

## ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

### HEAD 703 – BUILDINGS

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

#### **55RE – A permanent planning and infrastructure exhibition gallery at City Hall Annex**

Members are invited to recommend to Finance Committee the upgrading of **55RE** to Category A at an estimated cost of \$253.7 million in money-of-the-day prices for the establishment of a permanent planning and infrastructure exhibition gallery at the City Hall Annex, Central.

### PROBLEM

We need a permanent venue for a planning and infrastructure exhibition gallery to showcase Hong Kong's major planning proposals and infrastructure projects.

### PROPOSAL

2. The Director of Architectural Services, with the support of the Secretary for Development, proposes to upgrade **55RE** to Category A at an estimated cost of \$253.7 million in money-of-the-day (MOD) prices for the establishment of a permanent planning and infrastructure exhibition gallery at the City Hall Annex.

/PROJECT .....

**PROJECT SCOPE AND NATURE**

3. The scope of **55RE** includes –
- (a) the refurbishment of the City Hall Annex 1/F to 4/F and upgrading of the existing Hong Kong Planning and Infrastructure Exhibition Gallery (the Gallery) on G/F to provide a main foyer, a multi-purpose hall, three meeting rooms, exhibition areas, a resource centre, and administrative and supporting facilities such as offices, server room, store rooms for display systems, exhibits and props for special events;
  - (b) the fabrication and installation of new exhibits;
  - (c) the fitting-out of new offices for the Food and Environmental Hygiene Department (FEHD) and Liquor Licensing Board currently on 1/F to 4/F of the City Hall Annex, which will need to be relocated to make way for the establishment of the proposed permanent gallery; and
  - (d) the provision of a temporary gallery to maintain continuous service to the public when the existing Gallery in the City Hall Annex is closed down for the works in (a) to (c) above.

\_\_\_\_\_ 4. A site plan of the proposed permanent gallery is at Enclosure 1.  
\_\_\_\_\_ Views of the proposed permanent gallery (artist's impression) are at Enclosure 2.  
\_\_\_\_\_ Interior views of the proposed permanent gallery (artist's impression) are at Enclosures 3 and 4. We plan to start the proposed works in paragraphs 3(c) and (d) above in September 2008 for completion in March 2009, and the refurbishment / upgrading works in paragraphs 3(a) and (b) above in April 2009 for completion in June 2012<sup>1</sup>.

**/JUSTIFICATION .....**

---

<sup>1</sup> To minimize the impact on the normal activities of the City Hall complex, noisy activities related to the works in paragraphs 3(a) and (b) will only be carried out in the following time slots : a) 7:00 a.m. to 1:00 p.m. daily from August to October 2009; and b) 12 sessions from 9:00 a.m. to 1:00 p.m. each month during the rest of the contract period.

## JUSTIFICATION

5. Major cities such as Shanghai, Beijing, Singapore and Sydney all have a central exhibition venue to display and share with the public their city's vision for their planning and infrastructure projects. Such exhibitions have projected a positive image of the cities and the venues have also become major tourist attractions.

6. The existing Gallery on G/F of the City Hall Annex, with a floor area of about 460 square metres (m<sup>2</sup>), was originally set up in 2002 as a temporary exhibition gallery to showcase Hong Kong's major planning proposals and infrastructure projects, pending the establishment of a full-fledged permanent exhibition gallery at Tamar. The Administration decided subsequently that the proposed permanent exhibition gallery be excised from the Tamar development project. Hence, an alternative site is required for the provision of a permanent exhibition gallery.

7. The City Hall Annex is situated at a prominent location at the Central harbourfront and easily accessible by public transport. A permanent gallery at this location will also be highly complementary to the uses and activities at the adjacent City Hall. It is therefore proposed to expand the existing Gallery by taking up the remaining floors, i.e. 1/F to 4/F of the City Hall Annex and turning them into a permanent exhibition gallery. When compared to constructing an entirely new building in situ, the renovation of the existing City Hall Annex for the provision of a permanent gallery is also considered more environmentally friendly as it will reduce to a great extent the demolition works required and hence the generation of less construction waste.

