ANNEX A – SITE LOCATIONS

Relating to Installation of Locker Stations at HDB Sites.

Additional Instructions

1. At the time of signing the Tenancy Agreement, the Successful Proposer or its appointed signatory shall produce the required documents and the completed GIRO application form with the following payments:-

    a. Tendered Rent for the first month by Inter-Bank Giro ("GIRO"). For the avoidance of doubt, the Tendered Rent (including GST) and Service & Conservancy Charges shall be collected on the 1st calendar day of each month;
    b. Service and conservancy charges for the first month (such rates to be advised by the Town Council);
    c. Security deposit equivalent to one (1) month's Tendered Rent or such other deposit sum as the HDB may at its sole and absolute discretion impose;
    d. Stamp fee for the Tenancy Agreement as required under the Stamp Duties Act (Cap. 312); and
    e. GST;

2. the payments set out above shall be made in the form of cash or cashier's order, except for (c) which can be made in the form of cash, cashier's order or banker's guarantee made payable to HDB.

3. The Successful Proposer shall pay all subsequent monthly rent (inclusive of GST) through GIRO. If there are six (6) or more unsuccessful attempts of payment by GIRO, the Successful Proposer shall top-up the existing Security Deposit to a sum equivalent to six (6) months of Tendered Rent by way of cash, cashier's order or banker's guarantee.

4. Where the Successful Proposer is a private limited company or a limited liability partnership, the Successful Proposer shall provide a Deed of Guarantee duly executed by a guarantor who must be a shareholder, a Singapore Citizen of at least 21 years old and gainfully employed at the time of signing the Deed of Guarantee. The Successful Proposer may pay three (3) months' worth of Tendered Rent by way of cash, cashier's order or banker's guarantee as a deposit in lieu of the Deed of Guarantee.

5. The Successful Proposer is also required to comply with the terms and conditions stipulated in the Landowner's Consent issued by HDB.

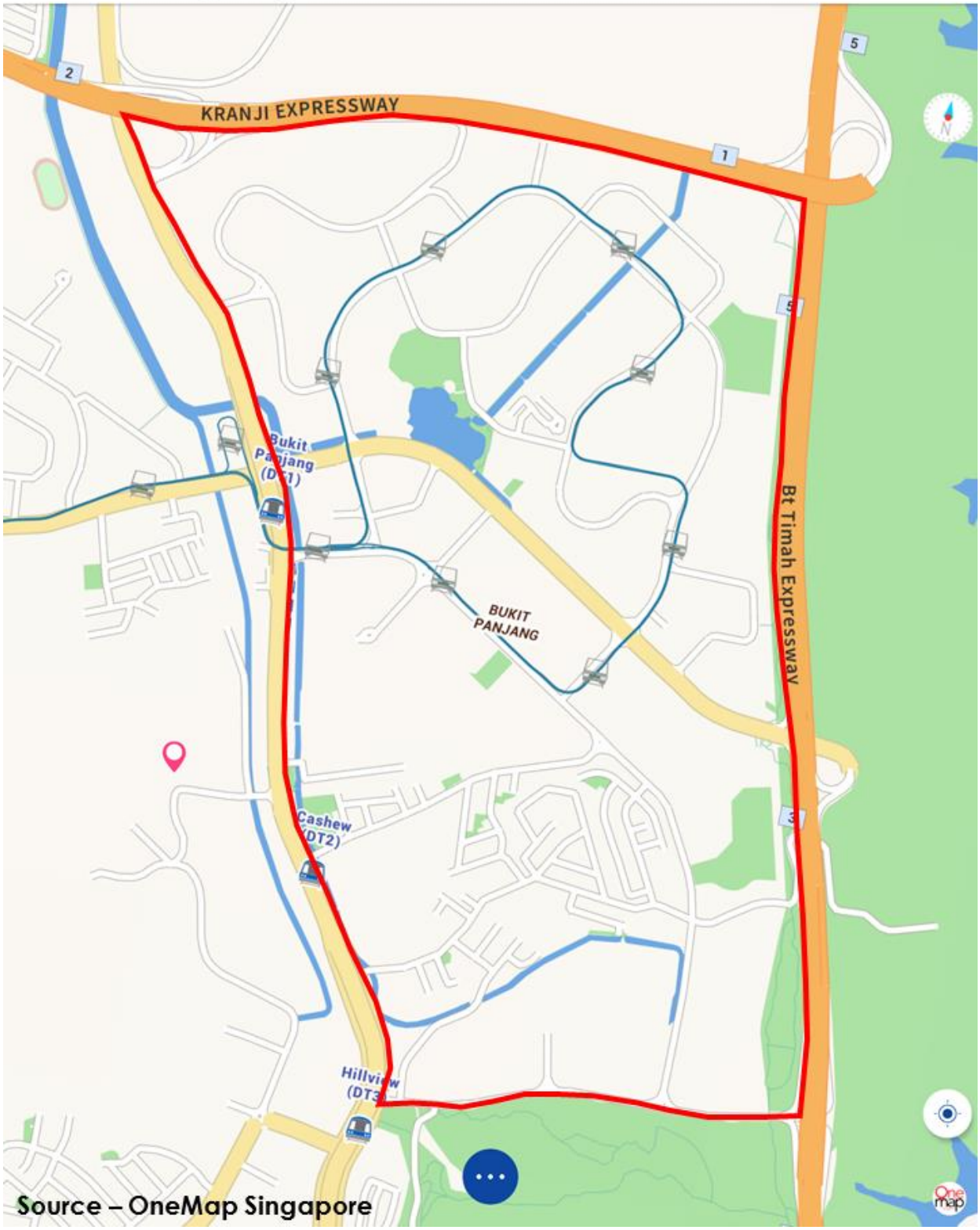
6. The tenancy commencement date as stipulated in HDB's Landowner's Consent is strictly non-negotiable irrespective of any reason including the outcome of the Successful Proposer's applications for the required licenses and approvals from the relevant authorities.

