

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 703 - BUILDINGS

Social Welfare and Community Buildings – Community centres and halls 173SC – Centre for Youth Development

Members are invited to recommend to Finance Committee the upgrading of **173SC** to Category A at an estimated cost of \$550.9 million in money-of-the-day prices for the construction of the Centre for Youth Development in Chai Wan.

PROBLEM

At present, we do not have a centralised facility for promoting youth development.

PROPOSAL

2. The Director of Architectural Services (D Arch S), with the support of the Secretary for Home Affairs, proposes to upgrade **173SC** to Category A at an estimated cost of \$550.9 million in money-of-the-day (MOD) prices for the construction of the Centre for Youth Development (CYD) in Chai Wan.

PROJECT SCOPE AND NATURE

3. The scope of the project comprises the construction of a 12-storey CYD with an estimated total gross floor area (GFA) of 36 900 square metres (m²) at the junction of Chai Wan Road and Wan Tsui Road in Chai Wan. The new centre will provide reprovisioned accommodation for existing services, including the Chai Wan Community Centre and its supporting facilities (with the exception of the existing Group Work Unit of Social Welfare Department, which will be accommodated in the Chai Wan Municipal Services Building), and will provide the following new facilities for youth development -

- (a) a youth convention centre with multi-purpose auditorium, multi-purpose activities rooms and exhibition hall for seminars, performances and other activities;
- (b) an information technology centre with exhibition hall, multi-media laboratories and a server room;
- (c) a performing and visual arts centre with dance studios, art gallery and studio, video and audio production studios, musical studios and photography workshops;
- (d) a youth hostel with 150 guest rooms with bathrooms, communal pantries and laundry rooms to serve participants of international youth exchange and leadership training programmes as well as international conferences/events held in the CYD;
- (e) offices/multi-function rooms for non-governmental organisations (NGOs) promoting youth development; and
- (f) a café/teria and shops to be run by youth entrepreneurs and commercial enterprises.

4. The project will be implemented in three phases as set out below -

Phase	Scope of Works	Start Date	Completion Date
One	Detailed design ¹	April 2001	September 2003

¹ In July 1999, the Finance Committee approved the upgrading of part of 173SC as 175SC, entitled "Centre for Youth Development – pre-contract consultancy", at an estimated cost of \$52 million in MOD prices for the employment of consultants to prepare the outline sketches, detailed design and contract documentation for the pre-contract stage of the proposed CYD.

	Transplanting of trees and demolition of the existing Chai Wan Community Centre ²	September 2001	May 2002
Two	Construction of substructure works	June 2002	September 2003
Three	Construction of main building works and fitting-out of facilities	October 2003	December 2005

_____ A site plan for the CYD is at Enclosure 1.

JUSTIFICATION

5. Over the years, there has been increasing concern in the community over the need to enhance youth development, in particular to improve civic awareness and strengthening the moral values of our young people. In 1997, the Chief Executive tasked the Commission on Youth (COY) to carry out a study on how our young people could contribute more to community building in Hong Kong and participate more actively in voluntary work. One of the recommendations of the COY study was that early consideration should be given to the commissioning of a central facility for youth development. Accepting the recommendation, the Chief Executive announced in his 1998 Policy Address that the existing Chai Wan Community Centre, which is adjacent to the Chai Wan MTR station, would be redeveloped into a new CYD.

6. Through the provision of a wide range of venues and facilities, the CYD will serve as the focal point for district-based as well as territory-wide youth development activities. This Centre will also provide support to NGOs and youth groups in promoting youth development. Funding of the capital costs of the CYD will demonstrate the Government's commitment to grooming our young people into creative, knowledgeable, responsible and civic-minded citizens.

² The transplanting of trees and demolition of the existing Chai Wan Community Centre will be charged to block allocation **Subhead 3101GX** "Minor building works for items in Category D of the Public Works Programme" at an estimated cost of \$5 million.

7. Redevelopment of the existing community centre into a CYD will enable the Government to bring the site to optimal use. The existing Chai Wan Community Centre has been in operation since 1975. It is a five-storey building with a GFA of 2 808 m². The proposed youth development facility will fully utilise the site at a plot ratio of 8, providing a total GFA of about 36 900 m², which is 13 times that of the existing community centre.