8. The small size of the existing Gallery has posed many constraints to its daily operation. For instance, guided-tours have to be limited to small groups not exceeding 20 people each and no more than two guided-tours can be conducted in the Gallery at the same time. Bookings for guided-tours have been declined due to space limitation. The briefing room at the existing Gallery (with a floor area of about 22 m<sup>2</sup>) allows only about 12 visitors inside. Moreover, there is no space for conducting public forums, workshops or large scale themed exhibitions to engage the public and seek their views on planning and infrastructure projects. Other public and private venues have been relied upon instead but their availability is much constrained by the popular demand for these facilities. The situation is unlikely to improve with increasing public interest in involvement in planning and infrastructure projects and the Administration's commitment to engage the public on these projects.

/9. ....

9. The proposed permanent gallery will provide additional space and a flexible design to overcome the operational constraints as mentioned in paragraph 8 above. It will provide venue for the following major activities –

- (a) exhibition of planning and infrastructure projects;
- (b) temporary display of models / presentation materials for consulting the public on planning and infrastructure projects;
- (c) conducting forums, workshops and seminars; and
- (d) provision of a resource centre where the public can obtain information on planning and infrastructure via books, journals and internet facilities.

10. To make way for the establishment of the proposed permanent gallery, the existing offices of the FEHD and Liquor Licensing Board on 1/F to 4/F of the City Hall Annex have to be relocated to other premises for continued operation. There is a need for fitting out new office premises (the New Wanchai Market Building is being actively pursued) for accommodating the aforementioned offices.

11. The existing Gallery will be closed down for the construction works of the proposed permanent gallery. We propose to provide a temporary exhibition gallery on the ground floor of the Murray Road Multi-Storey Carpark Building in Central to maintain service to the public during the construction period of the proposed permanent gallery.

## FINANCIAL IMPLICATIONS

12. We estimate the capital cost of the project to be \$253.7 million in MOD prices (see paragraph 13 below), made up as follows -

	<b>\$ million</b>
(a) Site works	3.9
(b) Demolition, alteration and structural strengthening within the City Hall Annex	6.3

/(c) .....

		<b>\$ million</b>
(c)	Piling	2.8
(d)	Building	70.0
(e)	Building services	27.9
(f)	Drainage	0.3
(g)	External works	1.7
(h)	Soft landscaping works	0.3
(i)	Exhibition works	48.5
(j)	Fitting-out costs for the offices of the FEHD/Liquor Licensing Board	12.0
(k)	Additional energy conservation measures	2.4
(l)	Furniture and equipment <sup>2</sup>	6.5
(m)	Provision of a temporary gallery	20.0
(n)	Consultants' fees for	5.0
	(i) Contract administration for exhibition works	3.7
	(ii) Quantity surveying (QS) services	1.3
(o)	Contingencies	19.5
	Sub-total	227.1 (in September 2007 prices)
(p)	Provision for price adjustment	26.6
	Total	253.7 (in MOD prices)

/We .....

---

<sup>2</sup> Based on an indicative list of furniture and equipment items required.

We propose to engage consultants to undertake contract administration for the exhibition works and QS services. A detailed breakdown of the estimate of the consultants' fees by man-months is at Enclosure 5. The construction floor area (CFA) of **55RE** is 3 983 m<sup>2</sup>. The estimated construction unit cost, represented by the building and building services costs, is \$24,579 per m<sup>2</sup> of CFA in September 2007 prices. We consider the estimated project cost reasonable as compared with that of other government projects.

13. Subject to approval, we will phase the expenditure as follows -

<b>Year</b>	<b>\$ million (Sept 2007)</b>	<b>Price Adjustment factor</b>	<b>\$ million (MOD)</b>
2008 – 09	12.0	1.02575	12.3
2009 – 10	50.0	1.06293	53.1
2010 – 11	60.0	1.10545	66.3
2011 – 12	80.0	1.14967	92.0
2012 – 13	25.1	1.19566	30.0
	227.1		253.7

14. 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 from 2008 to 2013. We will deliver the refurbishment / upgrading works in the City Hall Annex through a lump-sum contract because we can clearly define the scope of the works in advance, leaving little room for uncertainty. The contract will provide for price adjustment as the contract period will exceed 21 months. We will deliver the fitting-out works for the new offices of the FEHD and Liquor Licensing Board and the temporary gallery through minor works term contracts.

15. We estimate the annual recurrent expenditure arising from the project to be \$8.8 million.

/PUBLIC ....

