

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

### **HEAD 708 – CAPITAL SUBVENTIONS AND MAJOR SYSTEMS AND EQUIPMENT**

#### **Universities**

#### **The Hong Kong Baptist University**

#### **19EH – School of Communication-cum-School of Creative / Visual Arts Building**

Members are invited to recommend to Finance Committee the upgrading of **19EH** to Category A at an estimated cost of \$222.1 million in money-of-the-day prices for the construction of the School of Communication-cum-School of Creative / Visual Arts Building in the Hong Kong Baptist University.

### **PROBLEM**

The Hong Kong Baptist University (HKBU) requires a purpose-built building to accommodate the teaching and research facilities for its School of Communication (the School) and Academy of Visual Arts (the Academy).

### **PROPOSAL**

2. The Secretary-General, University Grants Committee (SG, UGC), on the advice of the University Grants Committee (UGC) and the Director of Architectural Services (D Arch S) as UGC's Technical Adviser, and with the support of the Secretary for Education and Manpower, proposes to upgrade **19EH** to Category A at an estimated cost of \$222.1 million in money-of-the-day (MOD)

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prices for the construction of HKBU's School of Communication-cum-School of Creative / Visual Arts Building.

## PROJECT SCOPE AND NATURE

3. The proposed School of Communication-cum-School of Creative / Visual Arts Building is a 11-storey purpose-built building of about 9 033 square metres (m<sup>2</sup>) in net operational floor area (NOFA), and will provide the following facilities for the School and the Academy –.

- (a) six classrooms of about 680 m<sup>2</sup> in NOFA, 16 workshops and studios of about 1 860 m<sup>2</sup> in NOFA for the Academy, as well as 40 studios, teaching laboratories and lecture theatres of about 3 380 m<sup>2</sup> in NOFA for the School;
- (b) exhibition space of around 350 m<sup>2</sup> in NOFA on ground floor and level 1;
- (c) student studios of some 950 m<sup>2</sup> in NOFA for the Academy and study space of about 220 m<sup>2</sup> in NOFA for the School;
- (d) an approximate of 1 580 m<sup>2</sup> in NOFA office area for academic staff, administration offices, and support areas;
- (e) provision of 15 covered carparking spaces; and
- (f) provision of about 1 800 m<sup>2</sup> public open space.

————— A site plan is at Enclosure 1. A list of the facilities, the sectional plan and view of  
————— the building (artist's impression) are at Enclosures 2 to 4 respectively. HKBU plans to commence the construction works in the third quarter of 2007 for completion in the fourth quarter of 2009.

## JUSTIFICATION

### *School of Communication*

4. The School of Communication (formerly the Department of Communication) of HKBU was first established in 1968. The School has

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undergone considerable growth in the past four decades and has always been one of the key areas of strength of HKBU with over 500 students in the 2006/07 academic year. The School currently offers six research/taught postgraduate programmes and a bachelor degree programme in Communication with five options which are Organisational Communication, Cinema and Television, Digital Graphic Communication, Journalism (Chinese, International and Broadcast) and Public Relations and Advertising.

5. The premises where the School is currently located (i.e. Sing Tao Communication Centre Building and Au Shue Hung Centre for Film & Television) can no longer accommodate all the necessary teaching and learning facilities and offices. Some of the departments and facilities of the School are now scattered in various buildings within the Ho Sin Hang Campus (i.e. Lui Ming Choi Building, Sir Run Run Shaw Building and Fong Shu Chuen Library Building). Furthermore, the School lacks facilities such as news media centre, communication research laboratory, e-resources centre, practise TV and radio stations necessary for the enhancement of teaching and learning and for cross-discipline and cross-media collaboration. The inadequate teaching and research facilities, congested student learning environment, coupled with the scattering of the departments in five locations, have undermined the effectiveness of teaching and learning and restricted further development of the School. A purpose-built building with the provision of adequate space for the School will minimize students' travelling time between classes, and allow intra- / inter-departmental teaching and learning.

