

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 703 – BUILDINGS

Recreation, Culture and Amenities – Cultural facilities

49RE – Renovation of libraries - phase 2 works

Members are invited to recommend to Finance Committee the upgrading of **49RE** to Category A at an estimated cost of \$140.0 million in money-of-the-day prices.

PROBLEM

Some public libraries in Hong Kong need to be renovated and upgraded in order to meet service needs and to bring them in line with the present-day requirements on building and fire safety.

PROPOSAL

2. The Director of Architectural Services (D Arch S), with the support of the Secretary for Home Affairs, proposes to upgrade **49RE** to Category A at an estimated cost of \$140.0 million in money-of-the-day (MOD) prices for the renovation and upgrading works in six public libraries under phase 2 of the Library Renovation Programme.

PROJECT SCOPE AND NATURE

3. The scope of **49RE** comprises the following renovation and upgrading works for the six public libraries at Enclosure 1 -

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- (a) refurbishment of the overall setting, including replacement of worn-out fixtures and furnishings, and improvement of the circulation, lighting and ventilation system;
- (b) upgrading of the audio-visual rooms for multi-media uses and provision of computer and information centres;
- (c) installation of electronic and automation systems; and
- (d) alteration of the layouts and facilities to bring them in line with the present-day requirements on building safety, fire safety, means of escape and barrier-free access.

We plan to start the construction contract in February 2007 for completion in January 2009. A brief on the six libraries under phase 2 and the schedule of renovation works for individual libraries are set out in Enclosures 1 and 2 respectively. The libraries will be partially open to the public during the renovation period to provide reasonable library services.

JUSTIFICATION

4. The Government is committed to providing quality library services, promoting life-long learning and further enhancing the use of information technology in public libraries. In 2001, the Director of Leisure and Culture Services identified a total of 16 public libraries for inclusion in a Library Renovation Programme which aims at improving the physical environment and upgrading the facilities of the public libraries concerned with a view to meeting the needs of the community for pursuit of knowledge and life-long learning. In addition, these libraries have been operating for more than ten years without undergoing major repairs. The Library Renovation Programme therefore also aims to bring the libraries in line with the up-to-date requirements regarding building and fire safety. In order to tie in with the operational needs of individual libraries and to minimise disruption of libraries services to the public, the Library Renovation Programme is implemented in two phases.

5. Subsequently, three of these 16 public libraries were implemented outside the Library Renovation Programme and carried out as minor works items¹

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¹ Lung Hing Public Library, Kowloon City Public Library, and the Shun Lee Estate Public Library are implemented as minor works items. The renovation works for the first two libraries had already been completed in 2004 and 2005 respectively, while the last one will be carried out in late 2006 to mid 2007.

instead. We started the construction contract of phase 1 renovation works covering five libraries in February 2005 for completion in January 2007. A list of the libraries under phase 1 is at Enclosure 3. In mapping out the scope for phase 2 works, we decided to take out two further libraries from the Library Renovation Programme, namely, the Yuen Long Public Library and the Yau Ma Tei Public Library. The renovation of the former would be carried out as a minor works item, while the latter has been put on hold awaiting the outcome of the review of the Central Kowloon Route (CKR) which may require demolishing the Yau Ma Tei Multi-storey Carpark Building which houses the Yau Ma Tei Public Library viz. reprovisioning the library to another location in lieu of renovation.

FINANCIAL IMPLICATIONS

6. We estimate the capital cost of the project to be \$140.0 million in MOD prices (see paragraph 8 below), made up as follows –

	\$ million
(a) Building works	63.0
(b) Building services	46.0
(c) Furniture & equipment	13.2
(d) Consultant's fees for quantity surveying services	1.2
(e) Contingencies	10.6
Sub-total	134.0 (in September 2005 prices)
(f) Provision for price adjustment	6.0
Total	140.0 (in MOD prices)

7. D Arch S proposes to engage a consultant to undertake contract administration for the project. A breakdown of the estimate for the consultant's fees is at Enclosure 4. The construction floor area (CFA) of **49RE** is 14 045 square metres (m^2). The estimated construction unit cost, represented by the

building and building services cost, is \$7,761 per m² of CFA in September 2005 prices. D Arch S considers this unit cost reasonable having regard to the stringent phasing requirement of the proposed works so as to minimise disruption and to maintain reasonable library services during the renovation period, and the sophisticated building and building services works required to fit out the multimedia libraries and computer and information centres of the six libraries concerned.

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

Year	\$ million (Sept 2005)	Price adjustment factor	\$ million (MOD)
2007 – 08	56.0	1.03023	57.7
2008 – 09	42.6	1.04568	44.5
2009 – 10	20.3	1.06136	21.5
2010 – 11	12.1	1.07728	13.0
2011 – 12	3.0	1.10152	3.3
	134.0		140.0

9. We have derived the MOD estimate 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 2007 to 2012. 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 the works in advance, leaving little room for uncertainty. The contract will not provide for price adjustments because the contract period will not exceed 21 months.

10. At present, the total recurrent expenditure for the six libraries is \$43 million. We estimate that the annual recurrent expenditure upon completion of the project will be more or less the same.

PUBLIC CONSULTATION

11. We have consulted the respective District Councils between January to April 2006 and obtained their support for the proposed renovation of the six libraries under phase 2 of the project. We consulted the Home Affairs Panel (the Panel) on 12 May 2006. Members supported the project but requested further information on project details. We will provide the requested information to the Panel before the PWSC meeting.