## **PUBLIC CONSULTATION**

16. We organized workshops in May 2007 and October 2007 to seek views on the proposed permanent gallery from relevant professional institutes, namely, Hong Kong Institute of Planners, The Hong Kong Institute of Architects, The Hong Kong Institution of Engineers, The Hong Kong Institute of Landscape Architects and The Hong Kong Institute of Surveyors. We received positive views on the project from the institutes. We also consulted the Central and Western District Council on 13 September 2007. Members supported the project.

17. We consulted the Legislative Panel on Development on 31 May 2008. Members had no objection to the project.

## **ENVIRONMENTAL IMPLICATIONS**

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

19. Because of the Gallery's proximity to the concert hall in the City Hall, 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 during construction. 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.

20. We have considered measures in the planning and design stages to reduce the generation of construction waste where possible. These include retaining the existing structure and using an adaptive approach in design to reduce demolition and piling works. We will also consider the use of steel frame construction, demountable partition and external glass wall to reduce temporary formwork and construction waste. In addition, we will require the contractor to reuse inert construction waste (e.g. demolished concrete) on site or in other suitable construction sites as far as possible, in order to minimize the disposal of

/inert .....

inert construction waste at public fill reception facilities<sup>3</sup>. We will encourage the contractor to maximize the use of recycled or recyclable inert construction waste, as well as non-timber formwork to further minimize the generation of construction waste.

21. 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 as far as practicable for disposal at appropriate facilities. We will control the disposal of inert and non-inert construction waste to public fill reception facilities and landfills respectively through a trip-ticket system.

22. We estimate that the project will generate in total about 1 100 tonnes of construction waste. Of these, 1 000 tonnes (90.9%) are inert construction waste and 100 tonnes (9.1%) are non-inert construction waste which we will deliver to public fill reception facilities for subsequent reuse and disposal at landfills respectively. The total cost for accommodating construction waste at public fill reception facilities and landfill sites is estimated to be \$39,500 for this project (based on a unit cost of \$27/tonne for disposal at public fill reception facilities and \$125/tonne<sup>4</sup> at landfills).

## ENERGY CONSERVATION MEASURES

23. The project has adopted various forms of energy efficient features, including –

- (a) T5 energy efficient fluorescent tubes with electronic ballast and lighting control by occupancy sensors and daylight sensors;
- (b) light-emitting diode (LED) type exit signs;

/(c) .....

---

<sup>3</sup> 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.

<sup>4</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.



- (c) heat recovery fresh air pre-conditioners;
- (d) demand control of fresh air supply with carbon dioxide sensors;
- (e) automatic on/off switching of lighting and ventilation fans inside lifts; and
- (f) service-on-demand control for escalators.

24. For renewable energy technologies, we will adopt a small scale wind turbine and sunlight collection system for demonstration purposes.

25. For greening features, we will install a west-facing vertical green trellis to screen the staircase and lobby from solar heat gain.

26. The total estimated additional cost for adoption of the above features is around \$2.4 million which has been included in the cost estimate for this project. There will be about 9% energy savings in the annual energy consumption.

## **HERITAGE IMPLICATIONS**

27. The subject site is adjacent to the City Hall Low Block which is a heritage site identified by the Antiquities and Monuments Office (AMO). Three existing balconies of the City Hall Low Block protrude into the City Hall Annex site (see Enclosure 1). A design solution will be developed by the Architectural Services Department to accommodate the three balconies to the satisfaction of AMO. AMO has confirmed that no Heritage Impact Assessment is therefore required for the exhibition and refurbishment works of the City Hall Annex.

## **LAND ACQUISITION**

28. This project does not require any land acquisition.

**/BACKGROUND .....**

**BACKGROUND INFORMATION**

29. We upgraded **55RE** to Category B in February 2007. We engaged a term contractor in May 2007 to carry out a site investigation and structural survey and a QS consultant in October 2007 to prepare tender documents. We also engaged an exhibition consultant in January 2008 to undertake sketch and detailed design of the exhibition works. Besides, we also engaged consultants to carry out other services which included fire engineering study, utility mapping, and the making of study models. The total cost of the above consultancy services and works is about \$8.2 million. We 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 term contractor has completed the site investigation and structural survey works. The consultants for the fire engineering study, utility mapping and study models have completed their work. The QS consultant is finalising the tender documents and the exhibition consultant is working on the sketch and detailed design.

