

THE HONG KONG TRADE DEVELOPMENT COUNCIL

HONG KONG EXHIBITION CENTRE COMPLEX

ENQUIRY DOCUMENTS

VOLUME 1

INFORMATION FOR THE GUIDANCE OF CONSORTIA
FOR THE PREPARATION OF PROPOSALS

JULY 1984

C-FIN PROJECTS LIMITED

INFORMATION FOR THE GUIDANCE OF CONSORTIA
FOR THE PREPARATION OF PROPOSAL
FOR THE
HONG KONG EXHIBITION CENTRE COMPLEX

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1. Introduction

This part of Volume 1 of the Enquiry Documents describes the background to the Complex and gives Consortia information on the Enquiry documentation and the arrangements for assessment of Proposals, negotiation with Consortia and award by the Council.

2. The Hong Kong Trade Development Council

The Council is an independent authority of the Government authorised to seek proposals for the design, financing and construction of the Hong Kong Exhibition Centre Complex.

3. C-FIN Projects Limited (C-FIN)

The Council has appointed C-FIN as Project Leader to organise, manage, direct, administer, plan and supervise the carrying out of the design, construction, completion, commissioning and maintenance (during the Maintenance Period) of the Complex.

4. The Complex

It is the objective of the Council to achieve an Exhibition Centre of a high standard of excellence equal to the best in the world, together with conference facilities, supported by comprehensive catering and exhibitor handling and storage arrangements.

The whole Complex, which occupies a prime site, will be designed and developed in a unified manner to the approval of C-FIN and will comprise, in addition to the Exhibition Centre, a hotel of a first class standard, providing prestigious accommodation for international guests including exhibitors and such other buildings and facilities as are both complementary and necessary for the realisation of a commercially viable and outstanding total Complex.

Proposals for concurrent reclamation along the harbour frontage immediately to the north of the Site, (for use as a public open space and outdoor exhibition facility), are currently being pursued with Government. Consortia may therefore consider this highly desirable facility as an option and provide in their Proposal for carrying out this work. Such provision will be given particular consideration when assessing Proposals.

The Complex will form part of the overall environment of this rapidly developing area containing prestigious office blocks, government departmental headquarters, cultural complexes, sports facilities and landscaped open spaces. The Complex is within easy reach of the substantial shopping areas of Causeway Bay and the commercial and business centres in Central to which access will be further enhanced by planned road improvements. Its location adjacent to the entrance to the cross harbour vehicle tunnel, the cross harbour passenger ferry terminal and the envisaged future pedestrian links to the Wanchai Mass Transit Railway Station, will ensure excellent transportation links to all parts of Hong Kong, Kowloon and the International Airport.

5. Ownership, Leasing and Lump Sum Payment

The whole Complex both during construction and after completion will remain the property of the Council. It is the intention that the successful Consortium will be provided with a virtually rent-free lease (Beneficial Lease) for a period of up to 30 years, from the date of execution of the Agreement, in respect of the Hotel and other buildings and facilities complementary to the Council Part in consideration of the provision to the Council by the Consortium of a Lump Sum Payment and the construction and completion of the total Complex without cost to the Council. Reference is made in the Form of Agreement to this Beneficial Lease, the draft terms and conditions of which are under preparation and will be released during the Enquiry Period for finalisation during assessment and negotiation stages. The terms will clearly state that the benefits to the Consortium of the lease of the Consortium Part will not become effective until such time as the whole of the Council Part and the Hotel have been completed and made available for operation. The terms will also include restrictions upon the Consortium with regard to adverse effect upon or disturbance to the proper functioning of the Council Part together with the Hotel after they are operational by any action of the Consortium (including construction activities associated with the incomplete portions of the Consortium Part).

The Lump Sum Payment to be made to the Council by the Consortium is required to fund the cost of the Council's Consultants and the Council's own other administration costs in relation to the Complex. The minimum amount of this Lump Sum Payment is HK\$100,000,000 and the actual value is to be determined by the Consortia and included in the Appendix to the Form of Proposal.

It is recognised that the final level of the Council's own administrative and other costs will be determined to some extent by the degree to which programmed objectives are achieved by the successful Consortium. It is therefore the Council's intention to acknowledge achievement on programme by the Consortium of four specified programme Milestones. Upon, but only upon, such achievement, the Council will in each case make payment of a specified sum to the Consortium. The value in total of these payments by the Council will be equal to 25% of the above described Lump Sum Payment.