FINANCIAL IMPLICATIONS

8. We estimate the total capital cost of the CYD to be \$750.9 million in MOD prices (see paragraph 9 below). To show its support for the project, the Board of Management of the Chinese Permanent Cemeteries (BMCPC) has agreed to donate \$200 million to help finance the capital cost of the CYD. A breakdown of the total estimated capital cost is as follows -

	\$ million	
(a) Piling	52.5	
(b) Basement	45.8	
(c) Building	323.2	
(d) Building services	174.0	
(e) Drainage and external works	1.7	
(f) Furniture and equipment ³	50.0	
(g) Consultant's fees for	26.1	
(i) contract administration	21.4	
(ii) site supervision	4.7	
(h) Contingencies	62.3	
	Sub-total	735.6
		(in September 2001 prices)

³ Calculation of the estimated cost for furniture and equipment is based on an indicative list of items required, including stage equipment, audio-visual equipment, computer systems, specialised equipment in various studios, kitchen equipment in caf teria, hostel furniture, and security and telephone systems, etc.

(i) Provision for price adjustment	15.3	
	Total	750.9 (in MOD prices)
(j) Less : BMCPC Donation	(200.0)	
	Balance of funds sought	550.9 (in MOD prices)

D Arch S confirmed that it is necessary to employ consultants to carry out part of the construction supervision. A breakdown by man-months of the estimate for consultants' fees is at Enclosure 2. The construction floor area of the CYD is about 40 330 m². The construction unit cost of the superstructure, represented by building and building services costs, is \$12,328/m² in September 2001 prices. The construction unit cost is comparable to that for other similar projects built by the Government.

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

Year	\$ million (Sept 2001)	Price adjustment factor	\$ million (MOD)
2002 – 03	10.0	0.99700	10.0
2003 – 04	65.0	1.00398	65.3
2004 – 05	100.0	1.01101	101.1
2005 – 06	275.0	1.01808	280.0
2006 – 07	123.0	1.02521	126.1
2007 – 08	90.0	1.03239	92.9
2008 – 09	72.6	1.03961	75.5
	735.6		750.9

10. We have derived the MOD estimates on the basis of the Government's latest forecast of trend labour and construction prices for the period 2002 to 2009. We will tender the piling and basement 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. The superstructure works will be a lump-sum contract with provision for price fluctuation as the contract period will be more than 21 months.

11. Our plan is to set up a limited company, with its board of directors appointed by the Government, to assume responsibility for the management and operation of the CYD. The company will be responsible for the promotion and publicity of the facilities at the CYD prior to and, on an on-going basis, after its completion. As a long term possibility, the company might be turned into a statutory body after sufficient operational experience in running the Centre has been acquired. No recurrent commitment for the Administration is required for the project as the CYD will be operated on a self-financing basis. According to a preliminary financial viability study commissioned by the Home Affairs Bureau (HAB), the CYD should be able to remain financially viable throughout the initial 10-year period after its commencement of operation.

PUBLIC CONSULTATION

12. We consulted the then Eastern Provisional District Board in April 1998 and have been reporting on the progress of the project to the Works and Development Committee of the Eastern District Council on a regular basis since July 2000. We have also been consulting the COY on this proposal regularly since June 1999. During these consultations, Members were in support of the project. We also briefed the Legislative Council Panel on Home Affairs on 10 July 2001 about the latest development of the project. Members had no objection to the proposal.

13. To oversee the development of the project, the Administration has set up a Steering Committee in HAB, under the Chairmanship of the Deputy Secretary for Home Affairs since 1998. The Steering Committee comprises representatives from relevant Government departments, the Eastern District Council, the BMCPC, the COY and various youth groups. Between 10 December 1998 to 15 January 1999, the Steering Committee invited views from over 150 youth groups and from the public through the Homepage of HAB regarding the type of youth development activities and the mode of management for the proposed CYD. In addition, we also held three consultation sessions on 16 December 1998, 6 January 1999 and 21 February 2001 respectively with 61 youth groups, and one consultation session on 28 December 2000 with 50 local personalities. All these youth groups and locals were in support of the project. We have taken into account the views received from the consultation exercises in planning the proposed CYD.

ENVIRONMENTAL IMPLICATIONS

14. D Arch S completed a Preliminary Environmental Review (PER) for the project in March 1998. The PER concluded that with the provision of central air-conditioning in the building, the traffic noise from adjacent roads would not give rise to impacts that exceeded the established criteria. The Director of Environmental Protection vetted the PER and agreed that an Environmental Impact Assessment would not be necessary. During construction, we will control noise, dust and site run-off nuisances through the implementation of mitigation measures in the relevant contracts. These measures 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.

15. We have considered in the planning and design stages the need to minimise the generation of construction and demolition (C&D) materials. We have introduced more prefabricated building elements into project designs to reduce 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 project site to minimise off-site disposal. In addition, we will require the contractor to use metal site hoardings and signboards for recycling or reuse in other projects.