7. If the Successful Proposer is unable to obtain the required licenses and approvals from the relevant authorities, the Successful Proposer shall be deemed to be in breach of the terms of this RFP and the Tenancy Agreement. HDB reserves its right of action or remedy against the Successful Proposer.

8. All proposals, plans, statements and representations stated in the Proposal Form submitted by the successful Proposer shall be duly executed, delivered and implemented throughout the full term of the tenancy. Failing which, HDB shall in its discretion terminate the Tenancy Agreement forthwith without prejudice to any right of action or remedy of HDB for any antecedent breach of condition by the successful Proposer.

HDB Bukit Panjang Town	

Bukit Panjang Town Boundaries



List OF HDB's Preferred Sites in Bukit Panjang Town for Installation of Federated Lockers Stations

S/No.	Custer
1	Blk 152A Gangsa Road
2	Blk 109/117 Gangsa Road
3	Blk 205 Petir Road
4	Blk 256 Bangkit Road
5	Blk 609 Bukit Panjang Ring Road
6	Blk 628 Senja Road
7	Blk 547 Segar Road
8	Blk 465 Segar Road
9	Blk 443C Fajar Road

Relating to Erection of Locker Stations at MRT Stations.

Contractor to note and provide the following:

(A) General Notes

1. The drawings show design intent only. The contractor/ consultant shall develop the detailing for the work and obtain LTA's approval.
2. All dimensions are given in millimetres unless otherwise stated.
3. Contractor to obtain building plans from BCA and/or LTA's record center.
4. Contractor to provide co-ordinated shops DRGS with PE/PQ endorsement for all structural and architectural works. Approval to be obtained from the engineer prior to commencement of work.
5. Contractor to refer to structural, mechanical plumbing, fire protection and electrical drawings for coordination of work. The work of all disciplines shall be carefully coordinated with the overall aesthetic appearance of the build. Notes appear on various sheets for systems and materials.
6. All construction and materials used shall be in conformance with the requirements of all applicable codes, standards and regulations. The contractor shall apply the design intent as established in the documents to all circumstances and conditions to ensure consistent throughout.

(B) Barrier-Free

1. Contractor to ensure that the location of the new locker does not impede the pedestrian/ commuters flow.

(C) Existing Structures

1. Contractor to ensure that adjacent structures if any must not in any way be affected by any demolition/ construction works.
2. All damages to the existing work by the proposed installation works shall be made good and to match existing finishes/ materials.
3. All existing works are to remain unless otherwise stated.
4. All affected structures which need to be moved temporarily shall be reinstated to LTA's approval.

(D) Gaps/ Voids

1. Contractor shall close all gaps surrounding the locker with removable 3mm thick aluminium capping.
2. Contractor shall not remove or modify any railings or balustrades overlooking voids without LTA's approval.

(E) Safety and Security

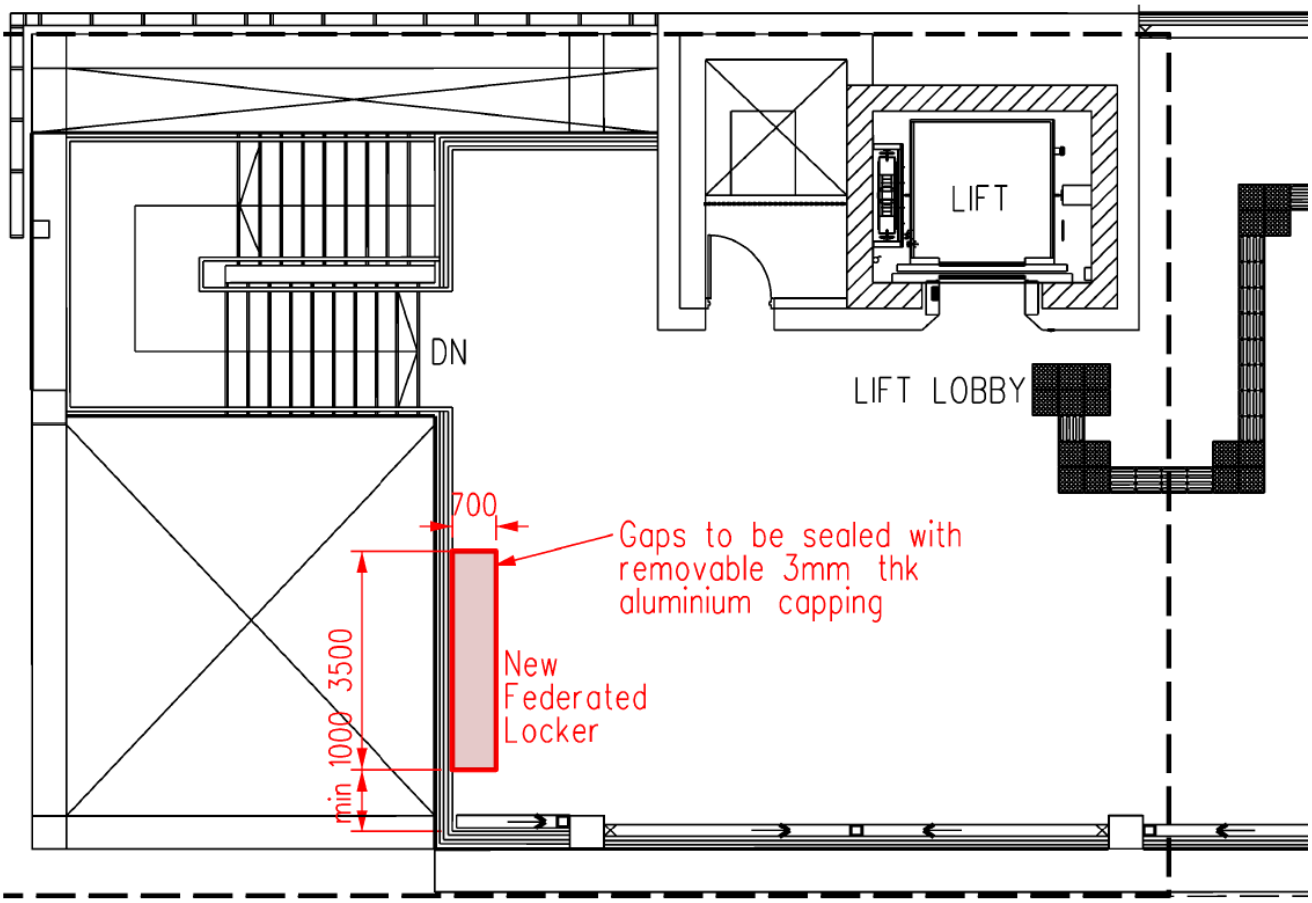
1. Contractor shall comply with safety and security measures to LTA's approval.

