CB(1)616/07-08

政 府 總 部
香 港 下 亞 厘 畢 道

GOVERNMENT SECRETARIAT
LOWER ALBERT ROAD
HONG KONG

本函檔號 Our Ref.: CSO/ADM CR 1/1/5281/05(07) Pt. 30

來函檔號 Your Ref.:

Tel.: 2810 3603
Fax:3101 5306

Mrs Anna Lo
Secretary
Legislative Council Secretariat
Legislative Council Building
6 Jackson Road
Central
Hong Kong

18 June 2007

Dear Mrs Lo,

Consultation meeting
to discuss matters relating to the new Legislative Council Complex
held on 1 June 2007

Thank you for your letters dated 5 June and 7 June 2007 to the Director of Administration sending us questions raised by LegCo Members at the above meeting.

We appreciate that LegCo Members are keen to know more about the details of the tender submissions for the Tamar Development Project. However, we are not in a position to disclose details of the tender submissions and to explain how they respond to the tender requirements set out in the tender document.

As required by the World Trade Organisation Agreement on Government Procurement and the Government's established practice, we are obliged to treat tenders in confidence. The confidentiality requirement serves to ensure the integrity of the tender process and to avoid any manipulation during the tender process. It is also necessary to protect the interests and reputation of the tenderers whose tender details touch on sensitive commercial information and conduct of business of these private enterprises. All tenderers have signed a confidentiality undertaking. The

Government must act in the like manner and should not divulge the tender details. As such, both the Government and the tenderers cannot speak on the tender details, above and beyond what are specified and listed in the tender document.

Notwithstanding the above, we note that many of the questions raised by Members are related to the requirements set out in the 6000-page tender document, which we have sent five full sets to LegCo Secretariat earlier. I set out at the ***Annex*** the relevant tender requirements for Members easy reference.

I hope the above is of use to you. As we have stated in our paper of 18 May, please rest assured that the views of the public will not be taken lightly and we will be in a position to provide a detailed update to the Council and the relevant Panel upon the award of the contract.

(Miss Winnie Wong)
for Director of Administration

c.c. ArchSD (Attn.: Mr Peter Yuen)

Annex

Summary Excerpts from Tender Document for the Design-and-Build Contract of the Tamar Development Project

(1) Basis for tender evaluation

Tender submissions are evaluated against a comprehensive list of criteria set out in the Marking Scheme. The quality considerations will take up 60% of the overall score. These include the design and aesthetic aspects; planning, sustainability and environmental aspects; and functional and technical aspects, etc. Price considerations will take up the remaining 40%. A copy of the Marking Scheme is in **Appendix A**. (*See Appendix B to the Notes to Tenderers*)

(2) Site Boundary

The building site is bounded by Harcourt Road to the south, Tim Mei Avenue (Road D9) to the east, Tim Wa Avenue (Road D8) to the west and the future Road P2 to the north upon the completion of the Central Reclamation III project. The boundary of the building site is also delineated on a drawing No. AB/6104/ERI/SK-01 (**Appendix B**). *(See para. 3 of General Obligations and Requirements of Part I of Employers' Requirements)*

(3) Interrelationship Amongst Project Components

The design should reflect the independent identities of the Central Government Complex (CGC) and the Legislative Council (LegCo) Complex, but also convey the special relationship linking their constitutional roles. The design of the CGC should symbolise a responsible, open and transparent Government, and it should comprise no less than two blocks: a low block for accommodating the Chief Executive's Office, the Executive Council and its Secretariat; and office block(s) for accommodating offices with core policy formulation functions. The LegCo Complex should project its independent and special status and image (transparent and dignified) of the Legislature. It should be free standing and distinguishable from the rest of the

development, and easily observable from the harbour without any view blockage. *(See para. 1 of General Obligations and Requirements of Part 1 of Employers' Requirements; para. 1.2.3 of Section A - General Requirements, and para. 2.1 of Section C - Legistlative Council Complex, in Part II of Employer's Requirement.)*

