

Updated: 24 May 2024

To: All Proposers

**REQUEST FOR PROPOSALS (RFP) FOR TENANCY AT THE ENABLING
VILLAGE AND/OR ENABLING VILLAGE EXTENSION
(LIFESTYLE AND INNOVATION CLUSTER)**



RESPONSES TO CLARIFICATIONS

All proposals submitted under this Request for Proposals are deemed to have considered all Corrigenda and Responses to Clarifications issued by SG Enable.

Please note that enquiries submitted after 21 May 2024, 5pm will not be addressed.

Clarifications Addressed on 24 May 2024

Q1. I understand that there are new units available. What are some larger units available for consideration?

The larger units available for consideration are:

- Academy Block #01-09 (365.4 square metres)
- Academy Block #01-10 (237.8 square metres)^
- Academy Block #01-17 (378.3 square metres)^
- Enabling Village Extension #02-03 (289.8 square metres)^

Alternatively, you may also wish to combine smaller units that are side-by-side. Do note that the tenant will need to bear the costs involved. More information is available in the Detailed Package (Annex B - Specifications and Details of Unit(s)).

^The following units are suitable for F&B businesses.

Q2. What is the common corridor flooring finish for Enabling Village Extension, and the frontage of the units on Enabling Village Extension Level 3?

The common corridor flooring finish is homogeneous vinyl sheet, while the frontage of the units (facing the common corridor) on Enabling Village Extension Level 3 is drywall and frameless glass sliding door.

Q3. Can the distribution board (DB) in Block H be shifted next to the main entrance, and can the internal partition walls within Block H be removed by SG Enable?

The tenant will need to seek approval from the relevant authorities on whether the DB can be shifted. For removal of internal partition walls, the tenant will need to bear the costs involved and undertake the relevant feasibility studies. Please indicate within the proposal submission if you need the partition walls to be removed.

Clarifications Addressed on 19 April 2024

Q1. In relation to Unit #01-01 at the Enabling Village extension, please clarify: (a) the finishing of the unit; (b) if tenant may apply for outdoor seating area in the future, and if this is chargeable.

(a) It will be a bare finish.

(b) Yes, this will be classified as public area that will be chargeable as an Outdoor Refreshment Area. Proposers may indicate their request to use the outdoor area within their proposal for SG Enable's assessment and approval.

Q2. Is there any season parking available for tenants at the Enabling Village?

There is no season parking available for tenants. Tenants may choose to apply to the nearest HDB carparks for season parking, which are around a one-minute walk from Enabling Village.

Q3. Who is the current electricity provider for Enabling Village? Are tenants able to purchase from the open market?

Tenant will have to apply to SP Services first, and then switch to any open market electricity provider.

Q4. In relation to Unit #01-10 at the Academy Block, please clarify if the current gas supply is from City Gas. Is it possible to use liquefied petroleum gas (LPG) and where can the tank be housed?

No, there is no town gas provision for Enabling Village. If LPG gas is required, it will be the responsibility of the tenant to engage a QP to determine the appropriate storage location and manifold system, subject to SG Enable's and relevant authorities' approval.

Clarifications Addressed on 22 March 2024

Q1. Can the unit at Enabling Village Extension level 2 be sub-divided?

The unit at Enabling Village Extension level 2, unit number #02-03 will be leased as a whole unit (289.8sqm). Please refer to the Detailed Package for smaller units that are available.

Clarifications Addressed on 23 February 2024

Q1. Can we make modifications for the unit #01-14/01-14A at Academy Block, such as plan for an alternative solution for discharge of the exhaust to outside unit for cooking purpose, set up our own aircon split unit, and change the power from 63A single phase to 63A three phase?

Please indicate your MEP requirements clearly in your submission together with the proposed business concept for SG Enable's evaluation. Details will be further discussed with SG Enable upon acceptance of the Proposal and subject to approval from Qualified Persons/Professional Engineer and relevant authorities. Do note that units will be handed over in a 'as is, where is' condition and additional cost for MEP upgrades and professional fees will be borne by tenants.

