

## **ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE**

### **HEAD 703 – BUILDINGS**

#### **Support – Others**

#### **183GK – Reprovisioning of Shanghai Street refuse collection point and street sleepers' services units to the site at Hau Cheung Street, Yau Ma Tei for the phase II development of the Yau Ma Tei Theatre project**

Members are invited to recommend to the Finance Committee the upgrading of **183GK** to Category A at an estimated cost of \$165.3 million in money-of-the-day prices.

### **PROBLEM**

We need to expand and improve the supporting facilities of the Yau Ma Tei Theatre (YMTT) to enable it to better serve its functions as a centre for nurturing new talents for Cantonese opera and to provide an environment compatible with the cultural ambience of the YMTT.

### **PROPOSAL**

2. The Director of Architectural Services, with the support of the Secretary for Home Affairs, proposes to upgrade **183GK** to Category A at an estimated cost of \$165.3 million in money-of-the-day (MOD) prices for the reprovisioning of Shanghai Street refuse collection point (RCP) and street sleepers' services units (SSSU) to the site at Hau Cheung Street, Yau Ma Tei ("the reprovisioning project") to vacate the original site for the phase II development of the YMTT project.

/ **PROJECT** .....

**PROJECT SCOPE AND NATURE**

3. The project site is located at Hau Cheung Street, Yau Ma Tei and occupies an area of about 999 square metres (m<sup>2</sup>). The proposed scope of works under **183GK** includes —

- (a) construction of the RCP -
  - (i) a designated refuse collection vehicle (RCV) parking area;
  - (ii) a loading bay at the rear of the RCV parking area;
  - (iii) a storage space for refuse;
  - (iv) an office cum roll call point;
  - (v) staff toilets with changing room;
  - (vi) a store room for storage of cleansing gear and materials;
  - (vii) storage area for accommodating hand carts and refuse bins;
- (b) construction of the SSSU -
  - (i) an office of integrated services team for street sleepers with ancillary area;
  - (ii) a lobby/multi-purpose room;
  - (iii) an interview room;
  - (iv) a kitchen;
  - (v) a store room;
  - (vi) a haircutting/laundry room;
  - (vii) staff toilets and client toilets with showers;
  - (viii) caretaker's quarters for the temporary shelter for street sleepers;

- (ix) a dormitory for accommodating 70 persons with toilets/shower rooms and store room; and
- (c) demolition of the existing building of the Shanghai Street RCP, SSSU and the public toilet<sup>1</sup>.

— A site plan, layout plans, a sectional plan, an elevation, an artist's impression of the building and a barrier-free access plan for the project are at Enclosure 1. Subject to the funding approval of the Finance Committee (FC), we plan to commence construction in August 2014 for completion in July 2016. The decanting and demolition works of the existing building at Shanghai Street will follow in July 2016 for completion in April 2017.

## JUSTIFICATION

### Pressing need to release the site at Shanghai Street for the phase II development of the YMTT

4. Due to site constraints posed by the preservation of the YMTT and the nearby Red Brick Building facing the RCP (both are graded historic buildings), the size of the foyer space and the side stage of the current YMTT is below standard. To enable the YMTT to serve its functions as a centre for nurturing new talents for Cantonese opera more effectively, there is a pressing need to relocate the RCP and SSSU adjoining YMTT to provide space to expand the foyer and side stage of the theatre to improve the use of space for both the audience and the artists, and to provide rehearsal facilities at the venue.

5. The Leisure and Cultural Services Department and the Architectural Services Department are working on the design and project planning of the YMTT phase II development. A separate project proposal will be submitted to seek funding support from the related committees in due course.

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<sup>1</sup> As there is no suitable site in the vicinity for relocating the public toilet, it will be reprovisioned in-situ and incorporated in the phase II development of the YMTT, to cater for the needs of the public and the users of Yau Ma Tei Wholesale Fruit Market.

To improve the overall environment of the YMTT

6. When considering the YMTT phase I development project in 2009, Members of the Public Works Subcommittee (PWSC) suggested relocating the existing RCP and SSSU to improve the overall environment of the YMTT. The Administration shares Members' views that relocating these two public facilities and implementing the phase II development of the YMTT will create better cultural ambience in the area of YMTT, enhance its functions, and improve its appeal to tourists and other visitors. To maintain the existing services of the Shanghai Street RCP and SSSU in the district<sup>2</sup>, the Administration has been actively exploring suitable sites for relocating these two facilities and eventually identified a suitable site at Hau Cheung Street. The relocation proposal has the support of the Yau Tsim Mong District Council (YTMDC) and the Cantonese Opera Advisory Committee (COAC).

