

ITEM FOR FINANCE COMMITTEE

RECOMMENDATIONS OF THE PUBLIC WORKS SUBCOMMITTEE ON PUBLIC WORKS PROGRAMME AND CAPITAL SUBVENTION PROJECTS

- Encl. 1 At Enclosure 1 is a summary of the recommendations of the Public Works Subcommittee (PWSC) made at its meeting on 20 January 2010. The relevant papers considered by the PWSC have been forwarded to all Members and are therefore not enclosed.
2. The recommendation on **49RG** - Public Library and Indoor Recreation Centre in Area 3, Yuen Long is a re-submission. On 7 January 2009, PWSC Members agreed that the recommendation on **49RG** with an estimated cost of \$875 million (in money-of-the-day (MOD) prices) (vide PWSC(2008-09)56) should be submitted to the Finance Committee (FC). At the FC meeting on 13 February 2009 when **49RG** was discussed separately to facilitate voting, some Members expressed concerns about the impact of the proposed project on nearby residents, and requested the Administration to conduct further consultation with the residents concerned. The Administration withdrew the funding proposal and further consulted the affected residents in the vicinity on the project design and the Yuen Long District Council. Details of the further consultation and our latest estimate of the project cost (which has been adjusted downwards to \$704.1 million (in MOD prices)) are set out in PWSCI(2009-10)14 which was circulated to PWSC Members earlier on. Members did not raise any comments on the paper.
- Encl. 2 3. At Enclosure 2 is a self-contained note setting out in detail the outcome of the Administration's further consultation with relevant parties as well as the revised project cost estimate. While the project scope of **49RG** remains the same as set out in PWSC(2008-09)56, the project cost estimate has been adjusted downwards to \$704.1 million (in MOD prices) as mentioned above, due to the drop in market tender prices for building projects since the previous submission.
4. Members are invited to approve the PWSC recommendations, subject to estimated cost of **49RG** being revised to \$704.1 million (in MOD prices) .

Summary of the Recommendations of the Public Works Subcommittee
made at its meeting on 20 January 2010

Project code	Project description	Recommendation
76TI PWSC(2009-10)81 (Head 706)	Bus-bus interchanges on Tuen Mun Road	To recommend to Finance Committee the upgrading of 76TI to Category A at an estimated cost of \$162.3 million in money-of-the-day prices for the construction of the bus-bus interchanges on Tuen Mun Road.
30LJ PWSC(2009-10)83 (Head 703)	Additional courtrooms and associated facilities in the High Court Building	To recommend to Finance Committee the upgrading of 30LJ to Category A at an estimated cost of \$50.9 million in money-of-the-day prices for the construction of additional courtrooms and associated facilities in the High Court Building.
106ET PWSC(2009-10)82 (Head 703)	Special school in Area 16, Tuen Mun, for students with physical disability	To recommend to Finance Committee the upgrading of 106ET to Category A at an estimated cost of \$260.4 million in money-of-the-day prices for the construction of a special school with boarding facilities in Area 16, Tuen Mun for students with physical disability.
171BF PWSC(2009-10)84 (Head 703)	Development of Aberdeen fire station-cum-ambulance depot	To recommend to Finance Committee the upgrading of 171BF to Category A at an estimated cost of \$177.2 million in money-of-the-day prices for demolishing the existing Aberdeen Fire Station and constructing a new fire station-cum-ambulance depot in Aberdeen.
54RG PWSC(2009-10)85 (Head 703)	Town park, indoor velodrome-cum-sports centre in Area 45, Tseung Kwan O	To recommend to Finance Committee the upgrading of 54RG to Category A at an estimated cost of \$1,129.7 million in money-of-the-day prices for the development of a town park, indoor velodrome-cum-sports centre in Area 45, Tseung Kwan O.

Project code	Project description	Recommendation
176SC PWSC(2009-10)86 (Head 703)	Joint-user complex at Bailey Street, To Kwa Wan Reclamation	To recommend to Finance Committee the upgrading of 176SC to Category A at an estimated cost of \$476.4 million in money-of-the-day prices for the development of a joint-user complex at Bailey Street, To Kwa Wan Reclamation.
334WF PWSC(2009-10)88 (Head 709)	Expansion of Tai Po water treatment works and ancillary raw water and fresh water transfer facilities	To recommend to Finance Committee – (a) the upgrading of part of 334WF , as 343WF , entitled “Expansion of Tai Po water treatment works and ancillary raw water and fresh water transfer facilities — part 1 works”, to Category A at an estimated cost of \$259.9 million in money-of-the-day prices; and (b) the retention of the remainder of 334WF in Category B.

NOTE FOR FINANCE COMMITTEE

49RG - Public Library and Indoor Recreation Centre in Area 3, Yuen Long Supplementary Information

INTRODUCTION

On 7 January 2009, the Public Works Subcommittee (PWSC) recommended that **49RG** be upgraded to Category A at an estimated cost of \$875.0 million in money-of-the-day (MOD) prices for the construction of a public library and indoor recreation centre in Area 3, Yuen Long (PWSC(2008-09)56 at Annex 1). At the meeting of the Finance Committee (FC) on 13 February 2009, when considering the PWSC's recommendation, some Members expressed concerns about the impact of the proposed project on nearby residents, and requested the Administration to conduct further consultation with the residents concerned. The Administration withdrew the funding proposal and undertook to consult the affected residents in the vicinity on the project design. This note informs FC Members of the outcome of further consultation with the residents and the Yuen Long District Council (YLDC), and provides an update on the capital cost of **49RG**.

FURTHER PUBLIC CONSULTATION

(a) Views received at public consultation sessions (April-May 2009)

2. The Leisure and Cultural Services Department (LCSD), together with the Architectural Services Department (ArchSD) and the project consultant, conducted public consultation sessions on the proposed scope and the conceptual design of the project on 18 and 21 April 2009 with the local community, including representatives of owners corporations, the rural committee, mutual aid committees, villages and residents in the vicinity of the project site, members of the YLDC and Yuen Long Town Area Committee. The relevant organisations and residents were also requested to forward their comments to LCSD for consideration if they were not able to attend the consultation sessions.

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3. About 150 representatives and local residents attended the two public consultation sessions. Most of the attendees were residents of Crystal Park, Yee Hong Building and Ma Tin Tsuen (MTT), which are close to the project site. At the sessions, Crystal Park residents expressed concern over the impact of the project and requested that the proposed building that would house the public library and indoor recreation centre (project building) be moved to the west, so that it would be located further away from Crystal Park. MTT villagers however raised the concern that if the project building were to be moved westwards, it might block their “Pai Lau” and the natural ventilation of the village.

4. Written comments received during the further public consultation are summarised below –

- (i) the Incorporated Owners of Crystal Park (IOCP) requested that the project building be shifted westwards so that it would be no less than 10 metres from the fence wall of Crystal Park;
- (ii) MTT representatives noted that if the project building was shifted westwards by three metres, this could reduce the impact on Crystal Park residents. However, they considered that such a change should not affect the village’s “Pai Lau”, “Tsz Tong” and passageway to Yuen Long Town;
- (iii) the Incorporated Owners of Yee Hong Building (IOYHB) agreed to the project building being moved westwards by three metres but disagreed with the IOCP’s proposal to shift it further westwards. They were concerned that IOCP’s proposal would bring the cooling systems of the Yuen Long Theatre and that of the project building too close to each other, and that the hot air discharged from these systems would seriously affect the health of residents in the Yee Hong Building; and
- (iv) some local residents expressed support for the proposed project while others suggested improving the ventilation system, searching for an alternative site for the project or reducing the building height.