30. The proposed works will not involve any tree removal or planting proposal.

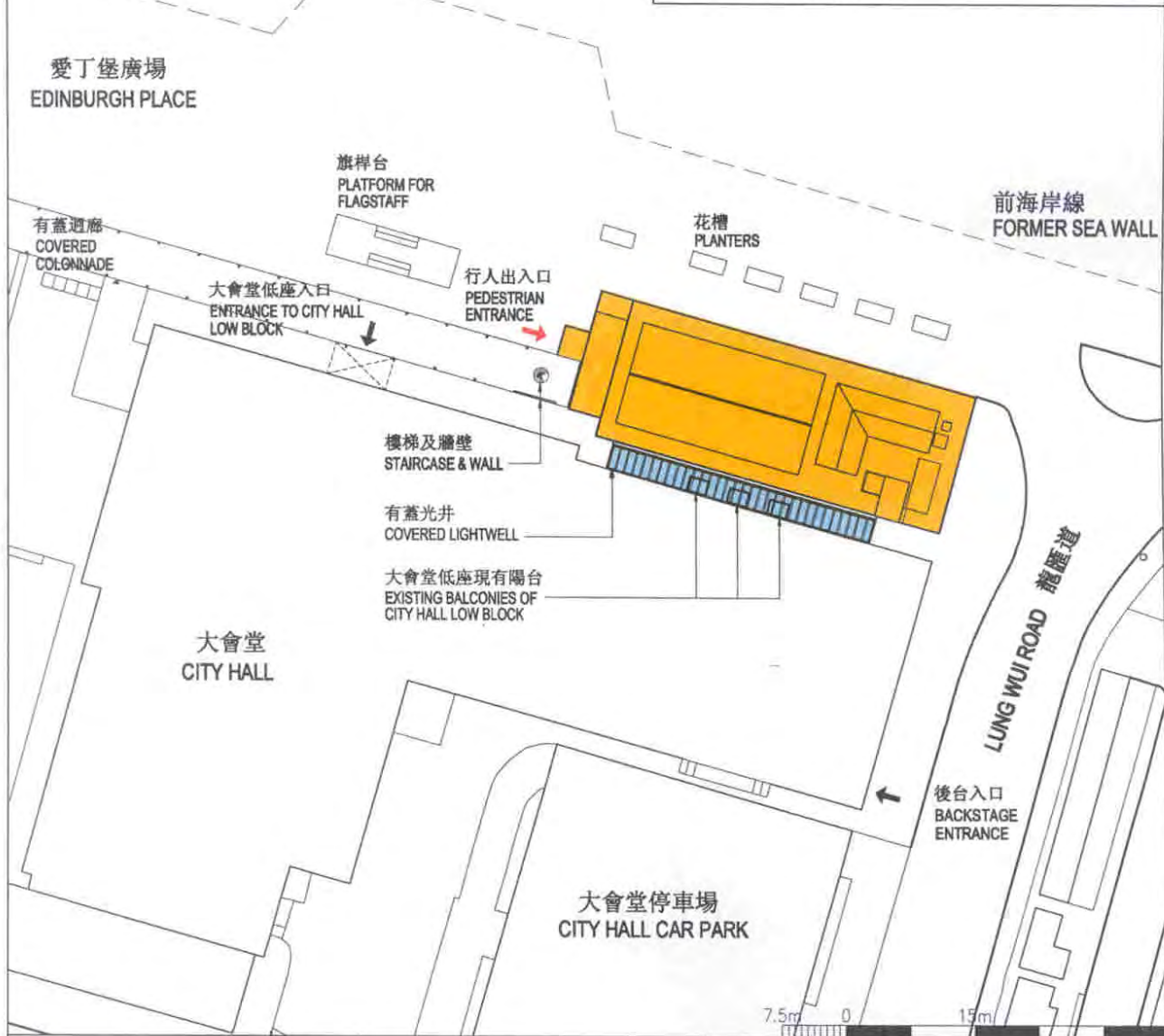
31. We estimate that the proposed works will create about 163 jobs (149 for labourers and 14 for professional/technical staff) providing a total employment of 3 702 man-months.