16. 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 locations. We will record the disposal, reuse and recycling of C&D materials for monitoring purposes. We estimate that the project will generate about 30 200 cubic metres (m^3) of C&D materials. Of these, we will reuse about 22 700 m^3 (75.2%) on site, 2 700 m^3 (8.9%) as fill in public filling areas⁴ and disposed of 4 800 m^3 (15.9%) at landfills. The notional cost of accommodating C&D waste at landfill sites is estimated to be \$600,000 for this project (based on a notional unit cost⁵ of \$125/ m^3).

⁴ 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.

⁵ This estimate has taken into account the cost for developing, operating and restoring the landfills after they are filled and the aftercare required. It does not include the land opportunity cost for existing landfill sites (which is estimated at \$90 per/ m^3), nor the cost to provide new landfills (which are likely to be more expensive) when the existing ones are filled. The notional cost estimate is for reference only and does not form part of this project estimate.

LAND ACQUISITION

17. The project does not require any land acquisition.

BACKGROUND INFORMATION

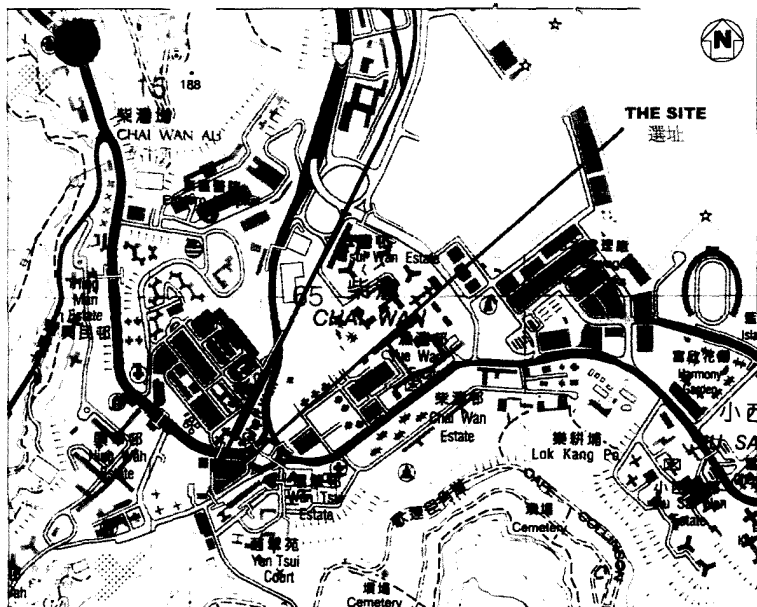
18. We upgraded **173SC** to Category B in September 1998. Our consultant completed the PER for the project in March 1998 and we also employed a term contractor to carry out ground investigation in June 2001 for the project at a total cost of \$850,000. We have charged this amount to block allocation **Subhead 3100GX** "Project feasibility studies, minor investigations and consultants' fees for items in Category D of the Public Works Programme".

19. In view of the growing public interest in participating in the design and construction of important community projects, the Administration, in collaboration with the Hong Kong Institute of Architects, conducted an architectural design competition during June - December 2000 to seek an innovative and outstanding design for the CYD. The winning team was subsequently engaged by D Arch S as the project consultant under **175SC**. The consultant has completed the outline sketches and is currently in the process of preparing detailed design and contract documentation for the project.

20. We estimate that the project will create some 680 jobs comprising 40 professional/technical staff and 640 labourers, totalling 14 000 man-months.