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(b) Meeting with IOCP (May 2009)

5. IOCP wrote to a Legislative Council (LegCo) Member and the Yuen Long District Office on 17 March 2009 and 2 April 2009 respectively requesting a meeting with LCSD and ArchSD to discuss the location and design of the project. In response, representatives of LCSD, ArchSD and the project consultant attended a meeting with the Member and IOCP representatives on 6 May 2009. At the meeting, IOCP representatives suggested that a distance of no less than 10 metres between the project building and the fence wall of Crystal Park should be favourably considered. After the meeting, LCSD contacted the representatives of IOYHB and MTT to seek their views on IOCP's suggestion. While representatives of IOYHB and MTT appreciated the concerns raised by the Crystal Park residents, they reiterated that the proposed shifting of the project building to the west should be no more than three metres.

(c) Consultation with YLDC (May-June 2009)

6. At its meeting on 8 May 2009, the YLDC District Facilities Management Committee (DFMC) noted that the Administration had withdrawn the funding proposal at the FC meeting held on 13 February 2009 and conducted two public consultation sessions. DFMC considered that LCSD should re-submit the funding proposal to FC as soon as possible according to the original conceptual design, as the Committee had endorsed this on 5 September 2008 after giving careful consideration to the views expressed by different parties in the district. As no consensus could be reached among the various groups of affected residents on the extent of the proposed shifting of the project building, LCSD submitted a paper to DFMC on 5 June 2009 seeking its views on the way forward for implementing the project. Whilst one DFMC member considered that the Administration should shift the project building to the west by three metres, no further views were received from the remaining 38 DFMC members.

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(d) Further consultation with affected residents (June-July 2009)

7. IOCP subsequently indicated in a letter of 15 June 2009 to LCSD that they would accept the shifting of the project building to the west by three metres. In view of IOCP's proposal, LCSD further consulted the affected residents on 29 June 2009. In its reply to LCSD dated 10 July 2009, IOCP reiterated its support for the proposed three-metre shift of the project building. However, upon further consideration and in its reply to LCSD dated 2 July 2009, IOYHB raised objection to the proposed three-metre shift of the project building on the grounds that it would seriously affect air ventilation, block the views of Yee Hong Building residents, and reduce the space for organising public activities in the area. IOYHB further considered that the original site boundary of the project should be maintained to avoid wasting resources on revising the project design and related works. MTT representatives also raised objections to the IOCP's proposal in its reply to LCSD dated 13 July 2009 as they were concerned that the proposed shift might delay project implementation and had cost implications. They requested that the project be implemented immediately.

(e) Further consultation with YLDC (September 2009)

8. LCSD briefed DFMC at its meeting on 4 September 2009 on the further views expressed by the affected residents (paragraph 7 above) and invited the Committee to consider the way forward for the project. IOCP presented petition letters to the DFMC Chairman and LCSD respectively before the meeting reiterating their request for the project building to be moved westward by three metres.

9. At the meeting, some DFMC members pointed out that DFMC had already considered all relevant factors, including IOCP's concerns, before endorsing the original conceptual design of the project. For the benefit of Yuen Long residents and to meet local demand for better public library and indoor recreation centre facilities, they cautioned against any further delay to the project by revising its site boundary. They requested the Administration to implement the project as early as possible in accordance with the original scope endorsed by DFMC. On the other hand, some DFMC members sympathised with the concerns raised by IOCP and suggested exploring the feasibility of shifting the project building to the west by a smaller distance of, say, 1.5 metres and adopting suitable measures to minimise the possible impact on the residents of Crystal Park.

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After deliberation, DFMC put the matter to the vote and decided by a clear majority that the project should be implemented as early as possible according to the original site boundary and conceptual design¹. IOCP, IOYHB and MTT representatives were informed of the DFMC's resolution.

(f) Consultation with LegCo Panel on Home Affairs (November 2009)

10. We circulated an information paper to the LegCo Panel on Home Affairs on 6 November 2009 setting out the supplementary information above and received no comment from Members.

(g) Most recent consultation with affected residents (December 2009)

11. On 11 December 2009, the LegCo Secretariat forwarded to LCS D a letter from IOCP dated 10 December 2009, expressing IOCP's concerns about the Administration's decision of not accepting IOCP's request to move the project building westward by three metres. The letter also reiterated IOCP's other concerns over the project, including possible screening, pollution, nuisance effect/problems brought about by the project, and the project's possible adverse impact over hygiene, privacy, safety and future maintenance of Crystal Park. IOCP also raised in their letter that the Administration had not provided detailed explanation on the conceptual design of the project to the residents of Crystal Park. We were subsequently informed by the LegCo Secretariat that a meeting between two LegCo Members and some IOCP representatives was held on 14 December 2009 to discuss the concerns raised by IOCP.

12. IOCP issued another letter to the LegCo Secretariat and to all PWSC Members on 15 December 2009 to reiterate its concerns outlined in paragraph 11 above, and requested LCS D to withhold submission of the funding proposal for the project to PWSC / FC.

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¹ Including minor design changes to turn the pediment design of the vehicular run-in and run-out of the project building into a curved shape and to modify the inclined striped pattern on the external walls of the project building after taking into account the suggestions collected in the consultation exercise.

13. On 21 December 2009, representatives of LCS&D, Arch&D and the project consultant attended a meeting with a LegCo Member and IOCP representatives during which they explained the details of the conceptual design of the project and the public consultation process with the aim of addressing the concerns expressed in IOCP's letters of 10 and 15 December 2009. The Departments concerned undertook to consider making further refinements at the detailed design stage and adopting measures to minimise the possible impact on the nearby residents during construction.

14. Members may wish to note that, based on the original site boundary, the closest distance between the external wall of the project building and the fence wall of Crystal Park in the middle portion of the ground level has a length of about one metre only, while the distance between the external wall of the project building and the nearest residential blocks of Crystal Park will be 11 to 18 metres. The distance will be greater towards the southern and northern ends of the project building (Annex 2). We will adopt an oval-shaped design and restrict the height of the project building to five storeys (which is about 35 metres in height) to minimise any possible "screening" effects on Crystal Park (which is about 95 metres in height). The height of the project building's podium (which includes a 1.1 metres parapet) is seven metres while that of Crystal Park's podium (including a fence wall) is 11 metres. As such, activities taking place on the project building's podium should not pose privacy or noise problems to the residents of Crystal Park. The project building's podium will be landscaped to enhance its aesthetic effect. At the detailed design stage, we will consider restricting public access to the project building's podium and making further refinements to the design to address the concerns of nearby residents. We have explained to the IOCP representatives the measures that would be adopted by the Administration at the meeting held on 21 December 2009.

15. During construction, we will strictly comply with the requirements under the Buildings Ordinance (Cap. 123) on ground investigation, foundation design, foundation construction works, etc. We will control noise, dust and site run-off nuisances in accordance with established standards and guidelines through the implementation of mitigation measures in the relevant contracts. These measures include the use of silencers, mufflers, acoustic lining or shields and the building of barrier walls to mitigate the effect of noisy construction activities, as well as frequent cleaning and watering of the site, and the provision of wheel-washing facilities.