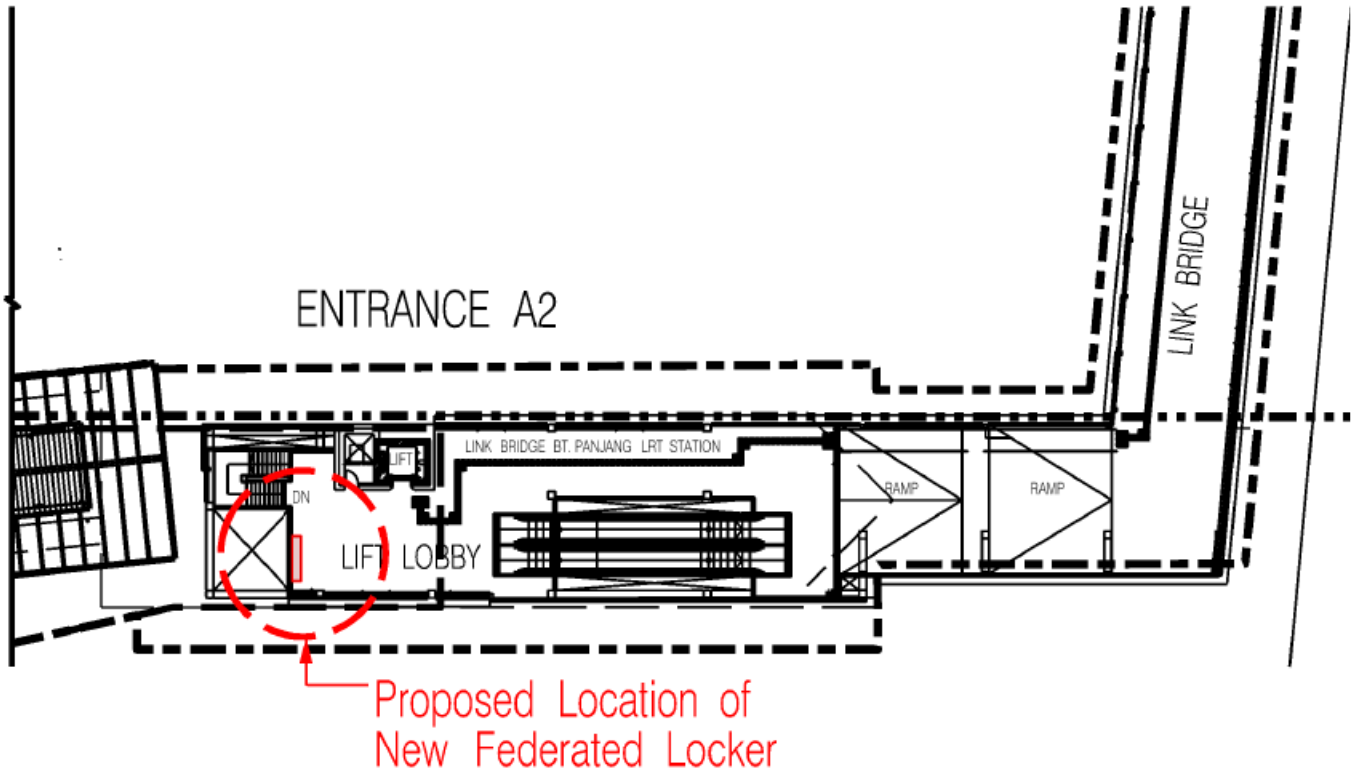
(F) Electrical Works

1. The Operator shall design, supply, install, test and commission the Electrical systems to the federated locker in accordance to Technical Specifications for electrical Works under Annex G.
2. The 13A pad-lockable SSO shall be tapped from the nearest existing distribution board (DB) at the station. The indicative locations of existing DB will be provided to parties who have obtained the security clearance from LTA. In an event that the existing DB does not have spare circuit breaker, the Operator shall provide either new circuit breaker or tap off from other existing DB in the station. The Operator shall coordinate with the Public Transport Operator (ie. SBS Transit or SMRT) on the DB to be tapped from and submit to Authority for approval. All the cables and cable containment from the existing DB to the SSO are deemed included in this Contract.

