

## **ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE**

### **HEAD 703 - BUILDINGS**

#### **Government Offices – Intra-government services**

#### **186SC – Joint-user building at Rock Hill Street, Kennedy Town**

Members are invited to recommend to Finance Committee the upgrading of **186SC** to Category A at an estimated cost of \$245.3 million in money-of-the-day prices for the construction of a government joint-user building at Rock Hill Street, Kennedy Town.

### **PROBLEM**

We need to provide additional community facilities, off-street car-parking spaces and extra office space for expanding existing Government services in the Central and Western (C&W) District. There is also a need to provide a permanent super cyber centre to promote information technology (IT) awareness and literacy of the community.

### **PROPOSAL**

2. The Director of Architectural Services (D Arch S), with the support of the Secretary for Home Affairs, proposes to upgrade **186SC** to Category A at an estimated cost of \$245.3 million in money-of-the-day (MOD) prices for the construction of a government joint-user building at Rock Hill Street, Kennedy Town.

**/PROJECT .....**

## PROJECT SCOPE AND NATURE

3. The scope of **186SC** comprises the construction of a government joint-user building complex of about 16 storeys with a construction floor area (CFA) of 19 200 square metres (m<sup>2</sup>) to accommodate the following facilities –

- (a) two floors for a conference room and multi-purpose function rooms;
- (b) one floor for post office;
- (c) eight floors for a public car park with about 200 car parking spaces;
- (d) one floor for a time-out cum counselling centre for women new arrivals;
- (e) one floor for a super cyber centre; and
- (f) three floors of office accommodation including the building management liaison team of the C&W District Office, an integrated centre for new arrivals and an exhibition corner on environmental protection.

— A site plan of the project is at Enclosure 1. We plan to start the works in July 2003 for completion by June 2006.

## JUSTIFICATION

4. The primary purpose of the project is to address the shortage of community facilities, off-street car-parking spaces, and office space to facilitate the expansion and improvement of existing government services in C&W District through the construction of a government joint-user building complex. In order to ensure the optimal use of the building, we also propose to take the opportunity to provide office space for other public services with established territory-wide demand.

/Shortage .....

**Shortage of community facilities in C&W District**

5. The C&W District has a population of 262 000. At present, there are about 1 008 Owners' Corporations (OCs) and 113 Mutual Aid Committees (MACs) in the District. There is heavy demand on the part of these OCs and MACs for meeting venues and facilities for community functions and activities (such as seminars and cultural activities) in the Kennedy Town area. However, there are only two community centres/community halls in the District and none of them is located at Kennedy Town. To address the shortfall in community facilities, we propose to provide one conference room and several multi-purpose function rooms for holding meetings, small-scale seminars and community building activities. They could also serve as reading rooms for residents in the District.

**Provision of office space to facilitate expansion and improvement of existing government services in C&W District**

6. We propose to provide a more spacious office to accommodate the existing building management liaison team (BMLT) of the C&W District Office, which is currently located at the old Western District Community Centre. This relocation is necessary because since BMLT started its operation in September 2001, the number of OCs has increased from 974 to 1008 in May 2002. And the number of complaints and enquiries handled by BMLT have respectively increased from 5 and 485, to 36 and 1260 during the corresponding period. A larger office would facilitate BMLT to adopt a more pro-active approach in providing advisory services to building owners on building management through exhibitions, training sessions, etc.

7. We also propose to provide a post office to replace the existing temporary Kennedy Town Post Office in Hau Wo Street, which is under-sized relative to the demand for its services. A larger and better-equipped post office is required to provide more comprehensive postal services to the residents in the C&W District.

**Shortage of off-street car-parking spaces in C&W District**

8. There is a need to alleviate the problem of illegal parking in the Kennedy Town area, which is mainly due to the acute shortage of public parking facilities. According to Transport Department's assessment, 300 parking spaces are required to meet the demand in Kennedy Town. We therefore propose to provide a fee-paying off-street public car park with about 200 spaces in the building to meet part of the demand.