### *Academy of Visual Arts*

6. The Academy of Visual Arts of HKBU was established in September 2005 and is now offering a Bachelor of Arts programme for over 100 students. The student population of the Academy will gradually increase to over 400 students under a four-year undergraduate programme. HKBU also plans to introduce a graduate master programme for the Arts discipline. At present, the Academy is temporarily accommodated in the rented premises at HKBU's Kai Tak Campus at Kwun Tong Road.

7. The Academy is the first of its kind in Hong Kong. Due to the unique nature of visual arts training, high headroom and heavy loading space is required for installing art studios, sculpture studios, galleries as well as providing space with controlled daylight penetration for painting / drawing studios. Such specific requirements could not be met by altering the existing premises. A proposed purpose-built building will be necessary to provide the space and

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tailor-made facilities to the needs of the Academy and facilitate its development into the School of Creative/Visual Arts as its student population grows in future.

### *Proposal*

8. HKBU proposed to construct a purpose-built building to house both the School and the Academy under one roof with a view to creating synergy among the creative media, digital graphic production and visual arts disciplines. The purpose-built building will provide common facilities, such as exhibition gallery, crit room to be shared by the School and the Academy for exhibitions and displaying projects / works by the students.

9. According to the study on space and accommodation requirements of UGC-funded institutions conducted by the UGC in April 2006, HKBU has an overall 23% shortfall in space provision (i.e. about 16 000 m<sup>2</sup> in NOFA). The new building will provide a total 9 033 m<sup>2</sup> of space (in NOFA) and will reduce the overall shortfall to about 11%. Upon completion of the new building, the space currently occupied by the School will be vacated for other uses to alleviate the existing space shortfall of HKBU.

10. As required under the Kowloon Tong Outline Zoning Plan No. S/K18/13, an open space of not less than 1 800 m<sup>2</sup>, including a covered area of not more than 602 m<sup>2</sup>, for public enjoyment shall be provided on the ground level. HKBU will provide a sculpture garden with student's artwork display at the western part of the site for public enjoyment.

### **FINANCIAL IMPLICATIONS**

11. HKBU estimates the total project cost for the School of Communication-cum-School of Creative / Visual Arts Building to be \$267.1 million in MOD prices. HKBU will contribute \$45.0 million to this project through its private sources of funding.

12. SG, UGC, on the advice of D Arch S, recommends a capital funding of \$222.1 million in MOD prices to be provided by the Government (see paragraph 15 below), made up as follows –

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	<b>\$ million</b>	
(a) Site development, including piling	9.2	
(b) Building	128.9	
(c) Building services	65.8	
(d) Drainage	2.0	
(e) External works	7.0	
(f) Consultants' fees for –	8.5	
(i) tender assessment	0.4	
(ii) contract administration	4.0	
(iii) site supervision	3.9	
(iv) out-of-pocket expenses	0.2	
(g) Furniture and equipment <sup>1</sup>	24.3	
(h) Contingencies	<u>18.4</u>	
Sub-total	264.1	(in September 2006 prices)
(i) Provision for price adjustment	<u>3.0</u>	
Sub-total	267.1	(in MOD prices)
(j) Less contribution by HKBU	<u>(45.0)</u>	
Total	<u>222.1</u>	(in MOD prices)

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<sup>1</sup> Based on 12.5% of the building and building services costs of the project estimate.

13. HKBU proposes to engage consultants to undertake tender assessment, contract administration and site supervision of the project. A detailed breakdown of the estimate for the consultants' fees by man-months is at Enclosure 5.

14. The construction floor area (CFA) of the building of this project is 16 420 m<sup>2</sup>. The estimated construction unit cost, represented by the building and building services costs, is \$11,857 per m<sup>2</sup> of CFA in September 2006 prices. D Arch S considers the estimated construction unit cost reasonable and comparable to those of similar projects such as **46EF** "Teaching complex at western campus" of CUHK (with an estimated construction unit cost of \$11 604 per m<sup>2</sup> of CFA in September 2006 prices and scheduled for completion in late 2008). A detailed account of the CFA vis-à-vis the construction unit cost of **19EH** is at Enclosure 6.

