



COMMUNITY WITH LIKE MINDED PEOPLE.

# Experience Sharing for Procurement of InnoCell

Presented by Simon Wong – Chief Project Development Officer





# InnoCell

- Site Area: 3,000m<sup>2</sup>
- GFA: 15,000m<sup>2</sup>
- Floor: 17 Storey
- Use: Residential Institution
- Bed Space: 511
- Unit: 392



## TARGET TENANTS



**INCUBATEES/  
START-UPS**



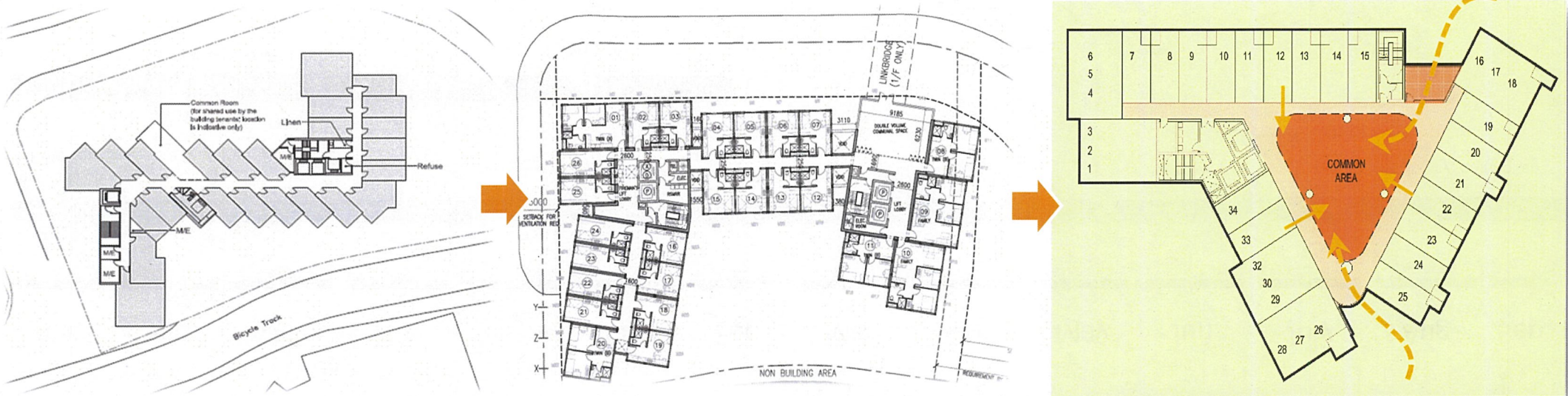
**OVERSEAS/  
MAINLAND EMPLOYEES**



**VISITING SCIENTIST/  
RESEARCH TALENTS**



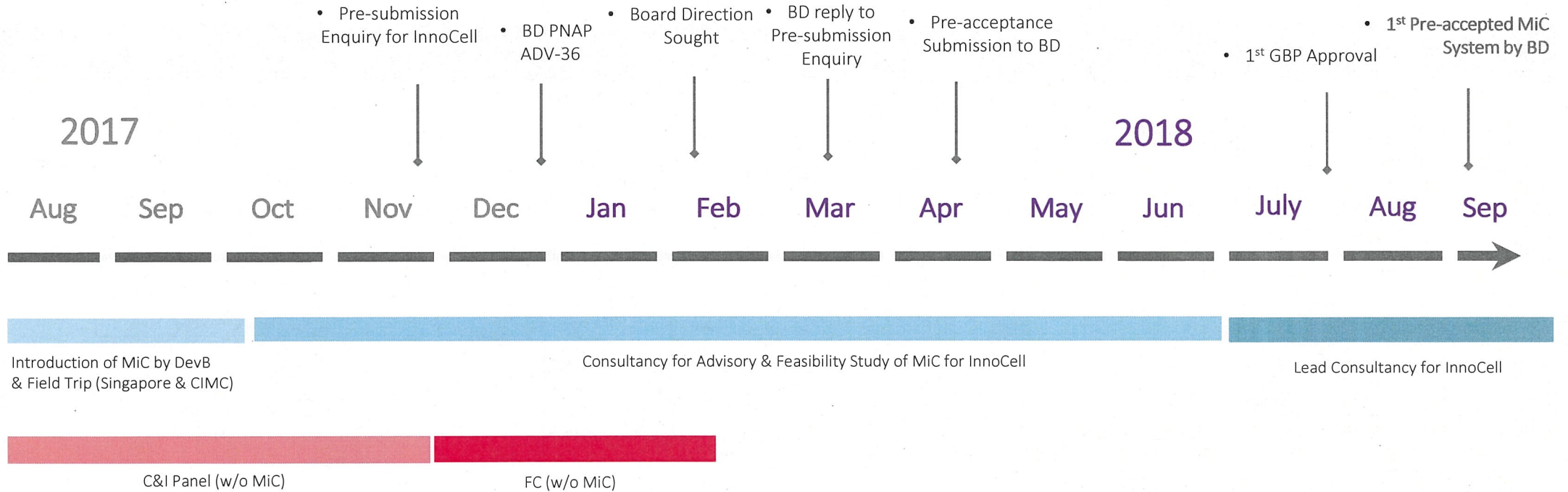
# Co-Working & Co-living Space Embracing MiC