Q2. What is the height of the units at levels 2 and 3 of Enabling Village Extension?

The height is approximately 3.9m, from slab to soffit.

Q3. Can the internal walls at Enabling Village Extension be removed to join 2 to 3 units together, for example at units #03-04 and #03-05?

Yes, this is possible but subjected to SG Enable’s approval. Please indicate your request for structural modifications clearly in your submission together with the proposed business concept for SG Enable’s evaluation. Details will be further discussed with SG Enable upon acceptance of the proposal and subject to approval from relevant authorities.

Q4. Will there be space for tables and chairs to be placed outside Enabling Village Extension unit #01-01?

Yes, there will be space available but the successful Proposer will need to be mindful of circulation and public space at Level 1 of Enabling Village Extension. Details will be further discussed with SG Enable upon acceptance of the proposal.

Q5. Will there be large ceiling fans installed at the lobby area of Enabling Village Extension level 1?

Yes, there will be large ceiling fans installed to allow visitors to enjoy the space.

Clarifications Addressed on 16 February 2024

Q1. Can unit #01-01 at the Extension Block be divided and shared with other Social Enterprises?

We are looking at a single tenant for the unit. Interested proposers may choose to form a consortium to submit a single proposal for the unit, with an indication of the lead proposer. Please refer to the detailed package* Annex A (Conditions for Submission - Clause 30) for more information on submitting a proposal as a consortium, as well as Annex B (Specifications and Details of Unit(s)) for smaller units that are available.

Clarifications Addressed on 2 February 2024

Q1. What are the accessibility options available for persons with disabilities from Redhill MRT to EV Extension?

The easiest way to reach Enabling Village is by MRT to Redhill Station, which is just 5 minutes’ walk away. All entrances, which are along Lengkok Bahru and Redhill Road, are accessible by wheelchair.

Complimentary shuttle bus services are available from Mondays to Fridays, between Enabling Village (Nest Block) and Redhill Station (Exit A). Visitors with impaired mobility will be given priority.

Q2. What are the key differences between the offerings in Enabling Village and the Enabling Village Extension? What does the post-18 cliff effect refer to?

The Enabling Village is an inclusive community space with focus on employment and training, while the Enabling Village Extension will have a more dedicated focus on addressing post-18 cliff effects and future care planning for persons with disabilities.

The post-18 “cliff effect” describes the perceived decline in services for students after graduating from special education schools, typically around the age of 18. The Enabling Village Extension aims to address some of these challenges by providing the required services and support for persons with disabilities in areas such as independent living and lifelong learning, while facilitating future care planning and promoting wellness for caregivers.

Q3: Are non-assistance animals allowed to enter the units and/or to live in the units (e.g. company pets, animal-based programmes)?

The tenant will need to seek approval from the relevant authorities. Please indicate your concept in the proposal for SG Enable’s evaluation.

Q4. Can we get a sensing of the KPIs and track records which we will need to maintain that form the basis for the tenancy offer and subsequent lease renewal for the Innovation Cluster? Will the frequency of measurement be a yearly review or only towards the end of the initial lease? What will be the consequences if we are unable to meet the initial KPIs set?

The Key Performance Indicators (KPI) as well as the frequency of measurement will be discussed and agreed upon prior to SG Enable’s issuance of the Letter of Offer. As part of their submission, proposers should propose KPIs relevant to their concept for the Innovation Cluster.

Potential KPIs may include, but are not limited to: (i) number of attendees to the Disability Innovation Lab’s programmes and activities in total, from both the disability sector and the innovation community, (ii) satisfaction rate of attendees for programmes and activities in (i), and (iii) number of disability innovation pilot projects supported through innovation consultancy/support and capability development programmes.

