

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 703 – BUILDINGS

Recreation, Culture and Amenities – Sports facilities

263RS – Improvement works for Mong Kok Stadium

Members are invited to recommend to Finance Committee the upgrading of **263RS** to Category A at an estimated cost of \$275.5 million in money-of-the-day prices for the improvement of Mong Kok Stadium.

PROBLEM

Mong Kok Stadium is not in a suitable condition to host the high-level sports and other events for which it is a major venue.

PROPOSAL

2. The Director of Architectural Services, with the support of the Secretary for Home Affairs, proposes to upgrade **263RS** to Category A at an estimated cost of \$275.5 million in money-of-the-day (MOD) prices for the improvement of Mong Kok Stadium (MKS).

PROJECT SCOPE AND NATURE

3. The project site occupies an area of 23 800 square metres (m²). The scope of **263RS** includes —

- (a) demolition of all spectator stands and blocks for kiosks, toilets and players' changing rooms;

/(b)

- (b) reconstruction of spectator stands (about 6 500 seats) at the four sides of the pitch with individual seats and provision of light weight covers with lightings for the stands on the North and South sides;
- (c) reprovisioning of the kiosk, offices, storerooms, players' changing rooms, toilets and other ancillary facilities which will be located under the spectator stands;
- (d) reprovisioning of event control, police control facilities and the TV broadcast platform at suitable locations;
- (e) reprovisioning of the VIP stand, VIP seats and VIP room;
- (f) reconstruction of the boundary fence to allow more space for crowd movement;
- (g) reprovisioning of the CCTV and public address systems, admission gates, box offices and entrance plaza; and
- (h) relocation of car parking spaces at Flower Market Road to the eastern end of the site and provision of a new vehicular entrance on Boundary Street.

A site plan is at Enclosure 1. The views of MKS after implementing the proposed improvement (artist's impression) is at Enclosure 2. We plan to start demolition and construction in July 2009 for completion in July 2011.

JUSTIFICATION

4. Given its convenient location, the MKS has served as a major base for staging high level local football matches, as well as events such as the annual parades of the Hong Kong Road Safety Association and Hong Kong Girl Guides Association. As MKS has been in use for over 48 years, most of its facilities do not meet present-day service requirements. Over the years, a few minor works projects have been carried out in a piecemeal fashion to improve the level of service to the public, including the provision of two additional spectator stands at both ends of the football pitch, and the conversion of a section of the existing stand into a covered VIP seating area with 55 individual VIP seats.

/5.

5. Football is a popular sport in Hong Kong and is well recognised for helping to foster social cohesion. We are therefore keen to encourage developments that will help promote football in Hong Kong. There has been a significant increase in the number of spectators at football matches held at the MKS in recent years (attendance figures for the football seasons in 2006/07 and 2007/08 were 78 628 and 100 746 respectively representing an increase of 28% in 2007/08 over 2006/07). However, we receive frequent requests from hirers (such as the Hong Kong Football Association (HKFA)) and members of the public to upgrade the facilities with a view to enhancing safety and creating a more comfortable environment for the spectators. We believe that the proposed improvements will help to attract more spectators to football matches, thereby enhancing the popularity of the sport and its potential for further development in the local community.

6. With the improvement project, we will be able to sustain the community's interest and participation in football and meet the training needs of our athletes more effectively. It is also important to meet the increasing expectations of local organisations and the general public for better and safer facilities as well as to comply with requirements relating to the barrier-free access, hygiene and fire safety. The proposed improvement works will bring the MKS up to present day standards in these areas.

7. We will take the opportunity of the temporary closure of the MKS for the improvement works to upgrade supporting facilities such as the TV broadcast platform, media stand, admission controls and box offices which are essential for holding high level football matches.

FINANCIAL IMPLICATIONS

8. We estimate the capital cost of the project to be \$275.5 million in MOD prices (see paragraph 9 below), made up as follows –

	\$ million
(a) Site works & demolition	9.6
(b) Site formation	5.7
(c) Building works including spectator stand and cover	126.1

/(d)

		\$ million	
(d)	Building services	18.1	
(e)	Drainage	8.4	
(f)	External works	43.8	
(g)	Additional energy conservation measures	2.0	
(h)	Furniture and Equipment ¹	1.4	
(i)	Consultants' fees for –	8.8	
	(i) Contract administration	3.6	
	(ii) Site supervision	5.2	
(j)	Contingencies	21.4	
	Sub-total	245.3	(in September 2008 prices)
(k)	Provision for price adjustment	30.2	
	Total	275.5	(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 consultants' fees by man-months is at Enclosure 3. The construction floor area (CFA) of **263RS** is 8 042m². The estimated construction unit cost, represented by the building and the building services costs, is \$17,931 per m² of CFA in September 2008 prices. We consider this reasonable compared with other similar projects built by the Government.

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

/Year

¹ The estimated cost of furniture and equipment is based on an indicative list of items required, including office furniture and equipment, general stores and equipment, specialist supplies and equipment, electrical appliances and electronic equipment, etc.

Year	\$ million (Sept 2008)	Price adjustment factor	\$ million (MOD)
2009 – 10	20.0	1.04000	20.8
2010 – 11	65.0	1.08160	70.3
2011 – 12	90.0	1.12486	101.2
2012 – 13	50.0	1.16986	58.5
2013 – 14	20.3	1.21665	24.7
	245.3		275.5

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 2009 to 2014. We will deliver the demolition and construction works through lump-sum contract because we can clearly define the scope of the works in advance. The contract will provide for price adjustments.

