



Ref No.: SRH-IST-0000051

1 December 2021

To: All Eligible Respondents

REQUEST FOR INFORMATION FOR THE DEVELOPMENT OF A HIGH-DENSITY STORAGE INLAND CONTAINER DEPOT (“ICD”) FACILITY FOR ICD OPERATORS

- 1 You are invited to participate in the above Request for Information (RFI) exercise.
- 2 This RFI exercise aims to gather information from ICD operators on the possible business and financing model to develop a high-density storage ICD facility. This exercise is targeted at operators currently managing a storage capacity of equivalent or less than 8,500 TEUs; and at least 30% local shareholding at the Corporate Group level.
- 3 Respondents shall submit the completed RFI information by 5:00 PM on 28 February 2022 or the latest closing date as notified by JTC Corporation. The submission must be sent in MS Word format via email to Ms Chen Yimin (email: Chen_Yimin@jtc.gov.sg)
- 4 JTC Corporation and Enterprise Singapore shall have the discretion to arrange a session with any of the Respondents to present their submissions.
- 5 Please note that all responses received will be treated as commercial in confidence and only be viewed by JTC Corporation and Enterprise Singapore.
- 6 Any request for clarification must be submitted in writing to Chen Yimin at Chen_Yimin@jtc.gov.sg stating the above Reference No. and Title not later than three (3) working days before the closing date, failing which JTC Corporation shall have the discretion to disregard any such request.
- 7 For the avoidance of doubt, JTC Corporation and Enterprise Singapore are not committing contractually in any way to any respondent to this RFI exercise. Each respondent shall bear all expenses directly or indirectly incurred in the preparation of the RFI submission. Late submissions will not be considered.

Yours faithfully,

Anil Das
Director
Logistics & Land Transport Cluster
DID: 6883 3088
EMAIL: anil_das@jtc.gov.sg

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REQUEST FOR INFORMATION (“RFI”) FOR THE DEVELOPMENT OF A HIGH-DENSITY STORAGE INLAND CONTAINER DEPOT (“ICD”) FACILITY FOR ICD OPERATORS

BACKGROUND

Inland Container Depots (ICDs) are a critical element in the logistics ecosystem as they provide an essential service for shippers and manufacturers. ICD operators also service and maintain empty containers to support local manufacturers’ exports and local consumption activities by ensuring the availability of usable containers.

In 2016, the Logistics Industry Transformation Map (“ITM”) outlined the plan to transform the logistics industry to capture new growth opportunities, while dealing with the challenges that the industry faced such as limited land for new facilities, slowing local employment growth, and increased competition from the region. Specifically, a 3-pronged approach for ICD sector was spelt out as shown in the table below:

S/N	Approach	Examples
1	<u>Going Digital to Increase Supply Chain Visibility</u> - Going Digital to Increase Supply Chain Visibility	CDAS’ eCTS/CMS, PSA’s iBox, SmartBooking, SGTraDex
2	<u>Optimizing Physical Flows</u> - To increase productivity of container handling via automation of existing manual processes	Automation to optimise storage capacity, reposition the containers at night/lull periods to expedite next day order and increase throughput
3	<u>Enhancing depot infrastructure</u> - To enhance the depot layout and improve workplace layout & safety standards	JTC Logistics Hub @ Gul, high-density automated depot where containers can stack up to 12 high to maximise storage capacity.

In view of land scarcity, ICD operations could not continue operating in open yards with no/minimal automation. ESG and JTC have been working with Container Depot and Logistics Association Singapore (“CDAS”) and ICD operators to transform the industry over the years. ICD operators such as SH Cogent and CWT have embarked on the transformation journey to develop a high-density automated storage ICD facility coupled with warehouses space.

To encourage the small and medium-sized ICD operators to embark on the ICD transformation journey, ESG and JTC are jointly launching this RFI to solicit information from the small and medium-sized ICD operators to explore the possibility of developing a high-density storage ICD facility.

QUALIFYING CRITERIA

Small and medium-sized ICD operators that meet the following parameters are eligible to participate in this RFI:

- a. an existing storage capacity of equivalent or less than 8,500 TEUs; and
- b. at least 30% local shareholding at the Corporate Group level.

DURATION

The RFI will be open for a period of 3 months from 1 December 2021 to 28 February 2022, 5.00PM or the latest closing date as notified by JTC Corporation. Late submission will not be considered.

