

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 711 - HOUSING

Law and Order - Police

271LP - Re-provisioning of the Police Dog Unit and the Force Search Unit from the Burma Lines site to Sha Ling

Members are invited to recommend to Finance Committee the upgrading of **271LP** to Category A at an estimated cost of \$159.7 million in money-of-the-day prices for the re-provisioning of the existing offices and facilities of the Police Dog Unit and the Force Search Unit from the Burma Lines site to a site at Sha Ling, Man Kam To.

PROBLEM

We need to vacate and re-provision the existing offices and facilities of the Police Dog Unit (PDU) and the Force Search Unit (FSU) of the Hong Kong Police Force (HKPF) at the Burma Lines site to facilitate the planned land sale of the existing site in 2002-03 for housing development.

PROPOSAL

2. The Director of Architectural Services (D Arch S), with the support of the Secretary for Housing and the Secretary for Security, proposes to upgrade **271LP** to Category A at an estimated cost of \$159.7 million in money-of-the-day (MOD) prices for the re-provisioning of the existing offices and facilities of the PDU and the FSU to present-day standards from the Burma Lines site to a site at Sha Ling, Man Kam To.

/PROJECT

PROJECT SCOPE AND NATURE

3. The project comprises the construction of kennels, two three-storey buildings and some ancillary facilities within a site of about 2.2 hectares to re-provision the following PDU and FSU offices and facilities to a site at Sha Ling, Man Kam To -

- (a) office accommodation of about 300 square metres in net operational floor area (NOFA);
- (b) three classrooms and indoor training facilities of about 700 square metres in NOFA;
- (c) outdoor exercise areas and training field of about 9 200 square metres;
- (d) 103 kennels and associated facilities for the caring and feeding of dogs of about 1 400 square metres in NOFA;
- (e) veterinary facilities, including an operating theatre and a X-ray room of about 150 square metres in NOFA; and
- (f) other ancillary facilities including two changing rooms, 12 stores, etc. of about 600 square metres in NOFA.

4. The project also provides additional kennelling to enable the PDU to provide dog training for the Customs and Excise Department (C&ED). There will be an addition of five kennels for the dog unit of C&ED. A site plan is at Enclosure 1.

JUSTIFICATION

5. A "Study of the Military Sites in the New Territories for Residential Development" was completed in December 1996. The site at the Burma Lines was identified as a potential site for housing development to meet housing demand. An "Additional Study for the Development of the Ex-Burma Lines Military Site" was carried out in March 1998 and confirmed the suitability of the site for housing development. The site is planned for land sale in 2002-03 to provide some 2 640 flats for a population of about 6 600.

6. The Burma Lines site, a former army barracks taken over by the HKPF in October 1992, has been used to accommodate the Police Quick Reaction Force, the Wong Hau Shan Police Recreation Centre, as well as the PDU and the FSU.

7. To facilitate the planned land sale, HKPF has already commissioned the reprovisioning of all units and facilities from the site, except for the PDU and the FSU. As there are no existing police facilities with sufficiently large open space and accommodation that can meet the requirements of the PDU and the FSU, construction of a new facility for joint use of the two units is essential.

8. The PDU and the FSU are specialised operational units in HKPF. We plan to reprovision both units from the Burma Lines site to a site at Sha Ling, Man Kam To and make use of the opportunity to upgrade the existing facilities to present-day standards. While dog training is land intensive and sensitive to outside distractions, specialised search training involves the use of strategic sensitive equipment and tactics. Both the facilities of the PDU and the FSU are incompatible with those of other Police units or government departments. The accommodation of the two units together in one site, far away from the urban areas and within the Frontier Closed Area, will fulfil the stringent operational and security requirements of both units. This arrangement will also achieve the optimal degree of site utilization under the prevailing circumstances. Moreover, the joint reprovisioning of the two units will bring about cost-efficiency as the two units can share some logistical facilities with the adjacent Police Border District Headquarters.

9. In addition, we will include minor additional kennelling to enable the PDU to provide dog training for C&ED. Before 1999, C&ED officers had to attend dog training courses overseas using (and eventually buying) dogs allocated by overseas training institutes. In 1999, PDU began to provide dog training programmes for C&ED officers. Additional kennelling for C&ED in this project should result in overall savings for the Government.

10. We plan to invite tenders in August 2001 for the construction works to start in December 2001 and project completion by October 2003. As the site has to be vacated for land sale in 2002-2003, we need to temporarily reprovision the present facilities to the existing buildings and ancillary areas of the former Kai Tak Airport Government Flying Services in mid-2001.

