

SPORT SINGAPORE (THE “SPORTSG”) FACILITIES
BEDOK INTEGRATED COMPLEX (HEARTBEAT@BEDOK)
REQUIREMENTS FOR SUBMISSION OF PROPOSAL

The premises listed shall be available for submission of proposal by prospects and prospects shall be deemed to have done the necessary due diligence upon submission of proposal.

The premises shall be leased out in their current as-is-where-is condition and previous/approved use. Prospects are advised to exercise due diligence and carry out their checks on current approved usage, enhancement and/or applications including Change of use, etc required for the proposed business operations and all costs borne fully by the prospects.

S/No	Unit No.	Estimated Area (sqm/sqft)	Usage	Guide Rent	Estimated S&CC (\$pm)	** Central Air-con Charge	Guide Lease Term
1	#01-07	47.71 / 513.55	Retail/Minimart/ Convenience Store	\$2,700	\$770.33	Estimated at \$0.45 per RT per hour	3 + 3 Years
			Education/ Enrichment	\$1,700			
2	#01-11	151.28 / 1,628.36	Health & Wellness (refer to <i>Information - point 1</i> for more details)	\$13,200	\$4,951.94		
3	#01-12	155.42 / 1,672.93	Health & Wellness (refer to <i>Information - point 1</i> for more details)				

Site viewing is MANDATORY for submission to be considered. Prospects are required to register their particulars with SportSG on <https://marketplace.myactivesg.com>

INFORMATION:

- In particular to #01-11 and #01-12 (marketed as combined units) – only one (1) submission is required for the combined units as SportSG is looking for proposals that will synergize with Active Health and ActiveSG efforts. To understand more about Active Health and ActiveSG, you may refer to the following websites:***
<https://www.myactivesg.com>
<https://www.activehealth.sg>
- Where the tenderer’s proposal is not in compliance with the above, SportSG reserves the right to disqualify the respective proposal from further assessment/evaluation.***
- The Tenant shall pay all charges (including any taxes imposed now or in the future) in respect of utilities, including but not limited to gas, water, electricity, water borne sewerage system (if any) imposed by the utility supplier or other Authorities in respect of the said premises.***
- All floor areas stated herein are estimated figures only.***
- Options to renew are at the discretion of SportSG and subject to subsequent approvals, at prevailing market rent to be determined during renewal.***
- Proposals will be evaluated based on (1) Design Concept; (2) Offered Rent; (3) Financial Record; (4) Experience (Track Record), Company Profile, Market Reputation.***

Service and Conservancy Charges (S&CC) **estimated at a rate of \$1.50 psf per month or at such other rate or rates as may be prescribed by the Landlord (subject to change without prior notice). S&CC may be charged on a pro-rata basis for shop operating outside standard operating hours. (Operating hours: tentatively 9am to 10pm daily except on public holidays).*

***Central Air-Con Charges **estimated** at a rate of \$0.45 per RT per hour or at such rate or rates as may be prescribed by the Landlord (subject to change without prior notice). It may be charged on a pro-rata basis for shop operating outside standard operating hours at a premium above the rate payable. (Operating hours: tentatively 9am to 10pm daily except on public holidays).*

*****In view of the current COVID-19 situation, Tender Interview/s will likely be conducted in December 2020/January 2021 via Zoom or Face-to-Face Meeting. More information will be furnished in due course.***

SUBMISSION DETAILS:

Kindly be informed that the following documents shall be required to be submitted in full. Prospects may submit any information over and above the required as they shall deem necessary.

Documents to be submitted and attention to SportSG in sealed envelope:

- 1) Letter of Intent (printed on the prospect's company letterhead).
***Do not** amend any terms and conditions on the letter of intent.
- 2) Intent deposit in the form of a cheque/cashier's order equivalent to nett offered rent per month stated in the Letter of Intent (Payable to 'Singapore Sports Council').
- 3) Latest Business registration profile with ACRA **AND** Questnet report on:
 - a. Enhanced Individual Search for sole proprietor.
 - b. Enhanced Corporate Search for company.
- 4) Business operations experience and preceding **3 years of audited financial records OR last 2 years of Notice of Assessment for sole proprietor.**
- 5) Proposed business trade and concept including sports concepts or collaborations with SportSG and adoption of Active Wallet as one of the payment mode.
- 6) Brief of business proposal [Concept to include i) photo examples ii) services/products offered to include price list, etc/course fees etc.].
- 7) Proposed design/layout plan/renovation details including works schedule, etc.
- 8) Copy of front and back NRIC/FIN/Employment pass of authorized signatory.

Things to Note:

- 1) The premises shall be leased out in their current conditions ("as is where is") and previous/approved usage. Any enhancements, additions and/or applications including Change of Use, Fire Safety Bureau clearance, appointment for Qualified Person (QP)/Licensed Plumber/Licensed Electrical Worker (LEW) etc required for the fit out works proposed shall be carried out and all related costs including installation, renovation, upgrading etc. are to be borne by the Successful Tenderer/s and copies of all the certifications and approved as-built drawings are to be submitted to SportSG and/or its representative's upon completion of fit out. All works, concepts, proposals, designs, pricing proposed by the Successful Tenderer/s for the Demised Premises shall be subject to the prior written approvals of SportSG and/or its representative's, all relevant government agencies and competent authorities. The Successful Tenderer/s shall be responsible for obtaining all such approvals at his own cost and expense and shall furnish evidence of such approvals and copies of all the certifications and approved as-built drawings to SportSG and/or its representative's.
- 2) Please note that all F&B tenants are to comply with Health Promotion Board's "Healthier Drinks Policy" as of 1 May 2018:
 - a. F&B Retailer, Takeaway & Bakery – to comply with 100% healthier drinks.
 - b. All other categories, including Restaurant, café, Snack bar, Eating house/Canteen/Food court etc – Option to become HPB OR comply with 100% healthier drinks.