(4) Pedestrian Linkages

The design shall provide linkage both vertically and horizontally, within and outside the building site to facilitate pedestrian access to the building site and nearby structures and facilities in a safe, convenient and comfortable manner. The Contractor shall design and construct two covered elevated walkways for the development. To the east of the building site, one elevated walkway shall be provided for connecting the existing elevated walkway system linking CITIC Tower. The other elevated walkway shall be provided to the south of the building site across Harcourt Road. Pedestrian accessibiility to the Open Space and public realm should be maximized by providing direct, wide and convenient physical linkages of high landscape quality. The building site will be linked to the waterfront promenade by an open space pedestrian deck over the underpass of the porposed Road P2 constructed under the CRIII project. The Contractor shall ensure satisfactory connection to the deck for public use including the disabled. *(See paras. 2.5.2 and 2.5.5 of Section A –General Requirements of Part II of Employers' Requirements)*

(5) Open Space – Greening and Accessibility

The Open Space, with an area of no less than two hectares, shall be designed as a recreational open space for leisure and enjoyment of the public. The Open Space will be open to all members of the public. The design of the Open Space shall have a high quality landscape setting to cater for multi-purpose functions, and shall be safe and easily accessible from surrounding pedestrian routes. In addition to creating a significant green space in the Admiralty area, the Open Space should also act as a green conduit between the developed areas of Admiralty and the future waterfront promenade with convenient pedestrian connections. Apart from the open space, usable roof areas shall be landscaped and trees and other vegetation shall be planted wherever appropriate.

An open piazza shall be provided and well integrated in the design theme of the Open Space. It shall be easily accessed by the public and linked with the main pedestrian routes within the site. It shall be a focal point in the open space, where performances, community and entertainment events could be staged for public participation and enjoyment. *(See paras. 1.0, 2.5, 2.6, 2.9 and 5.2 of Section D - Open Space; and para. 7.1 (c)&(d) in Section A – General Requirements of Part II of Employer's Requirement)*

(6) Water feature

Within the Open Space, there should be a strip of amenity space of water surface (preferably), and/or grassland, and/or fountain-features etc. to separate the Central Government Complex (CGC), for which access may be restricted from time to time, from the rest of Open Space which will be designated for use of the public. The strip of amenity space should no where be less than 10m wide outside and along the perimeter of the CGC. It should be so designed to promote visual enjoyment and to discourage unscrupulous intrusion into the space. *(See paras. 2.1 and 2.2 of Section G – Security Requirements for Open Space of Part II of Employers' Requirements).*

(7) Viewing gallery for the public

There shall be a Multi-Purpose Hall in the future CGC for holding large conferences, receptions, and banquets. The Entrance Foyer to Multi-purpose Hall serves both as an entrance to the Multi-purpose Hall and as a pre-function reception area for events, and shall be designed to accommodate large number of visitors and guests, including members of the public. It shall have a full sea view for at least one of its major / widest external façade. The main partitioning between the Entrance Foyer and the Multi-purpose Hall Proper shall be able to open entirely so that full sea-view of the Entrance Foyer could be seen from most part of the Multi-purpose Hall Proper. *(See paras. 6.1, 7.1 and 7.4 of Section E – Supplementary Requirements of Part II of Employers' Requirements).*

We agree in principle that the Multi-purpose Hall should be open

to the public as far as possible for different kinds of events. The actual arrangement would be worked out having regard to security and operational needs of the CGC.

(8) Environmental Protection and Sustainability

To ensure that the Tamar development would be environmentally friendly and sustainable, we have set out in different parts of the tender document energy efficient and environmental requirements. Apart from compliance with the basic energy saving requirements set out in the tender document (including complying with Energy Codes" issued by EMSD; providing various energy saving building services equipment/devices; and using intelligent building management system with energy saving programmes and routines, etc), tenderers are required to demonstrate how their designs have taken every opportunity to develop and integrate energy saving measure and green strategies into the project. The following items, by no means exhaustive, are general areas for environmental design considerations -

(a) *Sustainable Planning* - use of materials and equipment with low life cycle cost

(b) *Enhancement to Environment* - landscaping to improve micro-climate, including roof/sky gardens, balconies, use of water features, etc.

(c) *Planting and Other Vegetation* - planting trees around individual buildings to share the flat surfaces; "green roofs", etc.

