

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 708 – CAPITAL SUBVENTIONS AND MAJOR SYSTEMS AND EQUIPMENT

Education Subventions

30EA – Redevelopment of Diocesan Girls' Junior School, a private independent school at Jordan Road, Kowloon

Members are invited to recommend to Finance Committee the upgrading of **30EA** to Category A at an estimated total cost of \$163.0 million in money-of-the-day prices for the redevelopment of Diocesan Girls' Junior School, a private independent school, at Jordan Road, Kowloon.¹

PROBLEM

Diocesan Girls' Junior School (DGJS), a private independent school, is currently operating in substandard condition and should be redeveloped when opportunity arises.

/PROPOSAL

¹ This paper should be read in conjunction with PWSC(2008-09)67. The two projects covered in these two papers form a single redevelopment project contemplated by the school sponsor and seek government subventions under two government policies of direct subsidy scheme and private independent schools as elaborated in the respective papers. It is noted that the two schools are designed as an integrated building. Many of the above-standard facilities to be financed by the schools themselves are shared between the schools.

PROPOSAL

2. The Secretary for Education (SED), on the advice of the Director of Architectural Services (D Arch S), proposes to upgrade **30EA** to Category A at an estimated total cost of \$163.0 million in money-of-the-day prices for in-situ redevelopment of DGJS into a 24-classroom primary school at Jordan Road, Kowloon.

PROJECT SCOPE AND NATURE

3. The project scope comprises the demolition of the existing school buildings and the construction of new school premises with the following facilities² –

- (a) 24 classrooms;
- (b) six special rooms, including a language room and a multi-purpose room;
- (c) a staff room;
- (d) a staff common room;
- (e) an assembly hall;
- (f) four small group teaching rooms;
- (g) a guidance activity room;
- (h) two interview rooms;
- (i) a student activity centre;
- (j) a conference room;
- (k) a library;

/(1)

² These facilities include those standard facilities that are to be funded by the capital grant and do not include a Science room, a music activity and band room and a sports hall that are to be funded by the school sponsor's contributions.

- (l) multi-purpose area;
- (m) a basketball court;
- (n) green corner³; and
- (o) ancillary accommodation including a lift and relevant facilities for the handicapped.

4. A comparison of the proposed facilities with those of standard design school is at Enclosure 1.

5. The proposed new school premises will meet the planning target of providing two square metres of open space per student. A site plan is at Enclosure 2 and views of the school premises (artist's impression) are at Enclosure 3. The school sponsor plans to start works in April 2009 for completion in August 2011.

JUSTIFICATION

6. DGJS is a non-profit-making private independent primary school currently operating 18 classes, sharing the campus at Jordan Road with Diocesan Girls' School (DGS). Though some improvement works were carried out to DGS/DGJS compound over the years, most of the facilities are substandard as most school buildings were completed more than 35 years ago and fall short of the requirements to meet current needs in learning and teaching. The sizes of some special rooms including music room, staff room and student activity centre, are well below 70% of the standard provisions. Certain essential facilities for effective teaching and learning such as General Studies room, multi-purpose room, language room, guidance activity room, interview rooms, Deputy Headmaster's office, Discipline Master's office, medical inspection room, printing and security store, staff common room, Student Guidance Officer's office and covered playground are lacking. The situation is further aggravated by the need for frequent repairs. Redevelopment is the only way to provide quality learning and teaching environment for the teachers and students of the school.

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³ The green corner is a designated area inside the campus to enable students to develop an interest in horticulture and natural environment. The green corner may include a green house, a weather station and planting beds.

7. The Executive Council approved on 25 April 2006 the extension of capital assistance to existing non-profit-making private independent schools for redevelopment and re-provisioning. In recommending the school for redevelopment and determining the scope of the project, we have taken into consideration the quality of education delivered by the school, the provisions of the existing premises, and the need for its educational service.

8. We propose to redevelop DGJS into a 24-classroom school instead of a 18-classroom school as there is strong demand for the educational service provided by DGJS.