7. The reprovisioning project has earmarked approximately \$1 million for purchasing new furniture and supplies (including bunk beds, wardrobes, televisions and electric kettles at the temporary shelter for street sleepers), as well as additional new equipment (including washing machines, clothes dryers, dehumidifiers, and refrigerators) for the SSSU. The sooner the reprovisioning project is completed, the earlier the SSSU can be relocated to the new building to meet service needs.

8. To minimise the odour from the RCP, the scope of the reprovisioning project also includes equipping the RCP at Hau Cheung Street with modern deodorization systems (including water scrubber system and active-ion generator). Air of the RCP will be treated by enhanced deodorized and filtering system, and the exhaust air outlet will be located far away from the windows of the SSSU. In comparison to the existing facility at Shanghai Street, the hygiene of the new RCP would be improved. The gate to the RCP will be closed at all times except for the passage of refuse collection vehicles, which are approximately 6 to 7 trips to the RCP every day. In addition, the staff at the RCP will clean the RCP every time after the vehicle has left and sanitise the RCP thoroughly every night before the closure of the RCP. No refuse will be stored at the RCP overnight. Moreover, suitable mitigation measures will be implemented to ensure compliance with the requirements of the Environmental Protection Department with a view to minimizing the adverse impacts brought by the reprovisioning of RCP to the nearby environment.

/ **FINANCIAL** .....

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<sup>2</sup> The SSSU consists of the office of an Integrated Services Team for Street Sleepers and a temporary shelter for street sleepers. Services being provided include outreaching visits, counselling and group activities, employment guidance, personal care, emergency financial assistance, referrals for other support services and 70 overnight shelter places for street sleepers. It is necessary to maintain the SSSU in the district to meet the service demand.

**FINANCIAL IMPLICATIONS**

9. We estimate the capital cost of **183GK** to be \$165.3 million in MOD prices (please see paragraph 11 below), broken down as follows –

			\$ million
(a)	Site works		0.9
(b)	Piling		25.3
(c)	Building		63.2
(d)	Building services		12.4
(e)	Drainage		2.5
(f)	External works		2.0
(g)	Demolition works		6.9
(h)	Additional energy conservation measures		2.4
(i)	Furniture and equipment <sup>3</sup>		1.1
(j)	Consultants' fees		5.0
	(i) contract administration	4.0	
	(ii) management of resident site staff (RSS)	1.0	
(k)	Remuneration of RSS		7.5
(l)	Contingencies		12.9
	Sub-total		142.1
			(in September 2013 prices)
(m)	Provision for price adjustment		23.2
	Total		165.3
			(in MOD prices)

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<sup>3</sup> The estimated cost of furniture and equipment is based on an indicative list of items.

10. We propose to engage consultants to undertake contract administration and site supervision for the project. A detailed breakdown of the estimates for consultants' fees and resident site staff costs by man-months is at Enclosure 2. The construction floor area (CFA) of **183GK** is about 2 492 m<sup>2</sup>. The estimated construction unit cost, represented by the building and building services costs, is \$30,337 per m<sup>2</sup> of CFA in September 2013 prices. We consider this comparable to that of similar Government projects.

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

Year	\$ million (Sept 2013)	Price adjustment factor	\$ million (MOD)
2014 – 15	13.0	1.06000	13.8
2015 – 16	76.0	1.12360	85.4
2016 – 17	28.0	1.19102	33.3
2017 – 18	12.0	1.26248	15.1
2018 – 19	8.0	1.32876	10.6
2019 – 20	5.1	1.39519	7.1
	<hr/> 142.1 <hr/>		<hr/> 165.3 <hr/>

12. We have derived the MOD estimates on the basis of the Government's latest set of assumptions on the trend rate of change in the prices of public sector building and construction output for the period 2014 to 2020. We will deliver the construction works through a lump-sum contract because we can clearly define the scope of the works in advance. The contract will provide for price adjustments.

13. We estimate the additional annual recurrent expenditure arising from this project to be \$170,000.

## PUBLIC CONSULTATION

14. The proposal to reprovise the RCP and SSSU to pave way for the phase II development of YMTT is strongly supported by the Cantonese Opera sector. The Social Welfare Department consulted and worked closely with the two operators of the Shanghai Street SSSU (namely, the Street Sleepers' Shelter Society Trustees Incorporated and the Salvation Army) on the proposed reprovise of the SSSU. The proposal was agreeable to the two operators which had undertaken to continue the provision of dedicated supportive services for street sleepers on the new premises at Hau Cheung Street.

15. We consulted the Community Building Committee of YTMDC in 2011 and 2012. Members considered there was a pressing need for the reprovise project and requested for its early implementation. Members generally supported the reprovise project and only one Member expressed concerns about the co-location of the RCP and SSSU.

