

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 703 – BUILDINGS

Recreation, Culture and Amenities – Open spaces

388RO – Sham Shui Po Park – stage 2

Members are invited to recommend to Finance Committee the upgrading of **388RO** to Category A at an estimated cost of \$50.3 million in money-of-the-day prices for the development of Sham Shui Po Park – stage 2.

PROBLEM

We need to provide more public open space in Sham Shui Po District.

PROPOSAL

2. The Director of Architectural Services, with the support of the Secretary for Home Affairs, proposes to upgrade **388RO** to Category A at an estimated cost of \$50.3 million in money-of-the-day (MOD) prices for the development of Sham Shui Po Park – stage 2.

PROJECT SCOPE AND NATURE

3. This project is the stage 2 development of Sham Shui Po Park. It consists of two sites. Site A is about 1 hectare (ha) and is located next to the existing Sham Shui Po Park stage 1. Site B is about 0.9 ha and is physically separated from Site A by a main road and located in the middle of Lai Kok Estate. The scope of the works for Site A comprises –

/(a)

- (a) a lawn for Tai Chi and gateball with foot massage path and fitness equipment for the elderly;
- (b) a children's play area with multi-play equipment for different age groups and children with a disability;
- (c) a landscaped garden with rain shelters, wooden arbours and garden benches;
- (d) a jogging track with fitness stations; and
- (e) ancillary facilities including a service building and a toilet block.

We also propose to carry out under **388RO** general improvement works to the park facilities at Site B, including -

- (a) taking down of the existing cycling area and the two volleyball courts for the provision of a landscaped garden with a Tai Chi court, fitness stations for the elderly, pavilion, benches and chess tables;
- (b) upgrading of the existing children's play area with multi-play equipment for different age groups and children with a disability;
- (c) upgrading of the existing basketball court; and
- (d) provision of a storeroom.

A site plan showing the conceptual layout of the proposed open space is at Enclosure 1. We plan to start the construction works in December 2006 for completion in August 2008.

JUSTIFICATION

4. Currently, Sham Shui Po District has a population of about 375 000 with an existing provision of about 91.4 ha of public open space including local facilities. With a planned population of 483 800 as a result of the future

/developments

developments particularly in the West Kowloon Reclamation Area, there is a need to provide 96.8 ha of public open space with reference to the Hong Kong Planning Standards and Guidelines. The project, which provides an additional public open space of about 1 ha (Site A), will help relieve the shortfall in open space in Sham Shui Po District.

5. The project represents the stage 2 development of Sham Shui Po Park. Constrained by its size, the Sham Shui Po Park stage 1 park only provides a landscaped garden and a small children's playground. Upon project completion, Site A will integrate with the Stage 1 park and together form a larger recreational facility to better serve the local residents. The proposed facilities under **388RO** will also complement the active facilities already provided in the catchment area and meet the different needs of the residents including the elderly people. The landscaped area and plantings to be provided will greatly improve the living environment as well as beautify the surrounding areas. It is expected that the integrated park will be well patronised by the local residents.

6. Site B is currently a park built and managed by Housing Department (HD) since 1984. With the exception of the foot massage path which was built as a new facility for the park in 2004, the conditions of other existing facilities, i.e. a basketball court, a children's play area, a cycling area and two volleyball courts in the park are deteriorating. The Leisure and Cultural Services Department will take over the site upon completion of the works under **388RO**.

FINANCIAL IMPLICATIONS

7. We estimate the capital cost of the project to be \$50.3 million in MOD prices (see paragraph 7 below), made up as follows –

	\$ million
(a) Site formation	2.3
(b) Building	4.1
(c) Building services	4.3
(d) Drainage works	2.5
(e) External works	24.2

/(f)

	\$ million	
(f) Soft landscaping works	1.7	
(g) Consultants' fees for -	4.5	
(i) contract administration	2.8	
(ii) site supervision	1.7	
(h) Furniture and equipment ¹	0.4	
(i) Contingencies	4.2	
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Sub-total	48.2	(in September 2005 prices)
(j) Provision for price adjustment	2.1	
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Total	50.3	(in MOD prices)
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We propose to engage consultants to undertake contract administration and site supervision for the project. A detailed breakdown of the estimate for the consultants' fees by man-months is at Enclosure 2. We consider the estimated project cost reasonable as compared with other similar projects undertaken by the Government.

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

Year	\$ million (Sept 2005)	Price adjustment factor	\$ million (MOD)
2006 – 07	1.0	1.01500	1.0
2007 – 08	16.1	1.03023	16.6
2008 – 09	22.1	1.04568	23.1
			/2009

¹ Based on the furniture and equipment provided in existing/planned facilities of similar scale (e.g. office furniture, tools and equipment, litter bins and portable signages, etc).

Year	\$ million (Sept 2005)	Price adjustment factor	\$ million (MOD)
2009 – 10	7.0	1.06136	7.4
2010 – 11	2.0	1.07728	2.2
	48.2		50.3

9. We have derived the MOD estimates on the basis of the Government's latest forecast of trend rate of change in the prices of public sector building and construction output for the period 2006 to 2011. We intend to award the contract on a lump-sum basis because we can clearly define the scope of the works in advance, leaving little room for uncertainty. The contract will not provide for price adjustment because the contract period will not exceed 21 months.