9. It is the school's vision to facilitate effective teaching and learning where students can realise their potential and pursue lifelong learning, and teachers can excel in pedagogy, stimulate young minds and encourage them to extend excellence beyond the classroom. The school focuses on promoting a holistic development strategy based on religious principles and sound moral values; offering liberal arts, science and technology curricula to cultivate a spirit of intellectual exploration and to develop analytical skills; providing a wide range of extra-curricular activities to acquire life, social and communication skills; recruiting and retaining well-qualified, committed and caring staff; and providing high quality teaching facilities to fulfill the current and future needs of students. Corresponding facilities and accommodations are needed to cater for effective teaching and learning and realising such a vision. During the period of redevelopment, the school will be temporarily accommodated in the vacant school premises of ex-Hong Kong Taoist Association Tong Tang Sook Fong Memorial School at Tseung Kwan O.

FINANCIAL IMPLICATIONS

10. The capital grant for the redevelopment project is calculated having regard to the reference cost of a standard design 24-classroom public sector primary school. The reference costs are based on an uncomplicated site with no unusual environmental or geotechnical constraints. Based on the site-specific requirements, we will also provide the school sponsor with capital grants for demolition, noise mitigation measures, tree preservation and transplants, and energy conservation measures. We estimate the capital grant to be \$163.0 million in MOD prices (see paragraph 13 below), made up as follows –

/(a)

		\$ million
(a)	Capital grant for school construction The cost of building a standard design 24-classroom primary school is \$143.0 million in September 2008 prices, as advised by D Arch S.	143.0
(b)	Adjustment on capital grant due to site specific construction works	2.3
(i)	Adjustment on piling (Reduction on piling cost to suit site condition)	(6.4)
(ii)	Demolition cost	2.7
(iii)	Noise mitigation measures	2.5
(iv)	Tree preservation and transplants	1.3
(v)	Energy conservation measures	1.4
(vi)	Contingency for capital grant due to site specific construction works	0.8
(c)	Consultants' fees for –	2.1
(i)	Contract administration	1.3
(ii)	Site supervision	0.7
(iii)	Out-of-pocket expenses	0.1
	Sub-total	147.4 (in September 2008 prices)
(d)	Provision for price adjustment	15.6
	Total	163.0 (in MOD prices)

11. The school sponsor estimates the total capital cost of the school to be \$210.8 million in MOD prices (see paragraph 13 below) and made up as follows –

	\$ million	
(a) Demolition	2.7	
(b) Piling	22.2	
(c) Building	94.0	
(d) Building services	31.4	
(e) Drainage	3.5	
(f) External works	15.4	
(g) Energy conservation measures	1.5	
(h) Consultants' fees for –	4.0	
(i) Contract administration	2.0	
(ii) Site supervision	1.8	
(iii) Out-of-pocket expenses	0.2	
(i) Contingencies	17.1	
Sub-total	191.8	(in September 2008 prices)
(j) Provision for price adjustment	19.0	
Total	210.8	(in MOD prices)

/A

A detailed breakdown of the estimate for consultants' fees by man-months is at Enclosure 4.

12. The estimated total construction cost of the school (\$210.8 million in MOD prices) is higher than the capital grant (\$163.0 million in MOD prices) by \$47.8 million (in MOD prices), due to re-provisioning and construction of above-standard facilities. The difference will be borne by the school sponsor and the capital grant provided by the Government will be capped at \$163.0 million in MOD prices. The school sponsor will be responsible for all additional funding requirements, whether due to higher-than-expected tender outturn or other variations. The Government and the school sponsor will share all savings arising from lower-than-expected tender outturn (excluding the grant for site specific construction works) on a pro-rata basis of their estimated contribution to the project (i.e. 75.8 % for the Government and 24.2% for the school sponsor). For site specific construction works under Government's subvention, the Government will retain all savings in case they arise.

13. Subject to approval, the school sponsor will phase the expenditure as follows –

Year	\$ million (Sept 2008)		Price adjustment factor	\$ million (MOD)	
	Capital grant under 30EA	Construction cost		Capital grant under 30EA	Construction cost
2009 – 10	-	12.1	1.04000	-	12.6
2010 – 11	68.5	96.5	1.08160	74.1	104.4
2011 – 12	74.7	79.0	1.12486	84.0	88.9
2012 – 13	4.2	4.2	1.16986	4.9	4.9
	147.4	191.8		163.0	210.8

14. We have derived the MOD estimate on the basis of Government's latest forecast of trend rate of change in the prices of public sector building and contribution output for the period 2009 to 2013. The school sponsor will deliver the works through lump-sum contracts as it can clearly define the scope of works in advance. The contracts will provide for price adjustment to reflect market fluctuations in labour and material costs.