/FINANCIAL

FINANCIAL IMPLICATIONS

11. We estimate the capital cost of the project to be \$159.7 million in MOD prices (see paragraph 12 below), made up as follows -

	\$ million	
(a) Site formation	2.5	
(b) Concrete strip foundations	7.1	
(c) Building	61.2	
(d) Building services	24.1	
(e) Drainage works	13.8	
(f) External works	36.5	
(g) Furniture and equipment	4.2	
(h) Consultant's fees for drafting services	0.4	
(i) Contingencies	11.6	
Sub-total	161.4	(in September 2000 prices)
(j) Provision for price adjustment	(1.7)	
Total	159.7	(in MOD prices)

Owing to insufficient in-house staff resources, D Arch S will engage a consultant to undertake drafting services related to structural information. A breakdown by man-months of the cost estimate for consultant's fees is at Enclosure 2. The construction floor area of **271LP** is 6 950 square metres. The construction unit cost, represented by building and building services costs, is \$12,273 per square metre in September 2000 prices. D Arch S considers this reasonable when compared with other disciplined services training projects built by the Government.

12. Subject to approval, we will phase the expenditure as follows -

Year	\$ million (Sep 2000)	Price adjustment factor	\$ million (MOD)
2001 - 02	0.4	0.98000	0.4
2002 - 03	30.0	0.97976	29.4
2003 - 04	70.0	0.98759	69.1
2004 - 05	50.0	0.99549	49.8
2005 - 06	11.0	1.00346	11.0
	161.4		159.7

13. We derived the MOD estimates on the basis of Government's latest forecast of trend labour and construction prices for the period 2001 to 2006. We will tender the proposed works under a fixed-price lump-sum contract because the contract period will be less than 21 months and we can clearly define the scope of works in advance, leaving little room for uncertainty.

14. We estimate the additional annual recurrent expenditure for the project to be \$920,000.

PUBLIC CONSULTATION

15. We consulted the District Development and Environmental Improvement Committee of the North District Council on 11 July 2000. Members of the Committee raised questions on noise and sewage related to the training facilities for police dogs. We explained to Members that we would address these issues in the design and specification of the project. The Members supported the project.

16. We circulated an information paper to the Legislative Council Panel on Housing and Legislative Council Panel on Security on the proposed project on 11 April 2001. We did not receive any comment from Members.

ENVIRONMENTAL IMPLICATIONS

17. D Arch S completed a Preliminary Environmental Review (PER) for the project in February 2000 and concluded that the project would not cause long term environmental impacts. The Director of Environmental Protection vetted the PER and agreed that an Environmental Impact Assessment would not be necessary. The buildings and kennels will be acoustically designed to mitigate the noise from dog barking. A net cost of \$870,000 for an acoustic barrier at the boundary of the site has been included in the project estimate as part of the external works.

18. During construction, we will control noise, dust and site run-off nuisances to within established standards and guidelines through the implementation of mitigation measures in the contract. These include the use of silencers, mufflers, acoustic lining or shields for noisy construction activities, frequent cleaning and watering of the site, and the provision of wheel-washing facilities.

19. At the planning and design stages, we have considered measures to reduce the generation of construction and demolition (C&D) materials. We have introduced more prefabricated building elements into project designs to avoid temporary formwork and construction waste. These include dry-wall partitioning and proprietary fittings and fixtures. We will use suitable excavated materials for filling within the site to minimize off-site disposal. In addition, we will require the contractor to use metal site hoardings and signboards so that these materials can be recycled or reused in other projects.

20. We will require the contractor to submit a waste management plan (WMP) for approval. The WMP will include appropriate mitigation measures to avoid, reduce, reuse and recycle C&D materials. We will ensure that the day-to-day operations on site comply with the approved WMP. We will control the disposal of public fill and C&D waste to designated public filling facilities and landfills respectively through a trip-ticket system. The contractor will be required to separate public fill from C&D waste for disposal at appropriate facilities. We will record the disposal, reuse and recycling of C&D materials for monitoring purposes. We estimate that the project will generate about 22 300 cubic metres (m³) of C&D materials. Of these, we will reuse about 1 000 m³ (4.5%) on site, 7 900 m³ (35.5%) as fill in public filling areas¹, and dispose of 13 400 m³ (60.0%) at landfills.

/LAND

¹ A public filling area is a designated part of a development project that accepts public fill for reclamation purposes. Disposal of public fill in a public filling area requires a licence issued by the Director of Civil Engineering.