10. We estimate the annual recurrent expenditure arising from this project to be \$1.6 million.

PUBLIC CONSULTATION

11. On 4 July 2002, the Community Affairs Committee (CAC) of SSPDC was consulted on the scope of the project. The project was strongly supported by the CAC for early implementation. The CAC was informed of the progress of the project on 13 January 2005 and was consulted again on the design of the project on 12 January 2006. It reiterated its strong support to the project and urged for its early implementation.

12. We consulted the Legislative Council Panel on Home Affairs at its meeting on 7 April 2006. Members endorsed the project for submission to the Public Works Subcommittee.

ENVIRONMENTAL IMPLICATIONS

13. The project is not a designated project under the Environmental Impact Assessment Ordinance, (Cap.499). The Director of Environmental Protection confirmed that the project would have no long term environmental impact.

14. 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 contracts. 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.

15. At the planning stage, we will require the contractor to consider measures to reduce the generation of construction and demolition (C&D) material and to reuse/recycle such materials as much as possible. In addition, we will require the contractor to reuse inert C&D materials on site or in other suitable construction sites as far as possible, in order to minimise the disposal of C&D materials to public fill reception facilities. We will encourage the contractor to maximise the use of recycled or recyclable C&D materials, as well as the use of non-timber formwork to further minimise the generation of construction waste.

16. We will also 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, C&D materials and C&D waste to public fill reception facilities, sorting facilities and landfills respectively through a trip-ticket system. We will require the contractor 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.

17. We estimate that the project will generate about 8 300 tonnes of C&D materials. Of these, we will reuse about 1 600 tonnes (19.3%) on site, deliver 5 660 tonnes (68.2%) to public fill reception facilities² for subsequent reuse, and 540 tonnes (6.5%) to sorting facilities in order to retrieve the inert portion for reuse as public fill. In addition, we will dispose of 500 tonnes (6.0%) at landfills. The total cost for accommodating C&D materials at public fill reception facilities and landfill sites, together with the cost for handling the materials at sorting facilities is estimated to be \$269,320 for this project (based on an unit cost of \$27/tonne for disposal at public fill reception facilities, \$100/tonne at sorting facilities and \$125/tonne³ at landfills).

/LAND

2 Sorting facilities and public fill reception facilities are specified in Schedule 3 and Schedule 4 respectively of the Waste Disposal (Charges for Disposal of Construction Waste) Regulation. Disposal of public fill in public fill reception facilities requires a licence issued by the Director of Civil Engineering and Development.

3 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/m³), nor the cost to provide new landfills (which are likely to be more expensive) when the existing ones are filled.

LAND ACQUISITION

18. The project does not require any land acquisition.

BACKGROUND INFORMATION

19. We upgraded **388RO** to Category B in October 2004. We engaged a consultant to carry out detailed design and topographical survey in September 2005. We also engaged consultants to prepare tender documents and provide quantity surveying services to the pre-contract works of the project in October 2005. We charged a total cost of \$1.6 million to block allocation **Subhead 3100GX** "Project feasibility studies, minor investigations and consultants' fees for items in Category D of the Public Works Programme". The detailed design of the project have been completed and the tender document is being finalised.

20. The proposed development of the district open space will involve replanting of 12 trees (two for Site A and ten for Site B) within the project site. All trees to be replanted are not important trees.⁴ We will incorporate planting proposals as part of the project, including estimated quantities of 364 trees (268 for Site A and 96 for Site B) and 38 693 shrubs (19 893 for Site A and 18 800 for Site B).

21. We estimate that the proposed works will create about 46 jobs (40 for labourers and 6 for professional/technical staff) providing a total employment of 720 man-months.

Home Affairs Bureau
April 2006

4 Important trees include trees on the Register of Old and Valuable Trees, and any other trees which meet one or more of the following criteria –

- (a) trees over 100 years old;
- (b) trees of cultural, historical or memorable significance;
- (c) trees of precious or rare species;
- (d) trees of outstanding form; or
- (e) trees with trunk diameter exceeding one metre (measured at one metre above ground level).



位置圖 LOCATION PLAN
比例 SCALE 1 : 5000

388RO
SHAM SHUI PO PARK STAGE 2
深水埗公園第二期

drawn by
S H Wong

date
3/2006

drawing no.
AB / 388RO / XA001

scale
1 : 2000

approved
W K Wong

date
3/2006

office
PROJECT MANAGEMENT BRANCH 3



ARCHITECTURAL
SERVICES
DEPARTMENT 建築署

Enclosure 2 to PWSC(2006-07)7

388RO – Sham Shui Po Park - stage 2

Breakdown of the estimate for consultants' fees

Consultants' staff costs		Estimated man- months	Average MPS* salary point	Multiplier (Note 1)	Estimated fee (\$ million)
(a) Contract administration (Note 2)	Professional	–	–	–	2.0
	Technical	–	–	–	0.8
(b) Site supervision (Note 3)	Technical	59.0	14	1.6	1.7
Total :					4.5

*MPS = Master Pay Scale

Notes

1. A multiplier of 1.6 is applied to the average MPS point to estimate the cost of resident site staff supplied by the consultants. (As at 1 January 2005, MPS point 14 = \$18,010 per month.)
2. The consultants' staff cost for contract administration is calculated in accordance with the existing consultancy agreement for the design and construction of **388RO**. The construction stage of the assignment will only be executed subject to Finance Committee's approval to upgrade **388RO** to Category A.
3. We will only know the actual man-months and actual costs after completion of the construction works.