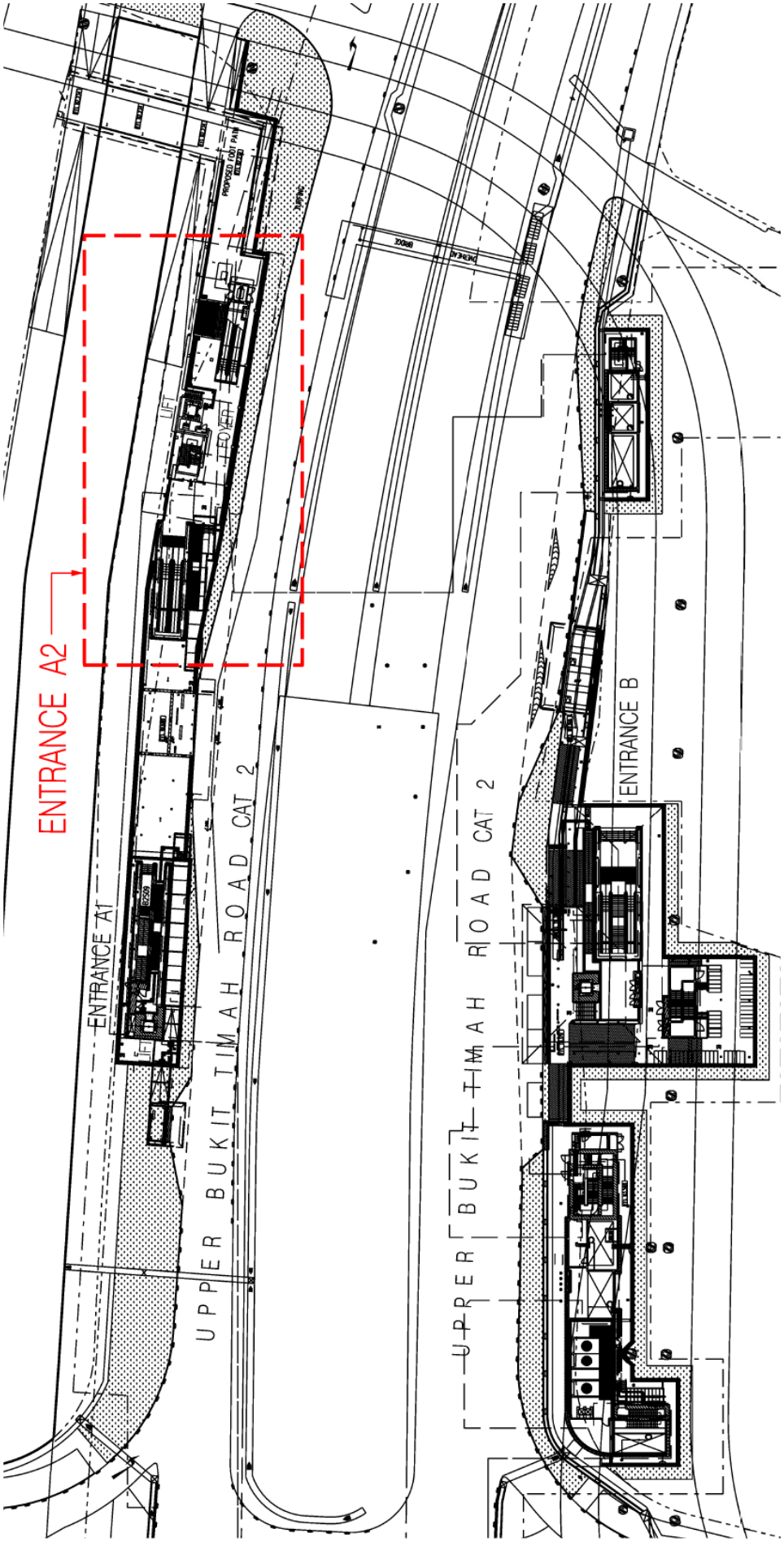
3. The Operator shall provide a dedicated revenue kilowatt-hour meter for each of the federated locker electrical distribution circuit in each of the MRT stations.
4. Equipotential bonding of the federated locker shall be provided in accordance to CP5 and SS555.
5. To liaise and coordinate with the Public Transport Operator (ie. SBS Transit or SMRT) to conduct detailed site surveys, adhere to the rules and regulations established by the Public Transport Operator for Works within each of the MRT stations and shall comply strictly with these requirements and procedures for working within their premises which also includes submitting of "Permit-to-Work" for the Works. The Operator shall propose the cable routings from the existing Distribution Board (DB) in the MRT station to the federated locker, for the Authority's approval.
6. Prior to any execution of work at site, the Operator shall prepare the necessary documentations required for the Works affecting the existing services according to the Public Transport Operators' modification procedures. These shall include SMRT's Request for Modification (RFM), Application for Modification (AFM) and Completion of Modification (COM). As for SBST, the forms required are Change Request Form (CRF), Modification Implementation Form (MIF) and Modification Completion Form (MCF). Where Interfacing Parties are required to prepare the abovementioned documents, the Contractor shall coordinate and provide all necessary information to the Interfacing Parties.
7. The Operator shall be responsible for protecting all existing services in the working area and keep them in clean and good condition. The Operator shall make good any damage to the existing services.
8. The Operator shall provide new openings through the walls, floors, ceilings, etc. for the electrical Works, if required.
9. The Operator shall engage ceiling panel specialist (Public Transport Operator approved Contractor) for the opening of the ceiling panels in MRT stations for the electrical Works.
10. All Works shall not affect the operation of the MRT stations.
11. The Operator shall submit all the necessary design drawings, catalogues, shop drawings and design calculations including electrical load calculations and voltage drop calculations complete with endorsement by the respective Professional Engineer (PE) / Licensed Electrical Worker (LEW) for the Authority's acceptance prior to commencement of Works.
12. The Operator shall prepare and submit the method statement, cable routing drawings and installation details endorsed by respective Professional Engineer (PE) / Licensed Electrical Worker (LEW) for approval by the Authority prior to commencement of Work.
13. The Works shall comprise of all labour, equipment and all materials for the proper and safe execution of the Works. All Works (both direct and indirect) which are not explicitly mentioned but are necessary for the completion of the Works shall be deemed included in the Contract.
14. The Operator shall provide As-Constructed drawings including updating of the existing As-Built drawings complete with endorsement by the respective Professional Engineer (PE) / Licensed Electrical Worker (LEW).