In addition, the Council will pay the necessary compensation in respect of the relocation of the present occupiers of the land to be made available to the Council by Government. Demolition and Site clearance costs will however be the responsibility of the Consortium. The Council will also pay the required premia in respect of "All Risks" and Third Party Liability Insurance Policies to be taken out by the Council.

However the Council is prepared to consider other viable proposals put forward by a Consortium provided that the specified Exhibition Centre, together with the associated requirements including public open spaces and other specified facilities, will be provided to the Council by the Consortium at no cost to the Council. Satisfactory arrangements for the reimbursement of the Council's own costs shall be included in any such proposal.

6. Design Matters

The successful Consortium will undertake responsibility for the total design of the Complex.

The Enquiry Documents include the Indicative Design for the Complex. The Indicative Design comprises:-

- An Exhibition Centre and ancillary facilities (including landscaping);
- A Hotel of some 960 bedrooms;

- An Office Tower, (two floors of which may, subject to negotiation, be provided rent free for use by the Council as offices for its Hong Kong Headquarters) and Wholesale Trade Mart Centre, together comprising a 43-storey tower blocks.

A Service Apartment Tower of 43 storeys providing up to 380 flats, each approximately 150 square metres, able to be developed either as rented or serviced apartments.

The Indicative Design Drawings are listed in Annex 6 hereof and are contained in Volume 4 of the Enquiry Documents.

It is up to each Consortium to assess the ideal number of rooms or storeys of the Hotel. The nature and intended use of the other development may be arranged to suit the Consortium's own commercial judgment of the development potential of the Site as a whole. The Indicative Design and the layout is one illustration of how financial viability may be achieved.

However should Consortia wish to depart from or modify the Indicative Design described in outline above, they are invited to submit their own design proposals for the Complex, on the basis of the information set out in the Enquiry Documents, including the Mandatory Requirements. This Alternative Design shall be described in sufficient detail in their Proposals to demonstrate how its extent and nature differs from the Indicative Design. The Mandatory Requirements are described in paragraph 9 hereof.

Enquiry Documentation, Assessment and Award

These Enquiry Documents have been prepared by C-FIN and consultants appointed to carry out the Indicative Design. The Enquiry Documents are issued by C-FIN who will deal with any queries arising during the Enquiry Period. Further information, if necessary, resulting from such queries (unless specific to a Consortium's own design) will be issued by Addenda to all Consortia.

Following receipt and assessment of Proposals, C-FIN will enter into negotiations with short-listed Consortia. The outcome of these negotiations will be embodied in a formal "Wrap-Up-Letter" which, in the case of the successful Consortium will contain the Agreed Control Document compiled as a result of these negotiations. The "Wrap-Up-Letter" will be included as an appendix to the Form of Agreement.

C-FIN will then present its recommendation to the Council who, upon selection, will enter into the Agreement with the successful Consortium.

8. Insurances

The Council will arrange for and bear the cost of the "All Risks" and Third Party Liability Insurances. Other insurances will be provided by the Consortia in accordance with Clause 25 of the Terms and Conditions of Agreement.

9. Mandatory Requirements

(See also the requirements set out in the Terms and Conditions of Agreement)

Should Consortia intend to vary the Indicative Design or put forward their own design proposals, they shall incorporate as a minimum the following Mandatory Requirements, (currently embodied in the Indicative Design) into the Complex:-

A. Basic Components of the Complex

1. Exhibition Centre

The fundamental requirement of the Complex is the provision of an Exhibition Centre of a high standard of excellence equal to the best in the world, comprising:-

- (i) 2 Main Exhibition Halls (each of 11,500 square metres);
- (ii) Conference Hall (2000 seats);
- (iii) Auditorium (700 seats);
- (iv) Adequate supporting catering facilities.

2. Hotel

Five-Star International Class Hotel with a minimum of 800 bedrooms.

3. Other Commercial Development

These developments shall not detract from the quality or functional requirements of the Exhibition Centre or the Hotel.

B. Mandatory General Design Criteria of the Complex

1. Statutory Requirements

The Exhibition Complex, including both the initial development of the multi-purpose Exhibition Centre, and the subsequent exploitation of the 'corresponding air space', shall be designed and

built in accordance with the Hong Kong Building Ordinance, and other statutory requirements, utility undertakings, and relevant legislation directly or indirectly affecting the development of the Complex.

2. Site Condition

The proposed Site is situated adjacent to the harbour front, therefore the advantage of the splendid seaview shall be fully exploited, with the shape, axis, orientation and juxtaposition of buildings harmonizing with the adjacent urban context.