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16. Durable and maintenance-free materials will be used as far as practicable in the construction of the project building. We therefore envisage that frequent maintenance works on the external wall of the project building would not be necessary. We will use matt finish materials for the external wall so as to avoid potential light reflection. Major air-conditioning plant rooms and air exchange locations will face the road near the direction of Yuen Long Theatre, and will be equipped with silencers and louvers. We believe that the above measures would serve to minimise possible nuisance and negative environmental effects on the residents nearby, including those at Crystal Park.

THE WAY FORWARD

17. In view of the concerns raised at the FC meeting on 13 February 2009, the Administration has conducted extensive public consultation with residents who may be affected by the proposed project and has conveyed to DFMC the views collected in the consultation exercise as detailed in paragraphs 2 to 9 above. Having carefully considered these views, and taking into account the needs of Yuen Long residents for better public library and indoor recreation centre facilities, DFMC has resolved to maintain its support for the implementation of the project as soon as possible and in accordance with the original site boundary.

18. The affected parties have different views and concerns regarding this project, and even after lengthy consultation and discussion no consensus can be reached among these parties on the proposed shifting of the project building to the west. Nonetheless, we have strived to address the concerns raised by the affected residents in particular those of Crystal Park residents, as well as to minimise the impact that the project may bring to bear on them. Having made concerted efforts to seek and take into account the views of the parties concerned and to implement mitigating measures to reduce the impact thereon, we now recommend taking forward the project according to the original site boundary and conceptual design, as endorsed by DFMC. A site plan of **49RG** is at Annex 3. An artist's impression of the proposed development and a section view are at Annexes 4 and 5 respectively.

19. PWSC has been informed of the above developments as well as the updated project estimate as detailed below vide PWSCI(2009-10)14. PWSC Members did not raise any further comments. Subject to approval by FC, construction is expected to commence in July 2010 for completion in June 2013.

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UPDATED CAPITAL COST

20. We estimate the capital cost of the project to be \$704.1 million in MOD prices – this is less than the estimate of \$875 million set out in PWSC(2008-09)56, and is due to the drop in market tender prices for building projects since the previous submission. The latest cost breakdown is as follows –

	\$ million
(a) Piling	85.5
(b) Building	297.8
(c) Building services	76.8
(d) Drainage	6.0
(e) External works	55.4
(f) Additional energy conservation measures	23.3
(g) Consultants' fees for –	11.1
(i) contract administration	10.8
(ii) management of resident site staff	0.3
(h) Remuneration of resident site staff	10.6 ²
(i) Furniture and equipment ³	39.7
(j) Contingencies	56.6
Sub-total	<u>662.8</u> (in September 2009 prices)
	/\$ million.....

² The estimated cost of remuneration of resident site staff is not the same as that presented in the paper to the LegCo Panel on Home Affairs (LC Paper No. CB(2)233/09-10(01)). This is because the figure has been adjusted downwards following the civil service pay adjustment which came into effect on 1 January 2010.

³ The estimated cost of furniture and equipment is based on an indicative list of items required, including recreation and sports equipment, office furniture, mobile racks, etc.

		\$ million
	(k) Provision for price adjustment	41.3
	Total	704.1 (in MOD prices)

We propose to engage consultants to undertake contract administration and site supervision of the project. A detailed breakdown of the estimates for the consultants' fees and resident site staff costs by man-months is at Annex 6. The construction floor area (CFA) of **49RG** is about 15 970 m². The estimated construction unit cost, represented by the building and the building services costs, is \$23,456 per m² of CFA in September 2009 prices. We consider this comparable to similar projects built by the Administration.

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

Year	\$ million (Sept 2009)	Price adjustment factor	\$ million (MOD)
2010 – 11	50.0	1.02000	51.0
2011 – 12	192.9	1.04040	200.7
2012 – 13	232.9	1.06121	247.2
2013 – 14	116.0	1.08243	125.6
2014 – 15	52.0	1.11220	57.8
2015 – 16	19.0	1.14557	21.8
	662.8		704.1

22. We have derived the MOD estimates on the basis of the Administration's latest forecast of trend rate of change in the prices of public sector building and construction output for the period 2010 to 2016. We will deliver the piling and building works through two lump-sum contracts because we can clearly define the scope of the works in advance. The contracts will provide for price adjustments.

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23. The capital and recurrent cost of the project would be partly recovered from the relevant users of the indoor recreation centre on a subsidised fees basis and would be taken into account in future fee review exercises where appropriate.

For discussion
on 7 January 2009

PWSC(2008-09)56

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 703 – BUILDINGS

Recreation, Culture and Amenities – Mixed amenity packages

49RG – Public library and indoor recreation centre in Area 3, Yuen Long

Members are invited to recommend to Finance Committee the upgrading of **49RG** to Category A at an estimated cost of \$875.0 million in money-of-the-day prices for the construction of a public library and indoor recreation centre in Area 3, Yuen Long.

PROBLEM

There are insufficient recreational and library facilities in Yuen Long District to meet local needs.

PROPOSAL

2. The Director of Architectural Services, with the support of the Secretary for Home Affairs, proposes to upgrade **49RG** to Category A at an estimated cost of \$875.0 million in money-of-the-day (MOD) prices for the construction of a public library and indoor recreation centre in Area 3, Yuen Long.

PROJECT SCOPE AND NATURE

3. The project site occupies an area of about 6 800 square metres (m²) at Ma Tin Road, Yuen Long. The proposed scope of works under **49RG** includes

/District

District Library

- (a) A district library to replace the existing substandard district library (Yuen Long Public Library) on 1/F, Yuen Long Government Offices, Kiu Lok Square, Yuen Long. The facilities in the proposed district library include –
- (i) adult lending library, children’s library, quick reference section, newspapers and periodicals section, multimedia library, computer and information centre, extension activities room, coffee corner, exhibition area and students’ study room;
 - (ii) cloakroom, book drop, public area for self-charging terminals, Internet workstations, online access catalogues and photocopying service, baby care room, public toilets;
 - (iii) readers’ advisory desks, customer service counter, computer equipment rooms, security control room; and
 - (iv) general accommodation and ancillary facilities for staff including book processing room, book sorting room, staff changing room, toilet facilities, etc.

Central Reserve Stack

- (b) A central reserve stack for library materials of the library system to replace the existing temporary one at rented premises in Yu Chui Shopping Centre, Yu Chui Court, Sha Tin;

Indoor Recreation Centre

- (c) An indoor recreation centre with –
- (i) a main games arena with space for up to two basketball courts or two volleyball courts or eight badminton courts, as well as a spectator stand;

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- (ii) a children's play room, a table-tennis room, a multi-purpose activity room and a fitness room; and
- (iii) ancillary facilities including a babycare room, a first aid room, toilet and changing facilities, a management office, a booking office, a conference room, parking spaces and a loading and unloading area.

————— A site plan is at Enclosure 1. An artist's impression of the proposed development is
————— at Enclosure 2. We plan to start construction in June 2009 for completion in May 2012.

