

**PRE-QUALIFIED TENDER FOR  
AIR CONDITIONING AND MECHANICAL VENTILATION INSTALLATION  
NOMINATED SUB-CONTRACTS  
(NOVEMBER 2023 TO DECEMBER 2024)**

**PRE-QUALIFIED TENDERING NOTIFICATION**

It is hereby notified that the following Housing Authority (HA) nominated sub-contracts (NSCs) of Air Conditioning and Mechanical Ventilation (ACMV) Installation for Building (New Works) Contracts are scheduled to be tendered-out from November 2023 to December 2024 through prequalified tendering.

<i><b>Nominated Sub-contract to Building Contract No.</b></i>	<i><b>NSC / Contract Title</b></i>	<i><b>Brief Description of Work (Nature and Quantity)</b></i>	<i><b>Tentative Tender Out Date</b></i>	<i><b>Tender Eligibility List/Group</b></i>	<i><b>HA Contact Point</b></i>
Sub-contract to Contract No. 20220549	Air Conditioning and Mechanical Ventilation Installation for Construction of Public Housing Development at Fanling North Area 15 East Phase 2	See <b>Annex I</b>	November 2023	Development Bureau's List of Approved Suppliers of Materials and Specialist Contractors for Public Works – Air-conditioning Installation (DEVB List AC – Group II) with “Confirmed” status	CBSE/1
Sub-contract to Contract No. 20230004	Air Conditioning and Mechanical Ventilation Installation for Construction of Public Housing Developments at Kai Tak Sites 2B3 and 2B4		January 2024		CBSE/2
(To be advised)	Air Conditioning and Mechanical Ventilation Installation for Construction of Public Housing Developments at Kam Sheung Road Site 1 Phases 1 & 2		July 2024		CBSE/2
Sub-contract to Contract No. 20190661	Air Conditioning and Mechanical Ventilation Installation for Construction of Public Housing Development at North West Kowloon Reclamation Site 1 (East)		August 2024		CBSE/1

<i>Nominated Sub-contract to Building Contract No.</i>	<i>NSC / Contract Title</i>	<i>Brief Description of Work (Nature and Quantity)</i>	<i>Tentative Tender Out Date</i>	<i>Tender Eligibility List/Group</i>	<i>HA Contact Point</i>
(To be advised)	Air Conditioning and Mechanical Ventilation Installation for Construction of Public Housing Development at Pik Wan Road Site A	See <b>Annex 1</b>	December 2024		CBSE/2

Contractors in the above Tender Eligibility List/Group, meeting the requirements as per the enclosed **Annex 1**, are now invited to express their interest in participating in the pre-qualified tendering for the above HA contracts. Contractors willing to join this pre-qualification exercise should collect the pre-qualification documents at the General Registry of Building Services Section, Development and Construction Division, Housing Department on 5<sup>th</sup> Floor, Block 3, Housing Authority Headquarters, 80 Fat Kwong Street, Ho Man Tin, Kowloon, Hong Kong.

Contractors willing to join this pre-qualification exercise should duly complete and return the necessary information with supporting documents before **10:00 a.m. on 22 September 2023 (Hong Kong Time)** at the following address:-

Housing Authority Tender Box,  
Ground Floor, Block 2, Housing Authority Headquarters,  
33 Fat Kwong Street,  
Ho Man Tin,  
Kowloon, Hong Kong.

Only eligible contractors in the above Tender Eligibility List/Group will be considered for invitation to submit pre-qualification documents based on their proven capability and performance.

Contractors are reminded that inclusion on the List in any particular Category or Group does not give the right to tender for any contract in that or any other Category or Group. The number of contractors to be invited to submit tenders for each individual contract may be limited, with the list of contractors to be invited to tender on each occasion being at the sole discretion of the Hong Kong Housing Authority.

The Hong Kong Housing Authority reserves the right to reject any application.

The tenderers will be pre-qualified by the Hong Kong Housing Authority.

This notification includes contracts covered by the Agreement on Government Procurement of the World Trade Organization.

18 August 2023

Rosanna LAW Director of Housing

## BACKGROUND

The works under the nominated sub-contracts comprise –

- (1) Construction of Public Housing Development at Fanling North Area 15 East Phase 2
  - (a) supply, installation and maintenance of a central air-cooled ACMV system (about 1,200 kW) for retail areas and wet market; a separate Variable Refrigerant Flow (VRF) split-type air-conditioning system (about 200 kW) for District Tenancy Management Office; and mechanical ventilation system for Public Transport Interchange (PTI); and
  - (b) maintenance<sup>Note 1</sup> of the same for 24 months following the Certified Sectional Completion Date of the Building Contract.
  
- (2) Construction of Public Housing Developments at Kai Tak Sites 2B3 and 2B4
  - (a) supply, installation and maintenance of a central ACMV system (about 410 kW) with connection to the District Cooling System (DCS) for wet market; and mechanical ventilation systems for retail areas and basement carparks; and
  - (b) maintenance<sup>Note 1</sup> of the same for 24 months following the Certified Sectional Completion Date of the Building Contract.
  
- (3) Construction of Public Housing Developments at Kam Sheung Road Site 1 Phases 1 & 2
  - (a) supply, installation and maintenance of a central air-cooled ACMV system (about 720 kW) for wet market; and
  - (b) maintenance<sup>Note 1</sup> of the same for 24 months following the Certified Sectional Completion Date of the Building Contract.
  
