

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 703 – BUILDINGS

Recreation, Culture and Amenities – Sports Facilities

248RS – Improvement to Kowloon Park Swimming Pool

Members are invited to recommend to Finance Committee the upgrading of **248RS** to Category A at an estimated cost of \$155.0 million in money-of-the-day prices for carrying out improvement works to Kowloon Park Swimming Pool.

PROBLEM

The existing facilities of Kowloon Park Swimming Pool (KPSP) cannot meet the prevailing international standard for holding international aquatic events.

PROPOSAL

2. The Director of Architectural Services, with the support of the Secretary for Home Affairs, proposes to upgrade **248RS** to Category A at an estimated cost of \$155.0 million in money-of-the-day (MOD) prices for carrying out improvement works to KPSP to meet the up-to-date international standard.

PROJECT SCOPE AND NATURE

3. The scope of **248RS** comprises –
- (a) replacement of the ageing water heating, ozone sterilisation and filtration systems;

/(b)

- (b) provision of an automated building management system to monitor the water temperature, pH level and free residual chlorine level of pool water;
- (c) conversion of the indoor leisure pool into a four-lane training/warm-up pool and provision of a stretching area for swimmers at the pool deck level;
- (d) improvement of the audio system;
- (e) upgrading of diving facilities, including the provision of a new lift for diving athletes, diving platform and jacuzzi;
- (f) provision of control room, swimming officials room, marshalling room, doping control room, medical room, equipment room, press room, secretariat room, gymnastics room and TV room in accordance with the requirements for international competitions and general uplifting at the spectator area;
- (g) provision of temporary seating and a new trampoline room; and
- (h) works to incorporate the thematic design to create a coherent sports identity for the 2009 East Asian Games (EAG).

———— The location plan for the KPSP is at Enclosure 1. Computer rendered drawings for the proposed works are at Enclosures 2 and 3.

4. We plan to start the proposed works in June 2007 for completion in February 2009 to tie in with the 2009 EAG. We will temporarily close the indoor pools of the KPSP from December 2007 to November 2008 to facilitate the major improvement works within the main pool deck area. The outdoor leisure pools will remain open as usual in the summer period for the public use. We will also advise individual swimmers to make use of the Tai Kok Tsui Swimming Pool in Yau Tsim Mong District, and hiring bodies to make use of the Shing Mun Valley Swimming Pool for holding aquatic activities. We will re-open the indoor main pool, training pools and diving pool facilities in December 2008 for public use, as well as for swimming and diving training purposes.

/JUSTIFICATION

JUSTIFICATION

5. The KPSP has a total floor area of 30 000 square metres (m²) and has been opened to the public since 1989. The existing facilities include three outdoor leisure pools, one outdoor paddling pool, and four indoor heated pools comprising a 50-metre main pool, a leisure pool, a training pool and a diving pool.

6. The KPSP is heavily patronised for leisure swimming and training. It is one of the most popular swimming pool complexes in the urban area and had a total annual attendance of about one million in 2004 and 2005. The venue is also one of the major venues for holding aquatic events and competitions. From 2004 to 2005, a total of 59 aquatic events were conducted in the KPSP, including the Division I Long Course Swimming Championship, the 6th Asia Pacific Water Polo Invitation Tournament, the 32nd Annual Swimming Gala for Physically Disabled, the Chinese Olympic Gold Medallist Diving Performance, the Inter Primary School Swimming Championship, the Inter Secondary School Swimming Championship and Inter Secondary School Sports Competition (Life-Saving). As the venue was built in 1989, some of the existing facilities such as the water heating system, ozone sterilisation system, filtration plant system and diving facilities need to be replaced or upgraded to enhance their functional efficiency and safety standard. As the KPSP will be a major venue for holding aquatic events for the 2009 EAG¹, it is necessary to improve the existing facilities to meet the up-to-date standard for holding international aquatic events.

7. The proposed upgrading works will not only bring the KPSP up to the standard required for holding competitions at international level, including the 2009 EAG, but will also benefit members of the general public and enable more international sports events to be held in the KPSP in the future to showcase Hong Kong as a sports events capital. The upgraded facilities will enhance our sport infrastructure for the long term development of sports in Hong Kong, providing better facilities to help sustain the community's interest and participation in aquatic activities at large and meet the training needs of our athletes for aquatic events in a more effective manner. The upgrading works are therefore providing the essential elements for promoting sports development on all fronts in Hong Kong and are in line with the Government's commitment to creating a strong sporting culture in the community.