15. Subject to approval, HKBU will phase the expenditure as follows –

Year	Total \$ million (Sept 2006)	Price adjustment factor	\$ million (MOD)	Contribution by HKBU \$ million	Project Vote \$ million (MOD)
2007 – 08	20.9	0.99900	20.9	20.9	–
2008 – 09	112.3	1.00649	113.0	24.1	88.9
2009 – 10	110.6	1.01656	112.4	–	112.4
2010 – 11	20.3	1.02672	20.8	–	20.8
	<u>264.1</u>		<u>267.1</u>	<u>45.0</u>	<u>222.1</u>

16. 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 2011. HKBU will award the contract on a fixed-price lump-sum basis because the scope of the works can be clearly defined in advance.

17. The project will have no impact on tuition fees. The additional recurrent costs will be absorbed by HKBU and the proposal has no additional recurrent implications on the Government.

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## PUBLIC CONSULTATION

18. The proposed building is located on Government land outside the HKBU campus. HKBU consulted the Kowloon City District Council (KCDC) on the project on 23 May 2007. Members of the KCDC supported the project.

## ENVIRONMENTAL IMPLICATIONS

19. The project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). HKBU has engaged a consultant to conduct a Preliminary Environmental Review (PER) on the project, which was completed in May 2007. The PER recommended the development to be fully air-conditioned and mechanically ventilated, and be provided with acoustic insulation with adequate window-glazing. The PER concluded and the Director of Environmental Protection agreed that with the implementation of the proposed mitigation measures in the PER, the project will have no long-term environmental impact. HKBU has included in the project estimates the cost of implementing the mitigation measures.

20. During construction, HKBU 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.

21. HKBU has considered measures (e.g. use metal site hoardings and signboards so that these materials can be recycled or reused in other projects) in the planning and design stages to reduce the generation of construction and demolition (C&D) materials where possible. In addition, HKBU will require the contractor to reuse inert C&D materials (e.g. reuse suitable excavated materials as backfill) 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>2</sup>. HKBU will encourage the contractor to maximize the use of recycled or recyclable C&D materials, as well as the use of non-timber formwork to further minimize the generation of construction waste.

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<sup>2</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.

22. HKBU 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. HKBU will ensure that the day-to-day operations on site comply with the approved WMP. HKBU 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. HKBU will require the contractor to separate public fill from C&D waste for disposal at appropriate facilities. HKBU will record the disposal, reuse and recycling of C&D materials for monitoring purposes.

23. HKBU estimates that the project will generate about 5 000 tonnes of C&D materials. Of these, HKBU will reuse about 3 250 tonnes (65%) on site, deliver 1 400 tonnes (28%) to public fill reception facilities for subsequent reuse, and dispose 350 tonnes (7%) at landfills. The total cost for accommodating C&D materials at public fill reception facilities and landfill sites is estimated to be \$81,550 for this project (based on an unit cost of \$27/tonne for disposal at public fill reception facilities and \$125/tonne<sup>3</sup> at landfills).

## LAND ACQUISITION

24. The project does not require any land acquisition.

## BACKGROUND INFORMATION

25. Under existing procedures, UGC-funded institutions submit capital works proposals to the UGC annually. The UGC examines all these proposals carefully, with professional advice provided by D Arch S who acts as UGC's Technical Adviser. The UGC refers those supported proposals to the Administration for funding consideration. Having examined HKBU's proposal, SG, UGC has, in consultation with D Arch S, adjusted the project estimate proposed by HKBU to arrive at the project estimate set out in paragraph 12 above.

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<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 is likely to be more expensive) when the existing ones are filled.



26. We upgraded **19EH** to Category B in May 2006. HKBU engaged consultants to carry out a topographical survey and site investigation and to prepare detailed design and tender documents in July 2006 at a total cost of \$8.8 million. We charged this amount to block allocation **Subhead 8100EX** "Alterations, additions, repairs and improvements to the campuses of the UGC funded institutions". The consultants have completed the topographical survey, site investigation and detailed design of the project. The consultant is finalising the tender documents of the project.

27. The project will involve the felling of 35 trees. All trees to be removed are not important trees<sup>4</sup>. HKBU will incorporate planting proposals as part of the project, including estimated quantities of 47 trees, 399 m<sup>2</sup> of shrub planting on sloping area and 167 m<sup>2</sup> of shrub planting at ground floor level. In addition, HKBU will incorporate the green roof design to the project as far as possible.

