

Hong Kong Chinese Civil Servants' Association Clubhouse
Redevelopment Idea Design Competition
香港政府華員會會所重建概念設計比賽

Invitation for Entries | **Q&A , First Round**
參賽邀請書 | **第一輪問答**

1st August 2014 年 | 8月1日

Organized by HKCCSA

8 Wylie Road, King's Park, Kowloon, Hong Kong SAR, China

主辦：香港政府華員會

中國香港特別行政區九龍京士柏衛理道8號



NOTICE 1 | SITE VISIT PERIOD EXTENSION

Due to the popular demand, we have extended the deadlines for the Q&A and submissions.

Interested parties may come for the site visit at any time during our office hours until 30 August, 2014 .

For your convenience, prior arrangement is requested. Please RSVP by emailing to ccsacrd@gmail.com or info@hkccsa.org

NOTICE 2 | EXTENDED SCHEDULE

The dates outlined below are subject to change. Any change will be emailed to the participants and posted on the HKCCSA website.

PHASE I (Revised)

9 June, 2014 (Monday, noon)

Design Competition Public Invitation / Announcement
Question & Answers period begins
(questions may be sent to info@hkccsa.org)

21 June, 2014 to 30 August, 2014

Site Visit opportunities for interested contestants
(Prior arrangement required, please RSVP by emailing to info@hkccsa.org or ccsacrd@gmail.com)

1 August, 2014 (Friday)

Round 1 Question & Answers period ends. Answers to the queries will be announced on the competition website

11 August, 2014 (Friday)

Round 2 Question & Answers period ends. Answers to the queries will be announced on the competition website

1 September, 2014 (Monday, 17:00)

Statements of Interest and Qualifications Submission

8 September, 2014 (Monday, exact timing to be confirmed)

Possible Interviews and/or Requests for additional information

PHASE II

22 September, 2014 (Monday)

Phase II Finalists Announcement
(by website announcement and email to the lead designer of the team)

27 October, 2014 (Monday)

Finalists' submissions of the Phase II material to the HKCCSA office

3 November, 2014 (Monday)

Finalists' presentations of the Phase II material to the HKCCSA office

10 November, 2014 (Monday)

Announcement of the Winner (by website announcement and email to the lead designer of the team)

**The above schedule is subject to changes due to adverse weather etc. HKCCSA will announce the date and timing amendments.*



QUESTION RECEIVED ON 2/7/2014

Question:

- 1.1) Can the tennis courts in front of existing clubhouse be removed or kept as they are?
- 1.2) Does it mean designers can decide to build a totally new clubhouse or renovate/repurpose the existing clubhouse?

Answers:

- 1.1) Certainly, as you are designer.
- 1.2) Yes.

QUESTION RECEIVED ON 11/7/2014

Question:

We would like to have the following data/information regarding the site/building:

- 2.1) The drawing that shows actual site boundary
- 2.2) The actual site area under lease (if any)
- 2.3) The permitted use under lease (if any)
- 2.4) The restriction on GFA, Height and Site Coverage under lease (if any)

Answers:

- 2.1) Please download the PDF file from the website: [*140801_HCA_HKCCSA_Drawings of Lease of lot KIL11224.PDF*](#)
- 2.2) 3090 sq m.
- 2.3) The site is dedicated for a civil servants' club including such reasonable social functions and recreational activities.
- 2.4) Please refer to the Government's Town Planning Ordinance's Outline Zoning Plan for the height restriction.

QUESTION RECEIVED ON 17/7/2014

Question:

- 3.1) Assuming the application would be submitted in a sealed envelope by post or courier arriving at 8 Wylie Road, King's Park, Kowloon before 12:00pm on 28th July 2014. Who do we address it to?
- 3.2) Is the submission envelope anonymous?
- 3.3) Is the Phase 1 submission only limited to A4 format? Any preference on the document binding?
- 3.4) How many copies should we submit? Do you require digital copy?

Answers:

- 3.1) Simply address the Envelope to : HKCCSA Clubhouse Redevelopment Idea Design Competition.
- 3.2) Anonymity is not necessary because we will remove the envelopes after receiving the entries.
- 3.3) A4 and A3 submissions are both acceptable and there is no preference on the document binding method.
- 3.4) 1 copy and we do not require a digital copy.