/FINANCIAL

¹ A total of 13 existing venues designated for holding the 2009 East Asian Games are proposed to be upgraded. Of these 13 projects, **247RS** – “Improvement to Victoria Park Tennis Centre” was submitted to the Public Works Subcommittee (PWSC) on 19 December 2006 and received its support. The remaining 12 projects will be submitted to the PWSC on 24 January 2007 for consideration under three papers.

FINANCIAL IMPLICATIONS

8. We estimate the capital cost of the project to be \$155.0 million in MOD prices (see paragraph 9 below), made up as follows –

		\$ million	
(a)	Foundations	2.2	
(b)	Building	56.7	
(c)	Building services	60.6	
(d)	Drainage works	0.4	
(e)	External works	9.8	
(f)	Consultants' fees for	7.1	
	(i) contract administration	3.2	
	(ii) site supervision	3.9	
(g)	Furniture and equipment ²	0.7	
(h)	Contingencies	12.8	
	Sub-total	150.3	(in September 2006 prices)
(i)	Provision for price adjustment	4.7	
	Total	155.0	(in MOD prices)

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 4. The construction floor area (CFA) of the KPSP is 10 188 m². The estimated construction unit cost, represented by the building and the building services costs, is \$11,514 per m² of CFA in September 2006 prices. We consider the estimated project cost reasonable as compared with similar projects undertaken by the Government.

/9.

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

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

Year	\$ million (Sept 2006)	Price adjustment factor	\$ million (MOD)
2007 – 08	25.4	1.01250	25.7
2008 – 09	82.7	1.02769	85.0
2009 – 10	30.1	1.04310	31.4
2010 – 11	7.6	1.05875	8.0
2011 – 12	4.5	1.08257	4.9
	150.3		155.0

10. 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. 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 adjustments because the contract period will not exceed 21 months.

11. We estimate the annual recurrent expenditure arising from this project to be \$1.725 million.

PUBLIC CONSULTATION

12. On 3 August 2006, we consulted the Community Building Committee of Yau Tsim Mong District Council on the project scope, programme and design of the improvement to KPSP. Members supported the proposal.

13. We also consulted the Hong Kong Amateur Swimming Association (HKASA), the organisers of major aquatic events in Hong Kong, on the project scope and programme. The HKASA supported the proposal and had contributed to the

/design

design works. The HKASA considered the proposed upgrading sufficient for meeting the standard for holding international aquatic events and competitions, including the EAG. It has also written to all Legislative Council Members to appeal for support of the funding application.

14. The Town Planning Board approved on 28 October 2005 the land use for the proposed extension to the existing indoor swimming pool of the KPSP to house the new trampoline room for land-based diving training and the official rooms.

15. We briefed the Legislative Council Panel on Home Affairs at its meetings on 8 December 2006 and 12 January 2007. The Panel has agreed to the submission of the funding application to the PWSC on 24 January 2007.

16. We will also liaise with organisations representing the disabled on the works to be implemented at the venue to facilitate their use of the venue in future.

GREENING

17. Where feasible technically in respect of structure, loading, space, etc, we will take this opportunity to enhance greening of the venue through appropriate means.

ENVIRONMENTAL IMPLICATIONS

18. The project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). The project would not have any long-term environmental impact.

19. 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.

20. 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

other suitable construction sites as far as possible (e.g. use suitable excavated materials for filling within the site, use metal site hoardings and signboards so that these materials can be recycled or reused in other projects), in order to minimise the disposal of C&D materials to public fill reception facilities³. 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.

21. 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 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.

22. We estimate that the project will generate about 3 800 tonnes of C&D materials. Of these, we will deliver 2 650 tonnes (69.7%) to public fill reception facilities for subsequent reuse. In addition, we will dispose of 1 150 tonnes (30.3%) at landfills. The total cost for accommodating C&D materials at public fill reception facilities and landfill sites is estimated to be \$215,300 for this project (based on a unit cost of \$27/tonne for disposal at public fill reception facilities and \$125/tonne⁴ at landfills).

