

# THE AMERICAN CLUB SINGAPORE

## EXTRAORDINARY GENERAL MEETING - JUNE 3, 2015

### RESOLUTION SUMMARY

#### 1a. Resolution as recommended by the General Committee

##### **Project's Mission:**

- The Strategic Planning Committee (SPC) of The American Club is mandated to plan for the needs and requirements of current and future Club Members. More than 25 years have passed since the Club has undertaken any major redevelopment activity. It is becoming more and more apparent that even though the Club's buildings remain structurally sound, the mechanical systems, compliance to current building codes, repair and maintenance issues and significant operational inefficiencies inherent to the existing buildings are issues that are costly and cause problems for both staff and Members. These can only be remediated through redevelopment. This is why the Club's SPC and General Committee (GC) believe that the Redevelopment Project is essential; the Club simply can't keep delaying the inevitable.
- The Redevelopment Plan is focused on making the Club better, not bigger. It is not designed nor intended to increase membership levels, i.e. the number of Members. The objective of the Redevelopment Plan is to remove large spatial inefficiencies and thereby increase and improve Member facilities. The vision is focused on providing a Clubhouse that better meets the demands and needs of our current and future membership and that enhances the Club's operational efficiencies.

##### **Brief:**

- The Redevelopment Project shall comprise the demolition and replacement of the Scotts Road building, the pool area and linkway, and then the renovation of large parts of the Claymore Hill building and Sports Complex.
- The overall brief and planning of the Redevelopment Project shall be generally in accordance with the sketches, as communicated in Member Information Sessions precedent to this EOGM, and subject to finalization through wider Member participation via the design development process to follow.

- The American Club will maintain continuous operations in the Claymore Hill building and Sports Complex through the project period. The contractors will minimize disruptions to the Club at all times.

#### **New Building:**

- The Urban Redevelopment Authority (URA) has provided “in principle” approval for the Redevelopment Plan. The Club will secure the URA’s full compliance before demolition activities begin.
- The redevelopment shall not exceed the existing Gross Floor Area (GFA) of 12,529.16sqm applicable to the property (i.e. the Redevelopment Project shall not incur URA development levy applicable to floor area in excess of maximum permissible GFA on the property).
- The new building on the Scotts Road property shall be a conventional reinforced concrete structure, comprising 2 internal levels, of total GFA approx 4,800 sqm plus the Pools and Deck of approx 1,750 sqm. The current plan locates the pool facilities on the roof of the new Scotts Road building, with other Club facilities on the lower enclosed levels. The new Building shall provide direct access from Scotts Road.
- The Redevelopment Project shall be designed, and implemented, in full compliance to all relevant statutory, regulatory, environmental and other codes and standards applicable to this property and to the construction industry in Singapore. The Project will utilize, where reasonably possible, the use of “Green” technologies and efficiencies.

#### **Finance:**

- The General Committee has a fiduciary responsibility to safeguard the Club's assets and a commitment to ensure its long term sustainability. To this end, it ensures a system of safeguards and policies is in place to ensure compliance and internal controls. These responsibilities are supported by the Finance Committee and Investment Sub Committee who provide oversight and advice and report to the General Committee with their findings and recommendations.
- The Budget for the Redevelopment Project shall not exceed SGD 65 million and shall be in accordance with financing plans endorsed by the Finance Committee on January 22, 2015:

- A financing facility of approximately SGD 15 million will be put in place before the commencement of the project, in order to sustain not less than SGD 20 million in reserves (cash and investment securities) through the final completion of the project, and
- At least SGD 10 million in project costs are identified that can be cancelled or deferred, if external market conditions deteriorate. The General Committee will consult with the Finance Committee at least 90 days before deciding to proceed with the deferrable component of the project.

**Timeline:**

- The Redevelopment program shall proceed with intent to complete all works by the middle of 2018.

**Tender Processes:**

- Consultants required for the management, design and commercial control of the Redevelopment Project shall be procured by competitive selection process in full compliance with procurement protocols of The American Club. Likewise contractors, suppliers and specialist vendors for the construction, supply and installation of the works shall be procured by competitive tender process in full compliance with procurement protocols of The American Club.

**Authority:**

- The General Committee shall be the management authority on behalf of The American Club for all decisions and instructions related to the design and implementation of the works.

**More Information:**

- Please feel free to email Scott Weber, President, at [president@amclub.org.sg](mailto:president@amclub.org.sg) or Martin Rudden, General Manager, at [generalmanager@amclub.org.sg](mailto:generalmanager@amclub.org.sg) or visit the Club's website at [http://www.amclub.org.sg/proposed\\_redevelopment.html](http://www.amclub.org.sg/proposed_redevelopment.html) to review a comprehensive list of Frequently Asked Questions.