Bukit Panjang MRT Station	Near Entrance A2, Level 2 Locker Size of up to 3.5m (Width)

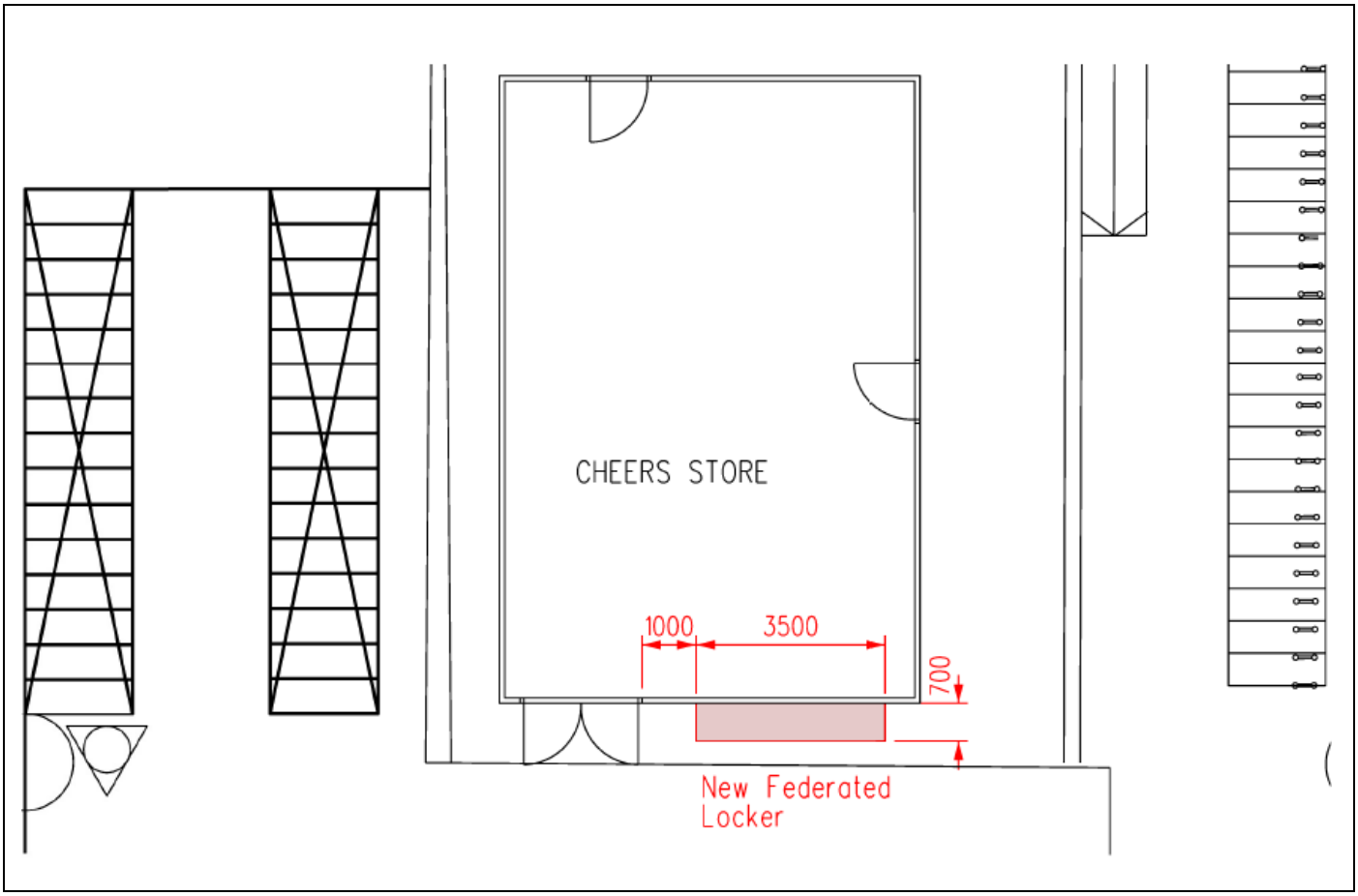


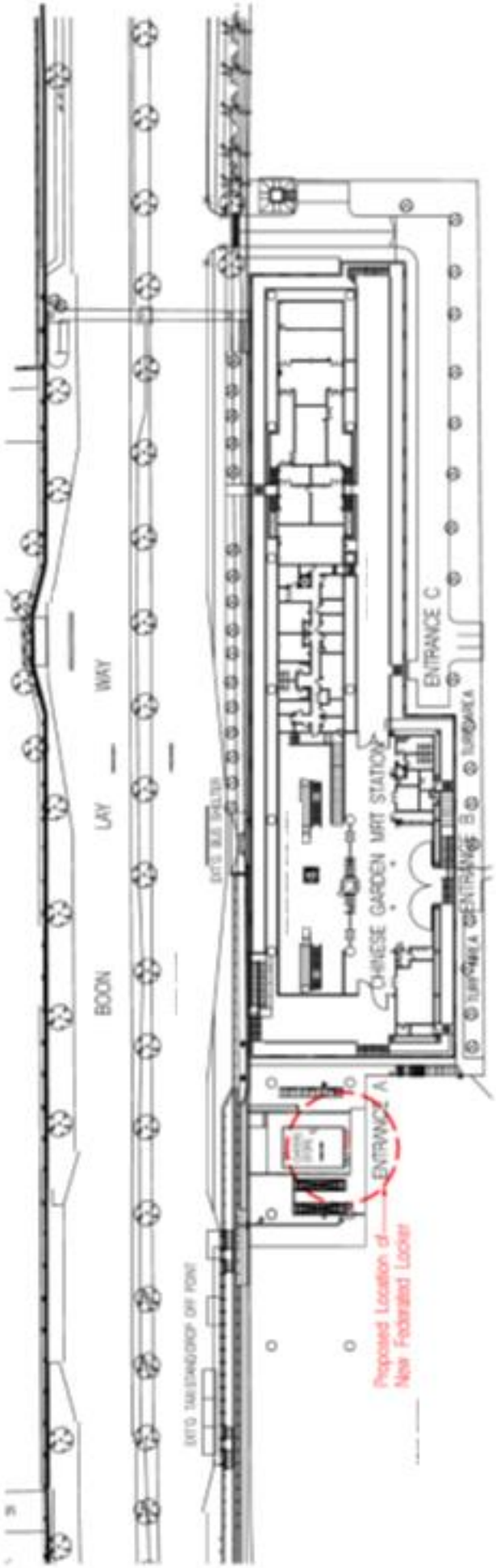