JUSTIFICATION

Public Library

4. Yuen Long District is presently served by two district libraries (Tin Shui Wai Public Library and Yuen Long Public Library), one small library and ten mobile library stops. Tin Shui Wai Public Library is an interim district library with a floor area of 1 570 m² at rented premises in Kingswood Ginza, Tin Shui Wai. It will be replaced by a major library with a floor area of about 6 200 m² under another project near Tin Shui Wai Station of Mass Transit Railway (MTR) by mid 2012 to serve the population of Yuen Long District.

5. Yuen Long Public Library is a district library with a floor area of 1 540 m² on 1/F, Yuen Long Government Offices. Its floor area is below the latest standard space requirement for a district library of 2 900 m². The library was opened in 1984 and its present floor area is unable to meet the heavy demand for public library service from the local community. Constrained by its small area, the existing Yuen Long Public Library can offer only a limited capacity in terms of library facilities provided to the public. Considering the increasing demand in library service for more library materials and to cope with the wider use of information technologies to support the infrastructure and operation of the library, there is an increased demand for larger floor area to accommodate the facilities.

6. The Hong Kong Planning Standards and Guidelines (HKPSG) suggests a district library be provided for every 200 000 population and the guidelines of the Leisure and Cultural Services Department suggest a major library for a population of 400 000. According to the Planning Department, the population of Yuen Long District would increase from 563 800 in 2009 to 650 200 in 2016. To meet the high demand of the growing population in Yuen Long District for library services, there is a need to replace the existing Yuen Long Public Library by a standard district library in addition to the provision of a major library in Tin Shui Wai and other library services provided. The proposed new district library, with a floor area of some 2 900 m², would provide a full range of library services and facilities to better meet the needs of the local residents.

Central Reserve Stack

7. In addition to the standard district library, it is proposed that a central reserve stack, with a floor area of some 3 100 m², be included in the project with a view to replacing the existing one at Yu Chui Shopping Centre, Yu Chui Court, Sha Tin which is a rented premises of about 3 040 m². Currently, some 500 000 library materials of Hong Kong Public Libraries are stored in the central reserve stack there. The stored materials include the collections for the “Libraries@neighbourhood - Community Libraries Partnership Scheme” which provide special block loan services for community libraries and the block loan services for schools. With the rapid development of library collections and the fast growth of public library service, it is necessary to secure additional storage space for the central reserve stack. The relocation of the central reserve stack from the rented premises at Sha Tin to the project site can accommodate the increasing amount of closed stack library materials and minimise the Government’s rental expenditure.

Indoor Recreation Centre

8. Based on the HKPSG, Yuen Long District, with a projected population of 563 800 in 2009, should have eight sports centres. At present, there are only four in the district with one additional sports centre near Tin Shui Wai Station of MTR under construction and two sports centres in Area 101, Tin Shui Wai and Kam Tin/Pat Heung respectively under planning. The proposed project will help alleviate the shortfall of sports centres in the district.

9. Yuen Long District has a relatively high proportion of people of working age and also a relatively high proportion of young people, especially in the Yuen Long New Town area. This results in a keen demand for recreational and sports facilities. In view of the anticipated increase in population, we anticipate that the provision of a new sports centre in Yuen Long New Town would be welcomed by local residents.

FINANCIAL IMPLICATIONS

10. We estimate the capital cost of the project to be \$875.0 million in MOD prices (see paragraph 11 below), made up as follows –

	\$ million	
(a) Piling	101.5	
(b) Building	383.0	
(c) Building services	90.9	
(d) Drainage	7.0	
(e) External works	57.4	
(f) Additional energy conservation measures	23.4	
(g) Consultants' fees for –	21.9	
(i) Contract administration	10.8	
(ii) Site supervision	11.1	
(h) Furniture and Equipment ¹	39.7	
(i) Contingencies	66.3	
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Sub-total	791.1	(in September 2008 prices)
(j) Provision for price adjustment	83.9	
	<hr/>	/\$ million.....

¹ The estimated cost of furniture and equipment is based on an indicative list of items required, including recreation and sports equipments, office furniture, first aid equipments, mobile racks, etc.

\$ million

Total 875.0 (in MOD prices)

We propose to engage consultants to undertake contract administration and site supervision 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 **49RG** is about 15 970 m². The estimated construction unit cost, represented by the building and the building services costs, is \$29,674 per m² of CFA in September 2008 prices. We consider this comparable to similar projects built by the Government.

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

Year	\$ million (Sept 2008)	Price adjustment factor	\$ million (MOD)
2009 – 10	70.0	1.04000	72.8
2010 – 11	325.9	1.08160	352.5
2011 – 12	320.6	1.12486	360.6
2012 – 13	48.0	1.16986	56.2
2013 – 14	15.0	1.21665	18.2
2014 – 15	11.6	1.26532	14.7
	<u>791.1</u>		<u>875.0</u>

12. 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 2015. We will deliver the piling and building works through two lump-sum contracts because we can clearly define the scope of the works in advance. The contracts will provide for price adjustments.

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13. We estimate the additional annual recurrent expenditure arising from this project to be \$33.650 million.

PUBLIC CONSULTATION

14. We consulted the Town Planning and Development Committee of the Yuen Long District Council (YLDC) on 18 September 2002 and the Culture, Recreation and Sports Committee of YLDC on 10 January 2006, 5 September 2006 and 8 May 2007 on the scope of the project. Members supported the project and urged its early implementation.

15. We consulted the District Facilities Management Committee of YLDC on the design of the project on 5 September 2008. Members reiterated their strong support for the project and urged its early implementation.

16. We circulated an information paper to the Legislative Council Panel on Home Affairs on 9 December 2008. Members did not raise any objection to the submission of the funding proposal to the Public Works Subcommittee.

ENVIRONMENTAL IMPLICATIONS

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

18. 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 relevant contracts. 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.

19. 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.

20. 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.

21. We estimate that the project will generate in total about 25 906 tonnes of construction waste. Of these, we will reuse about 3 774 tonnes (14.6%) of inert construction waste on site and deliver 19 066 tonnes (73.6%) of inert construction waste to public fill reception facilities for subsequent reuse. In addition, we will dispose of 3 066 tonnes (11.8%) 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 \$898,032 for this project (based on a unit cost of \$27/tonne for disposal at public fill reception facilities and \$125/tonne³ at landfills).

/ENERGY

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.

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.

ENERGY CONSERVATION MEASURES

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

- (i) water cooled chiller;
- (ii) automatic demand control of chilled water circulation system;
- (iii) automatic condenser tube cleaning equipment;
- (iv) automatic demand control of supply air;
- (v) demand control of fresh air supply with carbon dioxide sensor;
- (vi) heat wheels for heat energy reclaim of exhaust air;
- (vii) T5 energy efficient fluorescent tubes with electronic ballast and lighting control by occupancy sensor and daylight sensor;
- (viii) light-emitting diode (LED) type exit sign;
- (ix) heat pump for space heating and dehumidification; and
- (x) automatic on/off switching of lighting and ventilation fan inside the lift.

23. For renewable energy technologies, we will install photovoltaic system and solar hot water system for environmental benefits.

24. For greening features, we will provide landscape in the appropriate area on the main roof and terraces for environmental and amenity benefits.

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

26. The total estimated additional cost for adoption of the above features and for achievement of the highest standard of building environmental assessment rating is around \$23.4 million, which has been included in the cost estimate for this project. There will be about 10.4% energy savings in the annual energy consumption.

