



Invitation for Expression of Interest Major Revision of BEAM Plus Interiors

1. Introduction

BEAM Society Limited (BSL) is seeking expression of interest from consultants to conduct a revamp for our environmental assessment method for interior spaces – BEAM Plus Interiors Version 1.0.

BSL, owner of Building Environmental Assessment Method (BEAM), is a non-profit public organisation committed to developing and implementing BEAM assessment tools, assess green buildings and train BEAM Professionals. BEAM assessment tools have certified green building developments for more than 1,000 projects. On per capita basis, BEAM is one of the most widely used voluntary green building labelling schemes of its kind in the world.

2. Background

Based on the assessment results of the completed projects on Building Interiors, a preliminary study was conducted to identify the major issues of BEAM Plus Interiors. The study has analysed particular credits and proposed direction of changes.

This consultancy study is to build on the results of the preliminary study and the discussion outcome of expert panels /working groups / task force to further investigate how to enhance the scheme and to execute the necessary change and enhancement to the rating tool.

3. Scope of Work

BEAM Plus tool for Interiors was launched in August 2013. Since then, applications for BEAM Plus Interiors have not been encouraging. Moreover, the practices or technologies employed in green building are constantly evolving. In order to embrace the latest government standards and integrate the best project practices on the one hand and to raise the attractiveness of the BEAM Plus Interiors tool on the other, it is aimed to revamp the existing BEAM Plus Interiors manual.

The revision should at least include-

- (a) More emphasis on human factors to provide an environment which yields better health benefits to occupants of certified premises.
- (b) Simplification of the certification process/ submittal so that the amount of records would not be laborious to the extent which would pose a deterrent to applicants to seek certification.
- (c) Wider choice of materials with clearly defined taxonomy to minimise the cost and aesthetic concern to applicants.



- (d) Expand the applicability of BEAM Plus Interiors to domestic premises, including both the common areas and flat interiors of residential buildings.

The ultimate goal is to make the rating tool more practical, user-friendly and standardised in defining green building performance for BEAM Plus Interiors environment, while maintaining the unique function in promoting green and sustainable buildings in Hong Kong.

With the above stated objectives, the major scope of the consultancy study is summarised below-

- a) The Consultant shall study the existing issues of BEAM Plus Interiors as identified in the preliminary study and the consolidated report of improvement. The Consultant shall examine and recommend how the scheme should be improved to address these issues.
- b) In recommending solutions, the Consultant shall make reference to the experience of worldwide assessment models related to green building interiors, including but not limited to Hong Kong WGO-Green Office, Australia-Green Star, Singapore-Green Mark, UK-BREEAM, USA-LEED, WELL, GB/T 50378 Assessment Standard for Green Building (綠色建築評價標準), T/CBDA2 Assessment Standard for Green Interior Decoration (綠色建築室內裝飾裝修評價標準) and T/ASC02-2016 Assessment Standard for Healthy Building (健康建築評價標準).
- c) Taking into account the outcome of the above study, the Consultant shall proceed to revise the BEAM Plus Interiors scheme and prepare the necessary technical manuals, assessment templates, assessment flow chart and procedures.
- d) With the proposed amendments, the Consultant shall carry out sensitivity analysis in the form of desktop studies using a number of representative sample premises to test the likely outcomes of assessment when applied to real cases including those certified premises. The sample premises shall include i) office premises, ii) retail premises, iii) restaurants, iv) elderly homes, v) hotels/ services apartments, vi) educational facilities, vii) institutional facilities, and viii) domestic premises. Data for premises i to iii shall be provided by BSL, while for premises iv to viii shall be provided the Consultant.
- e) The Consultant shall undertake stakeholder engagement exercises to obtain feedback from the industry on the draft rating tool with a view to further fine-tuning it to a final version.
- f) Upon completion of the draft final version, the Consultant shall perform certain number of pilot assessment(s) on critical aspect(s) or credit(s) using real case(s) including new case(s) and certified premises, to test the feasibility and effectiveness of the revised rating tool as an assurance in attaining high standard.
- g) The Consultant shall develop presentation and examination materials on the new rating tool and conduct training sessions and public talks for the Employer's specified audience.

The whole consultancy excluding pilot assessment(s) as defined in item f) above is expected to be completed within 15 months from the date of consultancy commencement with interim stages in between. While pilot assessment(s) are expected to last from 6-9 months.