- 3) Please note that the Successful Tenderer/s are to adopt SportSG's ActiveSG cashless payment solution – Active Wallet, as one of the payment mode if successfully awarded. This initiative seeks to bring more convenience and value add to its members and partners and supports the thrust for Singapore to move towards a SMART nation and cashless society. The Active Wallet supports and allows ActiveSG members to book sports facilities, programmes, gain entry to swimming pools and gyms with a tap of the phone and brings about the convenience of buying and transacting at partners' outlet and platforms.
- 4) SportSG may also require the Successful Tenderer/s to engage the Building's Contractor / LEW in relation to any electricity related works i.e. power upgrade etc. and all related costs to be borne by the Successful Tenderer/s and subject to SportSG and/or its representative's final approval.
- 5) In accordance to the ECO guidelines (Green Mark Building), the Successful Tenderer/s are to submit their M&E and / or QP drawings / diagrams / details / plans for endorsement according to the Fit Out Guide before approval for works commencement may be granted and such vetting costs are to be borne by the Successful Tenderer/s and made payable to SportSG and/or its representative. Any proposed fit out, enhancements or additions which may include plumbing & sanitary, sewerage etc are to be submitted to SportSG for final approval and all related costs including installation, renovation, upgrading, vetting fees, engaging Licensed Plumber etc. are to be borne by the Successful Tenderer/s.
- 6) The Successful Tenderer/s shall apply to the relevant authorities for installation of electricity and water meters and all related costs are to be borne by the Successful Tenderer/s. Prior to commencement of fit out works, the Building and/or SportSG may require the Successful Tenderer/s to install temporary meters for calculation of utility usage and/or charge a fixed utility rate in lieu of a temporary utility meter/s. The Successful Tenderer/s may also be required to engage or switch to SportSG or the Building's Appointed Electricity Retailer.
- 7) Shop Signage or advertisements of any kind shall be submitted to Landlord for prior approval. Fees may apply.
- 8) The Successful Tenderer/s shall make the following payments upon signing the Letter of Acceptance and/or Tenancy Agreement:
 - a. Security deposit equivalent to 3 months of Rent and S&CC
 - b. First month advance Rent and S&CC
 - c. Renovation deposit
 - d. Admin Fee
 - e. Stamp Duty
- 9) All rates are subject to GST and any other taxes, fees and charges which may apply.
- 10) The rent-free fitting-up period shall be for the period of fitting up of the Demised Premises, capped at the maximum of one (1) month and must be utilized by the Tenant within 6 months from the date of commencement of the Term. For the avoidance of doubt, during this fitting-up period, the Tenant shall not commence any business. Rent free may be prorated accordingly. It shall be processed only after the completion of such works and SportSG and/or its representative's review of completed documents. The approved fit-out documents are to be duly endorsed by the relevant certified technical professionals at the Tenant's own cost.
- 11) The prospect is deemed to have read and accepted the marketing materials and shall ensure that all the information and particulars provided in respect of its submissions are true, accurate and complete.
- 12) In the event that SportSG seeks clarification upon any aspect of the proposal, the prospect shall provide full and comprehensive response within three (3) working days of SportSG and/or the representative's notification.

- 13) SportSG reserves the right (i) to allocate the appropriate scoring for any missing information which are required in the evaluation assessment (ii) to reject any submissions that are incomplete or not in accordance with the above submission instructions and/or with SportSG's clarifications (iii) not to accept any submission from prospects who have not attended the mandatory site viewing.
- 14) SportSG is not bound to release/provide the reasons for the award/no award of the marketing to any tenderer/s. SportSG also reserves the right (i) to award in phases (ii) not to award the premises if the proposals submitted are not acceptable/suitable and does not bind itself to accept the highest or any bid. In no case will any Tenderer/s be allowed to claim against SportSG for any expense incurred by him in the preparation of his tender/offer/proposals.
- 15) All information is subject to change as may be approved. While every reasonable care has been taken in providing this information, SportSG make no representation as to the truth, accuracy or completeness of the information and cannot be held responsible for any inaccuracies, omissions or loss arising from or in reliance to the information communicated, herein and part thereof

SUBMISSION CLOSING: 8 DECEMBER 2020, 12 NOON

Kindly submit by hand all proposals in a sealed envelope and specify clearly at the back of the envelope (i) Unit number offered (ii) name and address of tenderer to:

**Tender Box D
Sport Singapore
3 Stadium Drive
Singapore 397630**

Due to the workplace safety measures in place for COVID-19, please note that the Tender Box is only available for dropping of the envelope submissions from 24 November to 8 December 2020, 12pm.

For clarifications, please email to **Commercial_Spaces@sport.gov.sg**