INFORMATION TO BE SUBMITTED

ICD operators may take reference from JTC Logistics Hub @ Gul¹ to develop a similar design specification for a high-density storage ICD facility (e.g. stacking of containers up to 12 high, total storage capacity of 11,500 TEUs, etc.). Respondents shall submit the following information to include, but not limited to:

Business Development Plan

- Current and future growth plans of the company, service offerings
- Current key customers being served (including current TEU volumes per customer)
- New customers being targeted (including proposed volumes)

Design

- Expected operating parameters:
 - Maximum storage capacity (i.e. TEUs; to provide breakdown if different types of containers [e.g. ISO Tank, dry boxes] are stored)
 - Land Area (in sqm)
 - Gross Floor Area (in sqm)
 - Plot Ratio (i.e. Gross Floor Area / Land Area)
 - Maximum stacking height of containers
 - Other cargo storage (e.g. General cargoes, handling of Dangerous Goods), if any
 - Any other relevant parameters
- Schematic of any adjoining warehouse, if it part of the development
- Schematic floor plan for the development
- Development Timeline
- Traffic management plan for the development
- Traffic information of development (Provide traffic information based on Table 1 below)

¹ Please refer to **ANNEX A** on the information for JTC Logistics Hub @ Gul.

Plant & Machinery / Automation

- Automation technologies and digitalisation initiatives to be adopted (to indicate if these technologies have been adopted elsewhere)
- Number of cranes to be installed (if any)

Financing

- Estimated construction cost and Plant & Machinery (P&M) investment
- Plans to finance the development (to provide name of financier, if any)
- Business model and arrangement between the partners (if any) (e.g. composition of the consortium/joint venture or 3rd Party Facility Provider (“3PFP”) model)
- Charging model if the 3PFP approach is used
- Latest Financial Statements for the company and group or holding company (if any)

Table 1: Traffic Information of Development

Proposed Development		Morning Peak (0630 to 0930hr)		Evening Peak (1700 to 1930hr)		Development Peak (if it falls outside of the morning or evening peak)	
Period (Any <u>busiest one hour</u> within the peak period)		(indicate busiest one hour) hr to hr		(indicate busiest one hour) hr to hr		(indicate busiest one hour) hr to hr	
Development Traffic (in vehicles per hour)	Vehicle Type	In	Out	In	Out	In	Out
	Motorcycle						
	Car						
	Taxi/PHV						
	LGV						
	HGV						
	Private Bus/ Coach						
	TOTAL						

All information provided in this RFI will be kept strictly confidential and data contained will be used solely for the purpose of understanding the solutions available to manage the island's off-peak demand.



jtc Logistics Hub @ Gul

CATALYSING THE GROWTH & TRANSFORMATION OF THE LOGISTICS INDUSTRY

A next-generation innovative logistics facility co-locating container depots, warehouses and a heavy vehicle park.



Artist's impression

Location Map



Well Connected to Major Expressways

10 minutes' drive to PIE
5 minutes' drive to AYE



Easy Access to Ports

30 minutes' drive to
PSA Terminals and future Tuas Port



Close to MRT Station & Amenities

Close proximity to Joo Koon
MRT Station and nearby amenities

Co-location For Higher Efficiency

JTC Logistics Hub @ Gul is the first high-rise multi-tenanted development to house inland container depots (ICDs), warehouses and a rooftop heavy vehicle park (HVP) within a single development. Traditionally, smaller ICDs are located separately from warehouses and heavy vehicle parks. The co-location of these activities at the Logistics Hub will bring about benefits to logistics players.



Key Benefits



Higher Operational Efficiency

- Co-location of ICDs, warehouses and heavy vehicle park reduces travelling time, translating to total time savings of up to 20%
- Indoor ICD allows for all-weather operations for container inspection, storage and repair



Improved Fleet Productivity & Job Scheduling

- Use of Traffic Management System optimises traffic flow within and around the development, improving fleet productivity and job scheduling

