

Q & A Session for PQ Briefing

Date: 20th of Jan 2006

Time: 1430

Venue: SSC Theatrette

Panelists:

Mr. Oon Jin Teik, CEO, SSC

Dr. Toh Kian Lam, Chief (integrated Projects), SSC

Mr. Mark Rathbone, Financial Advisor, PwC

Mr. James Harris, Legal Advisor, LLL

Clarification Session – Q&A.

Q1. At what stage will you be narrowing it down to one or two bidders?

Ans: The committee will shortlist bidders that meet our evaluation criteria at the Pre-qualification stage and send out Invitation to Tender via GeBiz thereafter.

Q2. Will there be any reimbursement for the unsuccessful bids similar to that of the Australian system, which covers the cost of preparing for the bid, or compensation to forgo intellectual property rights for unsuccessful bidders?

Ans: There is no plan at the moment to reimbursement unsuccessful bidders. However, bidders will be duly notified should there be changes to the above stand.

Q3. Would the scores from the PQ stage be used for qualification in the ITT stage?

Ans: No.

Q4. Financial Advisor – Is there a need for the consortium to have a financial advisor as part of the evaluation criteria and why is it so?

Ans: Given the complexity and the magnitude of the project, it is essential to have a financial advisor. It is possible that the tenure be pushed beyond 25 years. There is therefore a need for the expertise of a financial advisor to evaluate the risks incurred, payment mechanism and different financial models.

Q5. Schedule for project.

Ans: We target to appoint successful bidders and achieve financial close by July 2007 and commencement of operations by mid 2011.

Q6. Why has 2011 been set for the commencement of operations?

Ans: Three reasons for 2011:

- 1) From the start, it was hoped that the Sports Hub would serve to host the 2011 SEA games. However, it is highly likely that Cambodia will host it. The SEA Games Federation has always been trying to give the hosting right to the country that has never hosted the games before. However, we will not rule out the possibility of hosting the 2011 games should Cambodia decide to pull out for whatever reason. As the host country, we have the liberty to decide on the date and we can host it at the end of 2011 if required.**
- 2) We will also have a series of large-scaled events, which require major planning. We foresee a need to hold major events at a large and consistent scale.**
- 3) The vision of 2010 as a milestone for the sporting industry in Singapore, in consistent with the strategy to develop local infrastructure.**

Q7. Unitary payments. Is there any stage in the process would give an indication for the availability threshold of unitary payments?

Ans: We are currently exploring this possibility with Singapore's Ministry of Finance with regards to the funding. At this stage the Unitary Payment would be from the formulated based on the capital expenditure. Budget was stated at \$800 million Singapore dollars.

Q8. Do you expect the project to be competitive?

Ans: The financial advisors will be benchmarking the procurement process with the other PPP projects in Singapore to ensure it remains competitive in the current economic climate.

Q9. Hotel/hostel/residences developments and the benefits of such developments. In the list of additional facilities, is there any indication of the size of your hotel developments or are there any benefits to having identified a hotel operator?

Ans: The residence would be for the elite athletes and coaches and would be based on a hostel/dormitory concept with basic amenities. Hotel development is allowed under the additional facilities list but not a compulsory item.

Q10. Would there be help offered in the creation of a consortium and what would be the process in linking up with other contractors?

Ans: Interested companies may contact PricewaterhouseCoopers for more information.

Q11. What is the expected size, in terms of the number of partners, of the consortium?

Ans: Partners would be expected in the following areas:

- 1) Equity sponsors**
- 2) Institutional investors**
- 3) Constructors**
- 4) Facility/estate managers**
- 5) Stadium operators**
- 6) Insurers**
- 7) Financial / legal advisors**
- 8) Architects (local and international)**
- 9) Service providers**
- 10) Security**
- 11) Technical expertise / Technology companies**
- 12) Commercial Property managers**

Q12. For this project, we are taking some existing facilities. Thus, for the tender document, would you be releasing the past performance, the operating performance and the financial performance of these facilities?

Ans: Yes, but with due diligence. Relevant information will be available in the data room during the ITT tender stage.

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