16. On 15 April 2013, we consulted the Legislative Council (LegCo) Panel on Home Affairs (HA) on the reprovise project. While some Members expressed support for the reprovise project, some held strong reservation about the co-location arrangement of RCP and SSSU at the same site. There was a view that the existing SSSU could be reprovise in-situ and incorporated in the Phase II development of YMTT. Some Members urged for the identification of another site in addition to the one at Hau Cheung Street for reprovise the RCP and SSSU to separate sites, and some suggested that if another site could not be identified for reprovise the SSSU, the Government should examine the feasibility of constructing two separate building blocks on the site at Hau Cheung Street to accommodate the reprovise RCP and SSSU. The Panel passed a motion urging the Government to, in taking forward the project, respect the users of SSSU, relocate the RCP and SSSU at different sites, and facilitate the access of SSSU users.

17. In the light of the views of the Panel members at the above meeting, we have carefully examined the various proposals raised by Panel members and consulted the YTMDC. YTMDC stated its clear view that the reprovise project should be taken forward as soon as possible, so that not only the living condition of the existing shelter could be improved, the YMTT could also be expanded to serve its function to meet the development needs of Cantonese opera sector more effectively.

18. The Chinese Artists Association of Hong Kong (HKCAA) and COAC wrote separately to the Panel in June and July 2013 respectively. HKCAA and COAC strongly supported the proposal and urged for early implementation of the project.

19. Upon a careful review, we have accordingly reported our findings on Panel members' proposals and results of consultation with the YTMDC to the Panel on 13 December 2013. In gist, since the area surrounding YMTT has been densely developed, our attempt to identify an additional site for relocating the SSSU was to no avail. The site at Hau Cheung Street is also too small to be provided with sufficient means of escape and means of access for firefighting and rescue if the RCP and the SSSU are to be constructed as two completely separate buildings on the site. Even if a portion of the adjacent site currently used as the Highways Department's material store is included in the reprovisioning project, the two blocks will have to be built adjoining each other. While this would not bring any concrete benefits to the service users, it will necessitate going through the planning process again that will cause substantial delay to the project not to mention the additional costs that will be resulted.

20. Noting our report, the Panel generally supported the project. Some Members suggested that the entrances of RCP and SSSU at ground floor be provided in different orientations, or to allow flexibility for such modification in future. Some Members suggested that consideration be given to avoiding having the windows of SSSU units from facing the RCP frontage to minimize odour nuisance to SSSU users, or a few storeys be added to separate the RCP and SSSU.

21. We have strived to address Panel members' comments to further improve the latest design as much as possible. To take into account their further comments at the last meeting on 13 December 2013, we have modified the floor plan to allow flexibility for alteration of the orientation of the main entrance of the SSSU. If the issue regarding the availability of a right of way to the north of the project site can be resolved in the future, we will adopt the hypothetical new entrance at the north for the SSSU by modifying the entrance layout (as shown on sheet 2 of Enclosure 1). As for the windows of the SSSU block at 2/F, the current design of having windows on both the eastern and western sides will allow the best ventilation for SSSU users. In addition, more greening will be provided on the flat roof next to the windows of the dormitory at Hau Cheung Street. Mechanical ventilation will be installed at the windows at Hau Cheung Street on 1/F and 2/F of SSSU. To further minimize the impact of the exhaust air from the RCP, the exhaust air duct of the RCP will be located far away from the windows of the SSSU and built at the highest possible level.



## ENVIRONMENTAL IMPLICATIONS

22. The project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). A Preliminary Environmental Review (PER) was completed in December 2013 for the proposed works. The PER has recommended mitigation measures such as installation of water scrubber and active-ions generator for the RCP to minimize the odour nuisance and construction of solid parapet walls at the dormitory of the SSSU to alleviate the noise impact. We have included the costs of the above mitigation measures in the project estimates. With such mitigation measures in place, the project will have no long-term adverse environmental impact. We have also included in the project estimates the cost to implement suitable mitigation measures to control short-term environmental impacts.

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

24. At the planning and design stages, we have considered measures 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 (e.g. use of excavated materials for filling within the site) on site or in other suitable construction sites as far as possible, in order to minimise the disposal of inert construction waste at public fill reception facilities<sup>4</sup>. We will encourage the contractor to maximise the use of recycled/recyclable inert construction waste, and the use of non-timber formwork to further reduce the generation of construction waste.

25. At the construction stage, 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 at public fill reception facilities and landfills respectively through a trip-ticket system.

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<sup>4</sup> Public fill reception facilities are specified in Schedule 4 of the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N). Disposal of inert construction waste in public fill reception facilities requires a licence issued by the Director of Civil Engineering and Development.