QUESTION RECEIVED ON 17/7/2014(con't)

Question:

- 4.1) Could you provide us with the lease conditions of the site? e.g. site boundary, site coverage, plot ratio, building heights, land use, easement, etc.
- 4.2) Is there any topographic survey and geological survey available?
- 4.3) When will the Q&A be published on the competition website?

Answers:

- 4.1) Please refer to the answers for Question 2.2 and 2.3.
- 4.2) Please refer to the answers for Question 2.1.
- 4.3) The first round Q&A is now published.
- 4.4) Both first round and second round Q&A will be published on the competition website on 11/8/2014.

QUESTION RECEIVED ON 17/7/2014(con't)

Question:

5.1) Will the winner of the First Prize be invited to be the Designer/Architect for the project?

Answers:

5.1) Although it is the wish of the HKCCSA that the First Prize Winner shall be hired as the Designer/Architect for the execution of the project with a separate contract and a fee proposed, the HKCCSA shall have the absolute discretion to determine whether the design of the First Prize Winner will be adopted, with or without modification, and whether the First Prize Winner will be engaged as the Designer/Architect for the execution of the Project. If the First Prize Winner is to be engaged, a contract of engagement with terms mutually agreed will be entered into separately.

QUESTION RECEIVED ON 18/7/2014

Question:

- 6.1) Where should we send/deliver the Letter of Interest on July 28th?
- 6.2) Is there someone at the Clubhouse who will receive the envelope? Or shall we mail it.
- 6.3) Please advice where and to whom.?

Answers:

- 6.1) Please deliver the submission to HKCCSA head office at HKCCSA Clubhouse at 8 Wylie Road, King's Park, Kowloon before 17:00pm on 1st September 2014 either by post or in person.
- 6.2) If you have decided to send you submission by post, please mark on the envelope: HKCCSA Clubhouse Redevelopment Idea Design Competition.
- 6.3) Please refer to the above two answers.

QUESTION RECEIVED ON 21/7/2014

Question:

- 7.1) We noticed that the timeline of the competition process has been revised however no date was said for the submission.
- 7.2) Could you kindly advise the submission deadline or update the website at your earliest convenience.

Answers:

- 7.1) Please refer to Notes 1 and 2; the extended schedule is also announced on the website.
- 7.2) Please refer to Notes 1 and 2; the extended schedule is also announced on the website.

QUESTION RECEIVED ON 22/7/2014

Question:

8.1) Could you let us know what is the date and time for the first submission (I.e. Letter of Interest, CV's etc)?
originally, it was 28th July, 2014, next Monday.

Answers:

8.1) Please refer to the answers for Question 7.1 and 7.2.

QUESTION RECEIVED ON 23/7/2014

Question:

9.1) On the competition website we could not find the deadline date for the EOI submission. Could you please advise?

9.2) Is 28 July deadline revised? Please make this more clear on the website.

Answers:

9.1) Please refer to the answers for Question 7.1 and 7.2

9.2) Already revised.

QUESTION RECEIVED ON 25/7/2014

Question:

10.1) Where do we deliver the submission to? is it the clubhouse office at Kings Park? We had been there for a site visit but not sure if there is an office, we just saw a Chinese restaurant.

Answers:

10.1) Please refer to the answers for Question 6.1, 6.2 and 6.3.

QUESTION RECEIVED ON 1/8/2014

Question:

- 11.1) Regarding the old building, it says you may not retain the existing building. It is up to the designer whether they wish to retain the existing building. Can you please elaborate? Does it mean we need to demolish the building if we needed to?
- 11.2) Can we reconfigure the whole site or the building location and the tennis court need to stay at its current position?
- 11.3) Cover Letter and Statement of Interest of no more than 2 A4 pages. Does it mean Statement of Interest is max 2 pages and 1 page of Cover Letter or both combined is 2 pages.
- 11.4) Construction cost of 30,000,000 means it is to O.P. standard or it includes all interior design construction cost too?
- 11.5) Site Visit. When can a site visit be provided?

Answers

- 11.1) The designer are free to decide whether or not that the old building should be retained.
- 11.2) Yes, as you are the designer.
- 11.3) Two pages of combined. The Cover letter and/or Statement of interest are intrinsically the same document.
- 11.4) It does not include the Interior Design Cost.
- 11.5) Please refer to Note 1 and 2.