-----  
Development Bureau  
June 2008



位置圖 LOCATION PLAN

1:2500



title 3055RE  
 香港大會堂附屬建築物改建為永久規劃及基建展覽館  
 A PERMANENT PLANNING AND INFRASTRUCTURE EXHIBITION GALLERY AT CITY HALL ANNEX

drawn by	CHRIS CHUI	date	MAY 08
approved	KEVIN LI	date	MAY 08
office	ARCHITECTURAL BRANCH		

drawing no.	scale
AB/7195/XA001	1:750
 ARCHITECTURAL SERVICES DEPARTMENT	



從西北面望向擬建的展覽館及現有大會堂建築群的構思圖  
VIEW OF THE PROPOSED GALLERY & EXISTING CITY HALL COMPLEX FROM NORTH-  
WESTERN DIRECTION (ARTIST'S IMPRESSION)



從西北面望向擬建的展覽館正面的構思圖  
VIEW OF THE PROPOSED GALLERY FROM NORTH-WESTERN DIRECTION (ARTIST'S  
IMPRESSION)

3055RE

香港大會堂附屬建築物改建為永久規劃及基建展覽館

A PERMANENT PLANNING AND INFRASTRUCTURE EXHIBITION GALLERY AT CITY HALL  
ANNEX

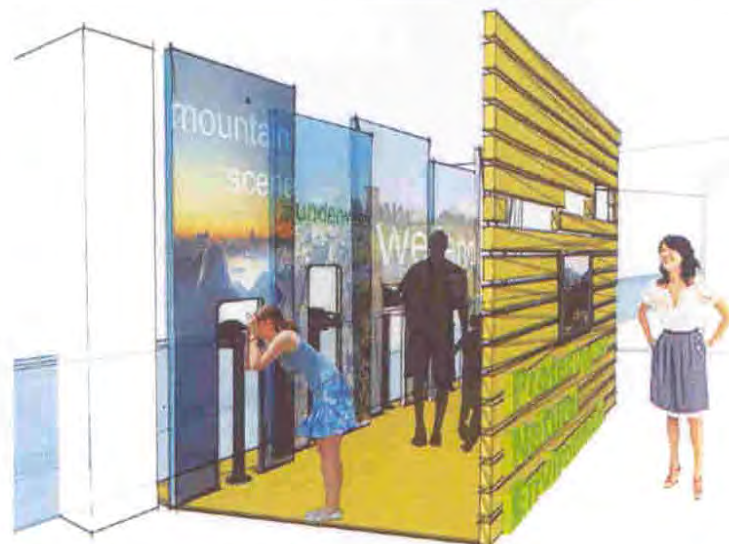


INTERIOR VIEW OF THE PROPOSED MULTI-USE EXHIBITION HALL (ARTIST'S IMPRESSIONS) 擬建的展覽館內的多用途展區構思圖

3055RE

香港大會堂附屬建築物改建為永久規劃及基建展覽館

A PERMANENT PLANNING AND INFRASTRUCTURE EXHIBITION GALLERY AT CITY HALL ANNEX



INTERIOR VIEWS OF THE PROPOSED GALLERY (ARTIST'S IMPRESSIONS) 擬建的展覽館的室內構思圖

3055RE

香港大會堂附屬建築物改建為永久規劃及基建展覽館

A PERMANENT PLANNING AND INFRASTRUCTURE EXHIBITION GALLERY AT CITY HALL ANNEX

**55RE – A permanent planning and infrastructure exhibition gallery at City Hall Annex**

**Breakdown of the estimate for consultants' fees**

Consultants' staff costs		Estimated man-months	Average MPS* salary point	Multiplier	Estimated fee (\$ million)
(a)	Contract administration for exhibition works <sup>(Note 1)</sup>	Professional	-	-	3.7
(b)	Quantity surveying services <sup>(Note 1)</sup>	Professional	-	-	0.6
		Technical	-	-	0.7
				Total	<u>5.0</u>

\* MPS = Master Pay Scale

**Note**

- The consultants' staff cost for contract administration for exhibition works and quantity surveying services are calculated in accordance with the existing consultancy agreements for **55RE**. The assignments will only be executed subject to Finance Committee's approval to upgrade **55RE** to Category A.