105.2	Shared
Marketing Management	1	1	
Sales Management	1	1	
Sales Executives	2	2	
Traffic			1
Finance Ctrl			1



Description

Castleforbes House building is a new (2008) 5-story office space development of modern design and is built with many high specified features. The specification includes raised access floors, suspended ceilings with light fittings and air conditioning throughout. The floor also benefits from natural light on three of the four sides and is supplied with data cabling to the tenant's own specification. Toilet facilities are located within the tenant's demise and the building is fully serviced by the landlord which includes Fire Systems,

Lifts, Heating and ventilation and parking control. There is clear unobstructed line of sight the Three Rock Mountain from the roof top and mechanism for cable management are present on the rooftop and risers to facilitate the operation of antennae on the roof.

Planning Permission

Castleforbes House was built with planning approval for office use. The change of class of use to Industrial with specific use for recording/broadcasting studios was deemed necessary by planning consultants for the location of the studio and operations of PHANTOM 105.2. As no additional antennae or external equipment including generators are required for the operation of ROCK RADIO 100.3, permission granted to operate broadcasting facilities from this floor plate will extend to the operation of ROCK RADIO 100.3.

Access

A large car park is provided in the basement of the building. This car park includes spaces for disabilities access but spaces are not assigned to the PHANTOM 105.2 ROCK RADIO 100.3 letting as stipulated by Planning Regulations.

The design of the building conforms to planning guidelines and in particular to Guidelines part M 'Buildings for Everyone'. This includes conformity to specified turning spaces into and around corridors and rooms, door widths, door view panels, fire refuge spaces, floor gradients and steps, lift size and viewing requirements, and toilet facilities. Further building modifications carried out to locate ROCK RADIO 100.3's studio and operations have been design fully mindful of these guidelines and detailed construction of the studios are provided in Appendix (Confidential annex). It is understood that all studio premises and facilities must meet industry standards in respect of disability access and studio performance for be approved by the BCI and that a license contract will not be signed until such standards are in place.

Rational behind Premises Selection:

The rational behind choosing the premises for ROCK RADIO 100.3 and its suitability is described in Section 6 (i).

(ii) Detailed Drawing - Refer to appendix 6

A Detailed Drawing of the plan of ROCK RADIO 100.3's studio and operations premises is provided in Appendix 6. Areas designated specifically to ROCK RADIO 100.3 are shown and areas shared with Phantom are also included. Dimensions showing the space allocated to studio, news programming and administration are given. Technical detail in relation to risers used for the routing of cables to the rooftop antenna system and the standby generator located in the basement is also shown. The design considerations of

the studio plan to maximise functionality and access for people with disabilities can be seen.

(iii) Studio Design and Construction

A construction team with specific expertise in the field of studio construction will be contracted to produce the ROCK RADIO 100.3 studio. The construction method and detailed make-up of the studio components are shown and described in detail in the Appendix (Confidential). The contractor will produce studios by the described construction method which will meet the highest Industry performance standards in sound isolation and reverberation.

(iv) Heating and Ventilation

Castleforbes House is a fully serviced facility which has landlord supplied and serviced mechanical and electrical systems including heating and ventilation. Eight independently controlled air handing systems provide heating and cooling plus a fresh air mix to the floor space to be used by both PHANTOM 105.2 and ROCK RADIO.

100.3. Two additional ducted air-conditioning units will be installed to provide independently controlled air supplies to the studios. Outdoor units for the additional air-conditioning units will be installed on the rooftop alongside units installed for the Phantom operation. Pipework is routed up four floor levels in the riser and exits the building using Roxtec cable and pipe management system.

Backup Power

A 50kVA Super Silent F.G Wilson generator is located at an allocated car space in the basement car park. Generator exhaust is piped into active extraction ducting which is also supplied by the generator backup supply. This generator is rated to provide 40kW into an average load and therefore is more than sufficient to provide necessary backup power for the entire mission critical studio operations and lighting of both stations. An additional Links Systems 10kVA UPS system will be installed in the CTA to provide protected power to the mission critical and IT equipment of ROCK RADIO 100.3.