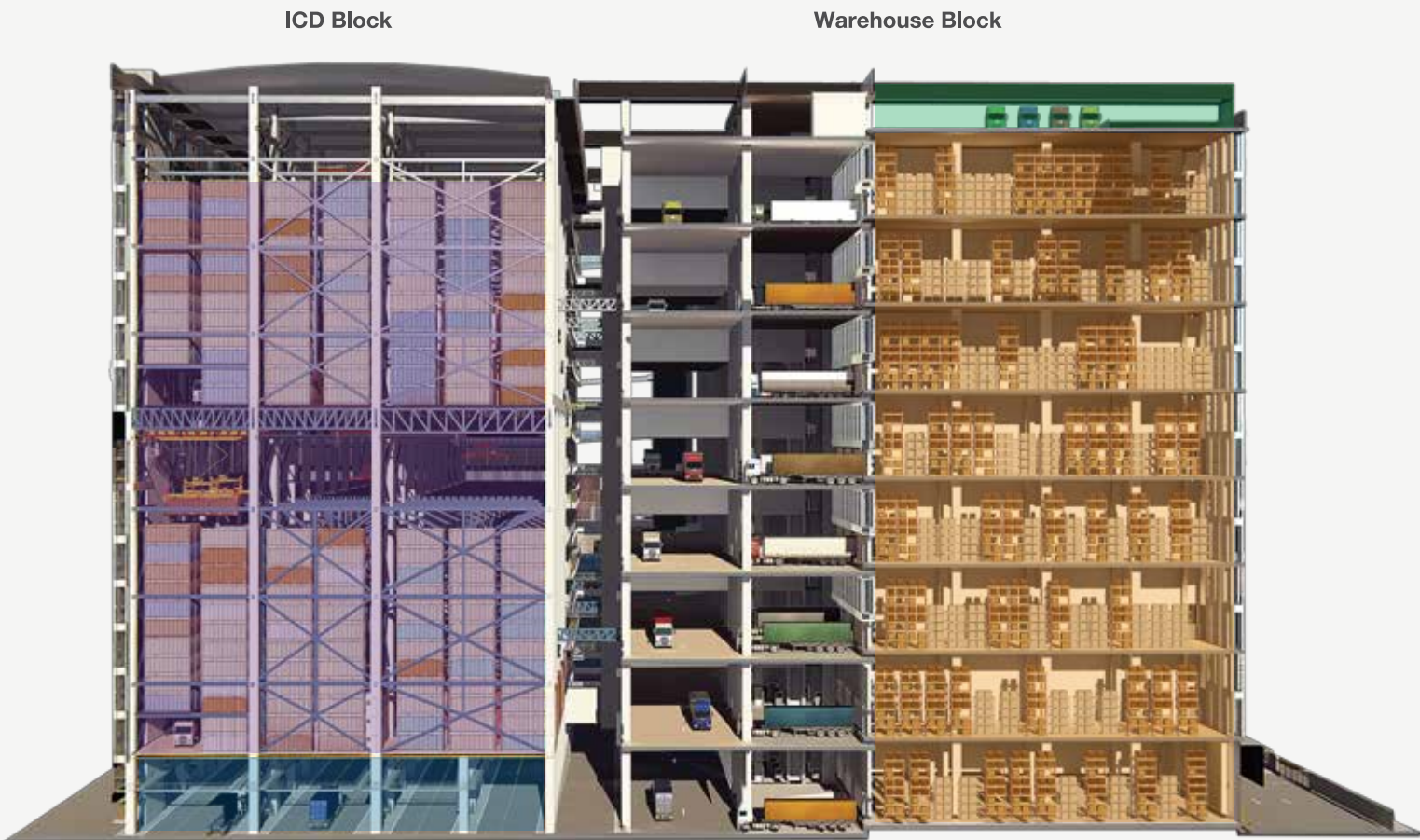


More Efficient Workflow

- High-specification ICD floors enable crane installation for higher efficiency and productivity gains

Key Features

JTC Logistics Hub @ Gul comprises 2 floors of empty container storage, 8 floors of warehouse units and a rooftop heavy vehicle park.