3. Access

Access to the development for container borne goods and equipment for exhibition purposes shall be via sea and land. Access for goods vehicles and container lorries shall be provided separately from accesses for private vehicles and public passenger transport.

Provision shall be made for the linking of public footbridges into the Complex and for pedestrian passage through the Complex as necessary.

4. Defined Circulation

Defined circulation shall be provided separately between:-

(a) Pedestrian and Vehicular Traffic

(b) Entrances to Exhibition Halls, Conference Hall, Auditorium, Hotel, Office Tower and Residential/Service Apartment Tower (where provided)

(c) Public Entrance and Service Entrance

5. Design for the Handicapped

Provision shall be made for handicapped persons to gain easy access to all parts of the Complex available to the public.

C. Mandatory Design Criteria for Individual Components

1. Exhibition Halls

Two main Exhibition Halls each of an area of 11,500 square metres floor area, shall each include a centrally disposed area of 7,700 square metres with minimum clear headroom of 9.5 m and minimum column grid of 24 m x 28 m. All Exhibition Hall floor areas shall be designed for a live load of 12 KN/square metre.

Each Hall shall be so designed that it can easily subdivided into smaller exhibition spaces, each self-contained with the necessary E/M services, loading facilities, storage space and ready access for visitors.

Direct access shall be provided for containers transported via land and sea to the Exhibition Halls. This provision to include, where necessary, piers, connecting bridges, container lifts and relevant loading docks at the strategic areas to ensure rapid handling of goods coming in or leaving the Exhibition Centre.

Reception areas essential to direct the visitors to the particular exhibition shall be carefully designed to achieve an efficient control of the internal circulation pattern.

The Exhibition Halls shall also be connected to other supporting commercial accommodation such as the Hotel, Auditorium, Conference Hall, restaurant and cafeteria to ensure ready interaction within the Complex.

2. Ancillary Facilities

The following ancillary facilities to the Exhibition Halls in addition to the exhibition floor areas shall be provided:-

- (i) Cafeteria (3,000 s.m.) providing fast-food service catering for 1,000 meals at peak hour.
- (ii) Trade Mart (2,400 s.m.) providing rental area with office furniture and secretarial service for the participants of the Exhibition.

(iii) General Workshops for carpentry (300 s.m.), metalwork and building services (100 s.m.) fully equipped with all necessary plant and tools for providing basic back-up facilities for setting up exhibitions.

(iv) Exhibition Storage (450 s.m. each) to be provided adjacent to each Exhibition Hall for the temporary storage of unprepared exhibits, unloaded food and other necessary accessories. Permanent storage (375 s.m.) for the movable partitions of exhibition booths shall be provided elsewhere. A minimum of 4 parking spaces for forklift trucks (or similar) shall be located on the main hall levels.

A high security and safety store (50 s.m.) shall be provided for the storage of dangerous goods used for exhibition functions.

(v) First Aid Room (30 s.m.)

(vi) Restroom and Changing Rooms for staff (100 s.m.) and exhibitors (400 s.m.)

(vii) Exhibition Centre Complex Administration Offices (400 s.m)

3. Conference Hall

The Conference Hall shall have a seating capacity of 2,000. Its use shall be shared by the Hotel as the grand ballroom. Separated entrances with direct access via the Hotel lobby are to be provided.

The Conference Hall shall be capable of being subdivided into smaller meeting rooms.

Seat storage space for the Conference Hall and Auditorium shall be 250 square metres and general storage space required is 100 square metres.

4. Auditorium

The Auditorium shall have 700 fixed seats and an extra 30 movable seats in the orchestra pit.

It shall provide a satisfactory visual and acoustic environment for the delivery of speech, movie projection, variety shows and performance for both hotel and exhibition functions.

A theatre specialist shall be employed to advise on the detailed design, layout and finish treatment of the Auditorium.

5. Hotel

The Hotel shall be of five-star international standard with minimum of 800 guest bedrooms.

In the hotel planning, full advantage shall be taken of the harbour view, and imaginative architectural features shall be incorporated.

The hotel shall provide and operate the supporting catering facilities of the Exhibition Hall. The related function includes two restaurants each of 2,500 square metres catering for Chinese/Western dining and the fast-food cafeteria service.

6. Container Unloading and Holding/Carpark

(a) The provision of adequate unloading and holding facilities for containers to avoid the problem of congestion during peak traffic periods in the area is essential. Sixty container vehicle holding areas shall be provided.