26. We estimate that the project will generate in total about 5 256 tonnes of construction waste. Of these, we will reuse about 130 tonnes (2.5%) of inert construction waste on site and deliver 4 863 tonnes (92.5%) of inert construction waste to public fill reception facilities for subsequent reuse. We will dispose of the remaining 263 tonnes (5.0%) 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 \$0.2 million for this project (based on a unit cost of \$27 per tonne for disposal at public fill reception facilities and \$125 per tonne<sup>5</sup> at landfills).

## **HERITAGE IMPLICATIONS**

27. The project does 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.

## **ENERGY CONSERVATION, GREEN AND RECYCLED FEATURES**

29. This project will adopt various forms of energy efficient features and renewable energy technologies, in particular -

- (a) solar hot water system; and
- (b) photovoltaic system.

30. For greening features, we will provide greening on appropriate rooftops and facades of the building for environmental and amenity benefits.

31. For recycled features, we will adopt rainwater recycling system for landscape irrigation.

/ 32. ....

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<sup>5</sup> 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 per m<sup>3</sup>), nor the cost to provide new landfills (which is likely to be more expensive), when the existing ones are filled.

32. The total estimated additional cost for adoption of the above features is around \$2.4 million (including \$19,500 for energy efficient features), which has been included in the cost estimate of the project. The energy efficient features will achieve 0.5% energy savings in the annual energy consumption with a payback period of about 7.1 years.

## BACKGROUND INFORMATION

33. We upgraded **183GK** to Category B in September 2011. An architectural consultant was engaged in March 2012 to undertake the design and site investigation, and a quantity surveying consultant was engaged in January 2013 to prepare tender documents. We charged the total cost of \$5.9 million to block allocation **Subhead 3100GX** “Project feasibility studies, minor investigations and consultants’ fees for items in Category D of the Public Works Programme”. The site investigation and detailed design have been completed and the tender documents are under preparation.

34. The proposed works will involve the removal/felling of 21 trees (i.e. 20 trees within the project boundary and one tree outside the project site). All trees to be removed are not important trees<sup>6</sup>. We will incorporate planting proposals as part of the project, including the planting of about 15 trees, 500 shrubs and 4 600 ground covers.

35. We estimate that the proposed works will create about 107 jobs (94 for labourers and another 13 for professional/technical staff) providing a total employment of 1 260 man-months.

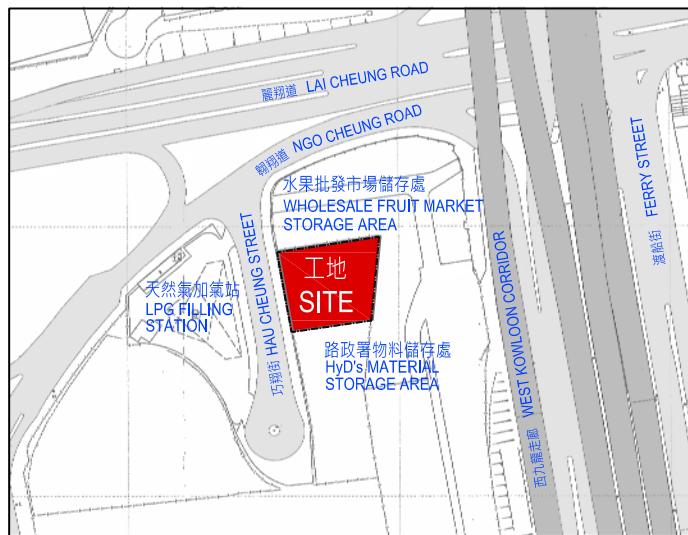
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Home Affairs Bureau  
January 2014

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<sup>6</sup> “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 (m) (measured at 1.3 m above ground level), or with height/canopy spread equal or exceeding 25 m.



