



Maintenance Services (FS) for Cainiao Smart Gateway at Hong Kong International Airport

Prepared for :
Hong Kong Cingleot Investment Management Limited

2024.06.18

1. Introduction	2
1.1 Project description.....	2
1.2 About Cainiao Network.....	3
1.3 General information of the building.....	3
1.4 Purpose of this document.....	3
1.5 General Project Scopes	4
2. Contract Package.....	5
3. Tender Schedule.....	5

1. Introduction

1.1 Project description

A joint venture lead by Alibaba Group and including China National Aviation Holding Corporation (Hong Kong) Limited and Yuantong Express has been established to develop, manage and operate the Cainiao Smart Gateway at Hong Kong International Airport (the “Project”). Hong Kong Cingleot Investment Management Limited (hereinafter referred to as “Cingleot” or the “Employer”) is appointed by the joint venture to develop and manage the Project on behalf of the joint venture until the Project is handed over to the operator.

The Project is located at Kwo Lo Wan in Hong Kong International Airport (“HKIA”). The Project covers an area of 52,543 square meters, of which the main development area of the first handover is 46,671 square meters, and the deferred possession area is 5,872 square meters. When completed, the Project will comprise a 12-storey warehouse which will become the third largest warehouse in Hong Kong.

The new logistics centre, which is E-fulfillment hub (eHub), will benefit from the opportunities brought by the opening of the Hong Kong-Zhuhai-Macao Bridge in 2018 and the opening of the three-runway system in 2024. Establishing a major hub at such a convenient freight airport location is expected to make a significant contribution to the plan for e-commerce giants to expand their global reach and international delivery speed. The main development zone of the project was completed in September 2023 and accepted by the Buildings Department with Occupational Permit and the Airport Authority.



Figure 1-1 General View of the Site

In addition, this eHub is part of Alibaba Group - Cainiao’s global network to promote cross-border e-commerce between China and Europe. The eHub is a major element of Electronic World Trade Platform (eWTP) to realize global shipment under the mission of 72-hour worldwide delivery. The eWTP initiative’s goal is to build a more inclusive and innovative global trading platform for SMEs, young people and consumers. The eWTP was proposed by Jack Ma in 2016 and was accepted as a major policy recommendation of the Business 20 (B20) and officially included in the 2016 G20 Leaders’ Communique. The aim is to complement the work being carried out by the World Trade Organization (WTO) and reduce barriers making it easier for Small and Medium-sized Enterprises (SMEs) to expand their trading capabilities worldwide. This e-hub is anticipated to enhance overall logistics efficiency to help SMEs better manage their exports especially with the surge in global e-commerce.

1.2 About Cainiao Network

Cainiao Network, as the lead of this Project, is the logistics arm of Alibaba Group. It is dedicated to meeting Alibaba Group's logistics vision of fulfilling consumer orders within 24 hours in China and within 72 hours anywhere else in the world. It adopts a platform approach to establish a nationwide fulfillment network that leverages the capacities and capabilities of logistics partners to offer domestic and international one-stop-shop logistics services and supply chain management solutions, fulfilling various logistics needs of merchants and consumers at scale. Cainiao Network is a business of Alibaba Group.

1.3 General information of the building

- Total 380,000 sqm in the whole building
- Each floor is around 25,000 sqm usable area
- 11 levels consist of air cargo warehouse, regional distribution center (RDC) and office area
- A car ramp is connected from ground floor up to 12/F open-top car park
- Each floor of warehouse & RDC has 30-40 of different size of truck parking slots
- At 12/F car park, around 90 truck parking slot and around 300 private car parking slot
- Estimated hourly truck throughput is around 300 in peak hour
- The Employer is conducting FS upgrade A&A work on the CSG building (details to be provided once it is ready and mature)

1.4 Purpose of this document

The Project Brief ("Brief") is aiming for the potential supplier to obtain the preliminary knowledge of the Project, including project overview, objectives and project requirements with focusing on its **Maintenance Services (FS)** as necessary for the completion of the Project at pre-qualification stage before tendering.