LAND ACQUISITION

23. The project does not require any land acquisition.

BACKGROUND INFORMATION

24. We upgraded **248RS** to Category B in June 2005. We engaged

/consultants

³ 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.

⁴ 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.

consultants to undertake detailed design in March 2006 and tender documentation of the project in December 2006 at a total cost of \$5.03 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 consultants have completed the detailed design and are finalising the tender documents.

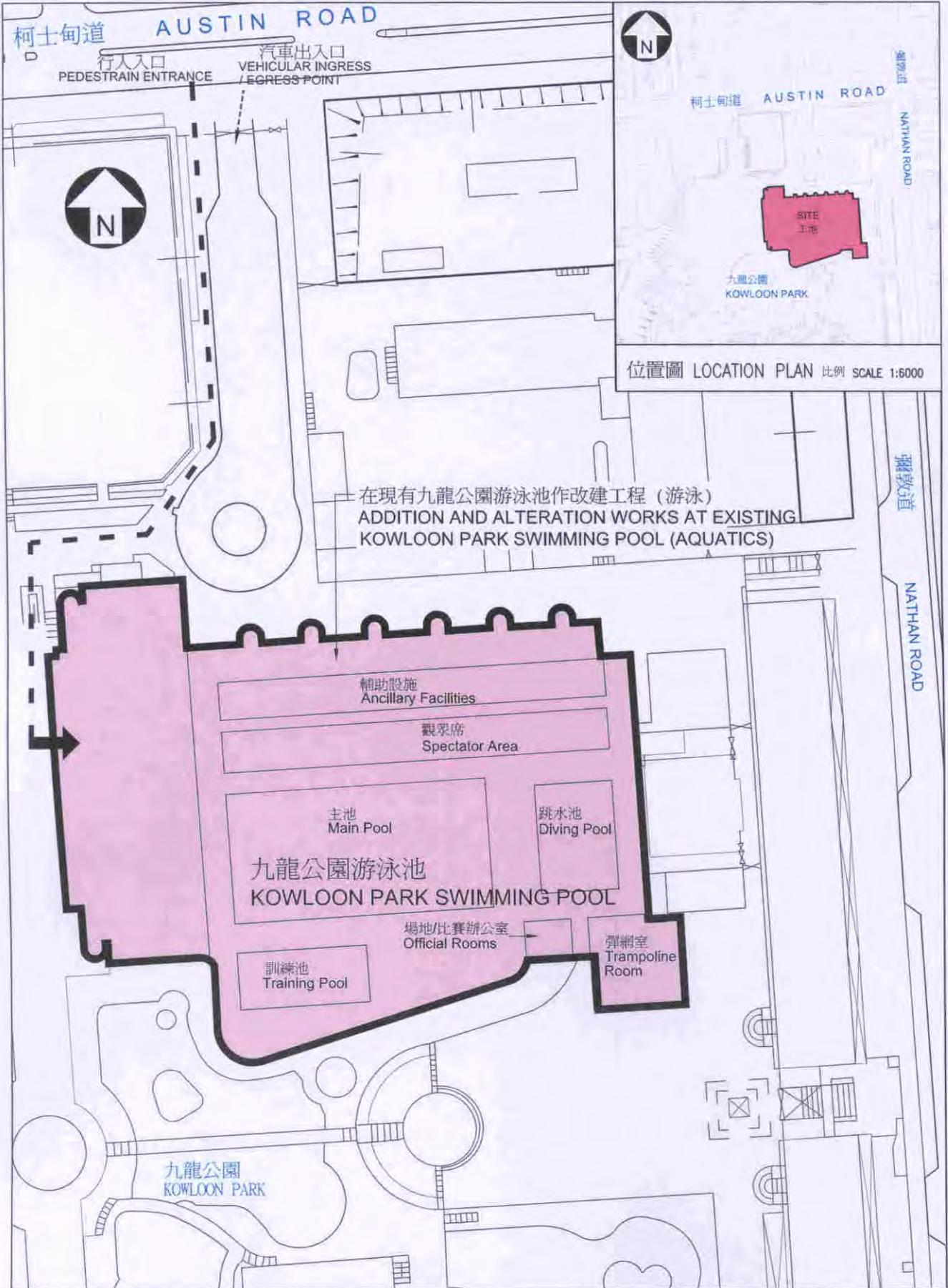
25. The proposed construction work will involve removal of two trees, which will be transplanted within the Kowloon Park. The two trees are not important trees⁵.