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15. The cost of furniture and equipment for **30EA** will be borne by the school sponsor. We estimate that there will not be any recurrent expenditure for the Government for **30EA**. These arrangements are in line with the existing policy.

PUBLIC CONSULTATION

16. We circulated an information paper on **30EA** to Yau Tsim Mong District Council on 10 July 2008. Members of the Council did not raise objection to the project.

17. The Legislative Council Panel on Education discussed the private school policy in March 1999. Members supported the policy to foster the growth of a quality private school sector. We also consulted the Legislative Council Panel on Education on 24 October 2005 on our review of the School Building Programme. Members noted our plan on redevelopment and reprovisioning existing schools with substandard facilities. **30EA** is a project to redevelop an existing private independent school which is operating in substandard premises.

ENVIRONMENTAL IMPLICATIONS

18. The school sponsor engaged a consultant to conduct a Preliminary Environmental Review (PER) for **30EA** in December 2008. The PER recommended provision of solid fence wall at site boundary, insulated windows and air-conditioning for rooms exposed to traffic noise exceeding the limits recommended in the Hong Kong Planning Standards and Guidelines. The recommended mitigation measures are as follows –

Mitigation measures	Estimated cost \$ million (in Sept 2008 prices)
(a) Insulated windows and air-conditioning for all 24 classrooms	1.9
(b) Insulated windows and air-conditioning for four small group teaching rooms at 5/F to 8/F at eastern and southern facades and three special rooms including Music room, Art and Craft room and General Studies room at 1/F at the northern, eastern and western facades of the buildings	0.6

/(c)

- | | |
|--|---|
| (c) Insulated windows and air-conditioning for Science room at 8/F at the eastern façade of the building | 0.1
(Cost borne by the school sponsor) |
|--|---|

With such mitigation measures in place, the project would not have long term adverse environmental impact. The school sponsor has included the above mitigation measures as part of the building and building services works in the project estimate in paragraph 11 above.

19. During construction, the school sponsor will control noise, dust and site run-off nuisances 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.

20. The school sponsor has considered measures (e.g. using 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 waste where possible. In addition, the school sponsor will require the contractor to reuse inert construction waste (e.g. use of excavated soil for backfilling within the site) on site or in other suitable construction sites as far as possible, in order to minimize the disposal of construction waste to public fill reception facilities⁴. The school sponsor will encourage the contractor to maximize 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.

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

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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.

22. The school sponsor estimates that the project will generate in total about 14 924 tonnes of construction waste. Of these, about 734 tonnes (4.9%) of inert construction waste will be reused on site and 3 521 tonnes (23.6%) of inert construction waste will be reused on other construction sites, and 8 932 tonnes (59.9%) of inert construction waste will be delivered to public fill reception facilities for subsequent reuse. In addition, 1 737 tonnes (11.6%) of non-inert construction waste will be disposed at landfills. The total cost for accommodating construction waste at public fill reception facilities and landfill sites is estimated to be \$458,289 for this project (based on a unit cost of \$27/tonne for disposal at public fill reception facilities and \$125/tonne⁵ at landfills).

ADDITIONAL ENERGY CONSERVATION MEASURES

23. This project has adopted various forms of energy efficient features, renewable energy technology and green features, including –

- (a) occupancy and daylight sensors for lighting control;
- (b) heat recovery fresh air pre-conditioners for air-conditioned rooms;
- (c) variable refrigerant volume air-conditioning units;
- (d) light-emitting diode (LED) type exit signs; and
- (e) automatic lighting and ventilation control for lifts.

24. For renewable energy technology, this project has adopted photovoltaic system for generation of electricity.

25. For greening features, this project has included landscape areas on G/F, 4/F and 5/F. Planters, lawn areas, potted plants, climbers will be provided on these floors of the school building for environmental benefit.

26. The total estimated additional cost for adoption of the above features is around \$1.4 million, which has been included in the cost estimate for the project. There will be about 8.4% energy savings in the annual energy consumption.

/HERITAGE

⁵ 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 \$90m/m³), nor the cost to provide new landfills (which is likely to be more expensive), when the existing ones are filled.