(d) *Energy Conservation* - appropriate building form and orientation to reduce heat gain; use of renewable and clean energy source; use of energy-efficient building services systems and equipment (energy efficient lamps, occupancy sensors for switching off lighting and air-conditioning etc.); solar heat considerations, etc.

(e) *Noise Impact* - noise attenuation through building envelope design, master layout of building blocks, general layout of rooms and plant areas, etc.

(f) *Water Conservation* - use water-saving fittings and

appliances; use of recycled water; collection, storage and use of rainwater, etc.

(g) *Use of Materials* - use environmentally friendly materials such as materials with high recycled content and recyclable at disposal, materials requiring low maintenance, low-emission materials, etc.

(h) *Operation and Maintenance* – measures to reduce maintenance costs and replacement; provide metering and performance monitoring devices for building services/equipments, etc.

(For full details, please see para. 7.2 of Section A – General Requirements of Part II of Employers' Requirements; and para. 1.2.3 (a) of Section BS1 – General Requirements of Part IV of Employers' Requirements)

(9) Air Ventilation Study

All tenderers are required to carry out Air Ventilation Assessment at the tender stage and a report shall be submitted as part of the tender submission. Specific technical requirements as set out in Appendix ERVI/PR/C to Part VI of Employers' Requirements shall be followed for carrying out the AVA to assess the impacts of the design proposal on the pedestrian wind environment. (*See para. 7.2 (a) of Part VI of Employers' Requirements - Planning Requirements)*

Pursuant to this, a tender design's performance in air ventilation will be assessed and marked against the assessment criterion on "air ventilation" under the Marking Scheme. Coupled with other relevant considerations in the Marking Scheme, our goal is to ensure that the development on the Tamar site would not adversely affect the air ventilation on the site and in the surrounding area.

(10) Waste Management

There will be an Automatic Refuse Collection System (ARCS) for the development. The whole operation shall be designed to be environmental-friendly, automatic, efficient and easy for maintenance access which shall minimize the spread of odour,

provide better hygienic control, and minimize the use of labour. It shall also provide a way of collecting the recycling materials separately, compacting the refuse and containing the smell. *(See para. 3.11.2 of Section BS3 – Detailed Requirements and Specifications of Part IV of Employers' Requirements- Building Services Requirements)*

(11) Openable Windows

The curtain wall systems or window systems shall be designed and installed to comply with the statutory requirements for openable windows/venting for the purpose of natural ventilation or make up area of 1/16 of floor area of each floor. Moreover, each peripheral cellular or open plan office shall be provided with at least one openable window at high level of the curtain wall/window systems. In addition, the overall area of openable window(s) in the cellular room shall not be less than 1/16 of the floor area of the room. (*See para. 2.10 of Section F – Particular Specifications of Part II of Employers' Requirements).*

(12) Barrier Free Access

To facilitate better opportunities for people with different abilities to access buildings and open spaces, the overall designs should comply with the provisions of the comprehensive study on the issue of Universal Accessibility by Architectural Services Department. The design and construction of the Works shall comply with the Design Manual on Barrier Free Access 1997, issued by the Buildings Department. In addition, tactile guide paths (of satin stainless steel finish or other suitable materials) in accordance with Australian Standard AS 1428.4-1992, shall be provided for the visually handicapped in accordance with stipulated guidelines. *(See para. 2.7, 3.7.1 and 3.7.2 of Section A – General Requirements of Part II of Employers' Requirements- Architectural Requirements)*

Notes To Tenderers

Appendix NTT/B – Assessment of Tenders

Notes To Tenderers

Appendix NTT/B – Assessment of Tenders

A. Assessment of the tenders comprises two stages.

B. At Stage 1, the tenders will be vetted against a set of Mandatory Requirements. At Stage 2, the tenders will be assessed based on a pre-determined Marking Scheme.

C. The assessment will be carried out by the Special Selection Board with technical advice and support from the Technical Committee.

Stage 1 - Screening

The Tenderer's submission must satisfy all Mandatory Requirements (MRs) listed below. In the event that the Tenderer's submission does not satisfy any **one** of the MRs, his tender shall be treated as non-conforming and shall **not** be considered.