2 floors of empty container storage

- Dedicated spaces for storage, cleaning and repair activities
- Equipped with high specifications for crane installation
- Equipped with reefer points
- Indoor ICD enabling all-weather operations

Inspection floor

- 70 container inspection bays

Rooftop heavy vehicle park

- 90 heavy vehicle lots

8 floors of warehouse units

- 30 modular warehouse units with the flexibility to form larger units
- Equipped with dock levellers

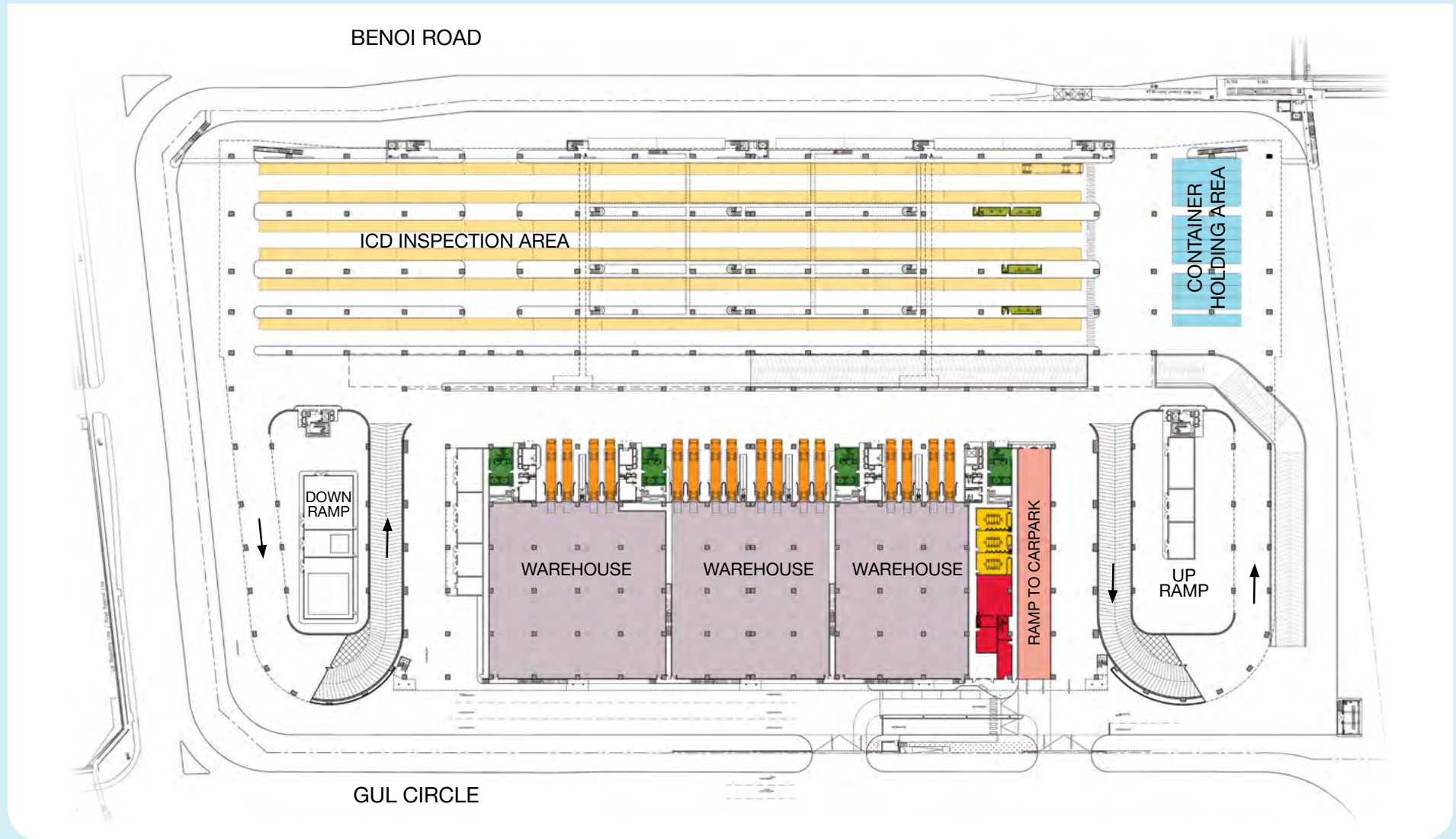


jtc Logistics Hub

@ Gul

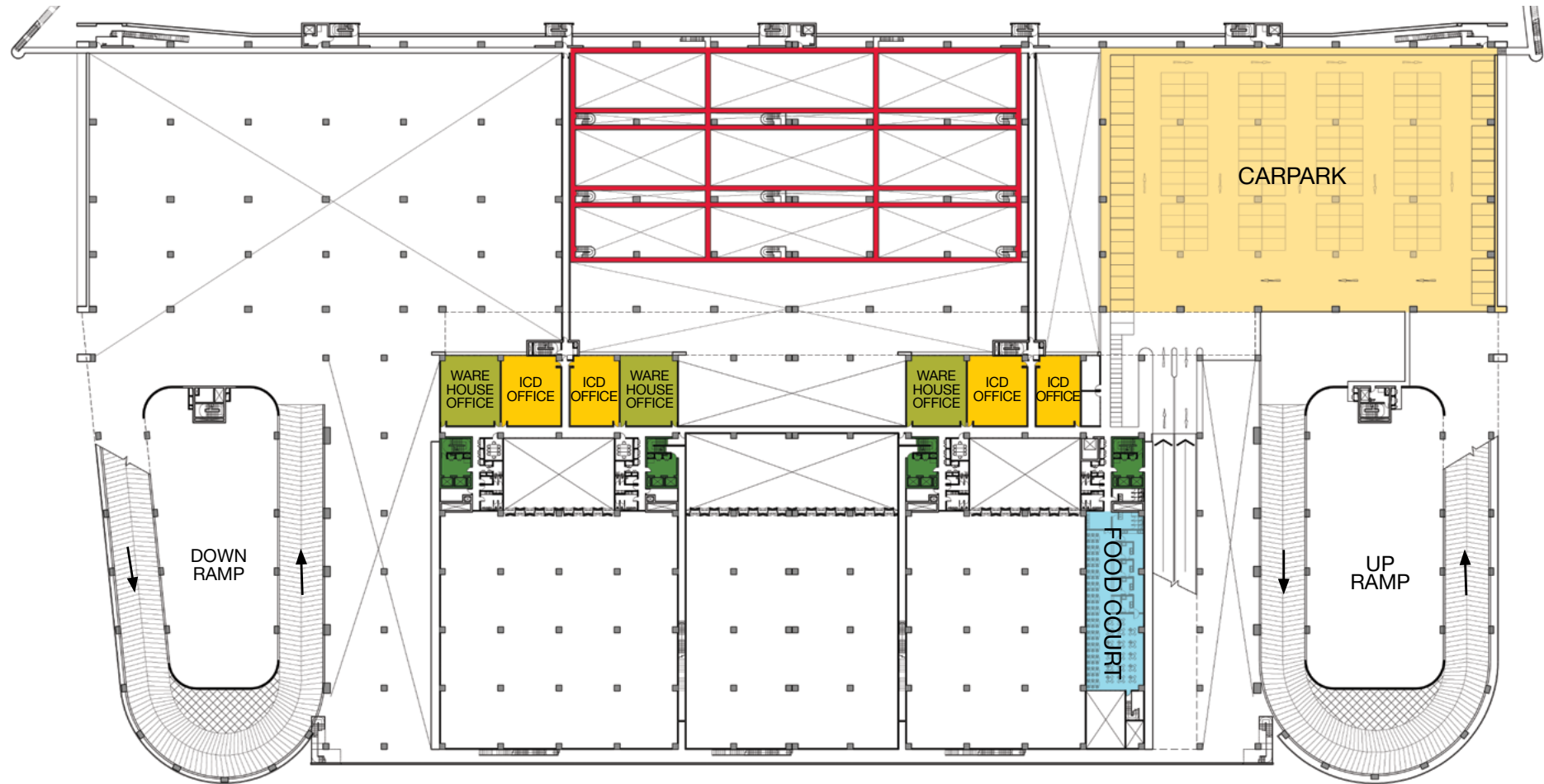
Expected TOP	2020
Zoning	Business 2
No. of Storeys	<ul style="list-style-type: none"> • Warehouse: 8 • Empty container storage: 2
No. of Units	<ul style="list-style-type: none"> • 30 Warehouse units ranging from 2,100 sqm – 2,800 sqm • 2 units of empty container storage of up to 6,500 TEU/floor
Floor Loading	<ul style="list-style-type: none"> • Warehouse: 20 kN/sqm • Container Depot: 25 kN/sqm
Floor-to-Floor Height	<ul style="list-style-type: none"> • Warehouse: 11.2m • Container Depot: 42m – 46m
Column-to-Column Grid	<ul style="list-style-type: none"> • Warehouse: 12m x 12m • Container Depot: 16m x 22.65m and 16m x 15.95m
Electrical Loading	<ul style="list-style-type: none"> • ICD: 1,600 amp • ICD Office: 63 amp • Warehouse (including office): 100 amp
No of Parking Lots	<ul style="list-style-type: none"> • Car: 130 (inclusive of handicap lots) • Motorcycle: 30 • Heavy Vehicle: 90

