

## ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

### HEAD 703 – BUILDINGS

#### Recreation, Culture and Amenities – Sports facilities

#### 247RS – Improvement to Victoria Park Tennis Centre

Members are invited to recommend to Finance Committee the upgrading of **247RS** to Category A at an estimated cost of \$73.7 million in money-of-the-day prices for carrying out improvement works at the Victoria Park Tennis Centre.

### PROBLEM

The existing facilities of the Victoria Park Tennis Centre (VPTC) are inadequate and outdated to meet the requirements for holding major tennis events and competitions at international level.

### PROPOSAL

2. The Director of Architectural Services, with the support of the Secretary for Home Affairs, proposes to upgrade **247RS** to Category A at an estimated cost of \$73.7 million in money-of-the-day (MOD) prices for carrying out improvement works at VPTC.

### PROJECT SCOPE AND NATURE

3. VPTC occupies an area of 3 900 square metres (m<sup>2</sup>) at the centre of the Victoria Park and consists of a centre court with a spectator stand for about 3 600 spectators. The scope of improvement works under **247RS** comprises –

/(a) .....

- (a) the renovation and upgrading of the supporting facilities including the VIP room, tournament office for officials and organizers, media rooms, anti-doping room and addition of toilet facilities for the athletes, judges and spectators, etc.;
- (b) the renovation of the booking office, admission entrance and turnstiles at the administration block;
- (c) the refurbishment of the tennis court facilities including provision of electronic scoreboard and the resurfacing of the centre court, renovation of the existing commentator booth, control room and camera shooting platform, and upgrading of the floodlight system;
- (d) works to incorporate the thematic design to create a coherent East Asian Games (EAG) identity; and
- (e) the provision of a temporary cubicle office for accommodating the management staff and ancillary facilities currently housed at the existing service areas beneath the spectator stand.

4. A site plan of VPTC and the proposed temporary office is at Enclosure 1. A drawing of VPTC after implementing the proposed improvement works is at Enclosure 2. We plan to start the improvement works in February 2007 for completion in July 2009. We will suspend the works from January to April 2008 and from January to April 2009 to facilitate the holding of annual major tennis tournaments.

## JUSTIFICATION

5. The project is one of the 25 priority projects as announced in the January 2005 Policy Address. VPTC is the only tennis centre that can be used to hold international tennis tournaments in Hong Kong and it will be used as one of the competition venues for the tennis competition of 2009 EAG. Since its facilities were built over 25 years ago, they have become inadequate and outdated. We aim to improve and upgrade the facilities of VPTC to meet the latest requirements for holding major tennis events and competitions at international level.

6. In accordance with the requirements set by the world recognised international tennis associations, basic facilities such as tournament office, media rooms, anti-doping room, players' changing rooms, VIP room, live broadcast facilities in all function rooms, etc., are essential and should be provided for conducting top-level tournaments and international events/competitions such as the 2009 EAG. We therefore propose to refurbish VPTC to provide these basic facilities.

7. The proposed improvement works will not only facilitate the holding of the tennis competition of 2009 EAG, but also strengthen our position to hold more international tennis events in Hong Kong in future.

8. Apart from the specific use of the new facilities for holding tennis tournaments in Hong Kong, the proposed facilities can be used for other major local events held at Victoria Park every year, such as the Flower Show, Lunar New Year Fair and Mid-Autumn Festival Fair. They can provide additional space for administration and storage, which is usually required for holding these festive events. In the long run, the facilities can also be used for administrative purpose to support events held in the Victoria Park as well as for other functional and operational needs to those parties or organisations in support of the events, such as the command post and missing child centre manned by the Hong Kong Police Force, duty room of the Civil Aid Service or St. John Ambulance, etc.

9. As all the required facilities will be accommodated in the existing centre and no additional building block will be built, the existing park management office has to be vacated and relocated to a temporary cubicle office to provide the necessary space for the improvement works.

## **FINANCIAL IMPLICATIONS**

10. We estimate the capital cost of the project to be \$73.7 million in MOD prices (see paragraph 11 below), made up as follows -

/(a) .....

**\$ Million**

(a)	Site works		0.7	
(b)	Demolition		3.1	
(c)	Building		27.3	
(d)	Building services		7.6	
(e)	Drainage		1.5	
(f)	External works		12.0	
(g)	Electronic equipment <sup>1</sup>		7.2	
(h)	Furniture and equipment <sup>2</sup>		0.5	
(i)	Consultants' fees for		4.7	
	(i) contract administration	1.3		
	(ii) site supervision	3.4		
(j)	Contingencies		6.4	
			<hr/>	
	Sub-total		71.0	(in September 2006 prices)
(k)	Provisions for price adjustment		2.7	
			<hr/>	
	Total		73.7	(in MOD prices)
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/We .....

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<sup>1</sup> These include the provision of electronic scoreboard with video capability and live broadcast facilities in the function rooms.

<sup>2</sup> Based on the furniture and equipment provided in existing/planned facilities of similar scale (e.g. office furniture, litter bins and portable signage, etc).