位置圖 LOCATION PLAN

0 5 10 25 50m



工地平面圖 SITE PLAN

183GK

為展開油麻地戲院第二期發展而在油麻地巧翔街重置上海街垃圾收集站及露宿者服務單位的工程

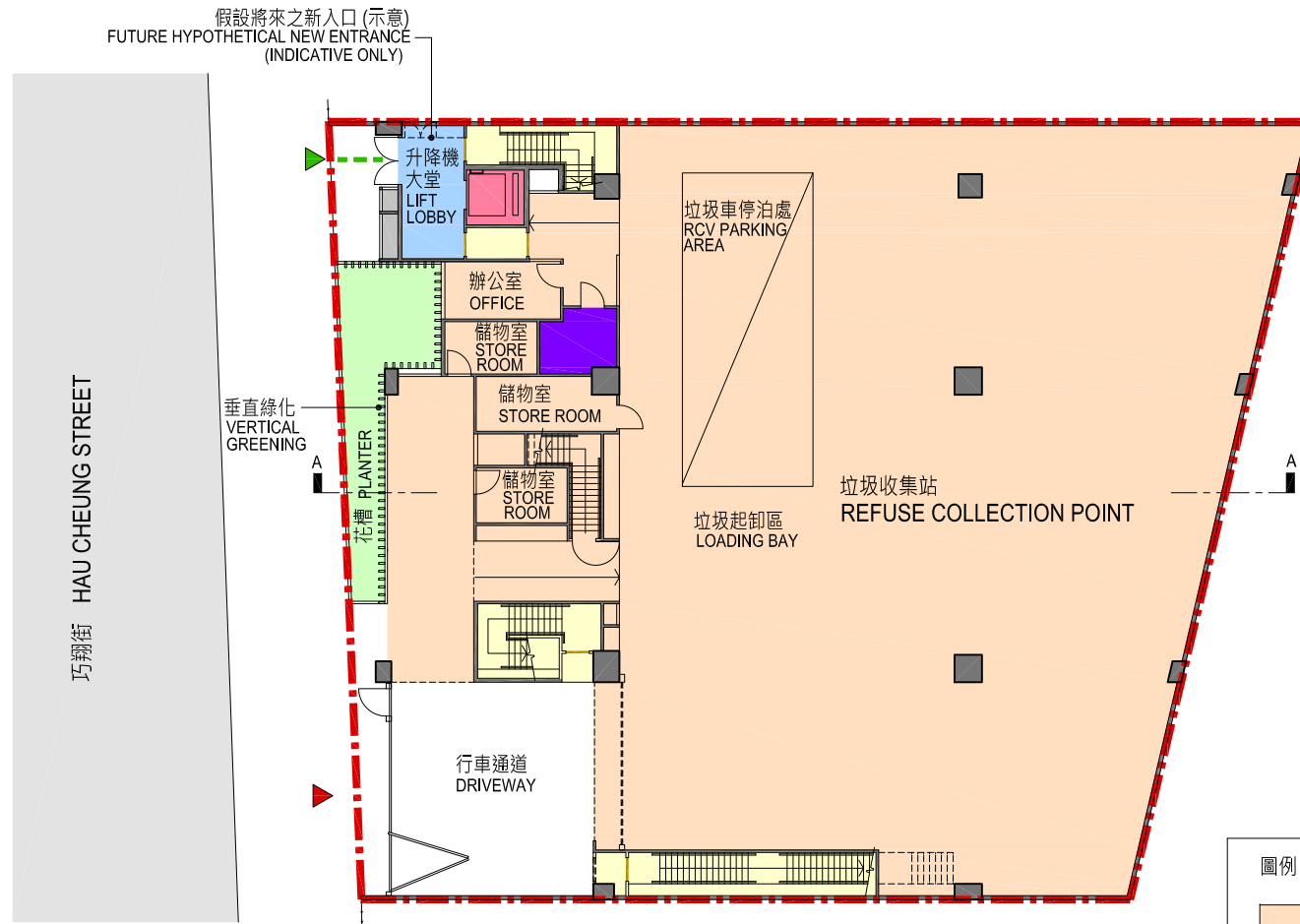
REPROVISIONING OF SHANGHAI STREET REFUSE COLLECTION POINT AND STREET SLEEPERS' SERVICES UNITS  
TO THE SITE AT HAU CHEUNG STREET, YAU MA TEI FOR THE PHASE II DEVELOPMENT OF THE YAU MA TEI THEATRE PROJECT

## 圖例 LEGEND :

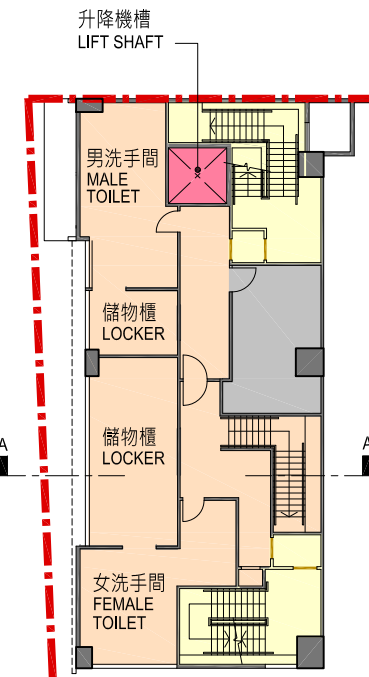
- 工地界線  
SITE BOUNDARY
- ▶ 無障礙出入口  
BARRIER-FREE ENTRANCE / EXIT
- ▶ 車輛出入口  
VEHICULAR INGRESS / EGRESS
- ||||| 行人過路線  
AT GRADE PEDESTRIAN CROSSING
- 綠化範圍  
LANDSCAPE AREA