26. We estimate that the proposed works will create about 145 jobs (130 for labourers and 15 for professional/technical staff) providing a total employment of 2 300 man-months.

Home Affairs Bureau
January 2007

⁵ "Important tree" refers to trees in the Register of Old and Valuable Trees, or any other trees that meet one or more of the following criteria -

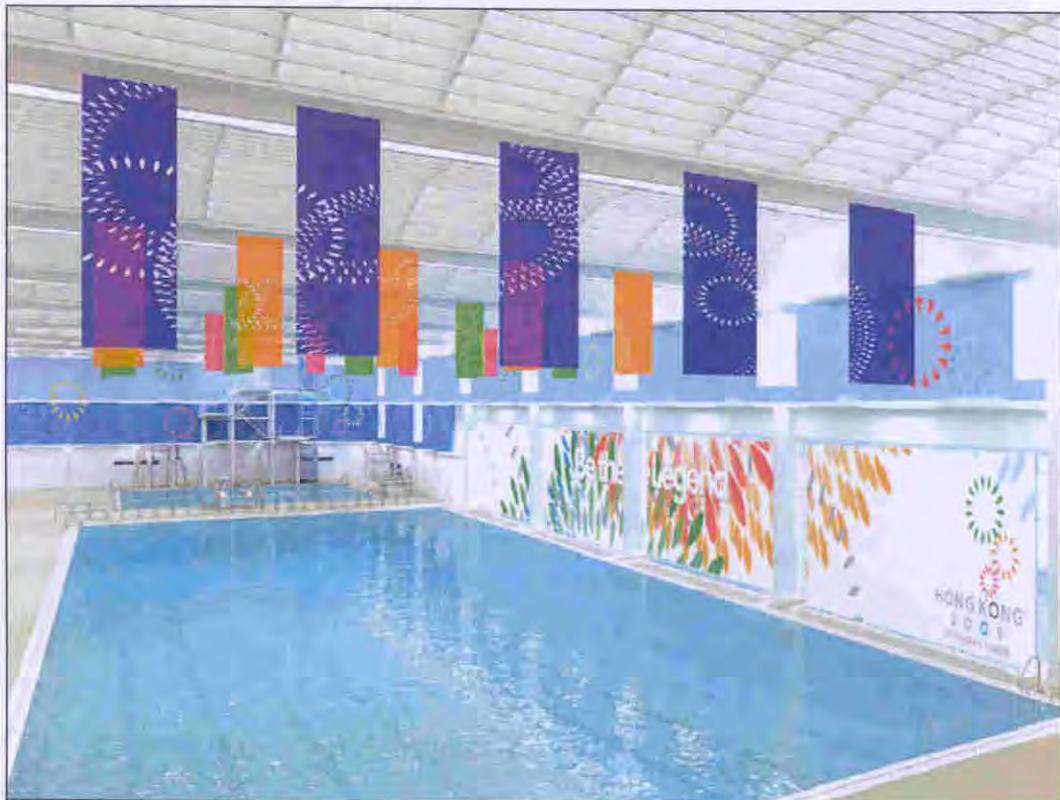
- (a) trees of 100 years old or above;
- (b) trees of cultural, historical or memorable significance e.g. Fung Shui trees, trees as landmark of monastery or heritage monument, and trees in memory of important persons or event;
- (c) trees of precious or rare species;
- (d) trees of outstanding form (taking account of overall tree sizes, shape and any special features) e.g. trees with curtain like aerial roots, trees growing in unusual habitat; or
- (e) trees with trunk diameter equal or exceeding 1.0 metre (measured at 1.3 metre above ground level), or with height/canopy spread equal or exceeding 25m.



title 248RS 九龍公園游泳池改善工程 IMPROVEMENT TO KOWLOON PARK SWIMMING POOL	drawn by E CHOI	date 31/10/06	drawing no. AB/6966/XA001	scale 1:1000
	approved F WONG	date 31/10/06	 ARCHITECTURAL SERVICES DEPARTMENT	
	office PROJECT MANAGEMENT BRANCH 3			

