HONG KONG SCIENCE AND TECHNOLOGY PARKS CORPORATION
Development of IE 2.0 Project A at Tseung Kwan O Industrial Estate, New Territories
Sub-Contract for Design and Construction of Façade Systems to Main Works Contract
Invitation to Apply for Pre-qualification for Inclusion
in the Named List of Domestic Sub-Contractors for Façade Systems

Description

The Hong Kong Science and Technology Parks Corporation (HKSTP) is now inviting qualified and experienced companies to apply for pre-qualification for inclusion in the Named List of Domestic Sub-Contractors for Façade Systems for the Development of IE 2.0 Project A at Tseung Kwan O Industrial Estate, New Territories (Project A). The Project A Development occupies a site of approximately 7,954 m² at the corner of Chun Yat Street and Chun Cheong Street, Lot 39 of Tseung Kwan O Industrial Estate, New Territories. The development comprises a 11-storey office tower on a 2-storey podium for retail, F&B, conferencing and underground parking facilities. All typical office floors shall have unitized curtain walling complete with architectural fins, whilst the facades of podium are to be clad by combination of curtain wall, glass wall, glazed pivot doors, louvres, architectural features, aluminium and stone cladding, etc.

As for the environmental certification, the Project A Development aims to achieve the Gold rating under BEAM Plus NB. Achievement of this accreditation shall necessitate compliance with exacting façade performance and material sourcing requirements.

The scope of the Sub-Contract Works is envisaged to cover design, supply and installation of unitized curtain walling, metal cladding/architectural features and other building façade elements mentioned above including corresponding façade embeds for casting into the structural frame of the building. The scope shall also include but not be limited to, all relevant statutory submissions, detailed drawings and structural calculations, etc.

Qualifying Criteria

The minimum criterion to be satisfied for long-listing purpose is as follows:-

a) The prospective company shall have experience in, and provide documentary evidence of, the completion of unitized curtain walling installation for at least one (1) building project with a contract value exceeding HK$65 million within the last five (5) years.

b) The prospective company shall have experience in, and provide documentary evidence of, the completion of unitized curtain walling installation for at least one (1) building contract of similar nature/complexity of new build office, R&D office or non-residential projects* with not less than 14,000 m² GFA within the last five (5) years.

*Remark : Non-residential projects mean projects such as including government complex, hospital, hotel, industrial building, institutional building and laboratory alike.

Submission Requirements

The Prospective Companies are required to return the Acknowledgement Slip (Annex II) by fax to Andrew Lee King Fun & Associates Architects at 2868 5371 on or before 8th November 2017 and submit formal confirmation (original of completed Annex II) including the provision of relevant information as outlined in Qualifying Criteria (Annex III) and Declaration Proforma for Pre-qualification (Annex IV) for pre-qualification purposes via letter in a sealed envelope marked according to the Template to be Marked on the Returning Envelope (Annex V) and placed in the “Tender Submission Box” as shown in Location Plan of the Tender Submission Box (Annex VI) by, latest, 12:00 noon on 13th November 2017 addressed to:

Chief Project Development Officer
Hong Kong Science and Technology Parks Corporation
8/F., Bio-Informatics Centre
No. 2, Science Park West Avenue
Hong Kong Science Park, Shatin, N.T., Hong Kong

Please download the above Annexes and Preliminary Outline Scope of Works (Annex I) from the following ftp link:

https://www.hkstp.org/media/2632/171025-attachment-facade.pdf

LATE SUBMISSION will NOT be considered.
Hong Kong Science and Technology Parks Corporation (HKSTP) is pleased to invite you to apply for pre-qualification for inclusion in the Named List of Domestic Sub-Contractors for Façade Systems Works in the respect of Main Works Tender.