LINK BRIDGE PLAN AT 2ND STOREY LEVEL

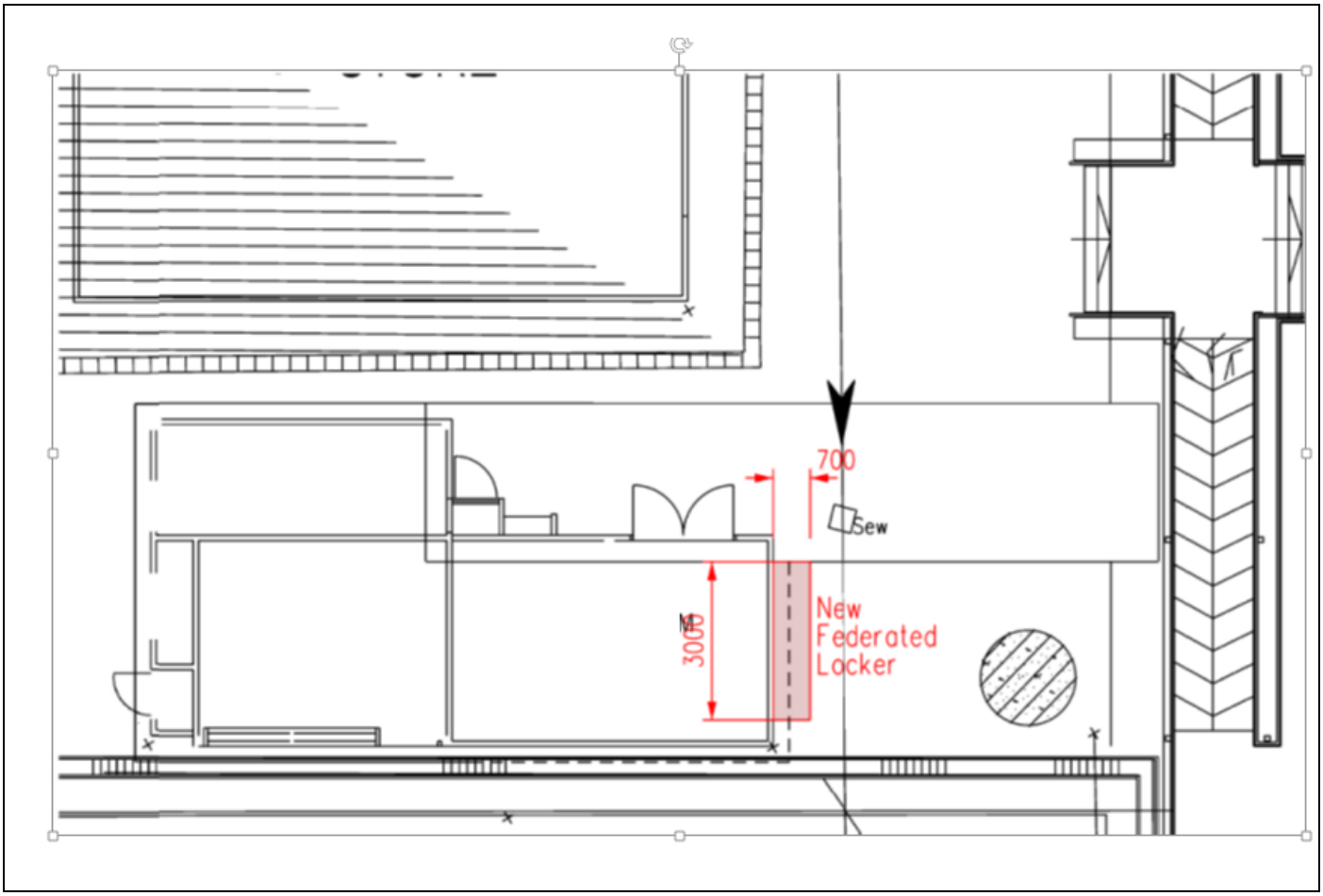

ENTRANCE A2
ENTRANCE A1
UPPER BUKIT TIMAH ROAD CAT 2
UPPER BUKIT TIMAH ROAD CAT 2
ENTRANCE B
PROPOSED FOOT PATH
LIFT
LIFT

