

**For discussion  
on 9 December 2013**

**Legislative Council Panel on Education**

**94EB - Redevelopment of Ying Wa Girls' School  
at Robinson Road, Hong Kong  
Increase in Approved Project Estimate**

**PURPOSE**

This paper seeks Members' support for increasing the approved project estimate (APE) for the approved capital works project – Redevelopment of Ying Wa Girls' School at Robinson Road, Hong Kong (the Project) by \$220.7 million.

**BACKGROUND**

2. In June 2012, the Finance Committee approved the upgrading of the Project to Category A at an estimated cost of \$432.7 million in MOD prices. The approved scope of the Project includes demolition of the existing buildings of Ying Wa Girls' School (the School) at 76 Robinson Road (Site A) as well as the buildings at 2 Breezy Path (Site B), and the construction of a 30-classroom secondary school premises on the cleared sites to provide for the following facilities –

- (a) 30 classrooms;
- (b) 26 special rooms, comprising two music rooms, a visual arts room, three computer-assisted learning rooms, a preparation room for computer-assisted learning, two integrated science laboratories, a preparation room for integrated science laboratory, a multi-purpose room, and 15 other equipment-based multi-purpose rooms;
- (c) a library-cum-language room;
- (d) a guidance activity room;
- (e) two interview rooms;
- (f) three small group teaching rooms;

- (g) administration offices including a principal's office, two deputy principal's offices, a discipline master's office, a career master's office, a staff room, a staff common room, a general office, a conference room, a school social worker's office, a medical inspection room, a general store, a pantry, a printing room and a security store;
- (h) an assembly hall, a stage, a chair store and a dressing room;
- (i) areas for physical education including covered playgrounds, multi-purpose areas, a student activity centre, a physical education store and two changing rooms;
- (j) a green corner; and
- (k) ancillary facilities including disabled/fireman's lifts, facilities for the physically disabled, a tuck shop-cum-central food portioning area, a guard booth, a refuse store, caretakers' quarters and toilets.

3. A site plan showing the proposed works is at Enclosure 1.

## **JUSTIFICATIONS**

4. Following the funding approval of the FC in June 2012, the School Sponsor invited tenders based on a two-contract arrangement in which demolition of the existing school, site formation, foundation and sub-structure works for Site A were covered in the first contract while all the remaining works of the Project were grouped under the second contract. The tender of the first contract was let on 4 December 2012 and returned on 11 January 2013. The lowest returned tender much exceeded the relevant budgetary allowance in the APE. This tender was not accepted as this would leave the remaining funding insufficient to complete the whole project. In order to eliminate the financial uncertainty and to attract more contractors to submit tender for the project with a view to lowering the tender price by introducing more competition, all the works in the Project were combined into a single contract. This second tender was let on 22 April 2013 and returned on 21 June 2013. However, all the tenders returned were still much higher than the original estimate allowed in the APE.

5. As a further attempt to minimize the total cost of the Project, the School Sponsor initiated tender negotiation with the conforming tenderers whose tenders were clearly more advantageous, where they were invited to submit the best discount offer of their tender prices. A certain price reduction was achieved as a result.

6. Having evaluated the tenders received and the outcome of the tender negotiation, and following a review of the financial position of the Project, we consider it necessary to increase the APE from \$432.7 million by \$220.7 million to \$653.4 million in MOD prices in order to cover the additional construction cost under the Project. The increased construction cost as reflected by the returned tenders is believed to be mainly due to higher-than-normal allowances for preliminaries priced by the tenderers due to perceived site difficulty, volatile market situation and the tenderers' risk assessment of the works which could not be reasonably quantified nor estimated at the time when the project estimate was prepared and submitted to the PWSC in May 2012. As a result of this increase in the construction cost, consequential increase in the consultants' fees, remuneration of resident site staff, provision for price adjustment and contingencies are required as well. A more detailed comparison of the original APE and the revised project estimate with breakdown is given at Enclosure 2.