IE 2.0 Project A Development Works

Please also take note of the following project particulars:

Brief Project Information: The IE 2.0 Project A Development occupies a site of approximately 7,954 m² at the corner of Chun Yat Street and Chun Cheong Street, Lot 39 of Tseung Kwan O Industrial Estate, New Territories. The development comprises a 11-storey office tower on a 2-storey podium for retail, F&B, conferencing and underground parking facilities. All typical office floors shall have unitized curtain walling complete with architectural fins, whilst the facades of podium are to be cladded by combination of curtain wall, glass wall, glazed pivot doors, louvres, architectural features, aluminium and stone cladding, etc. The Main Works for IE 2.0 Project A Development is anticipated to commence in the second quarter of 2018 and be completed in the second quarter of 2020.

Preliminary Scope of Works: Please refer to details in Annex I.

Submission Requirements

In order to be pre-qualified, you are required to:

1. Return the Acknowledgement Slip in Annex II, by fax, confirming that you have received this letter and would like to apply for pre-qualification as stated above; and
2. Submit formal confirmation including the provision of relevant information, as outlined in Annex III and Annex IV, that shall be used for pre-qualification purposes.

Annex II shall be submitted upon receipt of this letter, whilst submissions stipulated in Annex III and Annex IV shall be submitted in one (1) set of hard copy and two (2) set of soft copy (DVD) in a sealed envelope no later than 12:00 noon on 13th November 2017. The envelope shall be marked on the face with the Subject of the Submission, Title and the Name of Company according to the template as shown in Annex V. The envelope shall be placed in the “Tender Submission Box” as located on the Layout Plan in Annex VI.

Procedure of Pre-qualification

The assessment shall be made based strictly on the information provided in your submission of Annex III and Annex IV. Further, the assessment shall be undertaken on a ‘PASS’/‘FAIL’ basis with the pre-qualified companies requiring to achieving a ‘PASS’ for each and every requirement. Any company which does not satisfy all requirements shall not be included in the Named List of Domestic Sub-Contractors for Façade Systems Works in the respect of Main Works Tender.

Should any of your submitted information be found to be incorrect or non-compliance at any stage, you shall not be taken forward to the shortlist. You should also note that HKSTP does not bind itself in shortlisting any company to be a listed Domestic Sub-Contractor for the above-mentioned Façade Systems Works.
Conflict of Interest

HKSTP has awarded consultancy contracts for the Development of IE 2.0 Project A as follows:

(a) Lead Architectural Consultancy (LAC) Services to Andrew Lee King Fun & Associates Architects Limited who is in collaboration with Meinhardt (C&S) Limited as Structural & Geotechnical Engineering sub-consultant, WSP (Asia) Limited as Building Services Engineering sub-consultant, ADI Limited as Landscape Design sub-consultant, CKM Asia Limited as Traffic Engineering sub-consultant, Ramboll Environ Hong Kong Limited as Sub-stainability Design sub-consultant and Inhabit Group as facade sub-consultant; and

(b) Quantity Surveying Consultancy (QSC) Services to Rider Levett Bucknall Limited.

In order to avoid any conflict of interest, you are not permitted to engage the above companies and/or its designers, engineers, specialists or staff for tender either individually or through a related company for any other consultancy services and works contracts relevant to the Development of IE 2.0 Project A. You shall declare in your response to this invitation that you shall not engage the companies and/or its designers, engineers, specialists or staff that have been awarded a consultancy, contract or sub-contract for the provision of services for the IE 2.0 Project A development either individually or through a related company for any consulting services and works contracts relevant to the IE 2.0 Project A development.

Enquiries

Should you have any query, you shall formally raise it in writing to Ms. Cheri Ho (cheri_ho@alkf.com) or Ms. Elaine Choy (elaine_choy@alkf.com) of Andrew Lee King Fun & Associates Architects Limited. Response to the queries will be made and post to https://www.hkstp.org/en/tender-notice/ within 2 working days. Only queries regarding this “Invitation to Apply for Pre-qualification for inclusion in the Named List of Domestic Sub-Contractors for Façade Systems Works” raised before 12:00 noon of 6th November 2017 shall be entertained and responded.
Annex I – Preliminary Outline Scope of Works

1. Main Works Contract/ Sub-Contract Arrangements

The Main Works will be a Lump Sum Contract without fluctuations. The Main Works Contractor shall be required to enter into Sub-Contracts with certain Specialist Sub-Contractors (SSC) and Domestic Named Sub-Contractors (DSC) from an Employer-provided shortlist.