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 3. The total construction floor area (CFA) of **247RS** is 2 270 m<sup>2</sup>. The estimated construction unit cost, represented by the building and building services costs, is \$15 374 per m<sup>2</sup> of CFA in September 2006 prices. We consider the estimated project cost reasonable as compared with that of other government projects.

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

<b>Year</b>	<b>\$ million (Sept 2006)</b>	<b>Price adjustment factor</b>	<b>\$ million (MOD)</b>
2007 – 08	11.8	1.01250	11.9
2008 – 09	23.2	1.02769	23.8
2009 – 10	20.0	1.04310	20.9
2010 – 11	10.0	1.05875	10.6
2011 – 12	6.0	1.08257	6.5
	71.0		73.7

12. 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 2007 to 2012. To ensure timely completion of the improvement works for the 2009 EAG, we plan to phase the improvement works in the following manner –

- (a) to commence the construction of the temporary office building and vehicular access in February 2007 using the existing term contractor; and
- (b) to commence the remaining works under this project in May 2007 through a lump-sum contract.

/13. ....

13. 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<sup>3</sup>.

14. We estimate the additional annual recurrent expenditure arising from the project to be \$0.4 million.

## **PUBLIC CONSULTATION**

15. We consulted the Leisure and Cultural Committee (LCC) of Eastern District Council (EDC) on the scope of the project on 26 May 2005. We consulted the LCC of EDC again on the design of the proposed improvement works on 20 July 2006. Members of the LCC of EDC supported the project and urged for its early implementation.

16. We circulated an information paper to the Legislative Council Panel on Home Affairs on 14 November 2006. We have not received any objection to the project.

## **ENVIRONMENTAL IMPLICATIONS**

17. The project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). The project will not cause long-term environmental impact.

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 relevant contracts. These include the use of silencers, mufflers, acoustic lining or shields for noisy construction activities, frequent cleaning and watering of the sites, and the provision of wheel-washing facilities.

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<sup>3</sup> We plan to start the remaining works in May 2007 for completion in July 2009. During this period, the works will be suspended for a total of 8 months from January to April 2008 and from January to April 2009 to facilitate the holding of major annual tennis tournaments. The total construction period of the remaining works will hence be 19 months.

19. We have considered measures in the planning and design stages to reduce the generation of construction and demolition (C&D) materials where 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<sup>4</sup>. 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.

20. 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.

21. We estimate that the project will generate about 2 760 tonnes of C&D materials. Of these, we will deliver 2 460 tonnes (89%) to public fill reception facilities for subsequent reuse. In addition, we will dispose of 300 tonnes (11%) at landfills. The total cost for accommodating C&D materials at public fill reception facilities and landfill sites is estimated to be \$103,920 for this project (based on a unit cost of \$27/tonne for disposal at public fill reception facilities and \$125/tonne<sup>5</sup> at landfills).

## LAND ACQUISITION

22. The project does not require any land acquisition.

**/BACKGROUND .....**

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<sup>4</sup> 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.

<sup>5</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 is likely to be more expensive) when the existing ones are filled.

**BACKGROUND INFORMATION**

23. We upgraded **247RS** to Category B in October 2005. We engaged a consultant to carry out the detailed design and prepare the tender documents in March 2006 at a total cost of about \$2.2 million. 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”. The consultant has completed the detailed design and is now finalising the tender documents of the project.

24. The proposed improvement works will not involve any tree removal or planting proposals.

25. We estimate that the proposed improvement works will create about 62 jobs (55 for labourers and another seven for professional/technical staff), providing a total employment of 1 050 man-months.

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Home Affairs Bureau  
December 2006





方案 PROPOSAL



file 247RS

維多利亞公園網球中心改善工程  
IMPROVEMENT TO VICTORIA PARK TENNIS CENTRE

drawn by  
K N

approved  
S.Y.WAN

office  
PROJECT MANAGEMENT BRANCH 3

date  
23/11/06

date  
23/11/06

drawing no.  
AB/6965/XA002

scale  
N.T.S.



ARCHITECTURAL  
SERVICES  
DEPARTMENT

**247RS – Improvement to Victoria Park Tennis Centre**

**Breakdown of the estimate for consultant’s fees**

Consultant’s staff cost		Estimated man-months	Average MPS* salary point	Multiplier (Note 1)	Estimated fee (\$million)
(i) Contract Administration (Note 2)	Professional	-	-	-	0.9
	Technical	-	-	-	0.4
(ii) Site Supervision (Note 3)	Technical	118	14	1.6	3.4
				Total	4.7

\*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 consultant. (At 1 January 2006, MPS point 14 is \$18,010 per month.)
- (2) The consultant’s staff cost for contract administration is calculated in accordance with the existing consultancy agreement for the design and construction of **247RS**. The construction stage of the assignment will only be executed subject to Finance Committee’s approval to upgrade **247RS** to Category A.
- (3) We will only know the actual man-months and actual fees after completion of the construction works.