(b) Although Government has indicated that car-parking spaces should not exceed 200 and that these should be provided within the Development Building Plot, negotiations are continuing with Government in regard to the provision of car-parking beneath the designated open space at the western end of the site for up to 320 car spaces. Should Consortia consider that this facility offers operational and commercial advantages over Government's requirements, then they should include such arrangements in their alternative design. Insofar as it may be possible (having regard to the functional and space requirements of the container unloading and holding facility), the provision of separated car-parking facilities within the Development Building Plot should be explored and if possible provided.

7. Service Areas

Each individual function of the Complex, namely the Exhibition Centre, the Hotel, and, where provided, the Office and the Residential/Serviced Apartment towers shall have their own loading bay and service plant room area.

However, the primary service E/M provisions such as the chiller plant, generator and transformer rooms, control plant room etc. shall be acoustically/physically separated from function areas of the Complex.

8. Signage and Information Systems

Comprehensive public signage and information systems shall be provided, which will inform and direct the public in and around the Exhibition Centre, associated facilities and other parts of the Complex. The systems shall be compatible with the high standard of excellence specified for the Exhibition Centre itself.

D. Mandatory Design Requirements for the Building Services

General

The provision of the basic components of the Complex shall include building services to the following minimum requirements:-

1. Electrical Mains Supply

The minimum supply of the Exhibition Halls and associated facilities shall be 11 MVA including supply to air conditioning plant.

2. Building Management Systems

The Complex shall be provided with a building automation system. The system shall be of an established and well proven design consisting of central processor unit, data gathering panels and operator terminals. The system shall be arranged and programmed to achieve centralized control and energy management of the development Complex overall E & M services.

3. Services to Exhibition Hall Floors

Service outlets to the Exhibition Hall floors shall be provided, for the use of exhibitors, on a 6 m grid basis. The services provided shall be in two separate outlets; Group 1, Power and Lighting, Telephones; Group 2, Water Drainage and Compressed Air.

The power shall provide a minimum of 150 VA per s.m. of floor area.

Telephone services shall be a PABX system with a minimum of four plug and socket connection points per outlet point.

Compressed air service shall be provided, at 7 bars, by four 20 mm connections per outlet point.

Plumbing and Drainage Services shall be provided by a minimum of four 50 mm waste connections and four 20 mm cold water supply connections per outlet point.

4. Heating, Ventilation and Air Conditioning Systems

The Exhibition Halls and supporting facilities shall be maintained at a condition of 24 degrees Celcius and 55% Relative Humidity in summer time and 20 degrees Celcius in winter time.

5. Lighting

The illuminance of the Exhibition Halls shall be 400 lux switchable to 200 lux and the uniformity ratio shall be better than 0.6. The Conference Hall and Auditorium shall have an illuminance level of 300 lux.

6. Operating and Maintenance Manuals

The Consortium shall produce a fully comprehensive set of operating and Maintenance Manuals for all mechanical, electrical, public health, and building services systems included in the installation.

These Manuals shall give details of operation, required maintenance and servicing for all items and components of the systems to ensure that the installations will be kept in proper working order.

The format and the content of the Manuals will include items such as general description, basis of design, schedules and description of all plant items, description of system operation, maintenance schedules, as fitted drawings, all of which will be subject to the approval of C-FIN.

10. Design, Contract and Construction Arrangements and Approvals

(A) Design

The successful Consortium will be responsible for the development and completion of the design in accordance with the requirements of the Agreed Control Document

and for the appointments of their own consultants to carry out such work. The fees and expenses of all such consultancy appointments shall be borne by the successful Consortium.

The technical team proposed by the Consortium to undertake all designs and detailed specifications will be subject to C-FIN's approval.

The Authorised Person and Registered Structural Engineer for the Complex will be appointed by the Consortium subject to the approval of C-FIN.

In order to ensure that the design of the Complex complies with the requirements of the Agreed Control Document, the Consortium will submit all designs and specifications to C-FIN for approval prior to their submission to Buildings Ordinance Office and incorporation in contract enquiry documents.

Consortia are advised to consider the advantage of appointing the same consultant for the same discipline throughout the Complex in order to provide a uniformity of design approach, and create a unity of structural form for the Complex as a whole.

As soon as the Consortium has appointed its consultants, procedures on design matters will be established between the Consortium and C-FIN to ensure that the design is progressed satisfactorily in accordance with the specified requirements in respect of the Exhibition Centre in particular and the remainder of the Complex in general.

(B) Contracts

The Consortium will prepare all the tender documentation, invite tenders, award, control and supervise the construction contracts for the Complex. The selection of consultants to undertake such project control, contractors, major sub-contractors, major suppliers and manufacturers will be subject to the approval of C-FIN.