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 interest 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 **49RG** to Category B in February 2007. We engaged an architectural consultant in February 2008 to undertake the detailed design and site investigation. We engaged a quantity surveying consultant in December 2007 to prepare the tender documents. The total cost of the above consultancy services and works is about \$8.4 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 preliminary design and site investigation. The quantity surveying consultant is preparing the tender documents.

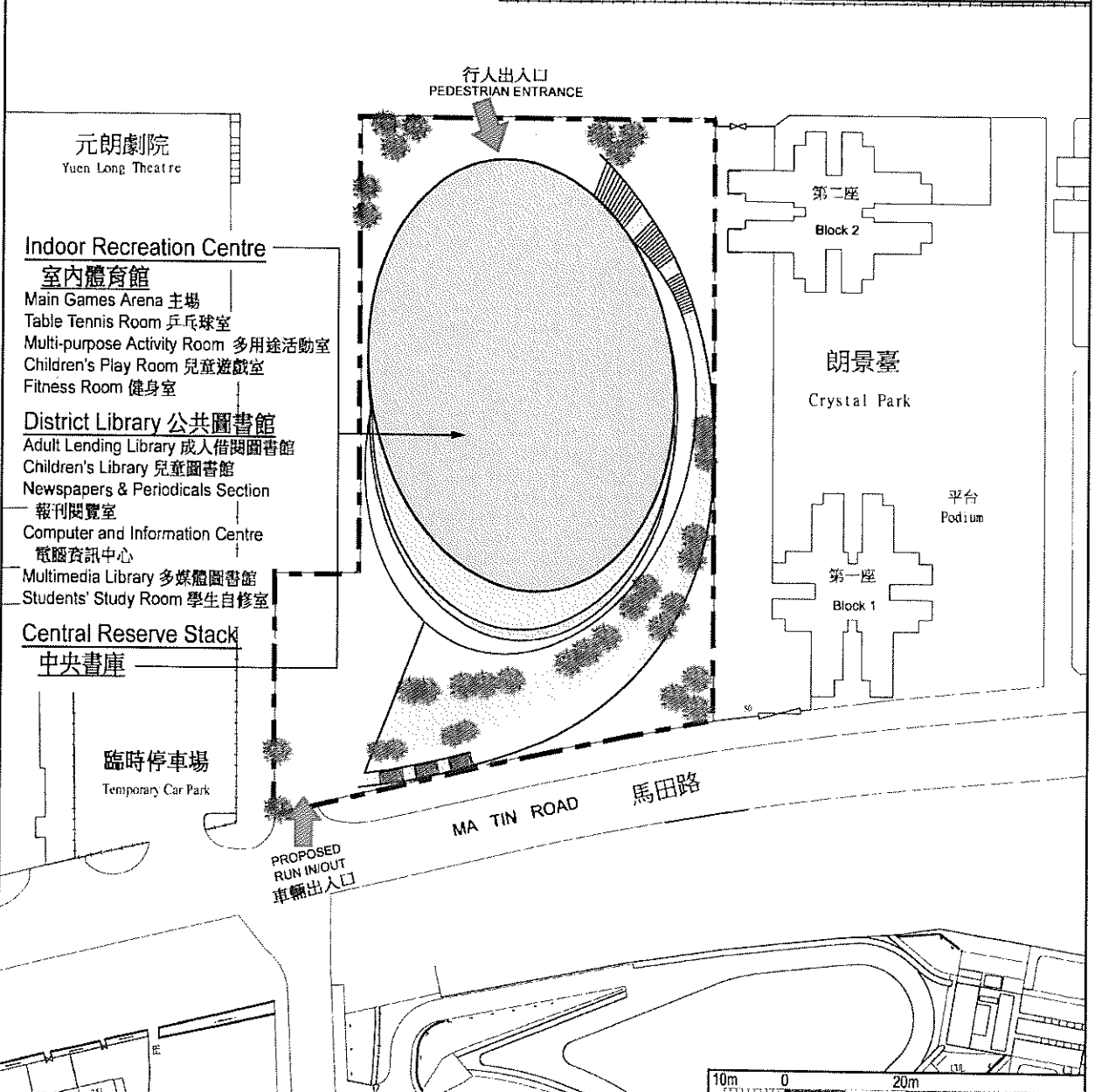
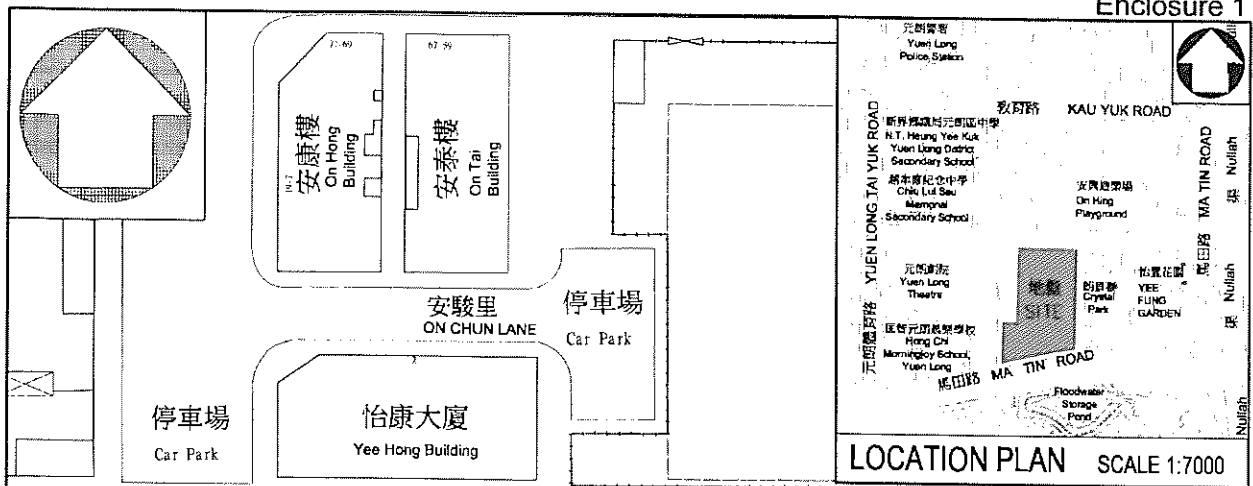
30. The proposed works will affect seven trees growing within the project site. They will be replanted within the site. All trees to be replanted are not important trees⁴. We will incorporate planting proposals as part of the project, including estimated quantities of 330 trees and 7 300 shrubs.

31. We estimate that the proposed works will create about 445 jobs (400 for labourers and another 45 for professional/technical staff) providing a total employment of 11 700 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 metres above ground level), or with height/canopy spread equal or exceeding 25 metres.