The Main Works Contractor shall also be required to work jointly with the Employer and Project Team on the procurement of certain other domestic, Jointly Selected Sub-Contractors (JSSC) after the award of the Main Works Contract.

2. Works Description

The foundation works for Project A are currently under construction and due to be tentatively completed in May 2018. The completed pile caps, ELS and formation levels shall be handed over to the Main Works Contractor for the construction of the Project A Superstructure Works.

The preliminary outline scope of the Main Contract Works is the construction and completion of an office tower with garden roofs, a 2-storey podium with underground floor for parking. The podium is to house exhibition area, conferencing, F&B, retail and other services / BOH areas. Other development components include landscaped podium deck, external works and drainage works, co-ordination and E&M provisions for future link-bridge carried out by others, etc.
Annex II – Acknowledgement Slip

We hereby confirm that we *are / are not interested to apply for the pre-qualification to the Named List of Domestic Sub-Contractors for Design and Construction of Façade Systems to the captioned tender. We also acknowledge that should any of our submitted information be found to be incorrect or non-compliance, at any stage, then we shall not be taken forward to the shortlist and eligible for tender submission for the Design and Construction of Façade Systems.

Authorized Signature with Company Chop : ________________________________

Name of Prospective Company : _________________________________________

Date : ________________________________

*delete as appropriate
Annex III – Qualifying Criteria

1. The prospective company shall have experience in, and provide documentary evidence of, the completion of design and construction of unitized curtain walling installation for at least one (1) building project with final contract value exceeding HK$65 million within the last five (5) years.

2. The prospective company shall have had experience in, and provide documentary evidence of, the completion of design and construction of unitized curtain walling installation for at least one (1) building contract of similar nature/complexity of new build office or R&D office or non-residential projects* with not less than 14,000m² GFA within the last five (5) years.

*Remark: Non-residential projects mean projects including government complex, hospital, hotel, industrial building, institutional building and laboratory alike.

3. The prospective company is required to complete the declaration proforma for pre-qualification attached in Annex IV of this letter and submit the documentary evidence as stipulated in Annex IV to substantiate his compliance with the pre-qualification requirements.

4. The attention of the prospective company is drawn to the following Notes for the minimum experience requirements:-

   (i) If foreign currencies are involved in assessing the value of contracts completed, the exchange rate for conversion to Hong Kong currency shall be the average between the buy and sell TT rates sourced from the Hong Kong Association of Banks (HKAB) available from its website’s historical data for the original date set for the close of pre-qualification (i.e. 13th November 2017). For contracts using ex-European currencies, such ex-European currencies shall be converted to the Euro Currency using the exchange rate on 1 January 1999, before conversion to Hong Kong currency.

   (ii) The experience of the Contractors in Hong Kong or any places outside Hong Kong may be considered.

   (iii) For contracts completed within the past 5 years, irrespective of its commencement date, the full value of the Façade Works should be taken into account.

   (iv) The final contract value in connection with the Design and Construction of Façade Systems will be taken as the full value of the Façade Works.

   (v) Experience gained in the capacity of a sub-contractor WILL be considered. The experience of a parent, subsidiary or affiliated company will NOT be considered.
Annex III – Qualifying Criteria (Cont’d)

4. The attention of the prospective company is drawn to the following Notes for the minimum experience requirements:- (Cont’d)

   (vi) Sectional completions, not being the last section completed excluding establishment works, if any, will NOT be considered.

   (vii) Contracts which are still on-going, irrespective of the date of commencement of the contract, will NOT be considered.

   (viii) Completion here means "certified substantially or practically completed" by the Architect, Engineer, Surveyor, Project Manager, or equivalent, and applies to the contract as a whole (excluding Defects Liability Periods or Maintenance Periods). Should the above evidence be not applicable, the other appropriate Completion evidence WILL be considered.

   (ix) The "last 5 years" shall be the period taken from the original date set for the close of pre-qualification (i.e. 13th November 2017) and not be affected by any extension.