- (4) Construction of Public Housing Development at North West Kowloon Reclamation Site 1 (East)
  - (a) supply, installation and maintenance of a central water-cooled ACMV system (about 3,600 kW) with fresh water cooling towers for office building and data centre; and
  - (b) maintenance<sup>Note 1</sup> of the same for 24 months following the Certified Sectional Completion Date of the Building Contract.
  
- (5) Construction of Public Housing Development at Pik Wan Road Site A
  - (a) supply, installation and maintenance of a central air-cooled ACMV systems (about 3,500 kW) for Community Health Centre (CHC); and mechanical ventilation system with high-efficiency particulate air filter for isolation facilities in General Out-patient Clinic; and
  - (b) maintenance<sup>Note 1</sup> of the same for 24 months following the Certified Sectional Completion Date of the Building Contract.

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Note 1 The scope of operation services within the maintenance period will be specified in tender document.

## PRE-QUALIFICATION CRITERIA

- (a) Contractors applying for pre-qualification shall –
- (i) be on the DEVB List AC – Group II <sup>Note 2</sup> with “Confirmed” status. Not being restricted or suspended from tendering or removed from the list when being considered for admission to the pre-qualified tenderers list, tender invitation, tender return and tender assessment;
  - (ii) have satisfactorily completed an ACMV installation with central chiller plant and acoustic treatment with total cooling capacity of more than 1,200 kW in Hong Kong from September 2016 to August 2023, except for North West Kowloon Reclamation Site 1 (East) and Pik Wan Road Site A where their extra pre-qualification criteria are separately outlined in paragraph (b);
  - (iii) not be imposed any regulatory action by HA for works of similar nature when being considered for admission to the pre-qualified tenderers list, tender invitation, tender return and tender assessment;
  - (iv) not have received more than ONE “Adverse” report for all their current and completed HA projects over the past 12 months <sup>Note 3</sup>;
  - (v) not have received more than ONE “Adverse” report for all their current and completed Development Bureau projects over the past 12 months <sup>Note 3</sup>;
  - (vi) be pre-qualified on the DEVB List AC – Group II Contractors who are subject to regular financial vetting by Development Bureau. Additional financial vetting will be conducted by HA in respect of the minimum capital ratio requirement <sup>Note 4</sup>;
  - (vii) not be joint venture companies; and
  - (viii) have achieved ISO 9001 Certificate with scope of certification covering supply, installation and maintenance of air-conditioning and mechanical ventilation systems.
- (b) For the two comparatively larger scale of ACMV installations in Public Housing Development at North West Kowloon Reclamation Site 1 (East) with data centre at the Office Block and Public Housing Development at Pik Wan Road Site A, the tenderers for these two nominated sub-contracts should meet the following extra pre-qualification criteria –

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Note 2 Contractors on the DEVB List AC – Group II with “Confirmed” status are allowed to undertake ACMV works of unlimited value, whereas contractors on the DEVB List AC – Group I are only allowed to undertake ACMV works of estimated cost up to \$9.2M. As the estimated sub-contract sum of each ACMV Installation Nominated Sub-contract is over \$9.2M, contractors on the DEVB List AC – Group I will not be invited for pre-qualification. Contractors in Group II with restriction of not being allowed to carry out new works projects will not be invited to submit a pre-qualification application either.

Note 3 This refers to the latest endorsed performance reports for the 12-month period (up to the nearest quarter before the closing of pre-qualification submission month).

Note 4 Contractors shall have Employed Capital being no less than 10% of Total Assets.

- (i) Construction of Public Housing Development at North West Kowloon Reclamation Site 1 (East)

Having satisfactorily completed an ACMV installation with chiller plant and acoustic treatment with total cooling capacity of more than 3,600 kW in Hong Kong from September 2016 to August 2023; and having satisfactorily completed one ACMV installation including Computer Room Air-Conditioning (CRAC) Units with humidity control for data centre or other similar projects in Hong Kong from September 2016 to August 2023. Addition and alternation works of similar nature are also counted.

- (ii) Construction of Public Housing Development at Pik Wan Road Site A

Having satisfactorily completed an ACMV installation with chiller plant and acoustic treatment with total cooling capacity of more than 3,600 kW in Hong Kong from September 2016 to August 2023.

- (c) Expression of interest for any or all of the five tenders will be considered in this pre-qualification exercise.

#### **TENDER ARRANGEMENT**

- (a) Five tenders for the five ACMV installation nominated sub-contracts will be issued separately; and
- (b) A company or a group of related companies will be allowed to be awarded a maximum number of three ACMV installation nominated sub-contracts within any rolling six-month period.

#### **INVITATION FOR PRE-QUALIFICATION**

- (a) For related companies, only one of these companies within the same DEVB List AC – Group II is allowed to submit a tender in each tendering exercise. Companies are deemed to be related if their relationship falls within the meaning of ‘related parties’ as defined in the Hong Kong Institute of Certified Public Accountants (HKICPA) – Hong Kong Accounting Standard (HKAS24 (Revised)) on Related Party Disclosures;
- (b) The contractors will be required to confirm their compliance with ‘related company restriction’ when accepting pre-qualification invitation;
- (c) The contractors will be required to confirm their acceptance of ‘tender irregularity restriction’ when accepting pre-qualification invitation; and
- (d) The contractors will be required to confirm their compliance with ‘probity requirement’ when accepting pre-qualification invitation.