7. Director of Architectural Services has scrutinized the Project and considered the option of re-tendering the contract with a view to securing a lower tender price. If the Project were to be re-tendered, the completion date would be further delayed by at least 4 to 6 months in addition to the longer than expected time already spent on the first and second tender as well as the tender negotiations. Above all, it is not possible to guarantee that the re-tendered prices will be lower than that of the original tender, especially under the current construction market boom. It is therefore decided not to pursue the option of re-tendering.

8. Paragraph 12 of the Public Works Subcommittee paper (No. PWSC(2012-13)16) on the Project discussed at the meeting on 16 May 2012 stated that the "capital grant to be provided by the Government will be capped at \$432.7 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 underlying intention of this paragraph was to cap the government subvention when higher project cost arises mainly due to variations or change of project scope initiated by the School beyond the provisions of the Schedule of Accommodation (SoA).

9. The upsurge in the project cost since the last PWSC submission is however not due to the School's fault or any variation or change of project scope initiated by the School beyond the provisions of the SoA, but due to the reasons mentioned in paragraph 6 above, which are out of control of the School and the Government and beyond expectation.

10. The two main teaching blocks of the School were constructed around 50 years ago, respectively in 1953 and 1967. From an educational perspective, the School has strong needs for redevelopment under the policy initiative for redeveloping sub-standard school premises. The proposal follows the existing

policy of providing Government subventions sufficient to enable aided schools to be redeveloped to meet the prevailing SoA requirements and standards. We provided an information paper on the Project to the Panel on 20 April 2012 and at the request of the Panel, supplementary information to Members on 27 April 2012. Members did not raise further questions on the Project.

## **PROJECT ESTIMATE AND IMPLEMENTATION PLAN**

11. The Project is now in Category A. The estimated cost of the Project is about \$653.4 million in MOD prices. Subject to funding approval from the Finance Committee for the proposed increase in APE, the works is expected to commence in the first quarter of 2014 for completion before the first quarter of 2018.

## **WAY FORWARD**

12. To take forward the Project, we propose to make a submission to the Public Works Sub-committee of the Finance Committee for consideration of increasing the APE at its meeting on 22 January 2014.

## **ADVICE SOUGHT**

13. Members are invited to support the proposed increase in government subvention for the Project by raising the APE.

**Education Bureau**  
**December 2013**



\* 下列位於11層樓高的大樓內，面向和接近羅便臣道的地方會裝置隔音窗和空調:-  
 位於3樓的視覺藝術室和地理室，位於4樓的學與教資源中心和位於5樓的綜合科學實驗室

\*INSULATED WINDOWS AND AIR-CONDITIONING FOR THE FOLLOWING AREAS OF 11-STOORY BLOCK FACING AND CLOSE TO ROBINSON ROAD:-  
 VISUAL ARTS ROOM AND GEOGRAPHY ROOM ON ON 3/F, LEARNING AND TEACHING RESOURCE CENTRE ON 4/F AND INTEGRATED SCIENCE LABORATORY ON 5/F

\*位於7樓的多用途場地會裝置隔音窗  
 \*INSULATED WINDOWS FOR THE MULTI-PURPOSE AREA ON 7/F

擬議保留的  
 1926建築  
 1926 BUILDING  
 PROPOSED  
 TO BE CONSERVED

11層樓高的大樓和8層樓高的課室大樓之間7層樓高的連接區  
 7-STOORY LINKAGE AREA BETWEEN 11-STOORY BLOCK AND 8-STOORY CLASSROOM BLOCK

位於11層樓高的大樓內，設有禮堂、多用途場地、圖書館暨語言室、特別室包括音樂室、視覺藝術室、電腦輔助學習室和綜合科學實驗室等  
 11-STOORY BLOCK WITH ASSEMBLY HALL, MULTI-PURPOSE AREAS, LIBRARY CUM LANGUAGE ROOM, SPECIAL ROOMS INCLUDING MUSIC ROOM, VISUAL ARTS ROOM, COMPUTER ASSISTED LEARNING ROOM AND INTEGRATED SCIENCE LABORATORIES ETC.