SG Enable will consult with and review the achievement of KPIs with tenants on a yearly basis. SG Enable also reserves the right to prematurely terminate the licensee's tenancy if it fails to achieve the above KPIs.

Q5: Could we request an extension of the submission deadline for the Innovation Cluster so we can submit a more comprehensive proposal?

To ensure parity to all potential tenants, we are unable to take in case-by-case request for deadline extension. All proposers are encouraged to submit their proposals as comprehensively as possible by the submission deadline.

Q6. Regarding our interest in a place with a longer lease term for more stability, could we understand more about the long-term tenancy plans for Enabling Village Extension?

<p>Please refer to the Information Package for details on the masterplan of Enabling Village.</p>
<p>Q7. Is it possible to propose a cap for future rent increments for non-profit organisations?</p>
<p>All proposers are welcome to indicate your proposed rent model in the submission, which should be one that would allow the proposed concept to be financially viable.</p>
<p>Q8. What is the estimated footfall on weekdays and weekends?</p>
<p>The current estimated footfall averages around 20,000 to 25,000 monthly. An increase in footfall is expected with the revived tenancy mix and opening of Enabling Village Extension in the near future.</p>
<p>Q9. Are we allowed to run our business on an appointment basis instead of opening every day for 10-12 hours?</p>
<p>For lifestyle cluster, tenants shall be minimally required to remain open during the operational hours of Enabling Village. Appointments may be scheduled during opening hours on a needs basis.</p>
<p>Q10. Is it possible to carve out a space smaller than 50 sqm (e.g. 30-35 sqm)?</p>
<p>Please refer to the Detailed Package for smaller units that are available. Please indicate in your submission if your required space does not fall within the current unit sizes.</p>
<p>Q11. Is there any penalty if we terminate early before the 1-year lease period is up?</p>
<p>Please refer to the draft licence agreement clauses (Annex E) indicated in the Detailed Package.</p>
<p>Q12. Please furnish the mechanical & electrical specifications of the Disability Innovation Lab unit, as well as a more detailed plan with dimensions, columns, windows and other structural indications, ideally in AutoCAD.</p>
<p>Please write to enquiryEV@etcsea.com to retrieve the detailed specifications.</p>
<p>Q13. Is there plumbing going in and out for the Disability Innovation Lab?</p>
<p>There is no provision of water point, floor waste and floor trap for the unit. Feasibility studies shall be undertaken by tenant if plumbing provisions are required.</p>
<p>Q14. Can tenants conduct hot works (e.g. welding, metal fabrication) and woodwork/wood crafting in the units?</p>

Please indicate your request clearly in your submission together with the proposed business concept for SG Enable's evaluation. Details will be further discussed with SG Enable upon acceptance of the proposal and subject to approval from relevant authorities.

Q15. Can we install an exhaust at the Disability Innovation Lab?

There is no provision for exhaust at the Disability Innovation Lab. Installation of an exhaust will need to be further discussed with SG Enable upon acceptance of the proposal and subject to approval from relevant authorities. Feasibility studies shall be undertaken by tenant if exhaust provisions are required.

Q16. Will there be windows at the Disability Innovation Lab and can they be opened?

There are operable windows at the Disability Innovation Lab.

Clarifications Addressed on 19 January 2024

Q1: What is the rent-free period extended to tenants for renovation works?

There will be a rent-free period of 1 month given to new tenants for fitting out works. Requests for longer rent-free periods will be assessed on a case-by-case basis depending on factors such as the size of the unit and extent of works required.

Q2: For units without air-conditioning, will tenants need to install their own air-conditioning?

Yes, units will be handed over in a 'as is, where is' condition.

Q3: Will there be a need to reinstate the unit to its original condition at the end of the licence period?

Yes, tenants are required to restore the premises to their original condition before handover to SG Enable at the end of the licence period, unless otherwise required by SG Enable.

Q4: For sub-division of units, will the cost be covered by tenants or SG Enable?

