

For information**Legislative Council Development Panel
Tamar Development Project – Legislative Council Complex****PURPOSE**

This paper informs Members of a request by The Legislative Council Commission (LCC) to provide additional area in the future Legislative Council Complex (LegCo Complex) in the Tamar Development Project (the Project).

BACKGROUND

2. In June 2006, the Legislative Council Finance Committee (FC) approved funding for the Project (63KA) at a project estimate of \$5,168.9 million (M). The Project covers the design and construction of –

- (a) the Central Government Complex (CGC), with a total construction floor area (CFA) of 124 680 square metres (m²);
- (b) the LegCo Complex, with a total CFA of 36 230m²;
- (c) an open space with a minimum area of two hectares;
- (d) 500 car parking spaces, loading and unloading areas and other ancillary facilities with a total CFA of 41 000m²; and
- (e) two covered pedestrian footbridges.

3. A design-and-build contract for the Project was awarded to Gammon-Hip Hing Joint Venture (the Contractor) in January 2008. The contract sum is \$4,940M.

The LCC's Request

4. Together with the Contractor, the Administration has been working closely with the LegCo Secretariat and the LCC to work out the various details of the LegCo Complex. The layouts of the various facilities have broadly been confirmed. The LCC has recently made a request for additional area at the LegCo Complex for certain communal facilities and for LegCo Secretariat's office, as follows –

- (a) To provide an additional **220m²** for the LegCo Library to enable it to be transformed into a Constitutional Library with its collection focused on Hong Kong's constitutional development, the Basic Law of HKSAR, and the constitutional systems of Mainland China and common law jurisdictions;
- (b) To provide an additional **140m²** for the establishment of the LegCo Archives to appraise records of archival value, preserve such records at professional level and provide public access to such records;
- (c) To provide an additional **103m²** for the setting up of a studio for sign language interpreters and an additional Photographers' room near to the Chamber; and
- (d) To provide an additional office area of **733m²** for 26 posts approved under the 2007 and 2008 Resource Allocation Exercises (RAEs) to cope with increase in workload, and for 35 posts and 73 posts agreed by the LCC to be bid under the 2009 and 2010 RAEs respectively, or failing which, to be funded by the LCC's reserve to cater for the new services arising from the commissioning of the new LegCo Complex and to cope with increased workload, as well as a reserve of 5% of total office space for future expansion.

5. A summary of the request and a preliminary cost estimate provided by the Contractor are as follows -

<i>Item</i>		Net Operational Floor Area (NOFA)¹ (m²)	Estimated CFA² (m²)	Cost estimated by the Contractor
<i>Communal Facilities</i>				
(a)	Expansion of the existing LegCo Library into a Constitutional Library	220	220	} \$28M
(b)	Establishment of additional LegCo Archives	140	140	
(c)	Studio for use by sign language interpreters for proceedings of LegCo	50	50	\$4M

¹ NOFA = total area of all functional rooms and spaces within buildings.

² CFA = Gross Floor Area (i.e. NOFA + lift lobbies and lift shafts, staircases, light wells, corridors, pipe ducts, wall thickness, refuse collection rooms, toilets, etc.) + plant rooms + refuge floors, etc. The estimate is subject to adjustment during detailed design development process.

<i>Item</i>		Net Operational Floor Area (NOFA)¹ (m²)	Estimated CFA² (m²)	Cost estimated by the Contractor
(d)	Photographers' room	53	53	\$4M
<i>Secretariat office</i>				
(e)	26 posts created in 2007 and 2008 RAEs	250	} 2 006	} \$77M
(f)	35 posts and 73 posts to be created in 2009 and 2010 RAEs respectively or to be funded by LegCo reserve	483		
(g)	5% reserve area for future expansion of staff offices	219		
Total		1 415	2 469	\$113M

6. According to the Contractor, additional floors can be constructed at the double volume space above the existing LegCo Library and Souvenir Shop at G/F to meet the requests of items (a) and (b) in paragraph 5 above, and at the void area above Technical Rooms at 1/F in LegCo Complex Low Block to meet the requests of for items (c) and (d). Another additional floor of 981m² is to be constructed above LegCo Complex High Block for items (e) – (g).

7. It should, however, be noted that the additional floors at the LegCo Complex Low Block (i.e. above the Library and Technical Rooms in items (a) – (d) in paragraph 5) require certain preparatory works (i.e. additional superstructure and pile cap works)³. A decision as to whether to proceed with such additional floors by the **end of May 2009**, which is the absolute deadline, would be necessary to avoid any abortive works. The preparatory works is estimated to cost around \$3 million. If the decision is made beyond this date, the pile caps, the basement (LG1), the columns as well as the floor slabs might need to be demolished and reconstructed. This would cost over hundred-millions of dollars and have a serious impact on the overall timetable (a possible delay of 9 to 12 months). As for the other changes (items (e) – (g)), allowance for future expansion has been included in the contract. However, a decision by the end of the year will be required.

³ More specifically, the preparatory works involve -
 (a) additional strap beams to tie up the pile caps;
 (b) additional rebars to columns;
 (c) additional starter bars for slab;
 (d) strengthening of steel column from 1/F to 1M/F for Photographers' Room and Studios of Sign Interpreter; and
 (e) additional conduits to columns and slabs.

8. The figures quoted above are very rough estimates which are being verified by the Architectural Services Department and subject to further negotiations with the Contractor. In addition, there will be additional cost for furniture and equipment for these additional facilities.

Relevant Procedures and Timing

9. Given the change in project scope involving an anticipated increase in the approved project estimate beyond the Administration's delegated authority, approval from the FC is required. Moreover, the addition of one floor for the Secretariat's office will result in an increase in the gross floor area and a change in the plot ratio which require permission from the Town Planning Board (TPB). The detailed area figures set out above are also subject to further vetting by the Government Property Agency.

10. Taking into account the relevant procedures, we expect to be able to seek funding approval from the FC by the end of the year. However, in view of the need to instruct the Contractor for the preparatory works mentioned in paragraph 7 above by the end of May, we would like to take the earliest opportunity to appraise Members of our plan. When we seek funding from the FC later this year, we will go through the normal procedure by briefing this Panel of the relevant details.

WAY FORWARD

11. The LCC was advised of the latest situation on 14 May 2009 and indicated full support for proceeding with the works. Subject to comments from this Panel, we will order the preparatory works for the Library and follow up with the other necessary procedures to seek planning permission from TPB and funding approval from the FC.

Administration Wing
Chief Secretary for Administration's Office
May 2009