HERITAGE IMPLICATIONS

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

LAND ACQUISITION

28. The project does not require any land acquisition.

BACKGROUND INFORMATION

29. We upgraded **30EA** to Category B in September 2007. The school sponsor has engaged consultants to carry out ground investigation in August 2007, topographical survey in March 2008, the PER in December 2008 and detailed design in August 2008, and to prepare tender documents. The costs for the above services amount to \$4.1 million. We will charge the subvented portion which is \$2.6 million to block allocation **Subhead 8100QX** "Alterations, additions, repairs and improvements to education subvented buildings." The school sponsor will bear the remaining non-subvented portion at a total cost of \$1.5 million. The consultants have completed all services except for the preparation of tender documents which are being finalized.

30. The proposed construction of the whole project will involve removal of 17 trees, including 11 trees to be transplanted within the project site and six to be felled. All trees to be removed are not important trees⁶. The school sponsor will incorporate planting proposals as part of the project, including planting of 25 new trees.

/31.

⁶ "Important trees" 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 tree, trees 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 metres (measured at 1.3 metre above ground level), or with height/canopy spread equal or exceeding 25 metres.

31. We estimate that the proposed works will create about 90 jobs (80 for labourers and another 10 for professional/technical staff) providing a total employment of 2 350 man-months.

Education Bureau
January 2009

30EA – Redevelopment of Diocesan Girls’ Junior School, a private independent school at Jordan Road, Kowloon

A comparison of the facilities proposed under redevelopment of DGJS with those of standard design school

Facilities	Redevelopment of DGJS	Standard design school
	24-classroom primary school	24-classroom primary school
Classroom	24	24
Special room	8	6
Staff room	1	1
Staff common room	1	1
Assembly hall	1	1
Sports hall	1	-
Small group teaching room	4	4
Guidance activity room	1	1
Interview room	2	2
Student activity centre	1	1
Conference room	1	1
Library	1	1
Multi-purpose area	1	1
Basketball court	1	1
Green corner	1	1
Ancillary accommodation, including lifts and relevant facilities for the handicapped	Available	Available



從北面望向校舍入口的構思圖
VIEW OF THE SCHOOL ENTRANCE FROM NORTHERN DIRECTION (ARTIST'S IMPRESSION)



從西面志和街望向校舍的構思圖
VIEW OF THE SCHOOL PREMISES FROM WESTERN DIRECTION AT CHI WO STREET (ARTIST'S IMPRESSION)

TITLE 30EA

九龍佐敦道拔萃女小學(一所私立獨立學校)重建計劃
REDEVELOPMENT OF DIOCESAN GIRLS' JUNIOR SCHOOL,
A PRIVATE INDEPENDENT SCHOOL AT JORDAN ROAD, KOWLOON



拔萃女小學
DIOCESAN GIRLS'
JUNIOR SCHOOL

從南面佐敦道望向校舍的鳥瞰效果圖
AERIAL VIEW FROM JORDAN ROAD



拔萃女小學
DIOCESAN GIRLS'
JUNIOR SCHOOL

從北面加士居道望向校舍的鳥瞰效果圖
AERIAL VIEW FROM GASCOIGNE ROAD

TITLE 30EA

九龍佐敦道拔萃女小學(一所私立獨立學校)重建計劃

REDEVELOPMENT OF DIOCESAN GIRLS' JUNIOR SCHOOL,
A PRIVATE INDEPENDENT SCHOOL AT JORDAN ROAD, KOWLOON

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Breakdown of the estimate for consultants’ fees

		Estimated man-months	Average MPS* salary point	Multiplier (Note 1)	Estimated fee (\$ million)
(a) Consultants’ staff cost					
(i) Contract administration ^(Note 2)	Professional	–	–	–	1.3
(ii) Site supervision ^(Note 3)	Technical	21	14	1.6	0.7
				Sub-total	2.0
(b) Out-of-pocket expenses ^(Note 4)					
Lithography and other direct expenses					0.1
				Sub-total	0.1
				Total	2.1

* MPS = Master Pay Scale

Notes

1. A multiplier of 1.6 is applied to the average MPS point to estimate the resident site staff cost supplied by the consultants. (As at 1 April 2008, MPS point 14 is \$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 **30EA**. The assignment will only be executed subject to Finance Committee’s approval to upgrade **30EA** to Category A.
3. We will only know the actual man-months and actual costs for site supervision after completion of the works.
4. Out-of-pocket expenses are the actual costs incurred. The consultants are not entitled to any additional payment for overheads or profit in respect of these items.