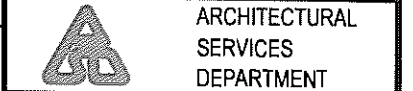
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 元朗第3區
 公共圖書館及體育館

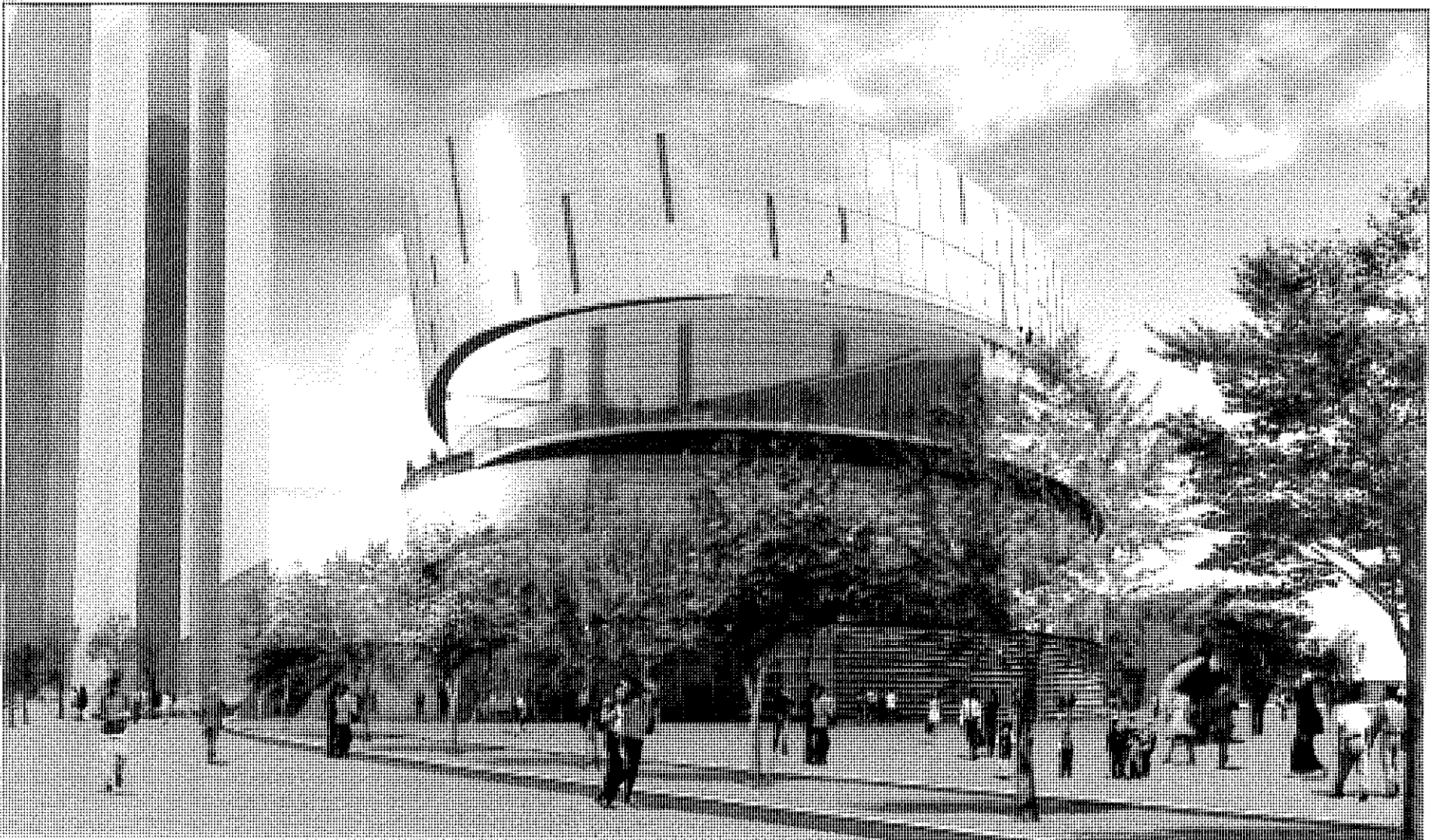
drawn by
 CINDY CHAN
 checked by
 DAPHNE LI
 office
 ARCHITECTURAL BRANCH

date
 OCT 08
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 OCT 08

drawing no.
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scale
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PERSPECTIVE VIEW FROM
NORTH-WESTERN DIRECTION
(ARTIST'S IMPRESSION)

40765
PUBLIC LIBRARY & MUSEUM
RECREATION CENTRE
IN AREA 3, YUEH LONG
REBORN SITE
SHEWAN TOMES BUILDING

Drawn by	EMERY CHAN	Date	OCT 08
Checked by	DAVIDSON LI	Date	OCT 08
Office	ARCHITECTURAL BRANCH		

Drawing no.	40765	Scale	1/50
		ARCHITECTURAL SERVICES DEPARTMENT	

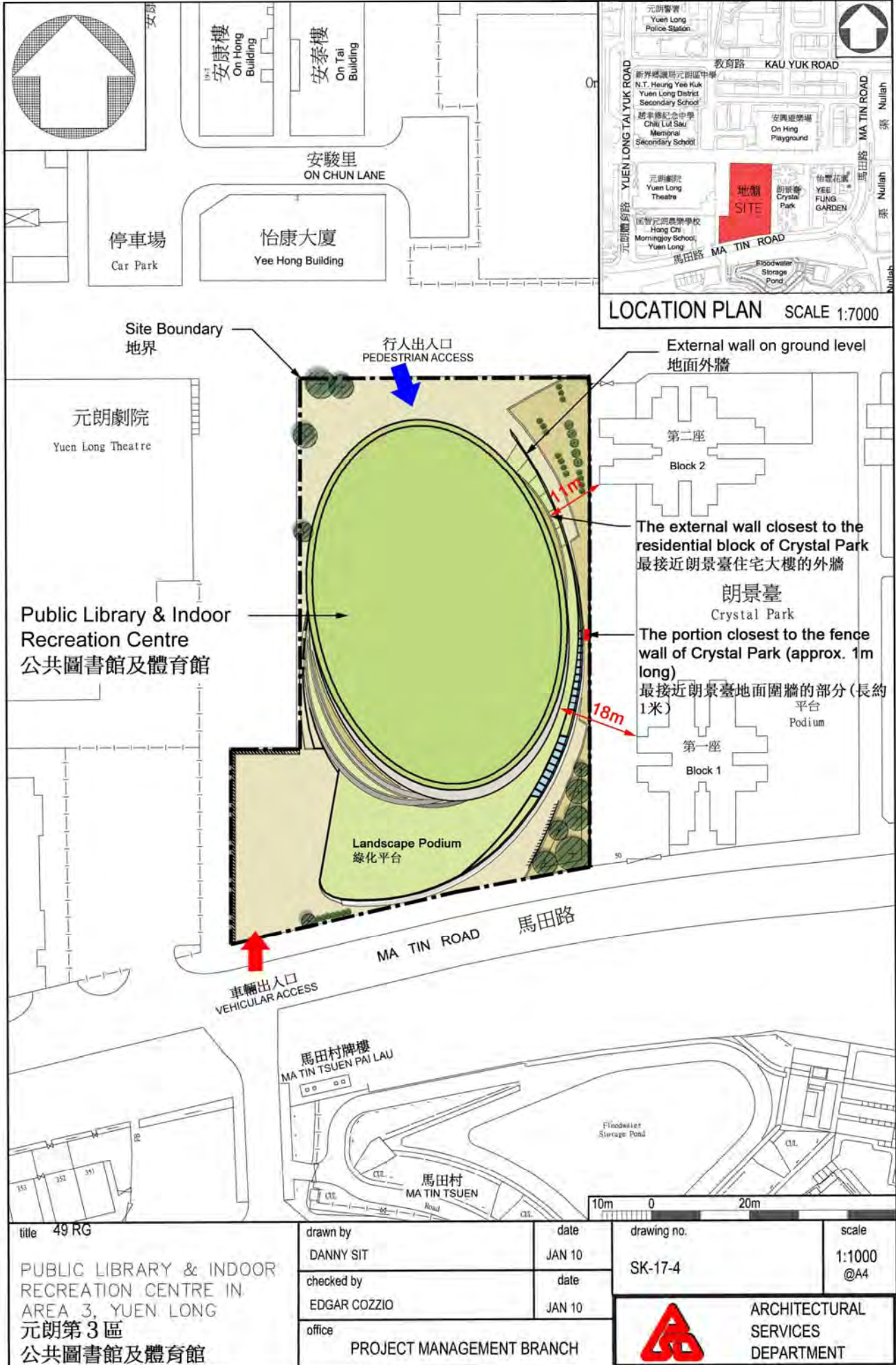
49RG – Public library and indoor recreation centre in Area 3, Yuen Long**Breakdown of the estimate for consultants' fees**

