



Hong Kong-Shenzhen Innovation and Technology Park Limited

Tender on The Facilities Management Services for Batch 1A and Building 1 of Hong Kong-Shenzhen Innovation and Technology Park (Ref : FD-03-06-02(056))

Tender Queries Announcement

14 March 2025

Queries		Reply
1	Would the annual bonus allocations to be paid to the staff periodically be classified as part of the "Take-home Pay" in Table B?	No
2	Would there be any "operating fund," i.e., a fund given by HSITPL to the Facilities Management Service Provider equivalent to a certain multiple of the budgeted monthly FM service costs?	No

3	<p>With respect to Big Data Analytics, Artificial Intelligence, Smart Sensors, Internet-of-Things (IoT), Integrated Building Management System (iBMS), Building Information Modeling (BIM), Building Asset Management System, Mobile Technologies and Apps, Robotics, etc., are there any system platforms and equipment already installed that will be handed over to the facility management team? If so, please provide the relevant system and product information, along with their specifications.</p>	<p>Yes. But the system information & Specification will not be provided</p>
4	<p>Is the landscape master plan related to the management area available for us for better cost estimation?</p>	<p>Technical drawings could be provided upon request. All information are given for reference only, and it would be based on various factors, including but not limited to actual handover condition, operational requirements, feasibility studies, and any subsequent negotiations between the parties</p>
5	<p>Will the "DCS main Plant 1A" on the B/F of Building 8 as listed in <i>Appendix B</i> be commissioned and fully operational when Building 8 is handed over? Will this DCS be serving other buildings other than Building 8 & 9?</p>	<p>The "DCS main Plant 1A" may not be fully commissioned and operational when Building 8 is handed over which depends on the hand over conditions. The DCS will only serve Buildings 8 & 9 in this contract</p>

6	Will the FM service costs cover the scopes of work under the responsibilities of "Sub-Contractor" listed in the table of <i>Appendix C</i> or to be classified as reimbursable costs upon the prior approval sought from HSITPL?	For Sub-contractor issues, please refer to PART I: TERMS OF TENDER, Clause 14. Sub-contracting
7	In connection to TQ6, does it imply that the service contract(s) with some/all of the "Sub-contractor(s)" in <i>Appendix C</i> will be novated to the FMSP for the management of those facilities concerned?	Yes, except item 79-87
8	Will there be any major equipment, such as mechanical high-level working platform, be provided by HSITPL for the management of the properties?	Yes. There are cherry picker, vertical mast lift and gondola for FMSP to use and maintain
9	Will there be any other parties responsible for the maintenance works of the facilities during Defect Liability Period? If yes, when will such arrangements be ceased?	Yes. 1 year DLP will be counted from practical completion of Building 8 & 9
10	Will the accounts with the utility companies under HSITPL or the FMSP? Will the utility costs be counted in the FM service costs or will be settled apart from the FM service costs?	Accounts of utility companies is under HSITPL. FMSP will handle settlement of such utility bill, then FMSP shall claim the costs by reimbursement

11	Would the building plans and building service equipment list of Buildings 1, 8, 9 and 11 be made available to the tenderers for better cost estimation?	Technical drawings could be provided upon request. All information are given for reference only, and it would be based on various factors, including but not limited to actual handover condition, operational requirements, feasibility studies, and any subsequent negotiations between the parties
12	We notice that there is a discrepancy between the Service Pledge “System Average Uptime” (P.86) and <i>Clause 5.6.6.1 (b)</i> (pg. 62). Would you please clarify which one of the requirements, i.e., the one in <i>Clause 5.6.6.1(b)</i> or the Service Pledge “System Average Uptime” (pg.86) shall prevail?	Appendix A – Performance Based Mechanism (p.86) shall prevail
13	We notice that on pg.74, <i>Clause 5.6.10(b)</i> , it states that “ <i>all expenses of consumables including m-fold paper, jumbo roll,..., etc. shall be fully reimbursed</i> ”, which could be contradictory to <i>Clause 5.6.4 xii)</i> “that the provision of consumables is part of th4e responsibility of the Service Provider” (pg. 51). Would the costs of these consumables named be excluded in the FM service costs as they would be “fully reimbursed” by HSITP?	Clause 5.6.10(b) shall prevail, all expenses of consumables shall be fully reimbursed



Contact Information

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