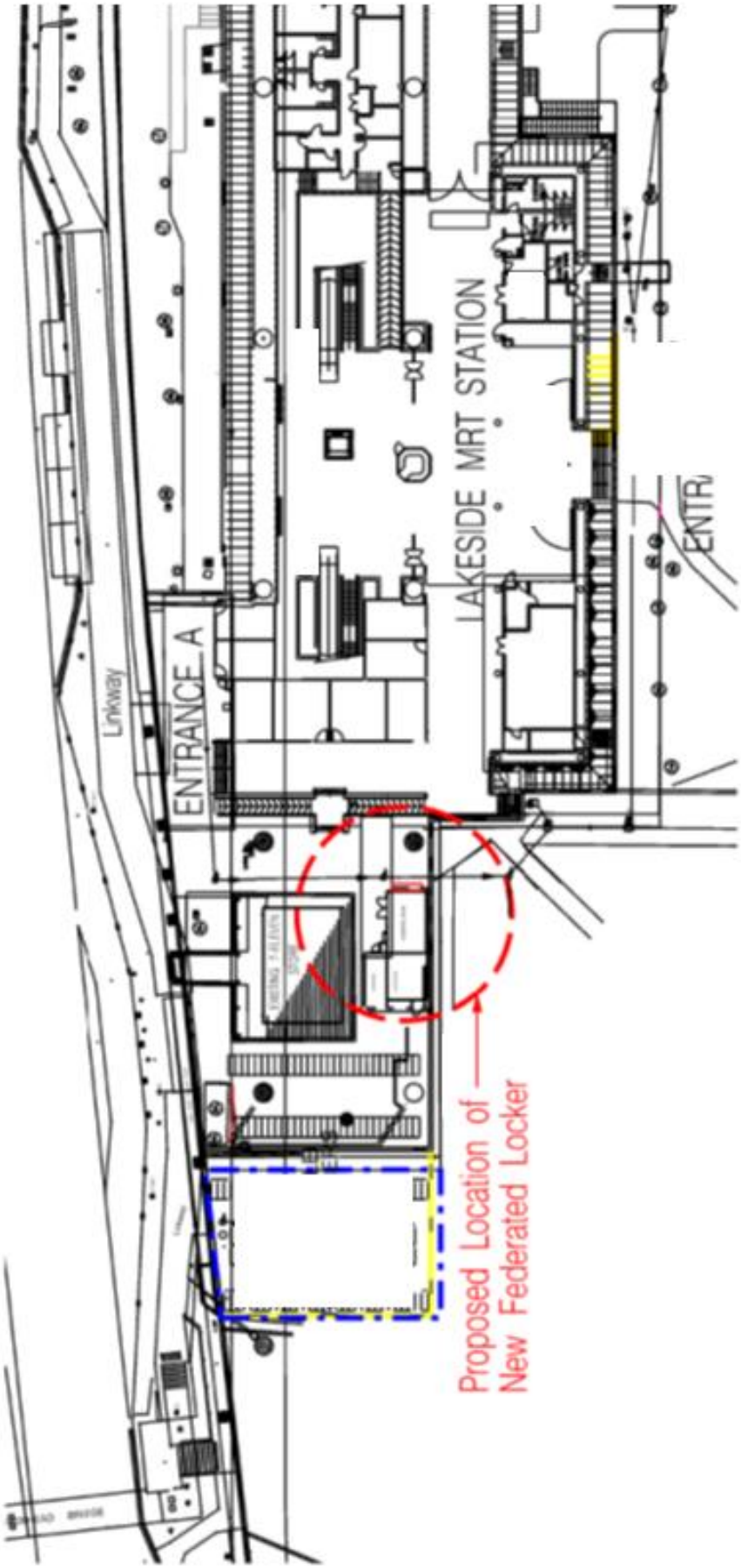
Chinese Garden MRT Station	Near Entrance A, Outside Cheers Store Locker Size of up to 3.5m (Width)