Mandatory Requirements (MRs)

A. Central Government Complex

CGC-1 The Central Government Complex (CGC) shall comprise no less than two blocks.

CGC-2 The low block of CGC shall not be connected to any other building at or above the level of its Main Entrance Foyer, except for any covered walkways that may be provided at the level of its Main Entrance Foyer.

CGC-3 The office block (or in case there is more than one block, the office blocks as a single unit) of CGC shall not be connected to any other building at or above the level of its Main Entrance Foyer, except for any covered walkways that may be provided.

CGC-4 There shall be no carparks, plant rooms or other compartments within the footprint of the low block of CGC below the level of the Main Entrance Foyer, except for separated lift lobbies and staircases giving access to (a) a safe and dedicated passageway leading to the office block(s) of the CGC, (b) a passageway leading to a dedicated drop-off/ pick up area at the lower ground level, and (c) a secured passageway from the loading and unloading area of the CGC.

B. LegCo Complex

LC-1 The LegCo Complex shall be free standing on the project site.

LC-2 The LegCo Complex shall comprise one low block and at least one higher block.

LC-3 The building height of the higher block(s) shall not exceed 86 metres measuring from the street level to the level of roof over the highest usable floor space in the block(s) concerned.

LC-4 The Chamber shall be of a size of not less than 1,574 m^2 (NOFA), of which a seating area of not less than 300m^2 (NOFA) shall be provided behind the last row to allow for any future expansion of Members' seating.

LC-5 The roof of the Chamber shall be the highest point of the low block.

LC-6 The plenary hall of the Chamber and the Ante-Chamber shall be located on the same floor and the travel distance between the nearest entrances of the two facilities shall not exceed 50 metres.

LC-7 The total horizontal travel distance (as measured on plan) between the furthest entrances of the plenary hall of the Chamber and any Members' offices shall not exceed 140 metres.

LC-8 The total horizontal travel distance (as measured on plan) between the furthest entrances of the plenary hall of the Chamber and the Dining Hall shall not exceed 140 metres.

LC-9 The Main Entrance Foyer which serves as the main entrance to the low block shall comprise a lobby hall of a size not less than 470m^2 (NOFA).

LC-10 There shall be not less than two entrances in the low block: the Main Entrance for all users and formal reception for VIP, and the Members' Entrance for the sole use by LegCo Members. The passenger drop-off point and the walkway from the drop-off point to the Main Entrance shall be covered.

LC-11 There shall be not less than two entrances in the high block(s): a public entrance with access to the facilities in the high block(s) and a vehicular access to a loading bay.

LC-12 There shall be not less than 120 parking spaces for private cars, be they on ground level or underground level(s). The total horizontal travel distance (as measured on plan) between any of the parking spaces and the furthest entrance of the lift lobby(ies) leading to the Main Entrance Foyer(s) of the low block and high block(s) shall not exceed 140 metres.

LC-13 The design of the Complex shall allow for any future expansion horizontally and/or vertically. Each phase of expansion shall be capable of providing an additional NOFA of about 2,300 m^2 (for 15 additional Members). The total potential expansion need not be more than 9,200 m^2 (NOFA).

Stage 2 - Marking

The technical submission (quality aspect) and tender price (price aspect) of a tender will be assessed in parallel by two assessment teams. The Technical Committee will assess the technical submission of a tender against the Quality Aspect of the Marking Scheme and a Price Assessment Team appointed by the Director of Architectural Services will assess the price submission. The assessment of the Price Assessment Team will only be given to the Technical Committee after completion of the assessment of the technical submissions by the Technical Committee. The Technical Committee will present its assessments on the quality aspect of the technical submission and the price submission to the Special Selection Board for marking. The Special Selection Board will take into account the assessments made by the Technical Committee, and the public viewing analysis made by the consultant, prior to making assessment of the tender submissions against the Marking Scheme. The assessment by the Special Selection Board will be completed before any tenderer is asked to obtain town planning permission pursuant to the Special Condition of Tender SCT Clause 19 of the tender document.