Level 1: Container Inspection and Warehouse



- ICD Inspection Office
- Shared Meeting Rooms
- Reception & Function Area
- Lift Lobbies
- Loading / Unloading Bays

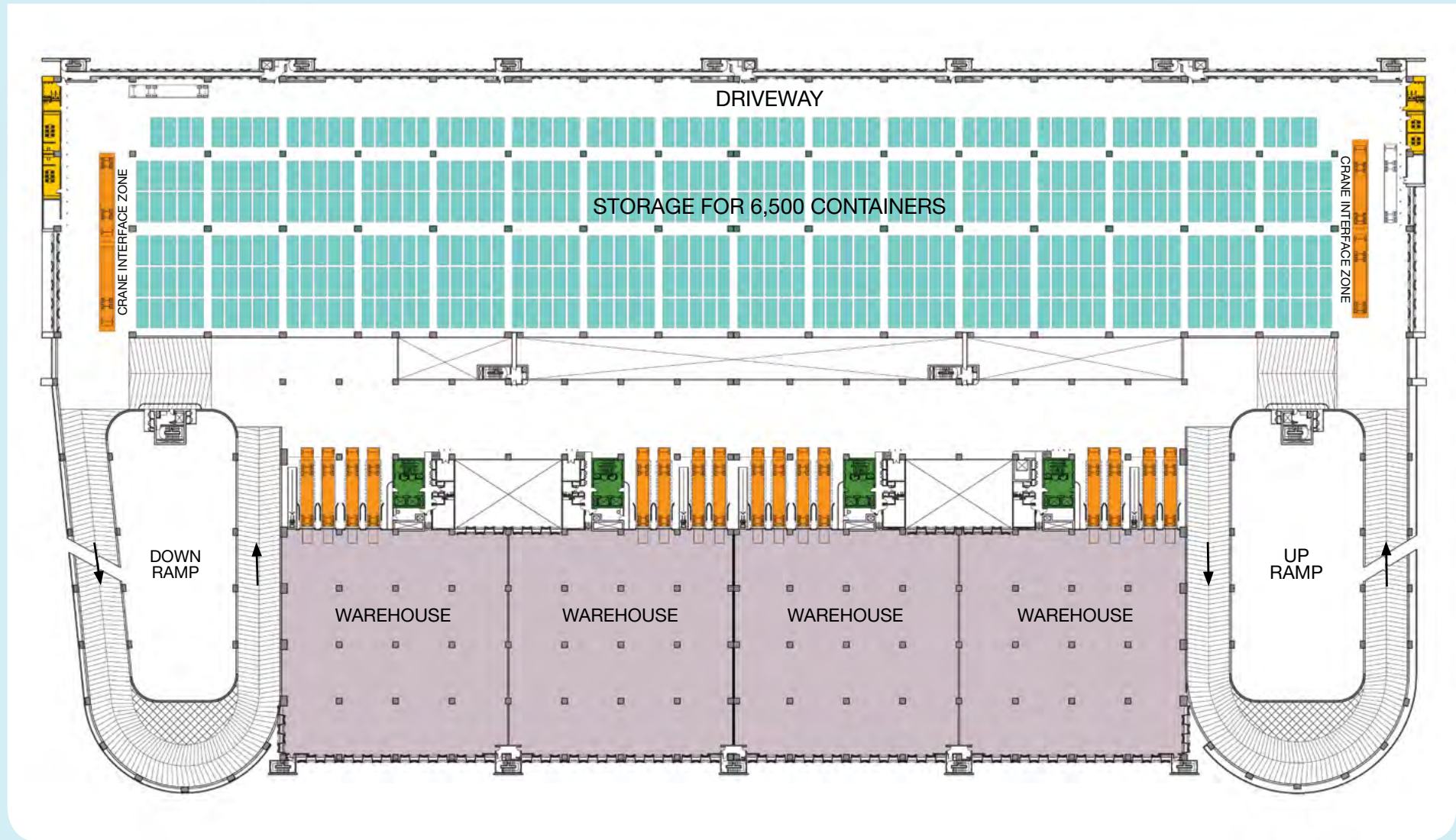
Level 1m: Inspection Gantry, Office & Amenities