LAND ACQUISITION

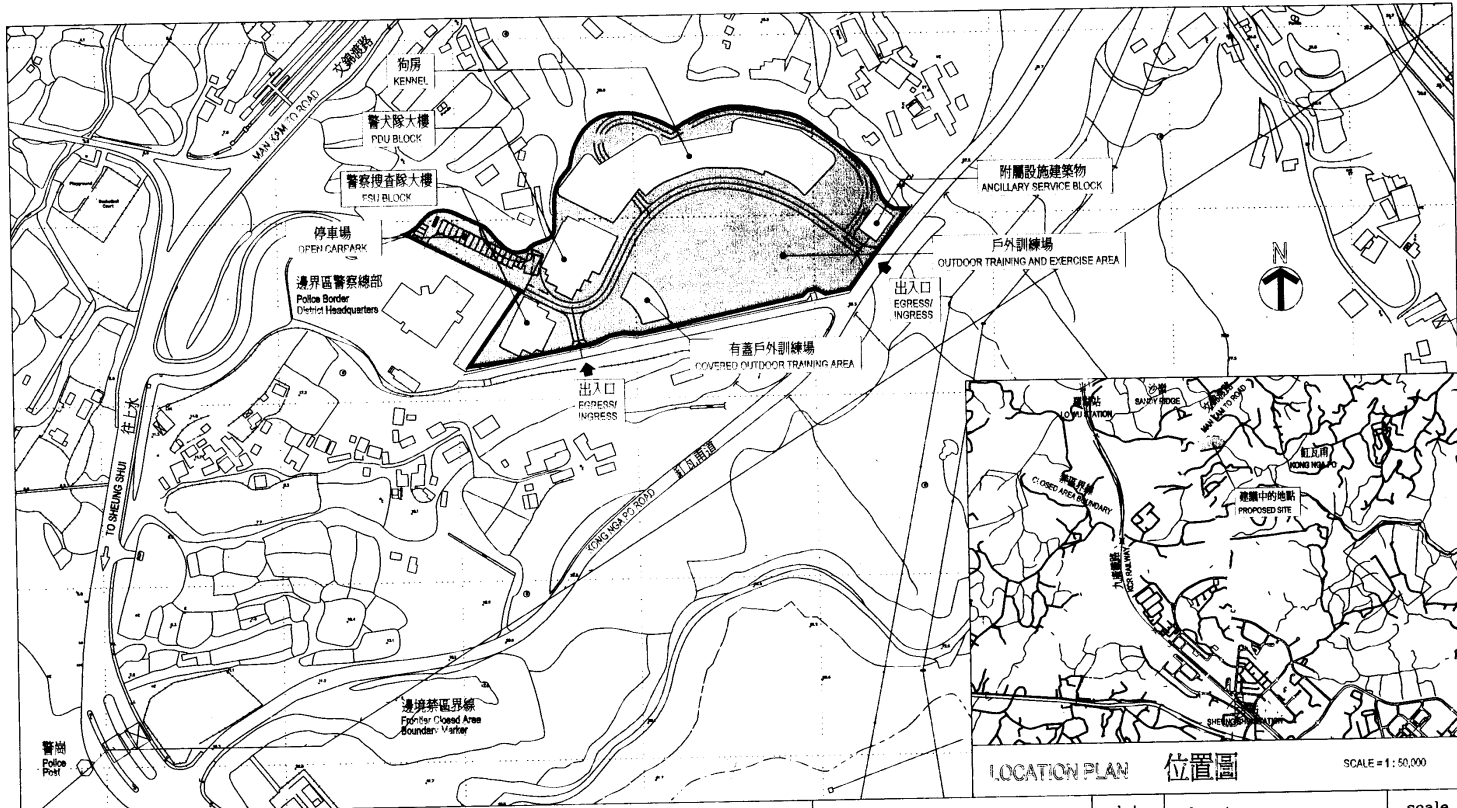
21. The project does not require any land acquisition.

BACKGROUND INFORMATION


22. We have engaged a consultant to carry out a PER for the project at a total cost of \$100,000. The PER was completed in February 2000. We upgraded **271LP** to Category B in September 2000. We employed term contractors to carry out a preliminary ground investigation (GI), an additional GI and a topographical survey at costs of \$200,000, \$250,000 and \$30,000 respectively. The preliminary GI, the additional GI and the survey were completed in January 2000, April 2001 and December 2000 respectively. We charged the costs to block allocation **Subhead 3100GX** "Project feasibility studies, minor investigations and consultants' fees for items in Category D of the Public Works Programme". We have completed the detailed design and are preparing tender documents using in-house staff resources. We will complete the temporary reprovision works at Kai Tak by June 2001 at an estimated total cost of \$14.5 million, which is being charged to block allocation **Subhead 3101GX** "Minor building works for items in Category D of the Public Works Programme".

23. We estimate that the project will create some 165 jobs with a total of 3 060 man-months comprising two professional staff, eight technical staff and 155 labourers during the construction period.

Housing Bureau
May 2001



title 271 LP
 把皇后山軍營的警犬房和警察搜查隊遷往沙嶺
 REPROVISIONING OF POLICE DOG UNIT AND FORCE
 SEARCH UNIT FROM BURMA LINES SITE TO SHA LING

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office ARCHITECTURAL BRANCH			

附圖 1 ENCLOSURE 1

**271LP – Re provisioning of the Police Dog Unit and the Force Search Unit
from the Burma Lines site to Sha Ling**

Breakdown of estimate for consultant’s fees

Consultant’ s staff cost		Estimated man- months	Average MPS* salary point	Multiplier factor	Estimated fee (\$million)
Drafting services	Technical	8.7	14	2.4	0.4
				Total	0.4

* MPS = Master Pay Scale

Notes

- (1) A multiplier factor of 2.4 is applied to the average MPS point to arrive at the full staff costs including the consultant’s overheads and profit, as the staff will be employed in the consultant’s offices. (At 1 April 2000, MPS point 14 = \$19,055 per month.)
- (2) The figures given above are based on estimates prepared by the Director of Architectural Services. We will only know the actual man-months and actual fees when Architectural Services Department has selected the consultant through the usual competitive bidding system.