Design Development

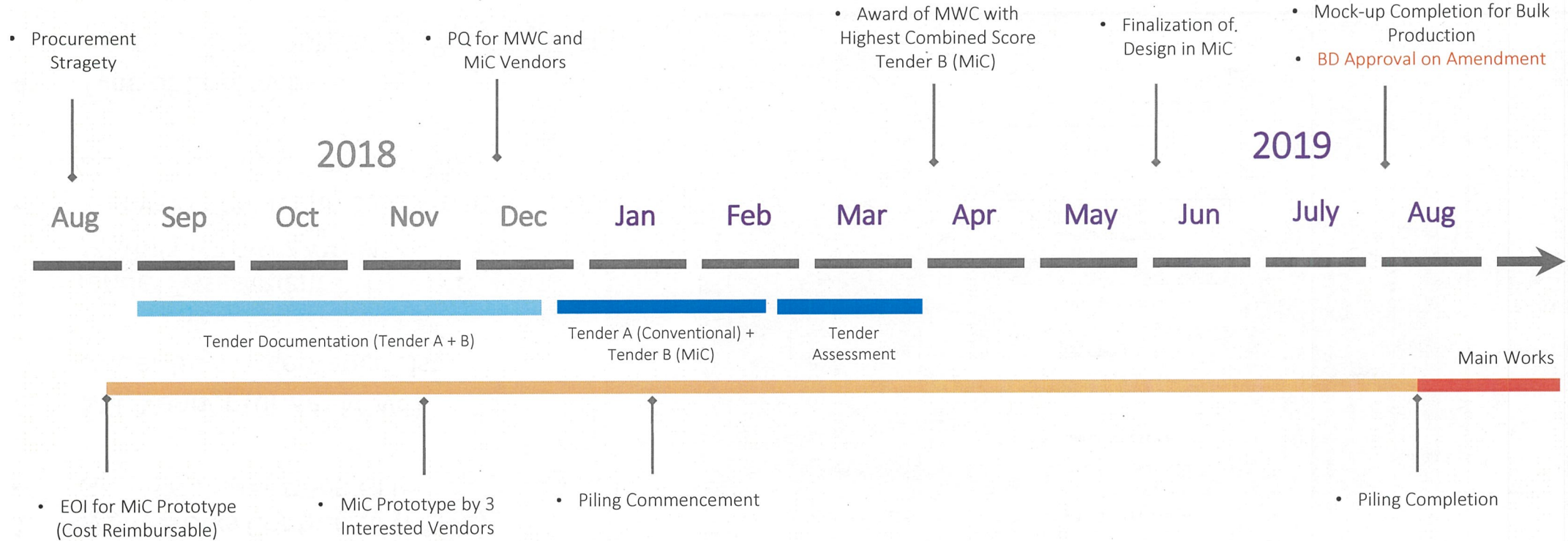


# Design and Planning for MiC





# Procurement of Main Works Tender

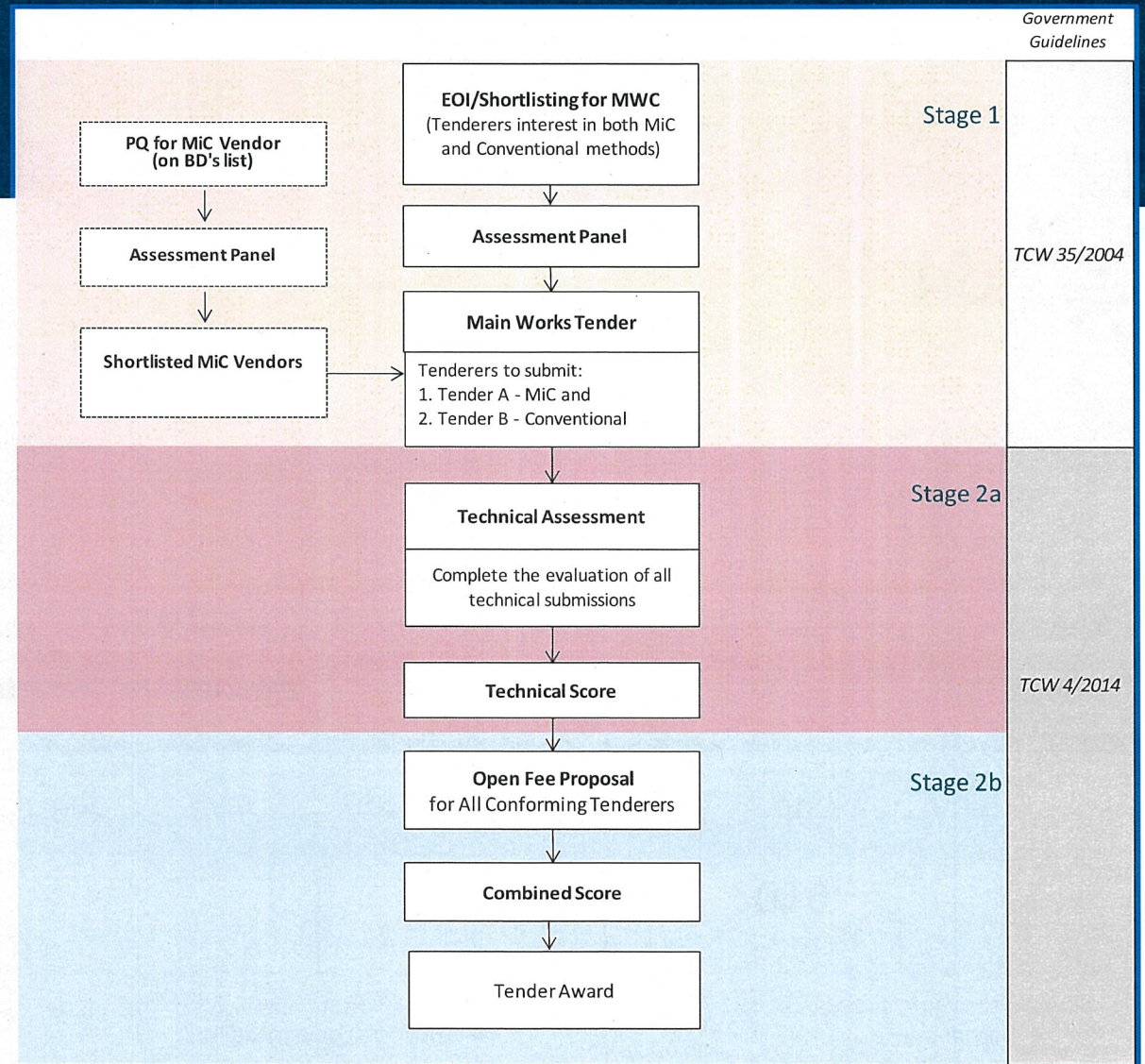




# Procurement Strategy

## Key Criteria to Note

1. **Main Works Contractor (MWC)**
  - Group C under DevB's List
2. **MiC Vendor (under MWC)**
  - Under BD's Acceptance List
3. **Tender Assessment**
  - Model on TCW 4/2014
  - 2-Envelop for Technical & Price
  - Bonus Technical Score for MiC
4. **Type of Contract**
  - Govt.' GCC of Contract for Building Works