0 2 4 10 20m

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地下平面圖 GROUND FLOOR PLAN



閣樓平面圖 MEZZANINE FLOOR PLAN

## 圖例 LEGEND :

- 垃圾收集站  
REFUSE COLLECTION POINT
- 露宿者服務單位  
STREET SLEEPERS' SERVICES UNITS
- 走火通道  
MEANS OF ESCAPE
- 綠化範圍  
LANDSCAPE AREA
- 暢通易達洗手間  
ACCESSIBLE TOILET
- 機房  
PLANT ROOMS

- 無障礙出入口  
BARRIER-FREE ENTRANCE / EXIT
- 車輛出入口  
VEHICULAR INGRESS / EGRESS
- 走火通道門  
FIRE ESCAPE DOOR
- 無障礙通道  
BARRIER-FREE ACCESS
- 工地界線  
SITE BOUNDARY
- 暢通易達升降機  
ACCESSIBLE LIFT

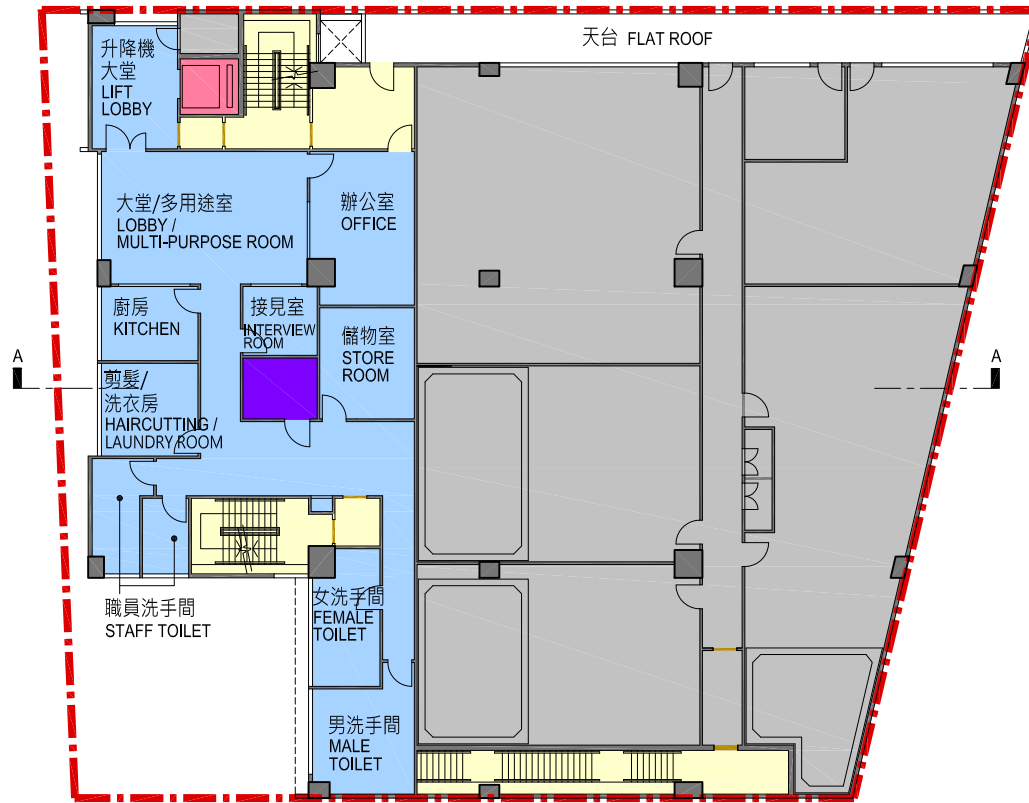
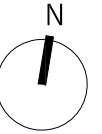
183GK