28. HKBU estimates that the project will create some 175 jobs (155 for labourers and another 20 for professional/technical staff) providing a total employment of 4 600 man-months.

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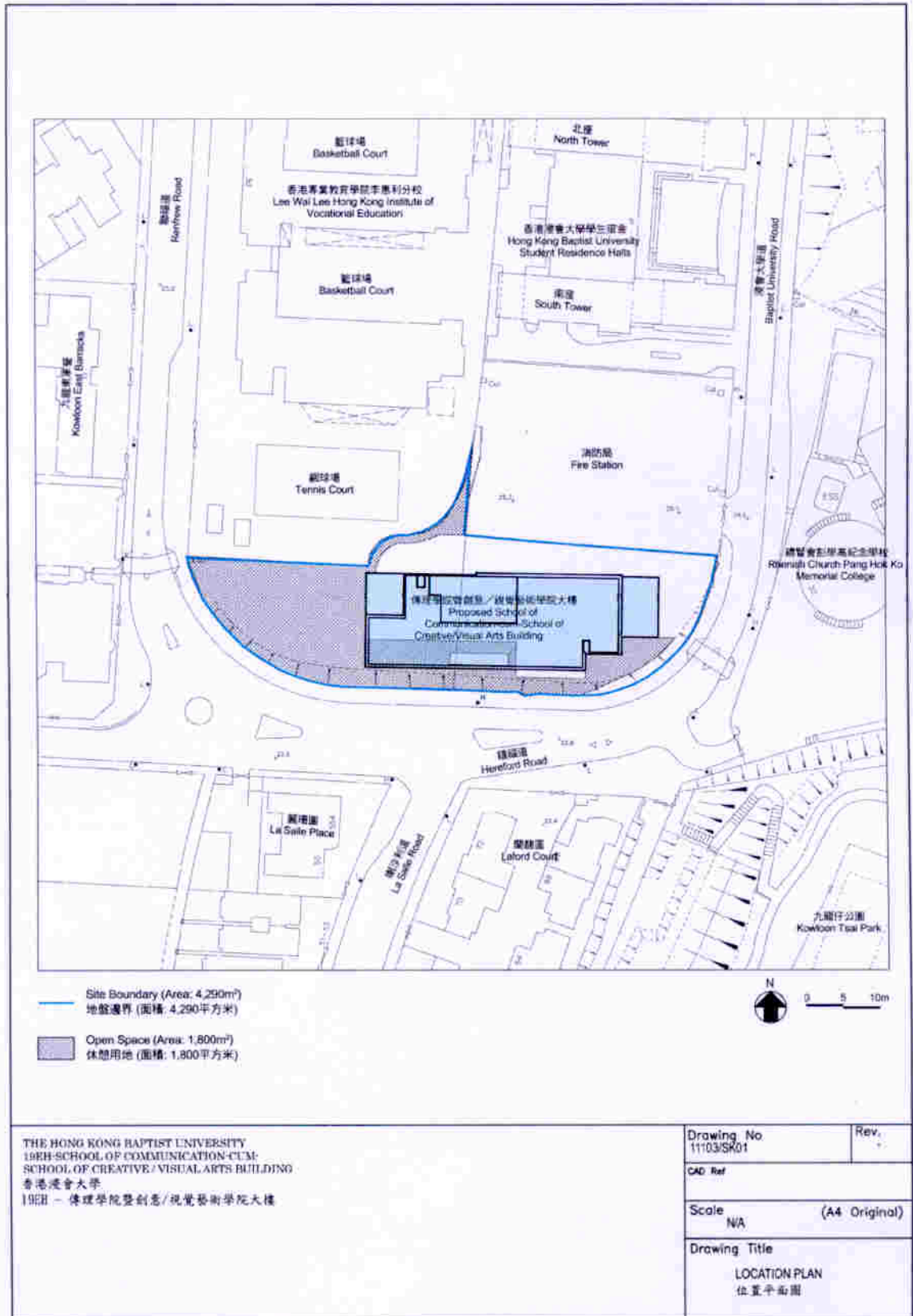
Education and Manpower Bureau  
June 2007

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<sup>4</sup> "Important trees" refer 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 tree, tree as landmark of monastery or heritage monument, and trees in memory of an important person 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 m (measured at 1.3 m above ground level) or with height/canopy spread equal or exceeding 25 m.