Tender submissions will be marked as follows–

Marking Scheme

I. Quality Aspect (Weighting: 60%)

Evaluation Criteria/ Sub-Criteria			Maximum Marks	Aspects
1.0	**Planning, Sustainability and Environmental Aspects, Functional Aspects, Technical Aspects, Maintenance Aspects and Life Cycle Plan, Construction Aspects, Quality Assurance and Safety, and Offer Exceeding Requirements (Maximum: 55 marks)**			
	1.1	**Planning, Sustainability and Environmental Aspects (Maximum: 15 marks)**		
		(i) Planning aspects	7	- Conformity with planning requirements, i.e. land use zonings, open space provision, building height restrictions, and protection of ridgeline and harbour views (2) - Connectivity to the public transport nodes, waterfront promenade and surrounding areas (2) - Building disposition and relation between buildings and open space (1) - Air ventilation (2)
		(ii) Environmental aspects	5	- Environmentally friendly design incorporating innovative green features (2) - Building orientation and design to optimize daylight utilization and to control undesirable heat gain and to enhance cooling effect in summer (1) - Project-specific Environmental Management Plan including Environmental Policy with proposals and procedures for prevention of dust, water, noise, odor pollution; and proposal to minimize wastes and cost effective solutions to handle wastes during and after construction of the project (1) - Response to land contamination issue and avoidance of encroachment on former seabed with practical and effective proposal to handle contaminated wastes (1)
		(iii) Energy efficiency aspects	3	- Incorporation of energy saving measures including cost benefit analysis (1) - Overall energy approach and consideration of the use of clean and renewable energy technologies (1) - Compliance with the Energy Codes (1)

Evaluation Criteria/ Sub-Criteria			Maximum Marks	Aspects
	1.2	**Functional Aspects (Maximum: 13 marks)**		
		(i) Site parameters	2	- Compliance with site parameters in Engineering Conditions (2)
		(ii) Schedule of accommodation area requirements	4	- Meeting Schedule of Accommodation and Room Data Sheet requirements, including car parking and ancillary provisions (3) - Adequacy of construction floor area and gross floor area provisions (1)
		(iii) Function and spatial requirements and circulation design	7	Functional and spatial requirements: - Appropriate grouping and zoning of facilities to meet operational and security requirements (1.5) - Efficient internal layouts and circulation routes (1) - Modular approach to office planning to achieve functional efficiency (0.5) - Quality office environment in terms of headroom, natural lighting, views and spatial proportions (0.5) - Compliance with Building (Planning) Regulations (1) - Meeting design requirements of the Open Space and contribute to the vibrancy and sense of place of the harbourfront (0.5) Circulation design: - Clear and efficient vehicular circulation design including location, planning and layout of pedestrian and vehicular entrances, drop-off areas, loading/ unloading areas, traffic routes, emergency vehicular access, refuse collection and car parking to meet operational needs (1) - Direct and convenient pedestrian circulation including location, planning and layout of pedestrian entrances with adequate vertical and horizontal linkages and appropriate combination of at-grade and elevated pedestrian links and provision of barrier-free design for the disabled (1)
	1.3	**Technical Aspects (Maximum: 10 marks)**		
		(i) Structural	4	- Structural design to facilitate buildability and

Evaluation Criteria/ Sub-Criteria			Maximum Marks	Aspects
		requirements		minimise construction risks (0.5) Effectiveness of structure: - Effectiveness of superstructure (1.5) - Effectiveness of foundation and basement (0.5) - Effectiveness of the elevated walkways (0.5) Robustness: - Approach and methodology (0.5) - Identification and consideration of key structural elements (0.5)
		(ii) Building Services requirements	4	- Efficient design and planning of services and plant rooms (1) - Intelligent and innovative building services design to include intelligent building management control, energy management control, interactive communication services and IT infrastructure to cope with advanced technology (1) - Allowance for future changes to building services systems and flexibility to cater for irregular operating hours in separate zones (1) - Meeting of required indoor environment and air quality standards (1)
		(iii) Design for future expansion	2	- Compliance with future expansion requirements (0.5) - Flexibility and ease of future expansion (0.5) - Minimal disruption to existing operations during expansion works (0.5) - Cost effective design solution for future expansion (0.5)
	1.4	**Maintenance Aspects and Life Cycle Plan (Maximum: 8 marks)**		
		(i) Ease of maintenance	3	- Construction design and materials to facilitate low maintenance cost (1)
				- Application of flexible systems to cater for easy re-planning during and after construction of the project (1) - Easy and convenient access to building services and utility installations (0.5) - Resilient and reliable design to cater for break