4. Shortlisting Criteria

The applicant will have to demonstrate the following-

- (a) A proper approach to the assignment and adequate understanding of the requirements;
- (b) Experience in research and application of green building rating tools;
- (c) Experience in occupied* interior spaces in Hong Kong and/ or overseas, especially in green building design, green certification, environmental management, material use, waste management, energy performance, water saving and quality, and indoor environmental quality; and
- (d) Appropriate qualifications and working experience of key staff: the inclusion of architects, engineers, interior designers, building energy specialist, surveyors, facility management, sustainability consultant and BEAM Pro etc. in the team will be essential. Strategic teaming-up is permitted.

**Enclosed space intended for human activities, excluding those spaces that are intended primarily for other purposes, such as storage rooms and equipment rooms, and that are only occupied occasionally and for short periods of time.*

5. Expression of Interest

If you are interested in tendering for this assignment, please submit i) your written expression of interest and ii) Application Form for Supplier and Contractor **by email to Ms. Samantha CHAN (samchan@beamsociety.org.hk) before 17:00 on 10 July 2020**. The application form must be completed and returned with the EOI response for BSL to be considered in the shortlisting process. The email subject title should be marked "EOI for BEAM Plus Interiors Major Revision (Confidential)". Late submission will not be accepted.

Your expression of interest shall contain the following information on a maximum of four A4 pages (exclusive of appendices):-

- (a) Your broad approach to the assignment;
- (b) Indicative Organisation Chart showing the lead consultant and sub-consultant(s) (if available);
- (c) Previous relevant experience;
- (d) Your comment(s) to the scope of work of this assignment (if any).

The expression of interest must also contain the name, title, telephone number, e-mail and correspondence address of a contact person to which subsequent enquiries should be addressed.

Following the Expression of Interest, participants will be shortlisted by BSL for submission of detailed technical and fee proposals.



6. Enquiries

Should there be any enquiry regarding this EOI invitation, please contact Ms Samantha Chan of BSL Secretariat at Tel No. 3610 5732 or e-mail address: samchan@beamsociety.org.hk.



Marking Scheme for EOI

Consultancy on BEAM Plus Interiors Major Revision

Assessment Criteria	Weighting (%)
1. Approach to the assignment and appreciation of the requirements	10
2. Experience in research in green building rating tools	30
3. Experience in occupied interior spaces in Hong Kong and/ or overseas (refer to paragraph 4c)	35
4. Qualifications and working experience of key staff (refer to paragraph 4d)	25

The passing mark shall be **60%**.

Among the consultants which pass the assessment, the **top five** consultants which score the highest marks will be shortlisted.



APPLICATION FORM FOR SUPPLIER AND CONTRACTOR

PART A COMPANY INFORMATION			
Name of Company			
Registered Address			
Corresponding Address			
Business Registration No.			
Name of Proprietor/Director			
Company Web-site			
Telephone No.		Fax No.	
Contact Person		Title	
Telephone Number		Email	
<i>Please enclose the Company's Organizational Chart and a copy of the Business Registration Certificate.</i>			

PART B PRODUCTS / SCOPE OF SERVICES			
<i>Please enclose a list of references.</i>			

PART C OTHERS	
Certified Management System <i>(such as ISO9001, ISO14001 or OHSAS18001, etc.)</i>	<input type="checkbox"/> Yes <i>Please list below and provide copy of certificates:</i> <hr/> <input type="checkbox"/> No
Other Awards / Certifications received	<i>Please list below and provide copy of certificates:</i>
Additional Information	

PART D CONFLICT OF INTEREST	
Are there any owners / employees of the Company employed by BSL?	<input type="checkbox"/> Yes <i>(Please provide details below)</i> <hr/> <input type="checkbox"/> No
Do any owners / employees of the Company have a personal relationship with any BSL employee?	<input type="checkbox"/> Yes <i>(Please provide details below)</i> <hr/> <input type="checkbox"/> No
Are any owners / employees of the Company former BSL's employees?	<input type="checkbox"/> Yes <i>(Please provide details below)</i> <hr/> <input type="checkbox"/> No

PART E SIGNATURE	
I hereby declare that the information provided above are accurate and truthful.	
Printed Name _____	Title _____
_____	_____
<i>Company Chop and Authorized Signature</i>	Date