附件 1 Enclosure 1 to PWSC(2007-08)43

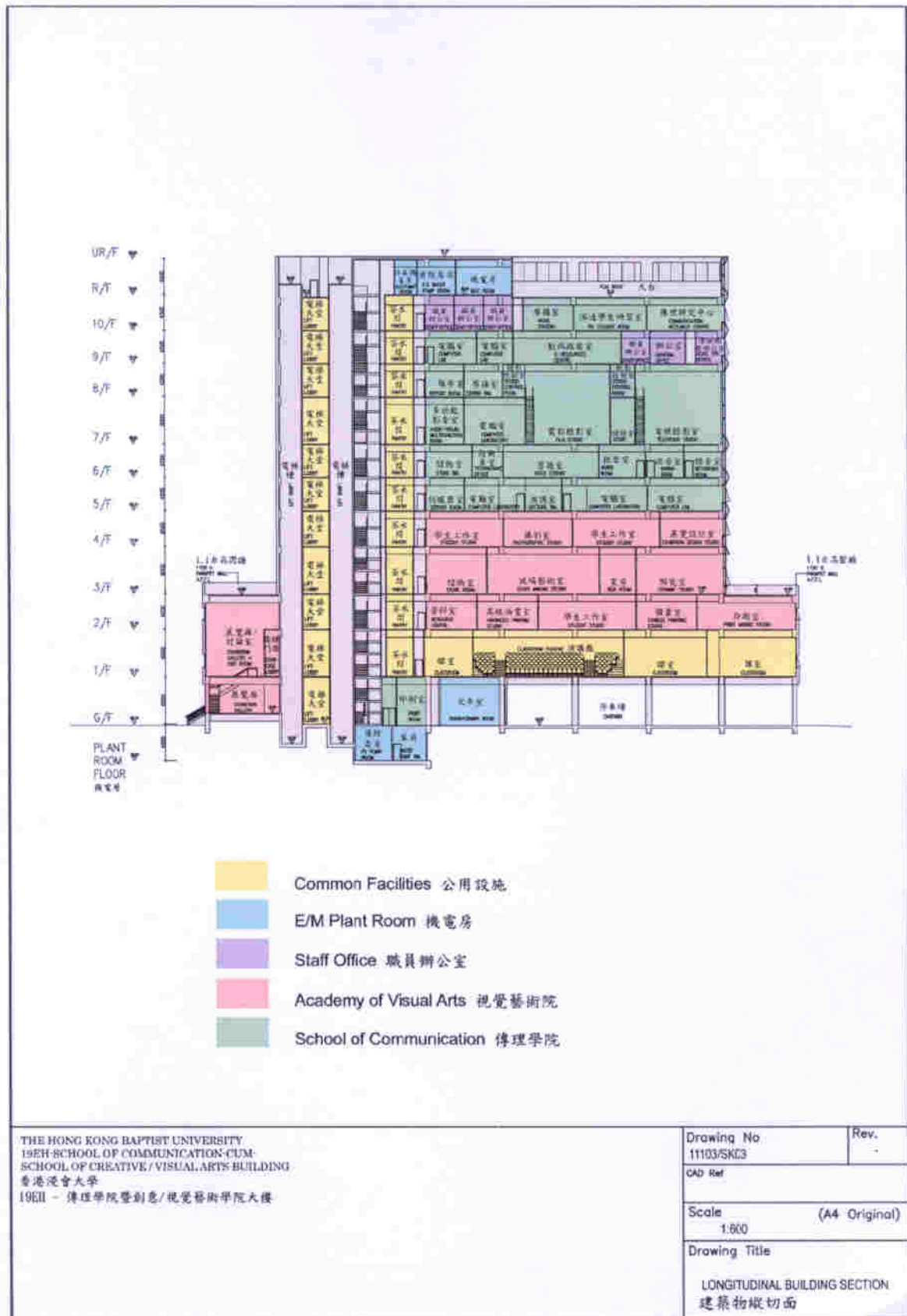


**The Hong Kong Baptist University  
19EH – School of Communication-cum-  
School of Creative / Visual Arts Building**

**List of facilities**

<b>Facilities</b>		<b>Estimated floor area in net operational floor area (NOFA) (m<sup>2</sup>)</b>
(a)	Classroom Facilities	683
(b)	Study Space	1 174
(c)	Teaching Laboratories	4 477
(d)	Open Laboratories	768
(e)	Office Facilities	1 524
(f)	Student / Staff Amenities	355
(g)	Support Facilities	52
<b>Total</b>		<hr/> 9 033 <hr/>

附件 3 Enclosure 3 to PWSC(2007-08)43



The Hong Kong Baptist University  
19EH – School of Communication-cum-  
School of Creative / Visual Arts Building  
香港浸會大學  
19EH – 傳理學院暨創意／視覺藝術學院大樓



傳理學院暨創意／視覺藝術學院大樓(構思圖)  
School of Communication-cum-School of Creative/Visual Arts Building (Artist's Impression)

THE HONG KONG BAPTIST UNIVERSITY  
19EH-SCHOOL OF COMMUNICATION-CUM-  
SCHOOL OF CREATIVE / VISUAL ARTS BUILDING  
香港浸會大學  
19EH - 傳理學院暨創意／視覺藝術學院大樓

Drawing No 11103/5K02	Rev. A
DAD Ref	
Scale N/A	(A4 Original)
Drawing Title PERSPECTIVE 透視圖	

**Enclosure 5 to PWSC(2007-08)43**

**The Hong Kong Baptist University  
19EH – School of Communication-cum-  
School of Creative / Visual Arts Building**

**Breakdown of the estimate for consultants' fees** <sup>(Note 1)</sup>

		<b>Estimated man- months</b>	<b>Average MPS* salary point</b>	<b>Multiplier (Note 2)</b>	<b>Estimated fee (\$ million) (Sept 2006)</b>
(a) Consultants' fees <sup>(Note 3)</sup>					
(i) Tender assessment	Professional	–	–	–	0.2
	Technical	–	–	–	0.2
(ii) Contract administration	Professional	–	–	–	2.0
	Technical	–	–	–	2.0
(b) Site supervision <sup>(Note 4)</sup>	Professional	26.5	38	1.6	2.3
	Technical	55.5	14	1.6	1.6
(c) Out of pocket expenses <sup>(Note 5)</sup>					
Lithography and other direct expenses		–	–	–	0.2