Evaluation Criteria/ Sub-Criteria			Maximum Marks	Aspects
				down and regular servicing (0.5)
		(ii) Quality and durability	2	- High quality, durable and environmental friendly building materials (1) - High quality, durable and reliable building services design and equipment requiring minimum replacement, repair and maintenance (1)
		(iii) Life Cycle Plan	3	- Cost effective design with consideration on design life and life cycle plan (1.5) - Analysis of the design with life cycle cost or energy projections (1.5)
	1.5	**Construction Aspects (Maximum: 6 marks)**		
		(i) Method Statement	4	- Understanding and analysis of the major and critical design and construction activities (1) - Understanding of site constraints and effect on adjoining structures (0.5) - Detailed description of design and construction sequences and building services installations (0.5) - Adoption of fast track or innovative construction methods (1) - Incorporation and description of major specialist works (0.5) - Proposals for temporary works and monitoring construction impacts (0.5)
		(ii) Programme	2	- Detailed and comprehensive programme with realistic and achievable targets and milestones for both design and construction activities (1.5) - Differentiating completion of the Works in different work packages to facilitate monitoring, testing and commissioning, and handover (0.5)
	1.6	**Quality Assurance and Safety (Maximum: 2 marks)**		
		(i) Quality management system and procedures	1	- Project specific Quality Plan including Quality Policy and Quality System (1)
		(ii) Safety plan	1	- Project specific Safety Plan including the Policy Statement, risk assessment and

Evaluation Criteria/ Sub-Criteria			Maximum Marks	Aspects
				proposals to address the risks identified (1)
	1.7	**Offer Exceeding Requirements (Maximum: 1 mark)**		
		Added-value offers	1	- Use of innovative and advance technology and promote transfer of technology (0.5) - Added-value proposals other than those stated in the Employer's Requirements which provide the Employer with long term benefits (0.5)
2.0	**Design and Aesthetic Aspects (Maximum: 45 marks)**			
	2.1	Projection of Hong Kong's position as Asia's world city	9	Considerations include: - Distinct Hong Kong identity and projecting Hong Kong's image as a cosmopolitan city; - Distinct design concept; - Quality of architectural design; - Quality of landscape design; and - Prestigious and dignified appearance appropriate for the project
	2.2	Response to the urban context and development of a prime civic core in Hong Kong	9	Considerations include: - Enhancement of the urban fabric, the cityscape and the image of Hong Kong's Central Business District; - Projection of distinctive images as Hong Kong's prime civic core; - Promotion of public perception of an open and accessible government through the design; - Connectivity with waterfront and surrounding areas; and - Integration of landscaping design to enhance quality of open space and complement building design.
	2.3	Response to the natural context of the development, including the ability to respond to its unique waterfront setting, ridgeline protection, view to the harbour, visual permeability, and to achieve sustainability and	9	Considerations include: - Response to the protection of ridgeline, the protection of harbour vista, and integration with the waterfront setting; - Height, disposition and design of buildings and layout of open space to achieve visual

Evaluation Criteria/ Sub-Criteria			Maximum Marks	Aspects
		environmental friendliness		permeability; and - Promotion of environmentally friendly designs for the building and the open space
	2.4	Projection of the distinct identities of the Central Government Complex and the Legislative Council Complex.	9	Considerations include: - Distinct and identifiable image for CGC and LegCo Complex; - Visual projection of open, transparent, efficient and responsible image of Government for CGC; and - Visual projection of LegCo's independent, open and transparent image for LegCo Complex
	2.5	User-friendliness	9	Considerations include: - Operational efficiency; - Quality of spatial and interior design; - User-friendliness of the building and the open space; and - Flexibility and capacity for future change
Total			**100**	

Each aspect of the sub-criteria of Evaluation Criteria 1.0 and 2.0 will be assessed to derive the marks awarded for the respective sub-criteria. The cumulative marks of all sub-criteria will be the sub-total marks for each criterion. The cumulative marks of Evaluation Criteria 1.0 and 2.0 will derive the total marks for quality aspect.