The cost for sub-division of units will be covered by SG Enable. Please indicate your spatial requirements within your proposal for SG Enable's review and assessment.

Q5: What are the grants and support available for new and existing tenants? Are there any perks and rent subsidies for social enterprises?

SG Enable provides dedicated support to all tenants through disability inclusive hiring, training, support schemes, programming and marketing. Examples of support schemes that tenants can

tap on for disability inclusive hiring include the Job Redesign Grant and wage offset under the Enabling Employment Credit. Under the Job Redesign Grant, tenants can receive up to 90% of the job redesign costs, capped at \$20,000 per employee with disability, whichever is lower. For more details on available support and schemes, please refer to <https://www.sgenable.sg/your-first-stop/hiring-employment/employers/employ>.

SG Enable also actively fosters collaboration amongst partners within and outside Enabling Village, providing tenants with the potential to leverage our existing partnerships with organisations where relevant and appropriate. An example of partnerships within Enabling Village is our collaboration with Tribe Tours to launch the first-of-its-kind tour conducted by docents with disabilities. In addition, SG Enable facilitates events and marketing support, such as Enabling Lives Festival, amplifying our tenants' initiatives and efforts through our social media platforms.

SG Enable will assess all proposals received against the Evaluation Criteria set out in the Detailed Package, rather than the type of enterprise. The Evaluation Criteria comprises the overall quality of the concept and the proposed rent. SG Enable would like to encourage all proposers to propose concepts and rent amounts that are financially viable.

Q6: Apart from base rent, are tenants expected to pay for advertising and promotion, and percentage of Gross Turnover (GTO)?

Tenants are not expected to pay for advertising and promotion. All proposers are welcome to indicate your proposed rent and the proposed rent model in your submission (e.g. base rent, percentage of GTO or a combination of both).

Q7: Can SG Enable help to connect us with potential partners to submit a joint proposal?

If proposers have a clear idea of potential partners they would like to work with, they may approach SG Enable for assistance. However, this will be subject to the agreement of the other parties involved.

Q8: Are we allowed to make any structural modifications to buildings, such as removing walls within existing units?

Please indicate your request for structural modifications clearly in your submission together with the proposed business concept for SG Enable's evaluation. Details will be further discussed with SG Enable upon acceptance of the proposal and subject to approval from relevant authorities.

Q9: Will there be shopfront signages provided at the entrance?

Tenants are responsible for their own shopfront signages. However, tenants are required to seek approval from SG Enable on the type, size, height and intended location before putting up the signages.

Q10: Is mechanical, electrical and plumbing engineering (MEP) upgradable if needed?

Please indicate your MEP requirements clearly in your submission together with the proposed business concept for SG Enable’s evaluation. Details will be further discussed with SG Enable upon acceptance of the Proposal and subject to approval from relevant authorities. Do note that units will be handed over in a ‘as is, where is’ condition and additional cost for MEP upgrades will be borne by tenants.

Q11: Would registered charities / non-profit entities be eligible for the spaces?

Yes, we welcome all entities to submit their proposals.

Q12: What are some key performance indicators (KPIs) expected of tenants?

Tenants will be required to fulfill KPIs that align with Enabling Village’s vision and support for disability inclusion. All KPIs will be subject to the concept and developed in consultation with successful proposers. Examples of KPIs include hiring and training persons with disabilities within the premises, organising programmes and conducting outreach to the disability community, collaboration with SG Enable on branding and marketing, as well as increasing visitorship to Enabling Village.

Q13: Are assistance dogs allowed on the premises?

Enabling Village is a service dog-friendly establishment. People with guide dogs or assistance dogs are welcome to bring them along on their visit.

Q14: Can the carpark lots at Academy Block be dedicated to tenants for parking of delivery bikes?

Motorcycle lots are available on first-come-first-served basis. We are unable to dedicate parking lots for tenants due to limited parking spaces.

Q15: What is the gas provision available?