CHEERS STORE
1000
3500
700
New Federated
Locker

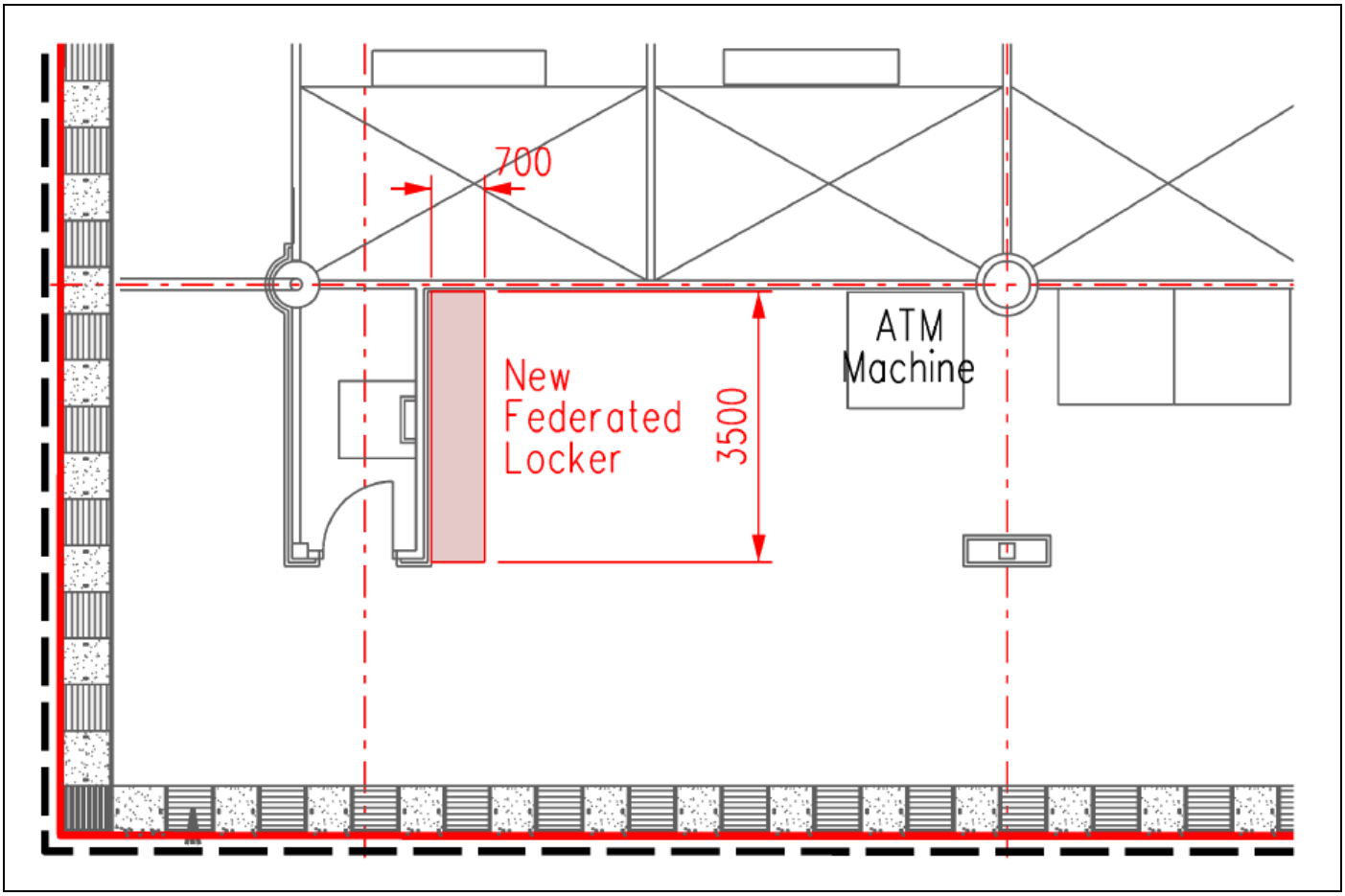

BOON LAY WAY
EXIT TO TAXI STAND/DROP OFF POINT
EXIT TO BUS SHELTER
CHINESE GARDEN MRT STATION
ENTRANCE A
ENTRANCE B
ENTRANCE C
Proposed Location of New Federated Locker

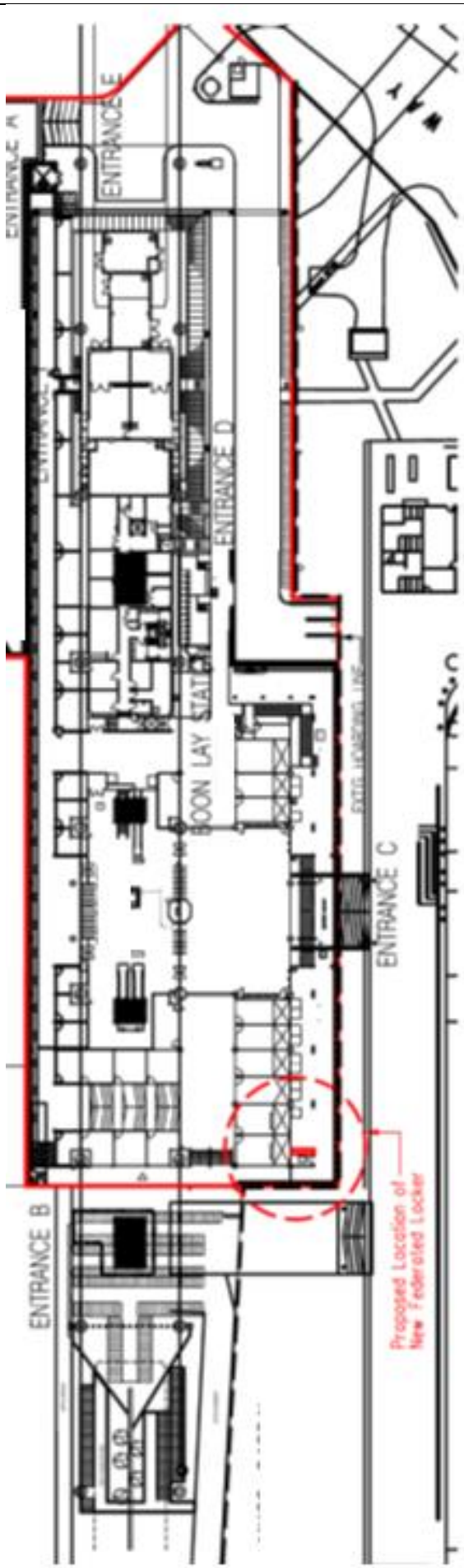
Lakeside MRT Station	Near Entrance A Locker Size of up to 3m (Width)


700
Sew
3000
New
Federated
Locker


Linkway
ENTRANCE A
LAKESIDE MRT STATION
ENTR
Proposed Location of
New Federated Locker

Boon Lay MRT Station	Near Entrance C Locker Size of up to 3.5m (Width)


700
New
Federated
Locker
3500
ATM
Machine


ENTRANCE A
ENTRANCE E
ENTRANCE D
BOON LAY STATION
ENTRANCE C
ENTRANCE B
Proposed Location of New Federated Locker