位於8層樓高的課室大樓內，設有課室  
 8-STOORY CLASSROOM BLOCK WITH CLASSROOMS

綠化區  
 GREEN CORNER

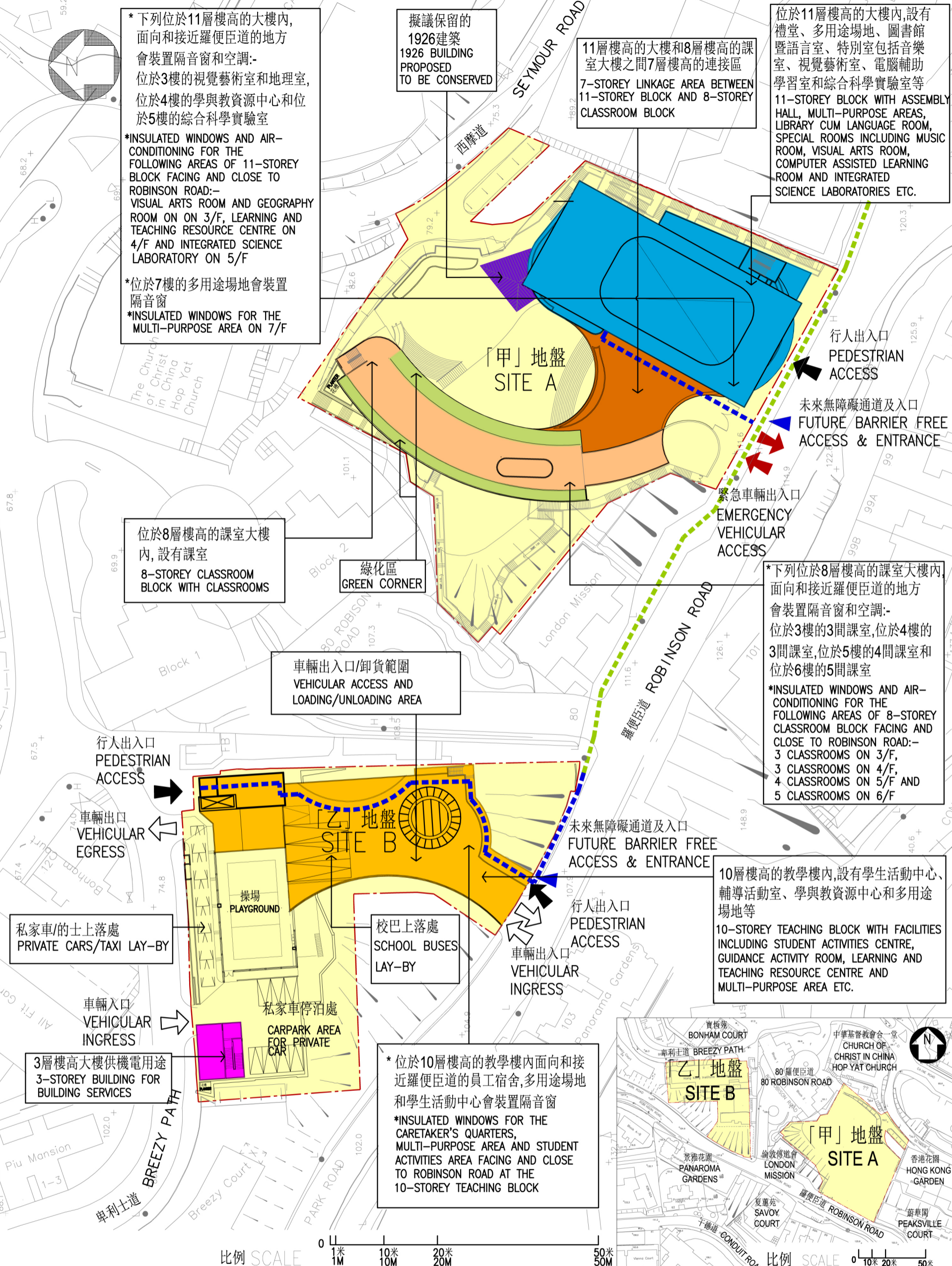
車輛出入口/卸貨範圍  
 VEHICULAR ACCESS AND LOADING/UNLOADING AREA