11. We estimate the additional annual recurrent expenditure for this project to be \$2.329 million.

PUBLIC CONSULTATION

12. We consulted the Community Building Committee of Yau Tsim Mong District Council on the conceptual design of the project on 7 August 2008. Members supported the proposal and urged its early implementation.

13. We have also consulted the HKFA on the project scope and the implementation programme. They support the implementation of the project and consider the proposed upgrading works essential in meeting the standards for holding high-level football competitions. They have also urged the early implementation of the project to help enhance the sport infrastructure for the long-term development of local football.

/14.

14. We consulted the Legislative Council Panel on Home Affairs on 12 December 2008. Members supported the submission of the project to the Public Works Subcommittee.

ENVIRONMENTAL IMPLICATIONS

15. We engaged a consultant to conduct a Preliminary Environmental Review (PER) for **263RS**, which was completed in June 2008. The project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). With regard to the present use of the Stadium and the nature of the improvement works, it is expected that no deterioration of the surrounding environmental quality will be resulted from the proposed improvement works.

16. 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 contract. These include the use of silencers, mufflers, acoustic lining or shields and the building of barrier wall for noisy construction activities, frequent cleaning and watering of the site, and the provision of wheel-washing facilities.

17. 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 on site (e.g. use of excavated materials for filling within the 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 facilities². 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 minimise the generation of construction waste.

18. 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

² 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.

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.

19. We estimate that the project will generate in total about 32 330 tonnes of construction waste. Of these, we will reuse about 9 840 tonnes (30.4%) of inert construction waste on site and deliver 21 000 tonnes (65.0%) of inert construction waste to public fill reception facilities for subsequent reuse. In addition, we will dispose of 1 490 tonnes (4.6%) 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 \$753,250 for this project (based on a unit cost of \$27/tonne for disposal at public fill reception facilities and \$125/tonne³ at landfills).

ENERGY CONSERVATION MEASURES

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

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

21. For renewable energy features, we will install solar hot water system on the roof of the service building for environmental benefits.

22. For greening features, we will provide landscape greening on the main roof of the service building and the upper deck of the south stand and vertical greening on the peripheral walls for environmental and amenity benefits.

/23.

³ 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.

23 For recycled features, we will install a rainwater recycling system to collect rain water for landscape irrigation with a view to conserving water.

24. The total estimated additional cost for adoption of the above features is around \$2.0 million. There will be about 2.6% energy savings in the annual energy consumption.

HERITAGE IMPLICATIONS

25. This 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

26. The project does not require any land acquisition.

BACKGROUND INFORMATION

27. We upgraded **263RS** to Category B in November 2006. We engaged a contractor to conduct site investigation and an architectural consultant in December 2007 to undertake the detailed design and PER. We engaged a quantity surveying consultant in December 2007 to prepare the tender documents. The total cost of the above consultancy services and site investigation works is about \$5.0 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 architectural consultant has completed the detailed design and PER. Site investigation works have also been completed and the quantity surveying consultant is finalising the tender documents.

28. The proposed works will involve replanting of 15 trees within the project site. All trees to be replanted are not important trees⁴. We will incorporate planting proposals as part of the project, including estimated quantities of 20 trees and 5 000 shrubs.

29. We estimate that the proposed works will create about 210 jobs (188 for labourers and another 22 for professional/technical staff) providing total employment of 3 800 man-months.

Home Affairs Bureau
December 2008

⁴ “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 metre (measured at 1.3 metre above ground level), or with height/canopy spread equal or exceeding 25 metre.



Title 263 RS 旺角大球場改善工程 IMPROVEMENT WORKS FOR MONG KOK STADIUM	drawn by BONG LAM	date 25.11.08	drawing no. AB/7116J/XA001	scale 1:1500
	approved TSENG HUEI	date 25.11.08	 ARCHITECTURAL SERVICES DEPARTMENT	
	office PROJECT MANAGEMENT BRANCH 3			



旺角大球場改善工程 - 望向球場南面看台 (工程前)
 Improvement Works for Mong Kok Stadium - View of Stadium South Stand (Before)



旺角大球場改善工程 - 望向球場南面看台 (工程後)
 Improvement Works for Mong Kok Stadium - View of Stadium South Stand (After)

title 263 RS 旺角大球場改善工程 IMPROVEMENT WORKS FOR MONG KOK STADIUM	drawn by BONG LAM	date 25.11.08	drawing no. AB/7116J/XA002	scale N.T.S.
	approved TSENG HUEI	date 25.11.08	 ARCHITECTURAL, SERVICES DEPARTMENT	
	office PROJECT MANAGEMENT BRANCH 3			

263RS – Improvement works for Mong Kok Stadium**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	-	-	-	2.5
	Technical	-	-	-	1.1
(b)	Site supervision (Note 3)				
	Professional	15.5	38	1.6	1.5
	Technical	116.6	14	1.6	3.7
				Total	8.8

* 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 April 2008, MPS point 38 = \$60,535 per month and MPS point 14 = \$19,835 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 **263RS**. The assignment will only be executed subject to Finance Committee's approval to upgrade **263RS** to Category A.
3. The consultants' staff cost for site supervision is based on the estimate prepared by the Director of Architectural Services. We will only know the actual man-months and actual costs after completion of the construction works.