   (x) For novated contracts, only those contracts novated before the date on which the tender notice is first published will be considered. The full value of the novated contract will be considered to be accountable to the new contractor (the novatee) but not the old contractor (the novator).

   (xi) Multiple Sub-contracts under a single overall building project WILL be considered, provided that clear evidence is submitted to demonstrate such.
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Annex IV – Declaration Proforma for Pre-qualification

**Prospective Company’s Name**: __________________________

<table>
<thead>
<tr>
<th>Details of the Submitted Project to Satisfy minimum experience requirement Item No. <em>1/2</em> as stipulated in <strong>Annex III</strong></th>
<th>Prospective Company’s Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Project title and location (refer to item (1) in page Annex IV/2) :</td>
<td></td>
</tr>
<tr>
<td>b. Brief description of Sub-contract: (highlight any special feature which is considered comparable/similar to the subject works)</td>
<td></td>
</tr>
<tr>
<td>c. Sub-Contract value <em>(Façade Works)</em> (refer to item (2) in page Annex IV/2) Original: Final (*Actual/Anticipated):</td>
<td></td>
</tr>
<tr>
<td>d. Contract commencement date:</td>
<td></td>
</tr>
<tr>
<td>e. Contract completion date Original: Extended:</td>
<td></td>
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<tr>
<td>f. Actual completion date <em>(as stated on certificate of completion)</em>:</td>
<td></td>
</tr>
<tr>
<td>g. Name of Employer:</td>
<td></td>
</tr>
<tr>
<td>h. Architect’s name, contact person and telephone no.:</td>
<td></td>
</tr>
<tr>
<td>i. Main Contractor’s name, contact person and telephone no.:</td>
<td></td>
</tr>
</tbody>
</table>

*To delete as appropriate

Signed: __________________________ Date: __________________________

Person Authorized to sign contracts on the Prospective Company’s behalf

Annex IV/1
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Annex IV – Declaration Proforma for Pre-qualification (Cont’d)

The Prospective Company with interest to apply for pre-qualification to the Named List of Domestic Sub-Contractors for Façade Systems to the captioned tender shall complete the Declaration Proforma for Pre-qualification and submit the documentary evidence in the form of the following items to the satisfaction of the Employer:

(1) for project outside Hong Kong project photos and/or a reference letter from client/architects must be submitted; and

(2) a copy of the Articles of Agreement or Letter of Award or Statement of Final Account and relevant parts of Schedule of Rates / Bill of Quantities with list of assessed VO amount showing your final contract value in connection with the Design and Construction of Façade Systems must be submitted as evidence for the contract value / sub-contract value; and

(3) a copy of the Certificate of Substantial / Practical completion or other evidence must be submitted for the contract referred.
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Annex V – Template to be Marked on the Returning Envelope

<table>
<thead>
<tr>
<th>RESTRICTED (TENDER)</th>
</tr>
</thead>
<tbody>
<tr>
<td>To: Chief Project Development Officer, Project Development</td>
</tr>
<tr>
<td>Hong Kong Science and Technology Parks Corporation</td>
</tr>
<tr>
<td>8/F., Bio-Informatics Centre,</td>
</tr>
<tr>
<td>No. 2, Science Park West Avenue,</td>
</tr>
<tr>
<td>Hong Kong Science Park, Shatin, N.T., Hong Kong</td>
</tr>
<tr>
<td>Re: Invitation to Apply for Pre-qualification for inclusion</td>
</tr>
<tr>
<td>in the Named List of Domestic Sub-Contractors for</td>
</tr>
<tr>
<td>Design and Construction of Façade Systems</td>
</tr>
<tr>
<td>Title: Works Contract No.: PD/WC/201</td>
</tr>
<tr>
<td>Main Works Contract for Development of IE 2.0 Project A</td>
</tr>
<tr>
<td>at Tseung Kwan O Industrial Estate, New Territories</td>
</tr>
<tr>
<td>Submitted By: ________________________________</td>
</tr>
</tbody>
</table>
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Annex VI – Location Plan of the Tender Submission Box

Location Plan of Tender Submission Box at 8/F, Building 2W

Photo of Tender Submission Box at 8/F, Building 2W