/Demand .....

**Demand for public services with established territory-wide demand**

9. We propose to take the opportunity of constructing a government joint-user building to provide the following public services which have a territory-wide demand. Details are set out below –

- (a) An integrated services centre for new arrivals

There are around 54,000 new arrivals coming from the Mainland to Hong Kong every year. Over 80% of them require support services to facilitate their integration into the local community. We propose to help meet this demand by including an integrated service centre in the proposed joint-user building where volunteer support services, case work services, and mutual-help child care services for new arrivals could be provided. The centre could also be used for organising group work and community activities for them.

- (b) A time-out cum counselling centre for women new arrivals

Women account for over 65% of the new arrivals and over half of the women new arrivals have spouses and/or families in Hong Kong. There is a demand for a time-out centre and counselling services specifically for women new arrivals who need temporary accommodation when they encounter marital problems or domestic violence.

- (c) An exhibition corner on environmental protection

To promote environmental consciousness of the public by providing an easy access to a wide range of environmental information, we have established resource centres on environmental protection in the North, Tsuen Wan and Wan Chai Districts. All of them have been well patronised by the public. We propose to provide a similar facility in C&W District.

/(d) .....

- (d) A permanent super cyber centre

To promote IT awareness and literacy of the community, we have set up a temporary super cyber centre in Canton Road Government Offices. The centre has been well received and utilised by the public. As the Canton Road Government Offices will be demolished in end 2003, we propose to set up a permanent super cyber centre in C&W District to replace the temporary one.

## FINANCIAL IMPLICATIONS

10. We estimate the total capital cost of the project to be \$245.3 million in MOD prices (see paragraph 11 below), made up as follows –

	<b>\$ million</b>
(a) Site works and site formation	5.4
(b) Piling	15.7
(c) Building	135.4
(d) Building services (BS)	61.6
(e) Drainage and external works	4.5
(f) Furniture and equipment <sup>1</sup>	1.7
(g) Consultants' fees for	2.8
(i) quantity surveying	1.8
(ii) advisory services on electrical, mechanical, electronic and BS installations	1.0

/(h) .....

<sup>1</sup> Calculation of the estimated cost for furniture and equipment is based on an indicative list of items required by various proposed facilities in the joint-user building, including audio-visual equipment, specialised equipment for community building activities in the multi-purpose function rooms, furniture and kitchen equipment in the time-out centre, and security and telephone systems, etc.

(h)	Contingencies	22.2	
	Sub-total	249.3	(in September 2001 prices)
(i)	Provision for price adjustment	(4.0)	
	Total	245.3	(in MOD prices)

\_\_\_\_\_ A breakdown by man-months of the estimates for the consultants' fees is at Enclosure 2. The construction floor area of the proposed government joint-user building is about 19 200 m<sup>2</sup>. The construction unit cost of the superstructure, represented by building and building services costs, is \$10,260.4 per m<sup>2</sup> in September 2001 prices. The construction unit cost is comparable to that for other similar projects built by the Government.

11. Subject to approval, we will phase the expenditure as follows –

Year	\$ million (Sep 2001)	Price adjustment factor	\$ million (MOD)
2003 – 04	15.0	0.98378	14.8
2004 – 05	60.0	0.98378	59.0
2005 – 06	80.0	0.98378	78.7
2006 – 07	70.0	0.98378	68.9
2007 – 08	24.3	0.98378	23.9
	249.3		245.3

/12. ....

12. We have derived the MOD estimates on the basis of the Government's latest forecast of trend labour and construction prices for the period 2003 to 2008. We will tender the project as a design-and-build contract. We intend to award the contract on a fixed-price lump-sum basis because we can clearly define the scope of works in advance.

