

# Hong Kong-Shenzhen Innovation and Technology Park Limited

## Tender Notice

**1. Tender Number**

Works Contract No.: WC/011

**2. Subject**

Intelligent Operation Centre (IOC) Platform for Batch 1 Development of the Hong Kong-Shenzhen Innovation and Technology Park

**3. Description**

The scope of works comprises design, supply and installation of the following:

(a) Design, supply, install, and implement a web-based IOC Platform for Batch 1 development.

(b) Carry out interfacing works, including Application Programming Interface (API) development, to establish communication between IOC and building systems/applications within Batch 1 development.

The details of the scope of works shall refer to the Tender Documents. The Contract is scheduled to commence from July 2026 tentatively.

**4. Eligibility to Tender**

Tenderers must satisfy ALL the minimum requirements for Stage I Screening as stated in Annex A of this tender notice. Otherwise, the tender proposal will not be evaluated in Stage II Marking and price assessment.

**5. Tender Issuance**

Please complete Annex B of this tender notice and return to the Lead Design Consultant (LDC), Andrew Lee King Fun & Associates Architect Limited, by email at [a-2141@alkf.com](mailto:a-2141@alkf.com). The tender documents will be sent by the LDC upon receipt of the completed Annex B.

For enquiry, please contact:

Mr. Raymond Zhou/ Mr. Derek Pang

Email: [a-2141@alkf.com](mailto:a-2141@alkf.com)

**6. Submission Requirements**

Tenderers are required to submit tender in the Tender Box located at Hong Kong-Shenzhen Innovation and Technology Park Limited, Unit 710, 7/F, Lakeside 1, 8 Science Park West Avenue, Hong Kong Science Park, Shatin, Hong Kong according to the requirements stipulated in the Tender Documents **at any time between 9:00 a.m. and 12:00 noon (Hong Kong Time) on 22 April 2026**. Late tenders or tenders not deposited in the Tender Box will not be considered.

If tropical cyclone warning signal No. 8 or above or the black rainstorm warning signal is issued, or “extreme conditions after super typhoons” announced by the Government is/are in force at any time between 9:00 a.m. and 12:00 noon on the tender closing date, the tender closing time will be postponed to 12:00 noon on the first working day after the tropical cyclone warning signal No. 8 or the black rainstorm signal is cancelled, or the “extreme conditions after super typhoons” announced by the Government has/have ceased to be in force.

The Employer does not bind itself to accept any tender irrespective of whether the tender is the lowest bid or, where the assessment of the tenders is based on marking scheme approach, the tender with the highest overall score.

Any qualification of the submission may cause your submission to be disqualified and the Employer reserves the right not to consider your submission further.

The Employer reserves the right to negotiate with any tenderer about the terms of the offer.

**Minimum Requirements for Submission of Proposals**

The Tenderer must satisfy ALL minimum requirements listed below. In the event that the Tenderer does not satisfy any one of the minimum requirements, his Technical Proposal shall be treated as non-conforming and shall not be considered further.

Item	Minimum Requirements <sup>(Note 1)</sup>
(a)	<p><b>A registered company in Hong Kong for at least 3 years</b></p> <p>The tenderer shall be a registered company in Hong Kong for at least 3 years counting from and including the original tender closing date or if this has been extended, the extended date.</p>
(b)	<p><b>Experience in smart building management digital platform</b></p> <p>The tenderer shall have completed at least one smart building management digital platform, in Hong Kong or elsewhere, with the contract sum solely for the platform not less than HK\$7.5 million, within the last 3 years counting from and including the original tender closing date or, if this has been extended, the extended date.</p> <p>The scope of the referenced platform shall cover ALL of the following perspectives:</p> <ul style="list-style-type: none"> <li>(i) 3D Digital Twin based on Building Information Modelling (BIM) through rendering engine</li> <li>(ii) Building systems performance monitoring function through Application Programming Interface (API); and</li> <li>(iii) Energy management and sustainability data visualisation function</li> </ul> <p>The referenced platform should be completed by the tenderer either as the solution developer, or a Services Integrator (SI) partnered with other solution developers.</p> <p>The tenderer is required to submit documentary evidence to demonstrate their fulfilment.</p>
(c)	<p><b>Maintenance Experience</b></p> <p>The tenderer shall provide at least one completed or ongoing maintenance services <sup>(Note 2)</sup> for smart building management digital platform, either in Hong Kong or elsewhere, within the last 3 years counting from and including the original tender closing date or, if this has been extended, the extended date.</p> <p>The scope of the referenced platform shall cover ALL of the following perspectives:</p> <ul style="list-style-type: none"> <li>(i) 3D Digital Twin based on Building Information Modelling (BIM) through rendering engine;</li> <li>(ii) Building systems performance monitoring function through Application Programming Interface (API);and</li> <li>(iii) Energy management and sustainability data visualisation function</li> </ul> <p>The referenced platform's maintenance contract could be carried out by the tenderer as the solution developer or as a Services Integrator partnered with other solution developers.</p> <p>The tenderer shall submit evidence to demonstrate their fulfillment of requirements under this attribute.</p>

**Note:**

- (1) The Tenderer is allowed to use the same contract to satisfy items (b) and (c) above.
- (2) The maintenance services under Maintenance Period of the original system design and development contract should not be considered.

To : Andrew Lee King Fun & Associates Architect Limited

Email : a-2141@alkf.com

**Hong Kong-Shenzhen Innovation and Technology Park**  
**Contract No. WC/011**  
**Intelligent Operation Centre Platform for Batch 1 Development**  
**Request for Tender Documents**

We refer to the Tender Notice for the captioned Works Contract and would like to request for collection of Tender Documents. Please send us the relevant documents for our onward submission of proposal.

From (Company Name) : \_\_\_\_\_

Signature : \_\_\_\_\_

(Authorized Signature)

Capacity of the Signatory : \_\_\_\_\_

Company Chop : \_\_\_\_\_

Date : \_\_\_\_\_

Office Address : \_\_\_\_\_

Email Contact : \_\_\_\_\_

Phone Number : \_\_\_\_\_

Business Card of Contact Person : 