All costs in respect of developing of the Complex will be borne by the Consortium.

(C) C-FIN Construction Supervision

C-FIN will provide at its own cost construction supervisory staff whose primary responsibility will be to ensure that the requirements of the Agreed Control Document are met throughout the construction phase. Every facility shall be provided by the Consortium to enable the C-FIN staff to discharge this responsibility

which will also include the monitoring of progress and the adherence to programme requirements. The actual required facilities will depend upon the nature of Consortia's Proposals and will be finalised and agreed during negotiations prior to Award.

Soils Investigation

A preliminary geotechnical evaluation of the site was carried out during March and April 1984, with the laboratory work being completed in May.

The work was supervised on behalf of C-FIN by Earth Sciences (Asia) Ltd. and carried out by the Bachy Soletanche Group, with the Laboratory testing undertaken by Testconsult C.E.B.T.P. (Laboratory) Ltd.

The Report by Earth Sciences comprises four volumes:-

Vol 1 : Geotechnical Evaluation

Vol 2 : Drillhole Records

Vol 3 : Laboratory Testing (A)

Vol 4 : Laboratory Testing (B)

Volume 1 was issued to all pre-qualified Consortia with Progress Note No. 2 dated 22nd June 1984. Copies of Volumes 2, 3 and 4 are available for inspection in C-FIN's offices and may be inspected by appointment. Soil samples and cores taken from boreholes put down as part of the soils investigations may also be inspected on application to C-FIN.

The soils investigation and the geotechnical evaluation are provided on an "information only" basis and no guarantee as to the accuracy or reliability of the information (or the evaluation) is implied.

12. Land to be made available by Government

The land upon which the Complex is to be developed will be made available to the Council by Government and comprises a total area of some 2.96 hectares approximately. The extent of the Development Building Plot boundary within the Site is some 95 metres x 210.6 metres (20,000 square metres approximately). The adjoining areas to the east and west shall be developed as public open spaces subject to the requirements of Government. Consortia shall note that these adjoining areas have been taken fully into account when planning the Indicative Design, but for Site coverage purposes only.

Discussions are presently being pursued with Government to include the possibility of the concurrent decking over part of Seafront Road and/or the reclamation by the Consortium on the harbour frontage immediately to the north of the site for use as a public open space and to provide the facility of an outdoor exhibition area. This will enhance the attractiveness and viability of the Complex as a whole by creating uninterrupted views of the harbour area, which is of particular interest to the Council.

3. Occupancy and Clearance of Land for the Complex

The land to be made available by Government is currently occupied by four contractors of the Mass Transit Railway Corporation and the Auxiliary Police Force Headquarters.

Consortia shall allow in their Proposal for the cost of all demolition and site clearance required following vacation by the present occupants.

It is intended that certain parts of the Development Building Plot will be made available to the Consortium by 31st December 1984. It is further envisaged that the hand over of substantial parts of the balance of the development building plot will be effected during the subsequent 3 months. However, the construction period (under the Agreement) shall be deemed not to have commenced until a unified area of not less than 1.0 hectare of the development building plot has been handed over by the Council to the Consortium.

4. Access to the Wan Chai Reclamation

It is Government's intention to construct certain traffic management improvement Schemes collectively known as PWP Item HH6 (11): "Access to the Wan Chai Reclamation" and location of these Schemes is shown on Drawing No. SRMU - OT 84/5A which appears as Annex 14 hereof.

Construction is programmed to be implemented in three contracts:

(i) Footbridges at O'Brien Road and Stewart Road.

- Construction planned to start early in 1985 for completion in early 1986.

(ii) Fenwick Pier Street Flyover and Footbridge, the Seafront Road and the Footbridges over it, the Flyover at Hung Hing Road, modifications to the Fleming Road Flyover and the Wan Shing Street Footbridge.

- Construction planned to start towards the middle of 1985 and is due for completion by mid-1987.

(iii) Tonnochy Road Flyover and Footbridge and associated ground roadworks

- Construction planned to start in the middle of 1986 for completion by early 1988.

While Government's current programme of development of the above Item HH6 (11) indicates that all components will be completed by early 1988, it should be noted that there can be no guarantee of this being achieved.

5. Conditions of Grant

The Conditions of Grant (certain matters of which are the subject of continuing discussion with Government) will be issued to the Council by Government and will contain the terms and development conditions upon which the Council will be permitted to develop the Complex upon the Site.

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