13. We estimate the annual recurrent expenditure arising from the project to be \$2.89 million.

### **PUBLIC CONSULTATION**

14. On 28 February 2001, the C&W District Council agreed to the scope of the project. Members considered that the project should be completed as soon as possible to meet the pressing demand for community and social services facilities in the District.

### **ENVIRONMENTAL IMPLICATIONS**

15. We completed a Preliminary Environmental Review (PER) for the project in March 1999. The PER concluded that the project would have no long-term environmental impact. 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 to within established standards and guidelines through the implementation of mitigation measures in the relevant 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.

16. 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 the project design 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 so that these materials can be recycled or reused in other projects.

17. 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 15 600 cubic metres (m<sup>3</sup>) of C&D materials. Of these, we will reuse about 200 m<sup>3</sup> (1.3%) on site, 12 900 m<sup>3</sup> (82.7%) as fill in public filling areas<sup>2</sup> and disposed of 2 500 m<sup>3</sup> (16.0%) at landfills. The notional cost of accommodating C&D waste at landfill sites is estimated to be \$312,500 for this project (based on a notional unit cost<sup>3</sup> of 125/m<sup>3</sup>).

## LAND ACQUISITION

18. The project does not require any land acquisition.

## BACKGROUND INFORMATION

19. We upgraded **186SC** to Category B in January 2002. We engaged consultants to complete a PER and a Traffic Impact Assessment for the project in March 1999 at a cost of \$78,000 and \$100,000 respectively. We also engaged consultants to carry out a detailed ground investigation and quantity surveying at a cost of \$550,000 and \$1.2 million respectively. We charged these amounts to block allocation **Subhead 3100GX** "Project feasibility studies, minor investigations and consultants' fees for items in Category D of Public Works Programme". The detailed ground investigation and quantity surveying commenced in April 2002 for completion by June 2002 and July 2002 respectively.

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<sup>2</sup> 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.