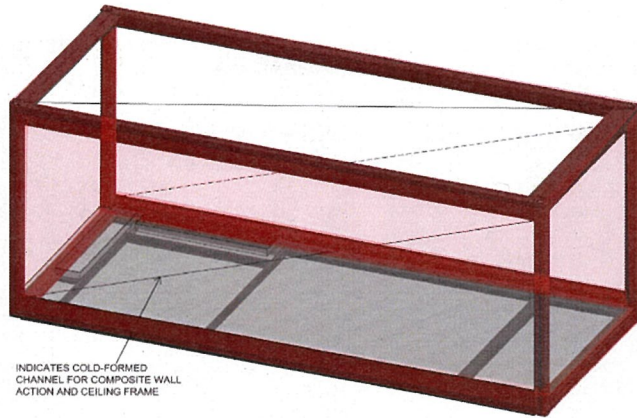
# MiC Prototype before Tender



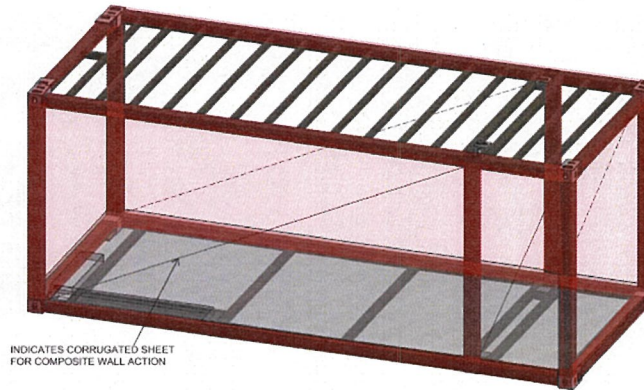
Many MiC Vendors in 2018



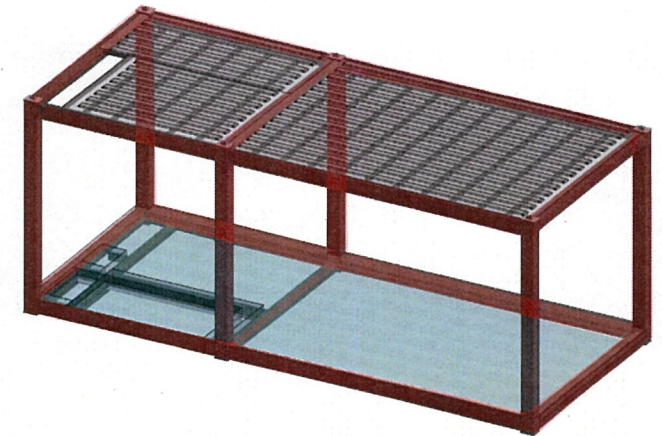
# Structure Proposal from 3 Interested MiC Vendors



**VENDOR 1**



**VENDOR 2**



**VENDOR 3**



# Prototype by 3 Interested MiC Vendors





# Benefits for MiC Prototype

## Employer & Consultants

- Shortlisting capable MiC vendors
- Lesson learnt incorporated in Tender
- Understand production rate of MiC Vendor
- Appreciate with production vs construction site
- Benchmark in quality standard
- Experience in logistic and delivery
- Obtain the indicative cost of MiC for VE
- Validate design & adjust before award
- Market sounding

## Potential Vendors & Contractor

- Clear scope of works & contractual relationship
- For MW tenderers to select MiC counterpart
- Better understand in buildability
- Vendor to familiar the HK practice & requirements
- Early understand technical constraints & risks More accurate pricing after experience