Consultants' staff costs		Estimated man-months	Average MPS* salary point	Multiplier (Note 1)	Estimated fee (\$ million)	
(a)	Contract administration (Note 2)	Professional	–	–	10.8	
(b)	Site supervision (Note 3)	Professional	30	38	1.6	2.9
		Technical	258	14	1.6	8.2
Total					21.9	

* MPS = Master Pay Scale


Notes

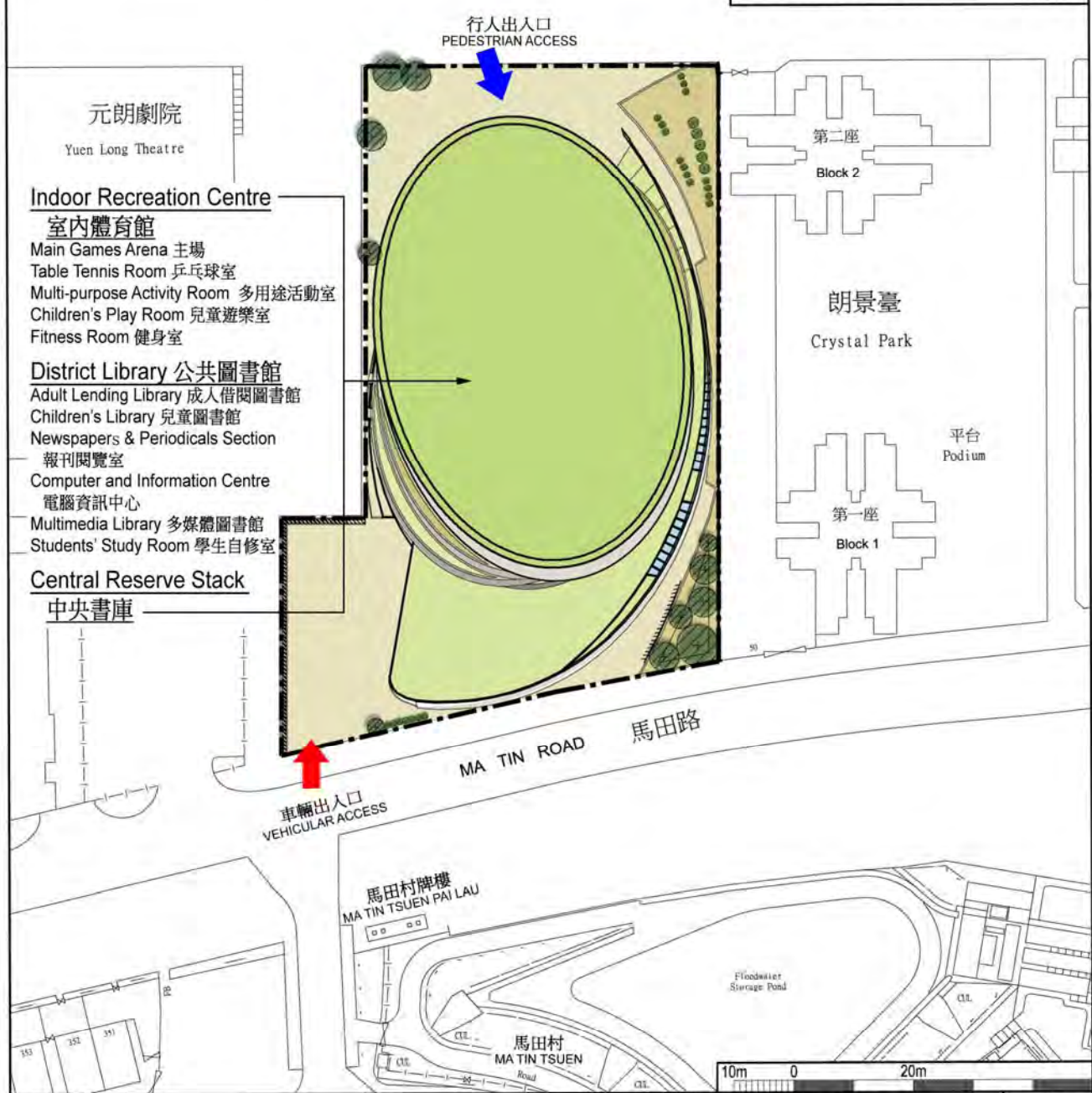
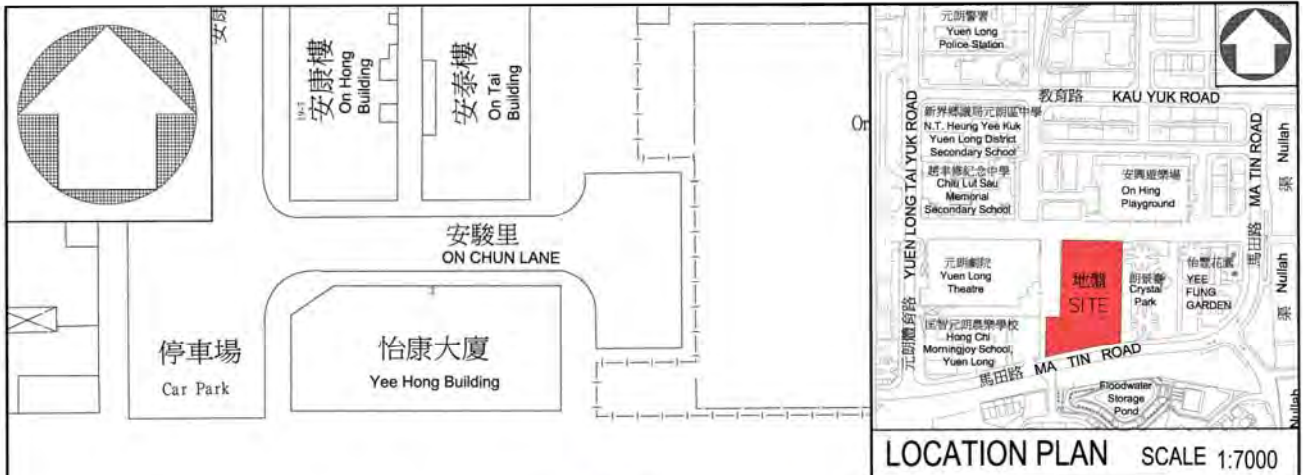
1. A multiplier of 1.6 is applied to the average MPS point to estimate the cost of resident site staff supplied by the consultants. (As at 1 April 2008, MPS point 38 = \$60,535 per month and MPS point 14 = \$19,835 per month.)
2. The consultants' staff cost for contract administration is calculated in accordance with the existing consultancy agreement for the design and construction of **49RG**. The assignment will only be executed subject to Finance Committee's approval to upgrade **49RG** 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.