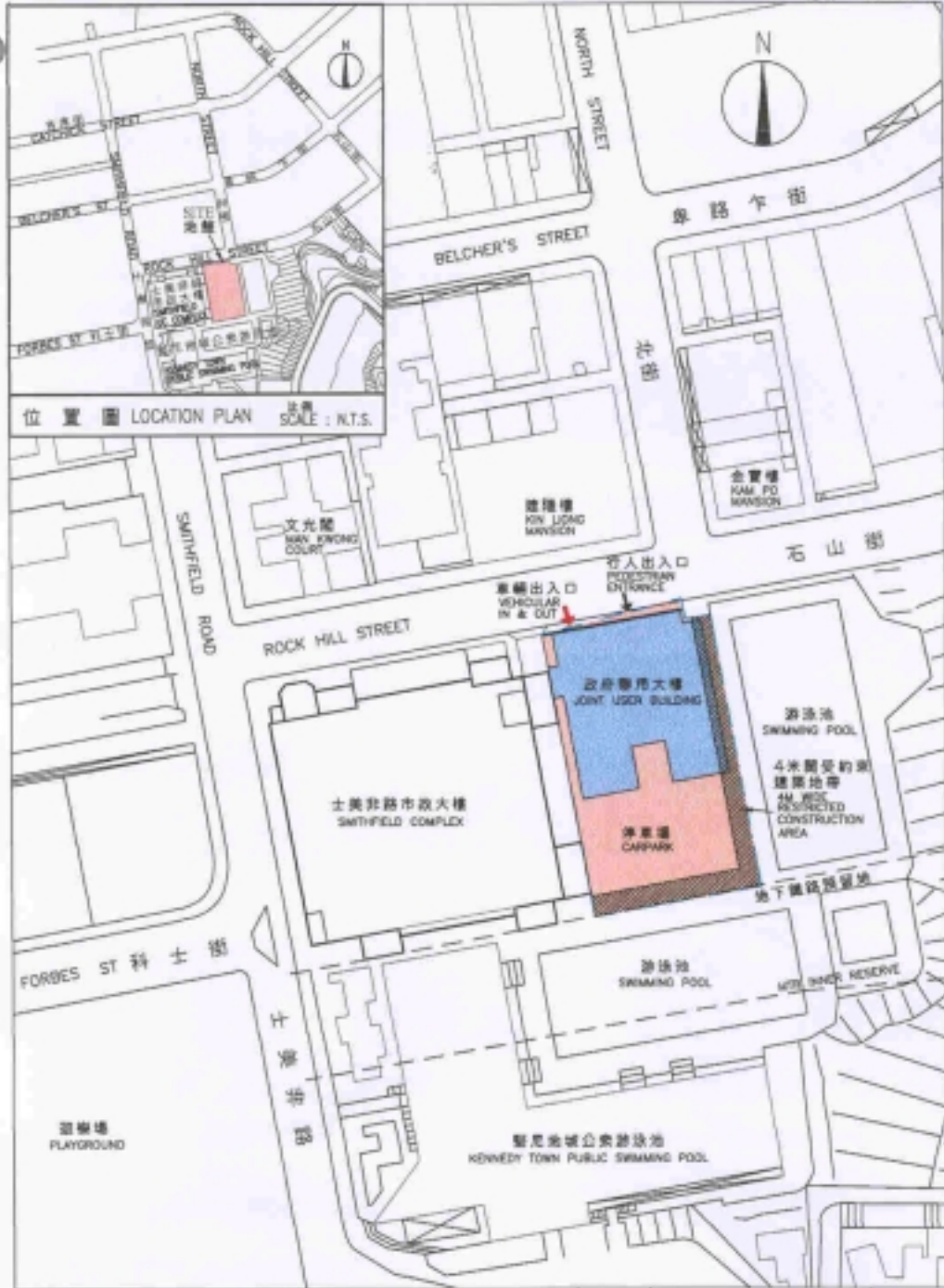
<sup>3</sup> This estimate has taken into account the cost for developing, operating and restoring the landfills after they are filled and the aftercare required. It does not include the land opportunity cost for existing landfill sites (which is estimated at \$90/m<sup>3</sup>), nor the cost to provide 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.



20. We estimate that the proposed works will create some 200 jobs, comprising 25 professional/technical staff and 175 labourers, totalling 4 250 man-months.

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Home Affairs Bureau  
June 2002



Project Title (1868C)  
 堅尼地城石山街的  
 政府聯用大樓  
 JOINT USER BUILDING  
 AT ROCK HILL STREET,  
 KENNEDY TOWN.

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date 23-02-02  
 date 23-02-02

drawing no. AB/6220/XA001

scale 1:1000



ARCHITECTURAL SERVICES DEPARTMENT

**186SC – Joint-user building at Rock Hill Street, Kennedy Town****Breakdown of estimates of consultants' fees**

		Estimated man- months	Average MPS* salary point	Multiplier (Note 1)	Estimated fee (\$million)
(a) Quantity surveying (Note 2)	Professional	9.7	–	–	1.4
	Technical	8.5	–	–	0.4
				Sub-total	1.8
(b) Advisory services on electrical, mechanical, electronic and BS installations (Note 3)	Professional	5.5	38	2.4	0.8
	Technical	4.3	14	2.4	0.2
				Sub-total	1.0
				Total	2.8

\* 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. (At 1.4.2001, MPS point 38 = \$60,395 per month and MPS point 14 = \$19,510 per month)
2. The consultants' service for quantity surveying formed an optional part of the lump-sum price quoted by the consultant selected to carry out the quantity surveying mentioned in paragraph 19 of the paper. Subject to Members' approval to upgrade **186SC** to Category A, D Arch S will direct the necessary works to be carried out.

3. The consultants' staff cost for advisory services mentioned above is based on estimates prepared by D Arch S. We will only know the actual man-months and actual fees when we have selected the consultants through the usual competitive bidding system.