ENVIRONMENTAL IMPLICATIONS

12. This is not a designated project under the Environmental Impact Assessment Ordinance. The project will have little potential in giving rise to adverse environmental impacts. Nevertheless, we have engaged a consultant to carry out a survey on the presence of asbestos containing materials in the six libraries under this project. The survey report, which has been endorsed by the Director of Environment Protection, indicates that there is no asbestos containing materials at these six libraries.

13. During construction, we will control noise, dust and site run-off nuisances 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.

14. At the planning stage, we will require the contractor to consider measures to reduce the generation of construction and demolition (C&D) materials where possible. In addition, we will require the contractors 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 contractors 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.

15. 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

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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.

16. We estimate that the project will generate about 836 tonnes of C&D materials. Of these, we will reuse about 58 tonnes (7.0 %) on site and deliver 405 tonnes (48.4 %) to public fill reception facilities² for subsequent reuse. In addition, we will dispose of 373 tonnes (44.6 %) at landfills. The total cost for accommodating C&D materials at public fill reception facilities and landfill sites is estimated to be \$57,560 for this project (based on an unit cost of \$27/tonne for disposal at public fill disposal at public fill reception facilities and \$125/tonne³ at landfills). There is a higher percentage of C&D wastes to be disposed of at landfills as the works of this project are for fitting out works in the building interior without involvement of any site formation works nor soil excavation for building construction works.

LAND ACQUISITION

17. The project does not require land acquisition.

BACKGROUND INFORMATION

18. We upgraded **49RE** to Category B in August 2002. We upgraded part of **49RE** as **52RE** to Category A in May 2004 for renovation of five public libraries under phase 1. We have engaged consultants to undertake asbestos survey and provide pre-contract Quantity Surveying services for the phase 2 works at a total cost of \$390,000. 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”. Tender documents are being finalised by the consultant.

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² Public fill reception facilities are specified in Schedule 4 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 of 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 is likely to be more expensive) when the existing ones are filled.

19. The proposed library renovation and upgrading works will not involve any tree removal or planting proposal.

20. We estimate that the project will create some 170 jobs, comprising 16 professional/technical staff and 154 labourers, totalling 3 200 man-months.

Home Affairs Bureau
May 2006

Enclosure 1 to PSWC(2006-07)18**49RE – Renovation of libraries phase 2 works****A Brief on the Six Libraries**

	Fa Yuen Street Public Library	Shui Wo Street Public Library	To Kwa Wan Public Library	Lockhart Road Public Library	Quarry Bay Public Library	Sha Tin Public Library
Type of Library [#]	District Library	District Library	District Library	District Library	District Library	Major Library
Approximate Construction Floor Area(m ²)	1 800	2 300	1 600	2 100	2 300	4 000
Library Materials Stock as at 31 March 2006	165 817	184 003	157 117	190 981	205 413	512 181
Attendance of the library in 2005	878 479	923 725	785 583	723 811	716 841	1 944 419
Library Materials Borrowed in 2005	831 884	993 849	758 330	756 401	762 948	1 901 942

[#] The Hong Kong Public Libraries provide a network of 64 static libraries and 10 mobile libraries, offering a wide range of materials to meet the community's need for information, informal education and the creative use of leisure and to promote the literary arts in Hong Kong.

District Libraries provide basic library services including lending services for adult and children, Newspapers and Periodicals Section, Students' Study Room, Extension Activities Room, Audio-visual/Multimedia Library and Internet search facilities.

At present, there are five major libraries. Each of them is about double the size of a district library. In addition to the provision of a larger collection of more in-depth library materials of broad subjects as well as the services and facilities of a district library in larger scale, they also provide comprehensive reference and information services.

Enclosure 2 to PSWC(2006-07)18

49RE – Renovation of libraries - phase 2 works

Schedule of renovation works for the six libraries under phase 2

	Tentative start date	Estimated duration of works (months)
Fa Yuen Street Public Library	Mid 2007	7
Shui Wo Street Public Library	Mid 2007	7
To Kwa Wan Public Library	Mid 2007	7
Lockhart Road Public Library	Mid 2007	7
Quarry Bay Public Library	Mid 2008	6
Sha Tin Public Library	Mid 2007	15

52RE - Renovation of libraries – phase 1

Implementation Programme

	Duration/ Estimated duration of works (months)	Works Start Date	Completion/ Estimated Completion Date
Kowloon Public Library	18	May 2005	November 2006
Aberdeen Public Library	8	June 2005	January 2006
Po On Road Public Library	7	July 2005	January 2006
Tuen Mun Public Library	15	August 2005	October 2006
Ngau Chi Wan Public Library	8	March 2006	October 2006

49RE – Renovation of libraries phase 2 works

Breakdown of the estimate for consultants' fees

Consultants' staff costs		Estimated man- Months	Average MPS*			Estimated fee (\$ million)
			salary point	Multiplier		
Quantity surveying services <small>(Note 1)</small>		Professional	–	–	–	0.5
		Technical	–	–	–	0.7
Total :						1.2

*MPS = Master Pay Scale

Notes

1. The consultants' staff cost is calculated in accordance with the existing consultancy agreement for the design and construction of **49RE**. The construction stage of the assignment will only be executed subject to Finance Committee's approval to upgrade **49RE** to Category A. This also includes employment of labour relations officers.