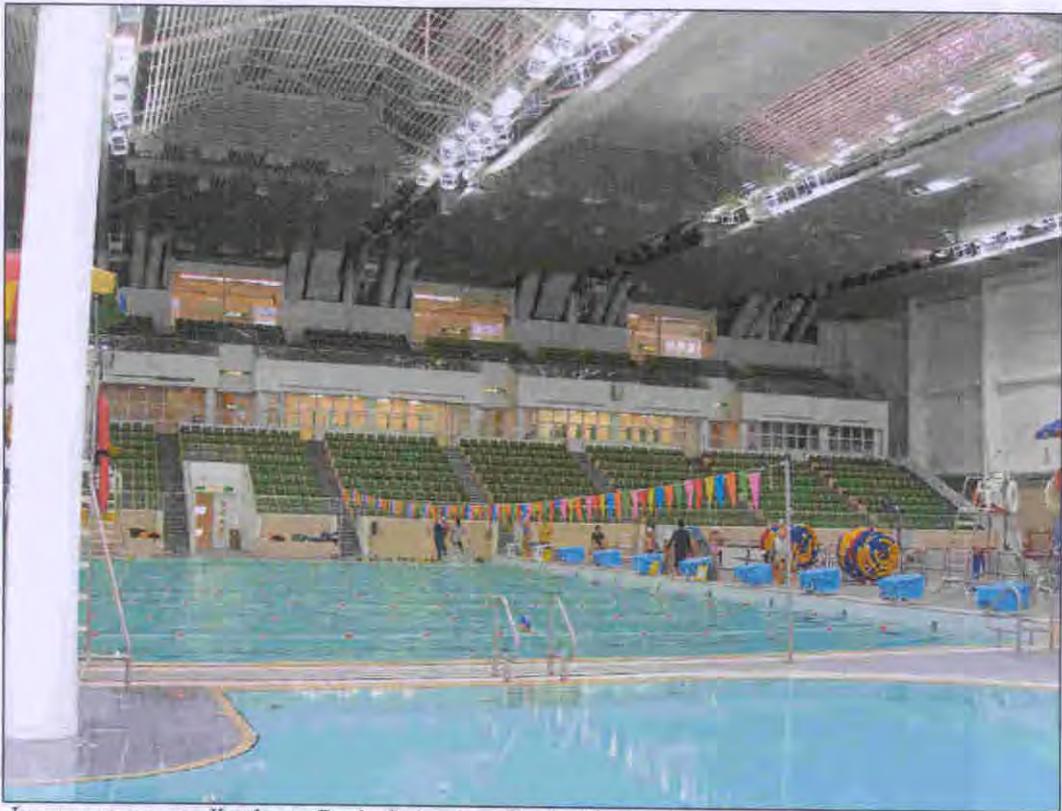


Improvement to Kowloon Park Swimming Pool (Before)
九龍公園游泳池改善工程 (工程前)



Improvement to Kowloon Park Swimming Pool (After)
九龍公園游泳池改善工程 (工程後)

title 248RS 九龍公園游泳池改善工程 IMPROVEMENT TO KOWLOON PARK SWIMMING POOL	drawn by E CHOI	date 31/10/06	drawing no. AB/6966/XA002	scale
	approved F WONG	date 31/10/06		
	office PROJECT MANAGEMENT BRANCH 3			 ARCHITECTURAL SERVICES DEPARTMENT



Improvement to Kowloon Park Swimming Pool (Before)
九龍公園游泳池改善工程 (工程前)



Improvement to Kowloon Park Swimming Pool (After)
九龍公園游泳池改善工程 (工程後)

title 248RS 九龍公園游泳池改善工程 IMPROVEMENT TO KOWLOON PARK SWIMMING POOL	drawn by E CHOI	date 31/10/06	drawing no. AB/6966/XA003	scale
	approved F WONG	date 31/10/06	 ARCHITECTURAL SERVICES DEPARTMENT	
	office PROJECT MANAGEMENT BRANCH 3			

Enclosure 4 to PWSC(2006-07)65

248RS – Improvement to Kowloon Park Swimming Pool

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	–	–	–	2.2
	Technical	–	–	–	1.0
(b) Site supervision (Note 3)	Technical	136	14	1.6	3.9
Total :					7.1

*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 2006, 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 **248RS**. The construction stage of the assignment will only be executed subject to Finance Committee's approval to upgrade **248RS** to Category A.
3. We will only know the actual man-months and actual costs after completion of the construction works.