● Overhead Inspection Gantry

● Lift Lobbies

Level 2 & 6: Container Storage and Warehouse Units

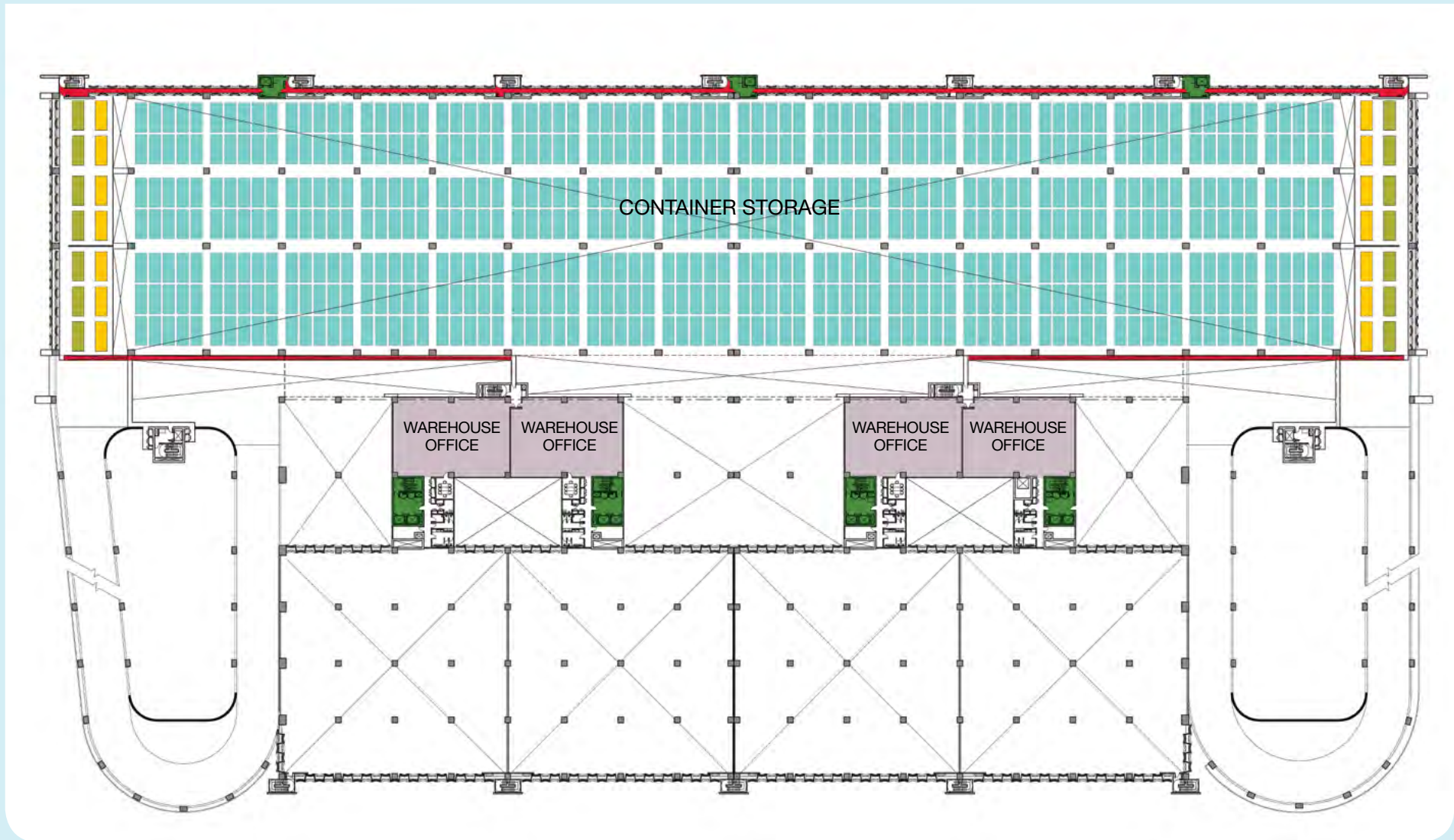


● ICD Office

● Loading / Unloading Bays

● Lift Lobbies

Level 3m & 7m: Container Maintenance, Repair & Cleaning and Warehouse Office



● Storage for Damaged / Dirty Containers

● Corridor for Reefer Charging

● Lift Lobbies

● Repair / Washing Area