

For discussion
on 23 April 2008

PWSC(2008-09)5

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 703 – BUILDINGS

Recreation, Culture and Amenities – Cultural facilities

58RE – Reprovisioning of Pak Tin Public Library

Members are invited to recommend to Finance Committee the upgrading of **58RE** to Category A at an estimated cost of \$36.1 million in money-of-the-day prices for the reprovisioning of Pak Tin Public Library.

PROBLEM

We need to reprovision Pak Tin Public Library and bring it in line with present-day standard.

PROPOSAL

2. The Director of Architectural Services, with the support of the Secretary for Home Affairs (SHA), proposes to upgrade **58RE** to Category A at an estimated cost of \$36.1 million in money-of-the-day (MOD) prices for reprovisioning Pak Tin Public Library (PTPL) to the eighth floor of the Welfare / Retail Annex Block of the Shek Kip Mei Estate Phase 2 redevelopment.

/PROJECT

PROJECT SCOPE AND NATURE

3. The proposed scope of **58RE** includes –
- (a) a bare shell on the eighth floor of the Welfare/Retail Annex Block of the Shek Kip Mei Estate Phase 2 redevelopment; and
 - (b) fitting-out of the bare shell for use as a public library with a Net Operational Floor Area (NOFA) of about 540 square metres (m²), which includes -
 - (i) an adult library;
 - (ii) a children's library;
 - (iii) a newspapers and periodicals section;
 - (iv) an extension activities room;
 - (v) a customer service counter;
 - (vi) a book display area;
 - (vii) book drops and book processing room;
 - (viii) a book sorting area;
 - (ix) a computer equipment room;
 - (x) offices; and
 - (xi) other ancillary facilities including stores, public toilets, staff toilets, staff changing rooms, plant rooms, etc.

———— A site location plan and conceptual layout plan are at Enclosures 1 to 2. The Director of Housing (D of H) will undertake the construction works for a bare shell for the library as part of the housing redevelopment programme. The relevant works are expected to commence in June 2008 and the bare shell will be available in early 2012. We plan to start the fitting-out works in April 2012 for completion in January 2013.

/ **JUSTIFICATION.....**

JUSTIFICATION

4. Sham Shui Po District has a population of 371 900 which is expected to increase by about 13% to 420 400 in 2016. The district is at present served by two district libraries, namely, Lai Chi Kok Public Library and Po On Road Public Library; two small libraries, namely, the existing PTPL and Un Chau Street Public Library; and three mobile library service points located at Fu Cheong Estate, Tai Hang Tung Estate and Hoi Lai Estate.

5. Shek Kip Mei including Pak Tin area in Sham Shui Po is currently served by a small library at Pak Tin Estate with an NOFA of only about 129 m² which is far below the prevailing standard space of a small library of 500 m². Moreover, the existing PTPL was opened in 1984 and its present set-up is unable to meet the heavy demand for public library services from the community.

6. Constrained by its small area, the PTPL can offer only a limited range of library services to the public. Considering the increasing demand for library services and to cope with the wider use of information technologies to support the infrastructure and operation of the library, there is a need to re-provision the existing PTPL to a larger and more centrally located area in the Annex Block of the Shek Kip Mei Estate Phase 2 redevelopment. The new library will benefit the local residents and provide them with better library services.

FINANCIAL IMPLICATIONS

7. We estimate the capital cost of the project to be \$36.1 million in MOD prices (see paragraph 8 below), made up as follows –

	\$ million
(a) Bare shell charges (Housing Department)	12.9

/\$ million.....

		\$ million	
(b)	Fitting-out of bare shell of the library –	10.8	
	(i) Site works	0.1	
	(ii) Building ¹	5.7	
	(iii) Building services	5.0	
(c)	Furniture and equipment	1.2	
(d)	Consultants' fees for fitting-out works–	1.6	
	(i) Detailed design, tender documentation and contract administration	0.9	
	(ii) Site supervision	0.7	
(e)	On-cost to Housing Authority ²	1.6	
(f)	Contingencies	2.4	
	Sub-total	30.5	(in September 2007 prices)
(g)	Provision for price adjustment	5.6	
	Total	36.1	(in MOD prices)

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¹ Building works refer to partitioning, wall/floor/ceiling finishes such as wall painting, carpeting and false ceiling, doors with ironmongeries, building fixtures, signage and graphics, built-in furniture, plumbing and drainage installations, etc.