(v) Security Access

A Paxton Access control system is installed in the Phantom operation and this will be used to control and log access into the building. The Paxton system controller can manage up to ten door controllers and card readers. Additional door controllers and magnetic locks will be added to the system to limit unauthorised access to the studios of ROCK RADIO 100.3. The Main Reception door is fitted with a motorised door closer

and door access controller. Access to the floor from the lifts is gained by card/fob reader which will be used by staff and by switch located at the reception. Viewable security glass panel door and intercom system will allow reception to verify identity of visitors to the station before access is granted. The reception door closer releases closing force for a time interval after authorised access is achieved with the door controller. Normal opening forces are then required to open the door thus facilitating disability access.

(vi) Principal Technical Equipment - Refer to appendix 7.11

A comprehensive list itemising costs for the complete installation of the Studio Complex is given in Appendix (7.11).

Test and Deviation Limiting Equipment

Microphone processors/limiters will operate on all On-Air microphones. PPM metering on the On-Air mixer will give the presenter an indication of the program level. An Orban Co-Operator 464a will limit the signal entering the STL-IP link, protecting it from excessive input, clipping and distortion of the audio. An Optimod 8400, on Three Rock mountain site transmission room, will be responsible for overall deviation control. An Inovonics 530 deviation monitor will be installed in the CTA to monitor the RDS and stereo pilot injection as well as the overall modulation of the station carrier. The engineering contractor will supply all other test equipment and be responsible for the calibration, monitoring and maintenance of all the station's technical equipment. In particular, the engineering contractor will be specifically responsible for modulation, pilot injection and RDS injection levels of the transmitters in the network, and to ensure that linking and broadcast transmitters operate within COMREG specifications and ensure spurious emissions are minimised.

Technical facilities

A Talkback system will be installed between the On-Air and Production Studios, Newsroom, News Booth and the reception. An internal telephone PBX system will allow office-wide communication. Cable ducting will be installed in the inter-wall spacing along the exterior wall of the studios. This will connect each studio back to the engineering room. In order to maintain sound insulation between studios, remaining space in the conduit will be filled after all cable routing has been carried. The majority of all signal and data paths in each studio will be routed to and from the engineering room. This will allow for maximum flexibility for equipment connectivity. The majority of signal transportation between studios and engineering will use multi-twisted pair data cable. An ISDN line will be installed at the mountain site. This will be used as a back-up linking facility to the mountain site. The UPS and mains back-up generator will be wired to supply emergency power to the on-air mission critical equipment, lighting and IT services only. ISDN equipment will be used to facilitate outside broadcast linking. Linking systems will be

shared and achieved via a 100Mb data wireless data connection operating in the 18 GHz band and specified to provide availability factor of 99.99999. Details of the link system are provided in Section 7 (ii).

(vii) - Refer to appendix 7.11

A comprehensive list itemizing costs for construction works, furniture and IT aspects of the rollout of the ROCK RADIO 100.3 studio operations in Castleforbes House is provided in Appendix (7.11 Itemised costs). Castleforbes House is a new business development occupied by PHANTOM 105.2 in 2008. As the installation of the Phantom studios involved the complete installation of new equipment and facilities, it is not considered therefore at this point, that there will be a requirement for additional refurbishment of fixtures and facilities to accommodate the ROCK RADIO 100.3 occupancy of the building.

(viii)

It is proposed that ROCK RADIO 100.3 will share many facilities which will be currently in operation at Castleforbes House at the time of installation. Castleforbes House is a new business development occupied by PHANTOM 105.2 in 2008. As the installation of the PHANTOM 105.2 studios involved the complete installation of new equipment and facilities, it is not considered therefore, that there will at this point a requirement for additional refurbishment of fixtures and facilities to accommodate the ROCK RADIO 100.3 occupancy of the building. The business plan of the ROCK RADIO 100.3 assumes normal life expectancy from fixtures and technical facilities that are installed in 2008 for PHANTOM 105.2. It is planned that the costs associated with the replacement and refurbishment of all equipment and furniture will be shared between both stations.

Shared equipment of particular importance to the continued reliable operation of both stations are the SIAE 100Mb link system and the standby generator.

The SIAE link system is configured in a 1+1 configuration which allows for seamless continuation of services in the event of a radio failure. The replacement life cycle of this equipment is eight years and therefore reliable functionality of this unit is expected without need for replacement until 2016.

The 50kVA generator located in the basement is specified to provide 10000 hours of reliable operation with regular servicing. As this generator provides backup power only, it is not expected that this generator will require further replacement during the lifetime of licence period.