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Total					8.5
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\* MPS = Master Pay Scale

**Notes**

1. Having examined the consultants' fees estimated by HKBU, the Director of Architectural Services considers the figures acceptable.
2. 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 2007, MPS point 38 = \$54,255 per month, MPS point 14 = \$18,010 per month.)
3. The consultants' staff cost for tender assessment and contract administration are calculated in accordance with the existing consultancy agreement obtained through competitive tendering for the design and construction of **19EH**. The assignment will only be executed subject to Finance Committee's approval to upgrade **19EH** to Category A.

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4. We will only know the actual man-months and actual costs after completion of the construction works.
5. Out-of-pocket expenses are the actual costs incurred. The consultants are not entitled to any additional payment for the overheads or profit in respect of these items. We will only know the actual costs for out-of-pocket expenses after completion of the project.

**Enclosure 6 to PWSC(2007-08)43**

**The Hong Kong Baptist University  
19EH – School of Communication-cum-  
School of Creative / Visual Arts Building**

**Breakdown of the construction floor area (CFA) vis-à-vis the construction unit cost**

(a) Breakdown of CFA

	<b>Estimated floor area (m<sup>2</sup>)</b>
Net operational floor area (NOFA)	9 033
Circulation areas, toilets and pantries	5 021
Structure and walls, Mechanical and electrical plants	2 366
CFA	<hr/> 16 420 <hr/>

(b) NOFA/CFA ratio 55%

(c) Estimated construction unit cost \$11,857 per m<sup>2</sup> of CFA  
(represented by the building and (in September 2006 prices)  
building services costs)