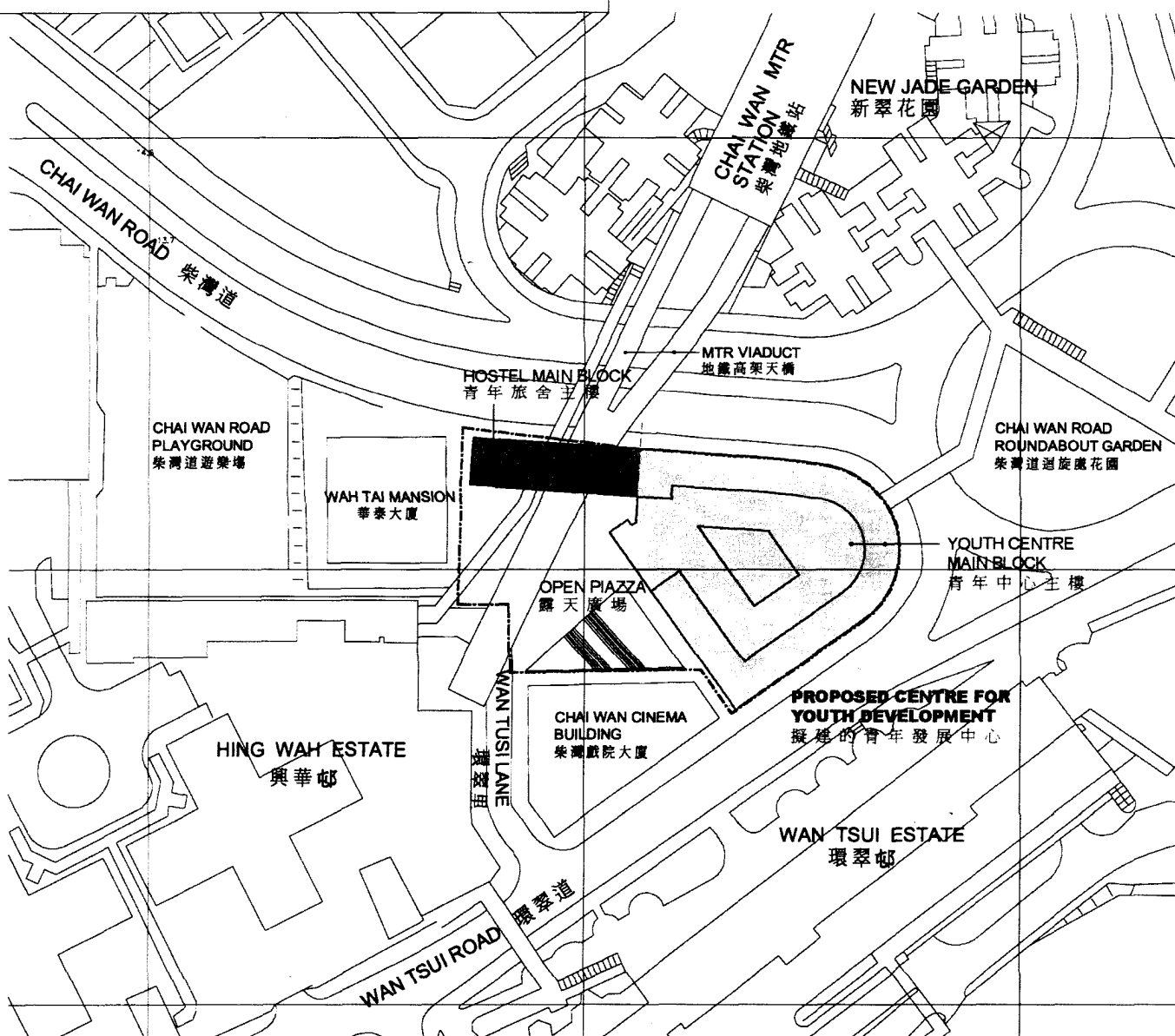
Home Affairs Bureau
October 2001

[SC173-04A.DOC]



位置圖 LOCATION PLAN

比例 SCALE 1:20000



173 SC

青年發展中心
CENTRE FOR YOUTH DEVELOPMENT

drawn by 繪圖
A T

approved 覆核
J C

office 辦事處
ARCHITECTURAL BRANCH 建築設計處

date 日期
24.07.01

date 日期
24.07.01

drawing no. 編號
P - 01

scale 比例
1:1500



ARCHITECTURAL
SERVICES
DEPARTMENT 建築署

173SC – Centre for Youth Development

Breakdown of estimates of consultants’ fees

Consultants’ staff costs		Estimated man-months	Average MPS* salary point	Multiplier	Estimated fee (\$million)
(a) Contract administration	Professional	80.1	38	2.4	11.6
	Technical	209.2	14	2.4	9.8
(b) Site supervision by resident site staff of the consultants	Professional	45.8	38	1.7	4.7
Total consultants’ staff costs					26.1

* MPS = Master Pay Scale

Notes

1. A multiplier of 2.4 is applied to the average MPS point to estimate the full staff costs including the consultants’ overheads and profit, as the staff will be employed in the consultants’ offices. A multiplier of 1.7 is applied in the case of resident site staff supplied by the consultants. (At 1.4.2001, MPS pt. 38 = \$60,395 per month and MPS pt.14 = \$19,510 per month)
2. The consultants’ fees for contract administration and site supervision formed an optional part of the lump-sum price quoted by the consultants selected to carry out the detailed design mentioned in paragraph 19 of the paper. Subject to Members’ approval to upgrade **173SC** to Category A, D Arch S will direct the necessary works to be carried out.