Town gas is not available in Enabling Village and Enabling Village Extension. For liquefied petroleum gas (LPG), please indicate your requirements for gas provisions or gas storage areas clearly in your submission together with the proposed business concept for SG Enable’s evaluation. Details will be further discussed with SG Enable upon acceptance of the Proposal and subject to approval from relevant authorities.

Clarifications Addressed on 5 January 2024

Q1: Can I request for a longer rent-free period for larger units which will require more major fitting out works?

Yes, please indicate this clearly in your proposal. All requests for longer rent-free period will be assessed on a case-by-case basis depending on factors such as the size of the unit and extent of works required.

Clarifications Addressed on 22 December 2023

Q1: Is the monthly license fee and conservancy charge equivalent to the net rent and service charge? What is the monthly licence fee and services and conservancy charges that tenants currently pay?

Yes, the net rent is a combination of the licence fee and the service and conservancy charges. We are unable to share the monthly rate that tenants currently pay. All proposers are welcome to indicate your proposed rent in your submission.

Q2: If we are interested in the Innovation Cluster, must we rent the whole unit (164.75 sqm) of the Disability Innovation Lab?

Yes. However, multiple interested proposers may also form a consortium to submit a single proposal for the Disability Innovation Lab unit. For consortiums, the license agreement for the space will only be signed with the master tenant, or lead member of the consortium. Please refer to the Detailed Package* (Clause 30 in Annex A – Conditions for Submission) for more information on submitting a proposal as a consortium.

Q3: Where can I retrieve the actual floor plan of the units?

The floor plan of the units is found within the Detailed Package*. Please write in to us at enquiryEV@ectsea.com if you require further details on the units.

Q4: Can businesses choose to operate for 24 hours or past Enabling Village's opening hours (7am to 10.30pm on weekdays, 7am to 9pm on weekends)?

Please indicate your operating hours clearly in your submission together with the proposed business concept for SG Enable's evaluation. Details will be further discussed with SG Enable upon the acceptance of the Proposal, subject to approval from relevant authorities.

Clarifications Addressed on 8 December 2023

Q1: Is it possible to do a change of use for the unit if this is required? If yes, who will be responsible for applying for the change of use?

<p>Yes, this will be possible if the accepted Proposal requires a change of use. SG Enable will undertake the responsibility of applying for the change of use, supported with the relevant documentation from the successful proposer.</p>
<p>Q2: What is the indicative rent?</p>
<p>The indicative guide rent is \$5psf/month. However, this will be up to interested proposers to propose in their submission, depending on the proposed business concept. More details on the Evaluation Criteria for proposals may be obtained within the Detailed Package. The Detailed Package* can be retrieved by writing in to enquiryEV@etcsea.com.</p>
<p>Q3: How do we get in touch with the SG Enable team who is in charge of hiring persons with disabilities?</p>
<p>Proposers who wish to find out more about inclusive hiring may direct their queries to enquiryEV@etcsea.com for a direct referral to the SG Enable employment support team.</p> <p>Information on disability-inclusive hiring grants and support services may also be found on this website here.</p>
<p>Q4: When is the targeted possession of all units?</p>
<p>Batch 1 for Lifestyle Cluster - Q2 2024 Batch 1 for Innovation Cluster - Q1/Q2 2025 Batch 2 for Lifestyle Cluster - Refer to Detailed Package (Annex B, Pages 8 to 11) under 'available from' column.</p> <p>The Detailed Package* can be retrieved by writing in to enquiryEV@etcsea.com.</p>
<p>Q5: Are we able to submit a proposal to combine more than one unit, or to subdivide an existing unit?</p>
<p>Yes, this is possible. Please indicate this request clearly in your submission together with the proposed business concept for SG Enable’s evaluation. Details will be further discussed with SG Enable upon the acceptance of the Proposal.</p>

*Latest version of Detailed Package updated on 1 May 2024