

Public Works Subcommittee

Meeting on 18 May 2011

List of issues requiring follow-up actions by the Administration  
before the relevant meeting of the Finance Committee

<u>Item</u>	<u>Issues</u>
PWSC (2011-12)10	<p>1. <b>At the request of Hon KAM Nai-wai, the Administration undertook to provide information on the breakdown of the estimated accommodation requirements for office and non-office purposes at the converted industrial building.</b></p> <p>The required information is provided at <b><u>Annex A</u></b>.</p> <p>2. <b>At the request of Hon Cyd HO Sau-lan, the Administration was requested to provide a report on the procurement process after the deal is closed.</b></p> <p>We will follow up the request in due course.</p> <p>3. <b>In response to the concern of Hon LEE Wing-tat, the Administration was requested to provide the rating criteria of 'Platinum', 'Gold', 'Silver' and 'Bronze' awards under 'BEAM Plus' green building labeling scheme under the Hong Kong Green Building Council.</b></p> <p>The rating criteria of 'Platinum', 'Gold', 'Silver' and 'Bronze' grading under 'BEAM Plus' green building labelling scheme of the Hong Kong Green Building Council (HKGBC) are at <b><u>Annex B</u></b>.</p> <p>While we aim at achieving a Silver/Bronze award under the HKGBC BEAM Plus green building labelling scheme, we will endeavour to follow the BEAM Plus best practice as far as practicable and devote every effort to achieve the best possible building environmental performance to set an example for incorporating green features in retrofitting buildings. In our case, the constraints in achieving Platinum/Gold grading of BEAM-Plus assessment are mainly due to the rating criteria for "Site Aspects". Some critical factors have already been mentioned in footnote 5 of PWSC(2011-12)10 which is extracted below for easy reference.</p> <p><i>"Critical factors for determining the eligibility of Beam Plus award include (a) avoidance of car parking facilities, (b) within 500 metres (m) of (or with shuttle service to) public transport of scheduled operating frequency of 10 minutes or less during 7 a.m. to 7 p.m., (c) at least 10 amenities such as day care center, laundry or dry cleaners, hairdressers, place of worship, within 500 m of the building, (d) at least 2 amenities or recreational facilities (open to public) such as shaded sitting out area/garden/park, swimming pool, indoor/outdoor sport facilities within the building."</i></p>

**Item**

**Issues**

4. **At the request of Prof Hon Patrick LAU, the Administration agreed to provide information on the process and timeframe for the conversion of the former cargo terminal building occupied by Hong Kong Air Cargo Terminals Limited (HACTL) for the Electrical and Mechanical Services Department (EMSD) new headquarters.**

The process and timeframe in respect of the conversion works upon vacant possession of the premises for the Electrical and Mechanical Services Department (EMSD) headquarters (105,500 square metres in Construction Floor Area) are set out below:-

<b>Stage of work</b>	<b>Actual time taken</b>
1. Investigation, condition survey and structural survey of building	5 months
2. Design of conversion works	18 months (includes 7 months of overlapping with stages 1 and 3)
3. Preparation of tender drawings and documents	8 months
4. Tendering and contract award for conversion works	9 months (includes 5 months for reviewing the project requirements and retendering in order not to exceed the approved project estimates)
5. Conversion works	30 months (includes 5 months of overlapping with stage 4, as hoarding erection and demolition work were carried out by Architectural Services Department's term contractor)
Total:	58 months <sup>1</sup> (from February 2000 to November 2004)

---

<sup>1</sup> For **114KA**, we plan to start the procurement process in July 2011, with a view to purchasing a suitable industrial building in the first quarter of 2012 and completing the conversion works in end 2015 the earliest. The time between successful purchase of an industrial building and completion of conversion works is approximately 45 months.

**Breakdown of the Estimated Accommodation Requirements of  
the Converted Industrial Building for Water Supplies Department (WSD) Facilities**

WSD Facilities		Construction Floor Area (CFA) (m <sup>2</sup> )			
		Office (a)	Non-office (b)	Non-office items include:-	Total (a)+(b)
New Territories West Regional Office	Departmental Administration Division and other supporting units <sup>1</sup>	2,067	1,625	Barrack room, working area, changing room, tools and materials store, information technology facilities store, training room and dangerous goods store.	3,692
	Operation Branch <sup>2</sup>	2,672	1,087	Barrack room, changing room, working area, tools and materials storage area, training room and dangerous goods store.	3,759
	Customer Services Branch <sup>3</sup>	2,075	470	Changing room, tools and materials storage area/store, working area and shroff office of Customer Enquiry Centre.	2,545
Water Conservation Education Centre		95	4,455	Exhibition gallery, lecture room, classrooms, grey water reuse and rainwater harvesting plant room and viewing area and other administration and store room.	4,550
Total :		6,909	7,637		14,546 (approx. 14,500)

<sup>1</sup> Include: Government Vehicles Management Unit, General Registry, Drawing Office, Supplies Section, Leak Detection Unit, Information Technology Management Unit and Training Unit.

<sup>2</sup> Include: Operation and Maintenance Sections for Water Supply Networks and Installations.

<sup>3</sup> Include: Customer Services Division, Meter Reading Section and Customer Enquiry Centre.

Rating Criteria of “BEAM Plus” Green Labeling Scheme<sup>1</sup>  
under the Hong Kong Green Building Council

Grading <sup>2</sup>	Overall Score	Minimum Score			
		Site Aspects (SA)	Energy Use (EU)	Indoor Environmental Quality (IEQ)	Innovations and Additions (IA)
Platinum	75%	70%	70%	70%	3 credits
Gold	65%	60%	60%	60%	2 credits
Silver	55%	50%	50%	50%	1 credit
Bronze	40%	40%	40%	40%	-

Explanatory Notes:

1. The BEAM Plus Green Labeling Scheme will grade a building with assessments on five environmental performance categories including Site Aspects (SA), Material Aspects (MA), Energy Use (EU), Water Use (WU) and Indoor Environmental Quality (IEQ).
2. To achieve the respective grading, it is necessary to obtain a minimum percentage (%) for “overall score” **and also** with minimum % for the three important categories, namely “SA”, “EU” and “IEQ” **PLUS** additional credits for Innovations and Additions “IA”. No minimum percentage is required for the other two categories “MA” and “WU”.
3. Detailed assessment criteria for each category are available at the Hong Kong Green Building Council’s website (<http://www.hkgbc.org.hk/eng/beamplusmain.aspx>). Criteria applicable for new buildings (including conversion of industrial building pursuant to the “*Green Guide: Revitalising Industrial Buildings*” issued by Hong Kong Green Building Council) are at <http://www.hkgbc.org.hk/upload/beamdocuments/beamplusdoc/BEAM-Plus-1-1-NB.pdf>.