為展開油麻地戲院第二期發展而在油麻地巧翔街重置上海街垃圾收集站及露宿者服務單位的工程

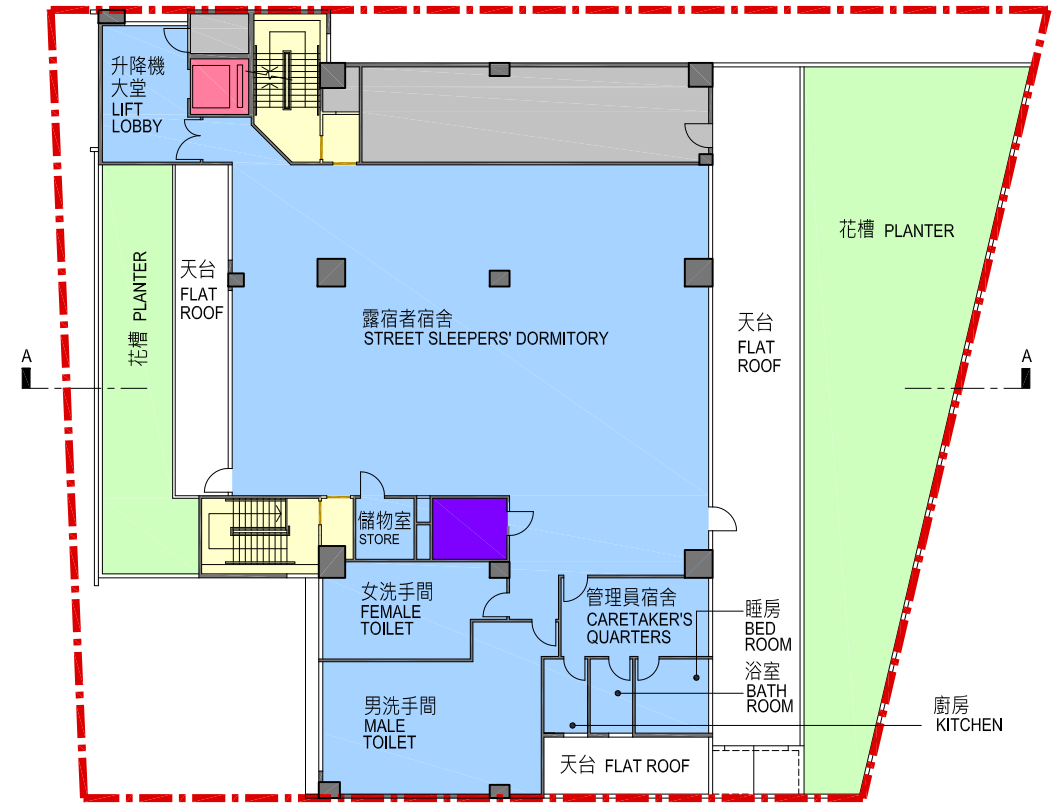
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


一樓平面圖 FIRST FLOOR PLAN



二樓平面圖 SECOND FLOOR PLAN

## 圖例 LEGEND :

 露宿者服務單位  
STREET SLEEPERS' SERVICES UNITS  
 走火通道  
MEANS OF ESCAPE

 綠化範圍  
LANDSCAPE AREA  
 機房  
PLANT ROOMS

 暢通易達洗手間  
ACCESSIBLE TOILET  
 暢通易達升降機  
ACCESSIBLE LIFT

 走火通道門  
FIRE ESCAPE DOOR  
 工地界線  
SITE BOUNDARY

183GK

為展開油麻地戲院第二期發展而在油麻地巧翔街重置上海街垃圾收集站及露宿者服務單位的工程

REPROVISIONING OF SHANGHAI STREET REFUSE COLLECTION POINT AND STREET SLEEPERS' SERVICES UNITS  
 TO THE SITE AT HAU CHEUNG STREET, YAU MA TEI FOR THE PHASE II DEVELOPMENT OF THE YAU MA TEI THEATRE PROJECT