² We will pay on-cost to the Housing Authority at 12.5% of the estimated bare shell construction costs.

We propose to engage consultants to undertake detailed design, tender documentation, contract administration and site supervision for the fitting-out works of the project. A detailed breakdown of the estimate for consultants' fees by man-months is at Enclosure 3. The construction floor area (CFA) of **58RE** is 1 193 m². The total building and building services costs for the bare shell³ and fitting-out works is \$20.5 million. The estimated construction unit cost, represented by the building and the building services costs, is therefore \$17,184 per m² of CFA in September 2007 prices. We consider this comparable to similar projects built by the Government.

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

Year	\$ million (Sept 2007)	Price adjustment factor	\$ million (MOD)
2008 – 09	1.0	1.02575	1.0
2009 – 10	1.6	1.06293	1.7
2010 – 11	4.0	1.10545	4.4
2011 – 12	4.5	1.14967	5.2
2012 – 13	9.9	1.19566	11.8
2013 – 14	6.2	1.24348	7.7
2014 – 15	2.1	1.29322	2.7
2015 – 16	1.2	1.34495	1.6
	30.5		36.1

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 2008 to 2016. The design and construction of the Welfare/Retail Annex Block will be undertaken and supervised by D of H. The piling works and building works will be delivered through two lump sum contracts because the scope of the works can be clearly /defined.....

³ The building and building services costs for the bare shell of the proposed public library is \$8.4 million and \$1.4 million respectively.

defined in advance. The contract for building works will provide for price adjustments because the contract period will exceed 21 months. Regarding the fitting-out works for the library, we will award the contract through a lump sum contract because we can clearly define the scope of the works in advance. This contract will not provide for price adjustments because the contract period will not exceed 21 months.

10. At present, the recurrent expenditure of PTPL is \$1.504 million. We estimate the annual recurrent expenditure arising from this project to be \$3.708 million.

PUBLIC CONSULTATION

11. We consulted the Community Affairs Committee of Sham Shui Po District Council on the proposed scope for reprovisioning of the PTPL on 31 May 2007 and provided the members with a supplementary information paper in July 2007. Members of the Committee endorsed the proposal.

12. We circulated an information paper for consideration by the Legislative Council Panel on Home Affairs on 14 March 2008. Members did not raise any objection to the submission of the funding proposal to the Public Works Subcommittee.

ENVIRONMENTAL IMPLICATIONS

13. The project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). The project has very little potential for giving rise to adverse environmental impacts.

14. During construction, we will control noise and dust nuisances to within established standards and guidelines through the implementation of mitigation measures in the contract. These include the use of silencers, mufflers, acoustic lining or shields for noisy construction activities and frequent cleaning.

15. We have considered measures in the planning and design stages to reduce the generation of construction waste where possible (e.g. using metal site hoardings and signboards so that these materials can be recycled or reused in other projects). In addition, we will require the contractor to reuse inert construction waste (e.g. broken concrete) on site or in other suitable construction sites as far as possible, in order to minimise the disposal of inert construction waste to public fill reception facilities⁴. We will encourage the contractor to maximise the use of recycled or recyclable inert construction waste, as well as the use of non-timber formwork to further minimize the generation of construction waste.

16. We will also require the contractor to submit for approval a plan setting out the waste management measures, which will include appropriate mitigation means to avoid, reduce, reuse and recycle inert construction waste. We will ensure that the day-to-day operations on site comply with the approved plan. We will require the contractor to separate the inert portion from non-inert construction waste on site for disposal at appropriate facilities. We will control the disposal of inert construction waste and non-inert construction waste to public fill reception facilities and landfills respectively through a trip-ticket system.