The project requirements stated in the Brief are the minimum requirements by Cingleot and Cingleot must be notified and approve all modifications to the Brief. The Brief does not intend to include all development and design issues and does not relieve the consultant teams, contractors, manufacturers, and suppliers of any contractual responsibilities.

1.5 General Project Scopes

- General Description of Works

The PMC shall supply the whole of materials & consumables (lubricants, fuses, etc) except those if supplied by PMC SL and/or labour necessary for carrying out, including but not limited to, the following works or services to any properties, managed by or under the responsibility of HKCIML, including any properties which may be added or omitted during the Contract Term and ordered by the Contract Manager from time to time within the Contract Term:-

- (a) Routine Inspection, Testing, Servicing and Maintenance
Routine inspection, testing, servicing and maintenance of fire services installation.
- (b) Emergency Service
24-hour emergency call-out services or work for fire services installation. Include 24 emergency call out services (E-call) from the contract period.

- 24-hour On-call Service

The PMC shall provide 24 emergency 24-hour on call services (E-call) within the contract period whereby the Contract Manager or his delegated representative or the officer in charge of the center can request the immediate attendance of competent personnel for emergency or breakdown repair.

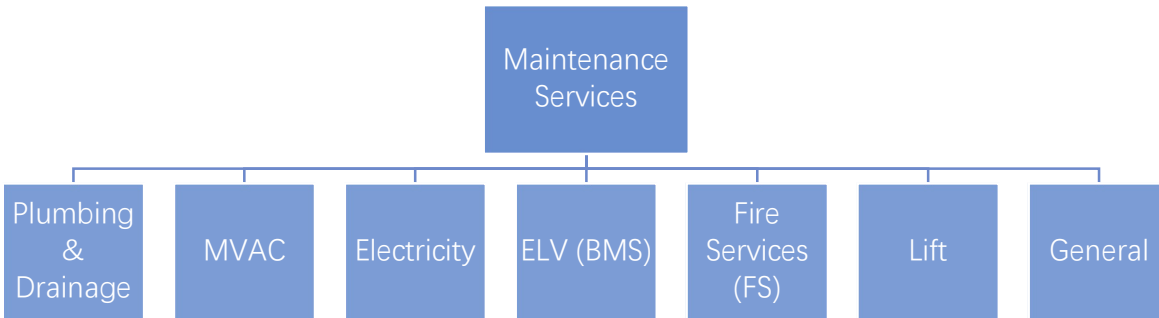
- (a) The PMC shall arrive on site within one hour during 8am to 6pm, two hours during 6pm to 8am, Monday to Sunday to carry out repair work for breakdown involving fire services system, and other water supply system respectively after the request is made by the Contract Manager or his representative or the officer in charge of the Property.
- (b) The PMC shall submit to the Contract Manager the names of at least two (2) technicians for breakdown of fire service installation, their telephone number and paging number whom they can be contacted in case of emergency. For the purpose of this cause, the PMC shall maintain at his own cost either a 24 hours communication centre or at least two mobile phone sets operative round the clock in addition to the paging facility.

- FS upgrade of the CSG building

The PMC shall beware of the ongoing fire system upgrade program held by HKCIML (from OH3 to HHS). The entire upgrade project is divided into different phases which include dry pipe installation, FS water tank modification, sprinkler head installation, FS control panels update.

The FS maintenance service of this part shall be conducted by related FS Contractor within the DLP period, however, the PMC shall fully understand this arrangement, particularly the interfacing requirement in respect of the FS upgrade part under this Contract in order to suit the Employer's the FS maintenance service purpose for the CSG building as a whole.

2. Contract Package



3. Tender Schedule

Below is the targeted tender schedule for FS Tenders:

Site Visit & Pre-communication Meeting	20 – 25 June 2024
Pre-tender Interview	26 – 28 June 2024
Tender Call	29 June 2024
Tender Return	29 July 2024
Tender Award	30 August 2024
Contract Commencement	30 September 2024