0 1 2 5 10m



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西面立面圖 WEST ELEVATION

183GK

展開油麻地戲院第二期發展而在油麻地巧翔街重置上海街垃圾收集站及露宿者服務單位的工程

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0 1 2 5m



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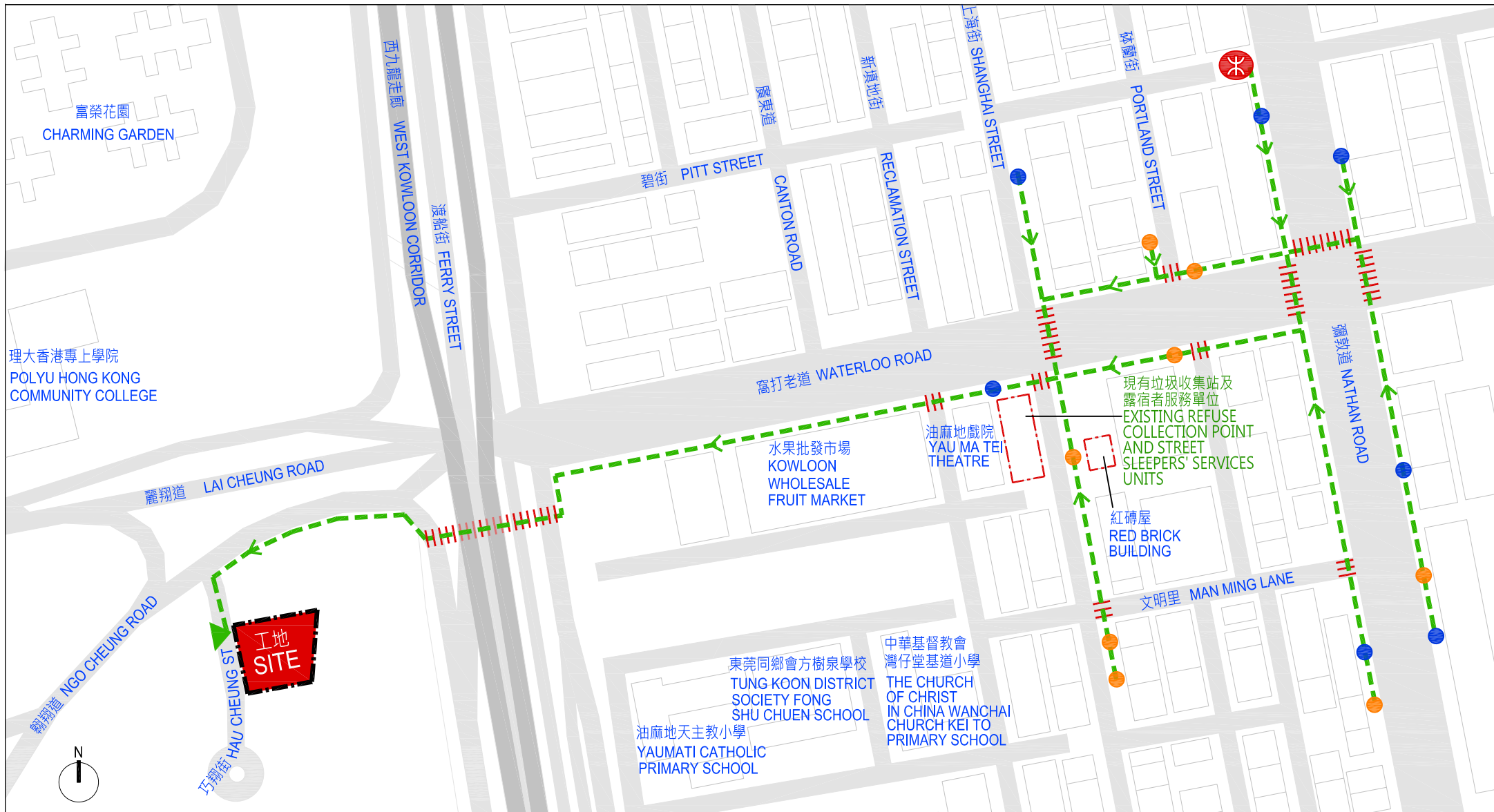
183GK

展開油麻地戲院第二期發展而在油麻地巧翔街重置上海街垃圾收集站及露宿者服務單位的工程

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## 無障礙通道平面圖

## PLAN OF BARRIER-FREE ACCESS

圖例

LEGEND:



無障礙出入口  
BARRIER-FREE  
ENTRANCE / EXIT



無障礙通道  
BARRIER-FREE  
ACCESS



行人過路線  
AT GRADE  
PEDESTRIAN  
CROSSING



巴士站  
BUS STOP



小巴士  
MINI-BUS STOP



油麻地港鐵站出入口  
YAU MA TEI  
MTR STATION EXIT

183GK

為展開油麻地戲院第二期發展而在油麻地巧翔街重置上海街垃圾收集站及露宿者服務單位的工程

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ARCHITECTURAL SERVICES DEPARTMENT

**183GK – Reprovisioning of Shanghai Street RCP and SSSU to the site at Hau Cheung Street, Yau Ma Tei for the phase II development of YMTT project**

**Breakdown of the estimates for consultants' fees and resident site staff costs  
(in September 2013 prices)**

		Estimated man- months	Average MPS* salary point	Multiplier (Note 1)	Estimated fee (\$ million)
(a) Consultants' fees for contract administration (Note 2)	Professional	—	—	—	3.2
	Technical	—	—	—	0.8
				Sub-total	4.0
(b) Resident site staff (RSS) costs (Note 3)	Professional	12	38	1.6	1.3
	Technical	192	14	1.6	7.2
				Sub-total	8.5
Comprising -					
(i) Consultants' fees for management of RSS				1.0	
(ii) Remuneration of RSS				7.5	
				<b>Total</b>	<b>12.5</b>

\* MPS = Master Pay Scale

**Notes**

1. A multiplier of 1.6 is applied to the average MPS salary point to estimate the cost of RSS supplied by the consultants. (As at now, MPS salary point 38 = \$67,370 per month and MPS salary point 14 = \$23,285 per month.)
2. The consultants' fees for contract administration are calculated in accordance with the existing consultancy agreement for the design and construction of **183GK**. The construction phase of the assignment will only be executed subject to FC's funding approval to upgrade **183GK** to Category A.
3. The actual man-months and actual costs will only be known after completion of the construction works.