Weighted marks for quality aspect (**Quality Score**) of a particular tender is determined as follows:

- The conforming tender with the highest total marks for quality aspect ("highest quality scorer") will score the maximum Quality Score of 60.
- Quality Score for other conforming tenders will be calculated using a formula:-

$$\textbf{Quality Score} = 60 \times \frac{Qn}{Q1}$$

Where **Qn** is total marks for quality aspect of the respective conforming tender in question; and
Q1 is the total marks for quality aspect of the "highest quality scorer"

II. Price Aspect (Weighting: 40%)

Weighted marks for price aspect (**Price Score**) of a particular conforming tender is determined as follows:

- The conforming tender with the lowest tender price ("lowest conforming tender") will attain the maximum Price Score of 40.

- Price Score for other conforming tenders will be calculated using a formula:

$$\textbf{Price Score} = 40 \times \frac{T1}{Tn}$$

Where **T1** is the tender price of the "lowest conforming tender"; and
Tn is the tender price of the respective conforming tender in question.

Note: For the purpose of calculating the Price Scores, tender prices will be reduced to "net present value".

Final Overall Score

Final overall score for any particular conforming tender is the sum of the respective Quality Score and Price Score attained by the tender in question.

For the purpose of calculation using the formula above, a conforming tender has to at least satisfy all Mandatory Requirements as listed under Stage 1 – Screening; has been submitted with all essential information specified in Clause 31 of the Special Conditions of Tender and should be submitted by a tenderer which complies with the conditions of participation.

Point	CO-ORDINATES DATA (ORIGIN 1980 DATUM) N	E
A	815916.655	835047.512
B	815931.425	835058.867
C	815933.753	835071.665
D	815928.884	835100.672
E	815920.534	835136.370
F	815907.990	835229.990
G	815680.663	835173.159
H	815663.085	835148.275
J	815690.421	835080.119
K	815738.724	835018.780
L	815773.682	835007.387
ARC CENTRE		
A–B	815909.900	835071.582
B–C	815915.253	835068.419
E–F	816428.820	835252.127
G–H	815686.326	835150.508
H–J	815792.800	835160.741
K–L	815764.736	835039.264

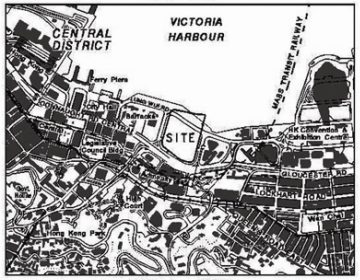
Plan approved by

Signed

(TONG KWAI HING)
District Land Surveyor
24 / 07 /2006

	DIM. PLAN	Da	Db	
Field Book				
Comp.Folder	HK5534	HK5534	HK5534	
Svy.Officer	WONG W.S.	CHU N.Y.		
Tech.Officer	YIP W.C.	YIP W.C.	CHIU P.Y.	
Date	Nov 1998	Jun 2002	Jul 2006	
Plan No.	HK5534	HK5534	HK5534	