17. We estimate that the fitting-out works of the project will generate in total about 22 tonnes of construction waste. Of these, we will deliver 5 tonnes (23%) of inert construction waste to public fill reception facilities for subsequent reuse. In addition, we will dispose of 17 tonnes (77%⁵) of non-inert construction waste at landfills. The total cost for accommodating construction waste at public fill reception facilities and landfill sites is estimated to be \$2,260 for this project (based on a unit cost of \$27/tonne for disposal at public fill reception facilities and \$125/tonne⁶ at landfills).

ENERGY CONSERVATION MEASURES

18. This project has adopted various forms of energy efficient features, including –

/(a).....

4 Public fill reception facilities are specified in Schedule 4 of the Waste Disposal (Charges for Disposal of Construction Waste) Regulation. Disposal of inert construction waste in public fill reception facilities requires a licence issued by the Director of Civil Engineering and Development.

5 There is a higher percentage of non-inert construction 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.

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

- (a) demand control of fresh air supply with carbon dioxide sensors;
- (b) lighting control system including occupancy sensors and photo sensors; and
- (c) LED type exit signs.

19. It is a fitting-out project and the project site is located at the eighth floor of the Welfare/Retail Annex Block of the Shek Kip Mei Estate Phase 2 redevelopment. There is no suitable space available for the installation of renewable energy features and green features that serve the Library at the Annex Block.

20. The total estimated additional cost for adoption of the energy efficient features is around \$100,000. There will be about 10% energy savings in the annual energy consumption.

HERITAGE IMPLICATIONS

21. The project will not affect any heritage site, i.e. all declared monuments, proposed monuments, graded historic sites/buildings, sites of archaeological interest and Government historic sites identified by the Antiquities and Monuments Office.

LAND ACQUISITION

22. The project does not require any land acquisition.

BACKGROUND INFORMATION

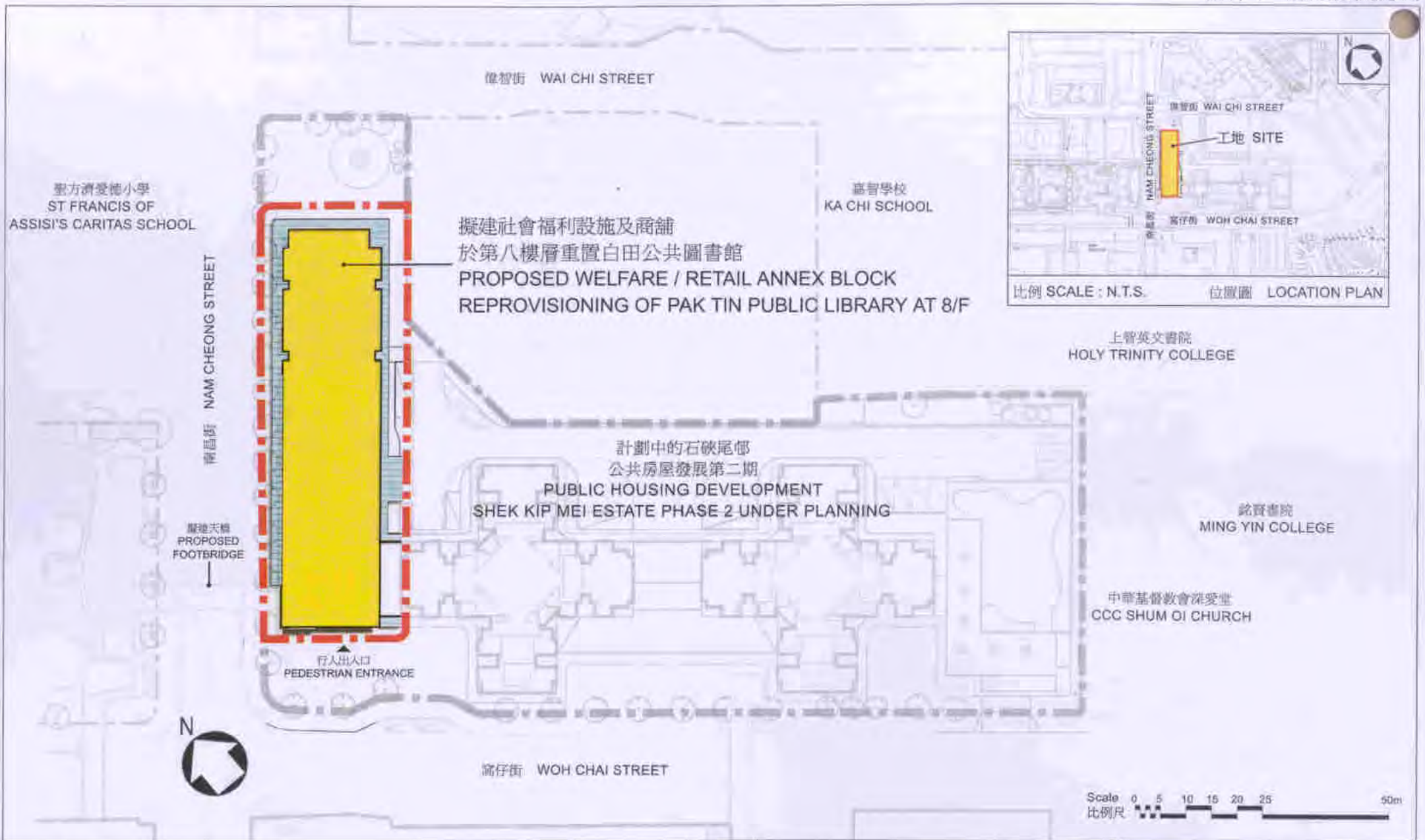
23. We upgraded **58RE** to Category B in December 2007. We will engage consultants and a quantity surveying consultant in due course to undertake the detailed design and tender documentation for the fitting-out works.

