



Tender	Request for Proposal for Proposed Joint Venture to Lease and Manage Coastal Dormitory
Opening Date	07 MARCH 2024
Submission Deadline	03 APRIL 2024
Award By	By JUNE 2024

1. Opportunity

Situated within the Changi East Development Site (“**Changi East**”), the Coastal Dormitory (“**CD**”) is a migrant worker dormitory built in 2020, which has a total capacity to house 12,480 occupants.

2. Invitation to Participate in Request for Proposal (RFP)

Changi Airport Group (Singapore) Pte. Ltd. (“**CAG**”) is inviting offers by RFP for a joint venture with CAG to incorporate a private limited company in Singapore (“**JVCo**”) to lease the land on which the CD is located from CAG and undertake the management and operation of the CD.

CAG welcomes interested parties (and hereafter, “Tenderers”) with the necessary license(s) and proven track record in the management and operation of migrant worker dormitories, and who are like-minded and keen to pursue innovation to develop the CD to higher standards for the betterment of its residents and its customers.

The terms and conditions of this RFP are set out in the RFP Specifications (which can be obtained in accordance with paragraph 3 below). By participating in this tender, all tenderers agree to be bound by the terms and conditions in the RFP Specifications and all amendments, additions, replacements, and modifications as may be made by CAG thereto from time to time.

3. Registration of Interest and Release of RFP Specifications

Interested parties are to email all of the following personnel to register formal interest in participating in this RFP.

- a) Mr. Ivan Lee / ivan.lee@changiairport.com
- b) Mr. Kenneth Chan / kenneth.chan@changiairport.com
- c) Mr. Jason Ng / jason.ng.zm@changiairport.com

Interested parties are to provide the following details in their email to the abovementioned personnel:

- a) Name and Designation
- b) Company/Entity Name
- c) ACRA of entity (or proof of business registration if not a Singapore-registered company)

Each of such interested parties shall execute a **non-disclosure agreement (“NDA”)** with CAG (non-negotiable) in the form and on the terms and conditions as set out in the NDA. Upon execution of the NDA,

each tenderer will receive the RFP Specifications, followed by an invitation to attend a mandatory RFP brief and site walk (“**RFP Briefing and Site Walk**”).

CAG reserves the right to refuse participation by, decide against executing an NDA with, and/or not release the RFP Specifications to, any particular interested party. CAG is not obliged to explain its decision to nor correspond with such particular interested party(ies).

4. Critical Criteria

Tenderers must meet the following critical criteria:

- (a) Tenderers shall be registered with EPU/SER/30 – Service (Management) with Financial Grade S9 OR CW01 (General Building) with Financial Grade B2;
- (b) Tenderers shall not be suspended or debarred by the Standing Committee On Debarment, c/o Ministry of Finance, from participating in public-sector projects;
- (c) Tenderers shall not be affected by any of the following events:
 - (i) inability of the Tenderers to pay their debts;
 - (ii) entry into liquidation either compulsory or voluntary;
 - (iii) the passing of a resolution for winding up;
 - (iv) the making of a proposal by the Tenderers to their creditors for a composition in satisfaction of their debts or a scheme of arrangement of their affairs;
 - (v) the application to the court for the appointment of judicial manager or the appointment of a receiver or judicial manager; and
 - (vi) (in relation to individuals) insolvency or inability to pay the Tenderers' debts as they fall due or the taking of any step or the presentation of a petition by any person for the bankruptcy of the Tenderers, the making of a proposal to their creditors for a composition in satisfaction of their debts or a scheme of arrangement of their affairs, or the appointment of a receiver in respect of the Tenderers' property; and
- (d) (i) Tenderers shall have provided dormitory operation services at Changi East worksite; or
 - (ii) Tenderers or their related corporations (as defined under the Companies Act 1967) shall have operated in Singapore, in the past three (3) years prior to the Closing Date, at least one (1) dormitory with a minimum capacity of 5,000 beds under a single operating class 4 licence issued under the Foreign Employee Dormitories Act 2015.

Tenderers that do not comply with the above critical criteria shall be rejected.

5. Procedure and Timeline

The open RFP process from launch till award is approximately four (4) months (as set out in Table 1 below). CAG shall have the right to make any change to the various activity and/or milestone timelines as stated in Table 1 from time to time as it deems fit, with prior written notice to the tenderers.

Table 1 – Timeline

Period	Date	Activities
Launch of RFP and Submission		
~3 months	07 March 2024	Launch of RFP
	13 March 2024	Deadline for Registration to attend RFP Briefing and Site Walk
	14 March 2024	RFP Briefing and Site Walk (Mandatory)
	03 April 2024	Deadline for RFP submissions
RFP Evaluation and Award		
	April 2024	Selected tenderers invited to present submissions
	April to May 2024	Non-exclusive discussions with selected tenderers
	May to June 2024	Award/Confirmation and execution of relevant transaction documents with Successful Tenderer

Date: 12 March 2024

Q&A Clarification

Question 1:

Can the Critical Criterion (Tenderers shall be registered with EPU/SER/30 – Service (Management) with Financial Grade S9 OR CW01 (General Building) with Financial Grade B2) of clause 4 in the Invitation be lowered?

Answer to Question 1:

We will not consider Tenderers that do not meet the financial grades as stipulated in the Invitation. However, we are open to consider the Tenderer if it is already in the process of upgrading their financial grades and can meet the requirements on or before the RFP submission due date.

Question 2:

Can the Critical Criterion of operating in Singapore, in the past three (3) years prior to the Closing Date, at least one (1) dormitory with a minimum capacity of 5,000 beds under a single operating class 4 licence issued under the Foreign Employee Dormitories Act 2015.) be fulfilled with a track record of operating a 4000-bed migrant worker dormitory plus a 5000-bed MOM's Migrant Worker Onboard Center facility?

Answer to Question 2:

As the experience of operating a 5,000 bed OnBoard Centre is similar with that of a large-scale FEDA class 4 migrant worker dormitory, we will be able to accept Tenderers who have operated a 4,000 bed FEDA operating class 4 license dormitory, supplemented with having operated a 5,000 bed OnBoard Centre.