title 49 RG
 PUBLIC LIBRARY & INDOOR RECREATION CENTRE IN AREA 3, YUEN LONG
 元朗第3區公共圖書館及體育館

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checked by EDGAR COZZIO	date JAN 10
office PROJECT MANAGEMENT BRANCH	

drawing no. SK-17-4	scale 1:1000 @A4
 ARCHITECTURAL SERVICES DEPARTMENT	



title 49 RG PUBLIC LIBRARY & INDOOR RECREATION CENTRE IN AREA 3, YUEN LONG 元朗第3區 公共圖書館及體育館	drawn by DANNY SIT	date JAN 10	drawing no. SK-17-1	scale 1:1000 @A4
	checked by EDGAR COZZIO	date JAN 10	 ARCHITECTURAL SERVICES DEPARTMENT	
	office PROJECT MANAGEMENT BRANCH			



PERSPECTIVE VIEW OF THE BUILDING FROM
NORTH-WESTERN DIRECTION
(ARTIST'S IMPRESSION)
從西北面望向大樓的構思圖

49RG
PUBLIC LIBRARY & INDOOR
RECREATION CENTRE
IN AREA 3, YUEN LONG
元朗第3區
公共圖書館及體育館

drawn by DANNY SIT

date
JAN 10

drawing no.
SK17-2

scale
NTS

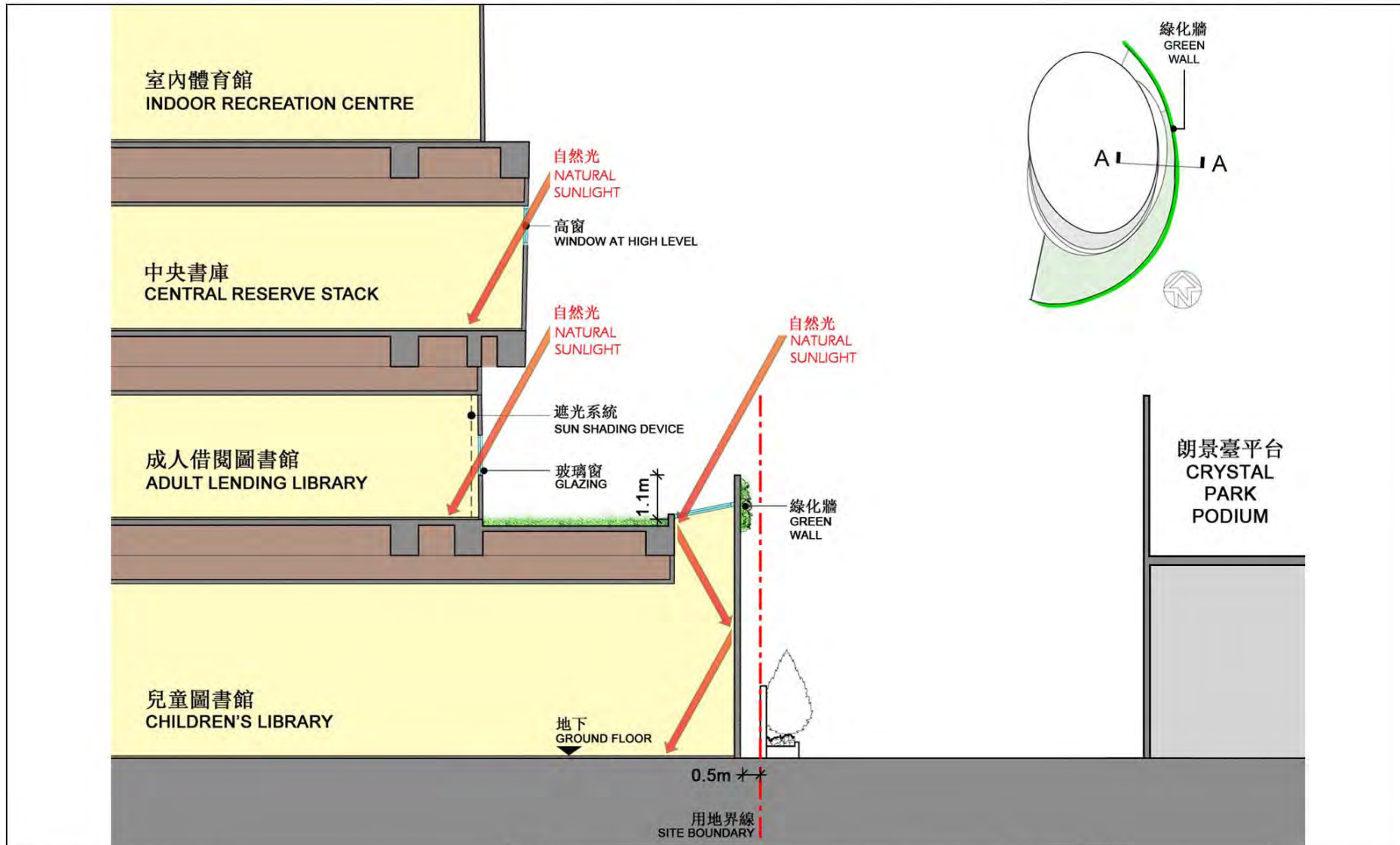
approved by EDGAR COZZIO

date
JAN 10

office PROJECT MANAGEMENT BRANCH



ARCHITECTURAL
SERVICES
DEPARTMENT



CROSS SECTION A-A
剖面圖 A-A

49RG
PUBLIC LIBRARY & INDOOR
RECREATION CENTRE
IN AREA 3, YUEN LONG
元朗第3區
公共圖書館及體育館

drawn by	DANNY SIT	date	JAN 10
approved by	EDGAR COZZIO	date	JAN 10
office PROJECT MANAGEMENT BRANCH			

drawing no.	scale
SK17-3	NTS



49RG – Public Library and Indoor Recreation Centre in Area 3, Yuen Long**Breakdown of the estimates for consultants' fees and resident site staff costs
(in September 2009 prices)**

		Estimated man-months	Average MPS [*] salary point	Multiplier (Note 1)	Estimated fee (\$ million)
(a)	Consultants' fees for contract	–	–	–	10.8
	administration (Note 2)	–	–	–	–
				Sub-total	10.8
(b)	Resident site staff	30	38	1.6	2.7
	costs (Note 3)	258	14	1.6	8.2
				Sub-total	10.9
Comprising —					
(i)	Consultants' fees for management of resident site staff			0.3	
(ii)	Remuneration of resident site staff			10.6	
				Total	21.7

* MPS = Master Pay Scale

Notes

1. A multiplier of 1.6 is applied to the average MPS salary point to estimate the cost of resident site staff supplied by the consultants. (As at now, MPS salary point 38 = \$57,280 per month and MPS salary 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 **49RG**. The assignment will only be executed subject to Finance Committee's approval to upgrade **49RG** 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.