24. The proposed fitting-out works will not involve any tree removal or planting proposal.

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25. We estimate that the proposed works will create about 26 jobs (22 for labourers and another four for professional/technical staff) providing a total employment of 310 man-months.

Home Affairs Bureau
April 2008



title 58RE - Reprovisioning of Pak Tin Public Library 重置白田公共圖書館	drawn by C.K. CHAU	date 21/02/08	drawing no. AB/7281/XA101	scale 1:1000
	approved C.M. LAI	date 21/02/08	office PROJECT MANAGEMENT BRANCH 3	




ARCHITECTURAL SERVICES DEPARTMENT
建築署



白田公共圖書館建議設計

PROPOSED LAYOUT OF THE PAK TIN PUBLIC LIBRARY

title 58RE 重置白田公共圖書館 REPROVISIONING OF PAK TIN PUBLIC LIBRARY	drawn by J. CHAU	date MAR 08	drawing no. AB/7281/XA001	scale 1:300
	approved C.M. LAI	date MAR 08	 ARCHITECTURAL SERVICES DEPARTMENT	
	office PROJECT MANAGEMENT BRANCH 3			

58RE – Reprovisioning of Pak Tin Public Library

Breakdown of the estimate for consultants' fees

Consultants' staff costs			Estimated man- months	Average MPS* salary point	Multiplier (Note 1)	Estimated fee (\$ million)
(a)	Detailed design, tender documentation and contract administration (Note 2)	Professional	5.3	38	2.0	0.6
		Technical	8.0	14	2.0	0.3
(b)	Site supervision (Note 2)	Technical	23.2	14	1.6	0.7
					Total	1.6

* MPS = Master Pay Scale

Notes

1. A multiplier of 2.0 is applied to the average MPS point to estimate the full staff costs including the consultants' overheads and profit, as the staff will be employed in the consultants' office. 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 April 2007, MPS point 38 = \$56,945 per month and MPS point 14 = \$18,840 per month.)
2. The consultants' staff costs are based on the estimate prepared by the Director of Architectural Services. We will only know the actual man-months and actual fees after we have selected the consultant through the usual competitive bidding system.