LOCATION



SCALE 1 : 20000

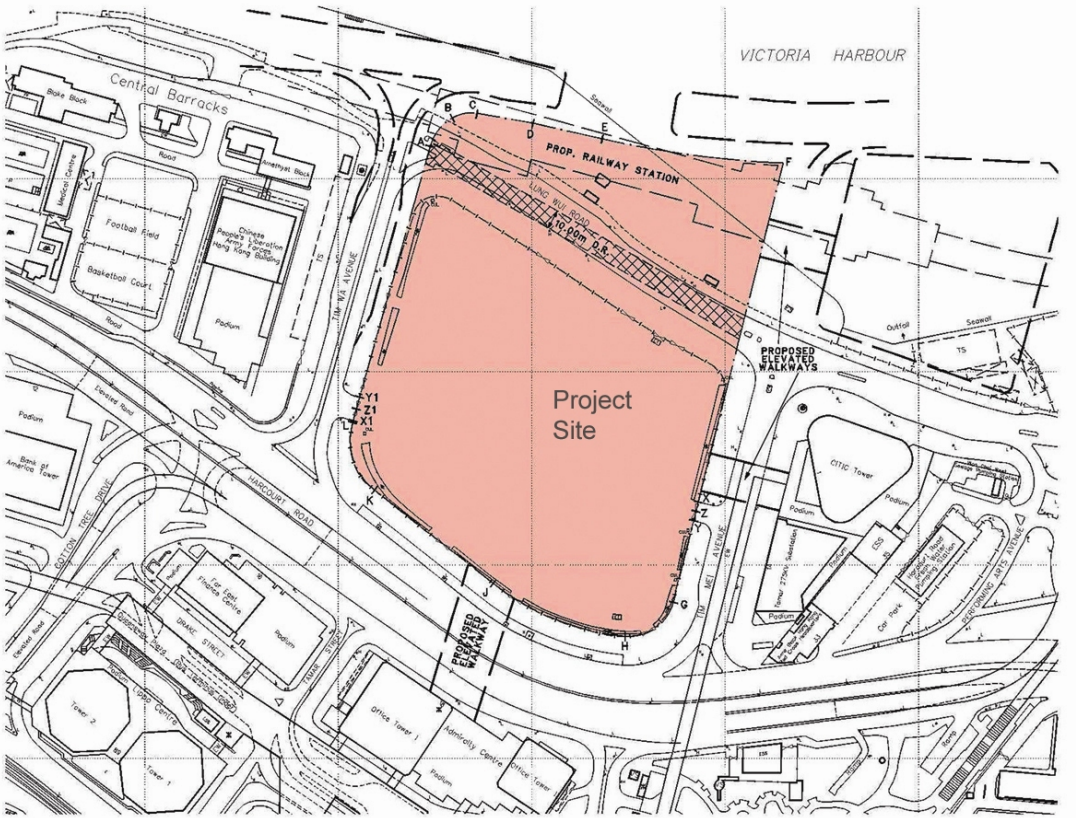
SIDE	DISTANCE IN METRES	BEARING ° ′ ″	Pt.	CORNER MARKED BY
Chord A B	18.630	37 33 11		
Chord B C	13.008	79 41 21		
C D	29.450	98 57 01		
D E	36.612	102 49 47		
Chord E F	94.458	97 37 54		
F G	234.323	194 02 10		
Chord G H	30.466	234 45 45		
Chord H J	73.453	291 51 16		
J K	78.075	308 13 11		
Chord K L	36.768	341 56 54		
L A	148.498	15 40 36		

CURVE DATA

Arc AB = 19.091m	Radius = 25.000m	Δ = 43°45'09"
Arc BC = 13.284m	Radius = 18.763m	Δ = 40°31'16"
Arc EF = 94.586m	Radius = 521.300m	Δ = 10°23'45"
Arc GH = 33.161m	Radius = 23.348m	Δ = 81°27'12"
Arc HJ = 74.441m	Radius = 130.313m	Δ = 32°43'49"
Arc KL = 38.881m	Radius = 33.109m	Δ = 97°27'25"

X Y Z
X1 Y1 Z1
} ENGINEERING CONDITIONS REFER

PROPOSED LAYOUT



COLOURED PINK AND PINK CROSS-HATCHED BLACK AREA 41 933 SQUARE METRES (ABOUT)

SCALE 1 : 2000

METRES 50 0 50 100 150 200 METRES

District Survey Office, Hong Kong
Lands Department

GOVERNMENT LAND ALLOCATION – HK910

File No. DLO/HW 743/NHGS/82 II
Survey Sheet No. 11-SW-9C
Layout Plan No.
Reference Plan No. 3128/ACL/5005A & M/H24/01/13A
PLAN No. HK5534-Db

Date : 21/07/2006

title

063KA
DESIGN & CONSTRUCTION OF
TAMAR DEVELOPMENT PROJECT

GOVERNMENT LAND ALLOCATION PLAN (HK910) – THE PROJECT SITE

drawn by	date	drawing no. AB/6104/ER1/SK-01	scale N.T.S.
approved	date		
office ARCHITECTURAL BRANCH		ARCHITECTURAL SERVICES DEPARTMENT	