# Design Responsibility . Special Attention for Tender

## Design Responsibility

### 1. Lead Consultant

- Overall Design and Statutory Submission
- Design for Manufacturing & Assembly
- BIM LOD 350

### 2. Contractor + MiC Vendor

- Module Design and Prepare Submission
- Design for Safety
- BIM LOD 500

## Special Attention for MiC

- Early Contractor Involvement
- Deadline for Design Frozen & Mock-up
- Just-in-Time Logistic & Transportation
- Standard & Tolerance
- Watertightness
- Fireproofing Material
- Quality Supervision (site + factory)
- Procured via Local Dealer or Mainland Manufacturer
- Taxation



# Payment Terms . Insurance . Form of Warranty

## Payment Terms

### **Interim Payment for MiC (Advanced Payment)**

- 75% of Prefabrication Item  
(e.g. Mock-up, Carcass, MEP Installation, Finishes, Final Product)

### **Interim Payment for MOS and Works**

- According to General Conditions of Contract

## Insurance & Form of Warranty

### Insurance

- Contractor's All Risk and Employee Compensation
- Public & Products Liability
- Cargo Transportation;

### Form of Warranty

- Joint Written Guarantees for Specific Trades  
(e.g. Works for MiC)



# Considerations for MiC Foresight

## Investment Initiatives

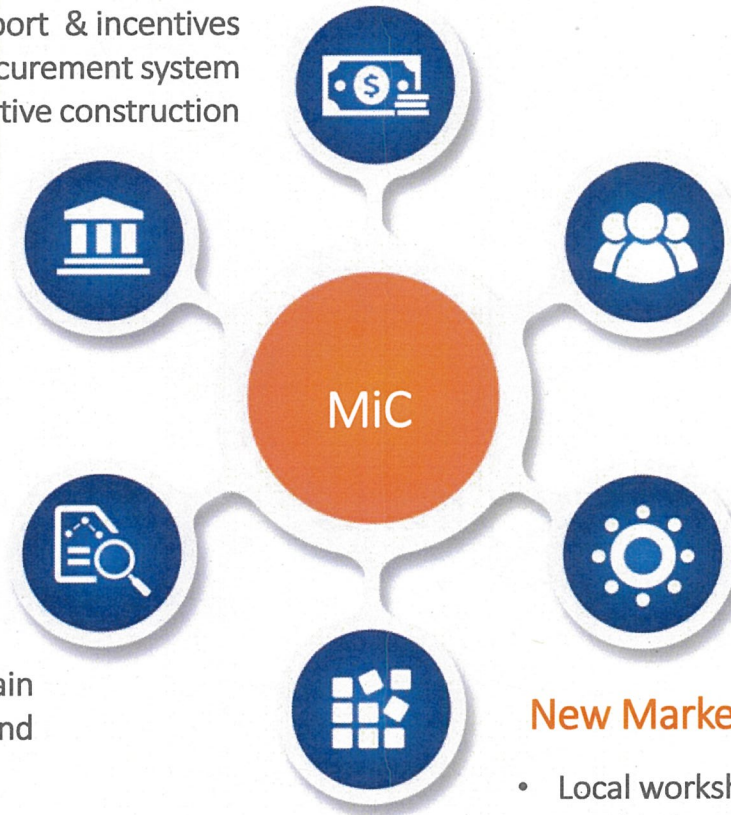
- Funding support & incentives
- Integration on procurement system
- Transformation to innovative construction

## Policy Support

- Continue Govt. Policy support
  - Governance & guidance
  - Long term strategy

## Industry Adoption

- Holistic industry value and supply chain
- Proximity to large markets of strong demand



## Human Capital

- Image changing for construction industry
- Promotion & training to all levels
- Attract youngster & retain skill workers

## Innovation Culture

- Adoption of DfMA, AIR, smart const. etc.
- Emphasis on productivity, quality and safety
- Innovative & new era for HK construction

## New Market & Opportunity

- Local workshop & factory for better quality control & logistic
- World-class MiC made in HK for Mainland & Overseas