\* 下列位於8層樓高的課室大樓內，面向和接近羅便臣道的地方會裝置隔音窗和空調:-  
 位於3樓的3間課室，位於4樓的3間課室，位於5樓的4間課室和位於6樓的5間課室

\*INSULATED WINDOWS AND AIR-CONDITIONING FOR THE FOLLOWING AREAS OF 8-STOORY CLASSROOM BLOCK FACING AND CLOSE TO ROBINSON ROAD:-  
 3 CLASSROOMS ON 3/F, 3 CLASSROOMS ON 4/F, 4 CLASSROOMS ON 5/F AND 5 CLASSROOMS ON 6/F

10層樓高的教學樓內，設有學生活動中心、輔導活動室、學與教資源中心和多用途場地等  
 10-STOORY TEACHING BLOCK WITH FACILITIES INCLUDING STUDENT ACTIVITIES CENTRE, GUIDANCE ACTIVITY ROOM, LEARNING AND TEACHING RESOURCE CENTRE AND MULTI-PURPOSE AREA ETC.

\* 位於10層樓高的教學樓內面向和接近羅便臣道的員工宿舍，多用途場地和學生活動中心會裝置隔音窗  
 \*INSULATED WINDOWS FOR THE CARETAKER'S QUARTERS, MULTI-PURPOSE AREA AND STUDENT ACTIVITIES AREA FACING AND CLOSE TO ROBINSON ROAD AT THE 10-STOORY TEACHING BLOCK

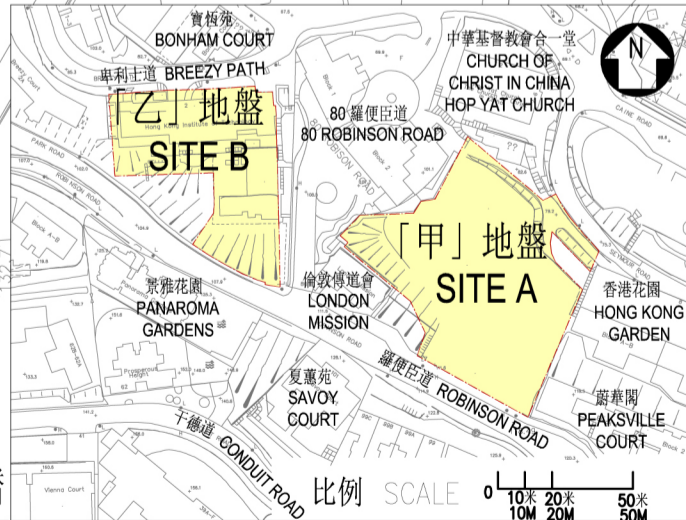


比例 SCALE 0 1M 10M 20M 50M

LEGEND 圖例說明

	YING WA GIRLS' SCHOOL	英華女學校
	SITE AREA	地盤範圍
	PEDESTRIAN ACCESS	行人出入口
	VEHICULAR INGRESS/EGRESS	車輛出/入口
	EMERGENCY VEHICULAR ACCESS	緊急車輛出入口
	FUTURE BARRIER FREE ACCESS AND ENTRANCE	未來無障礙通道及入口
	EXISTING BARRIER FREE ACCESS	現有無障礙通道

平面圖 SITE PLAN



**A comparison of the original APE with the  
revised project estimate of 94EB**

	<b>Original APE \$ million (in Sep 2011 prices)</b>	<b>Revised project estimate \$ million (in Sep 2013 prices)</b>
(a) Demolition works	15.4	22.8
(b) Site formation	39.1	49.9
(c) Piling	43.4	141.9
(d) Building	128.7	174.1
(e) Building services	41.9	45.0
(f) Drainage	6.7	12.5
(g) External works	28.1	35.9
(h) Heritage works	2.7	3.5
(i) Additional energy conservation measures	2.4	2.6
(j) Noise mitigation measures	6.5	5.8
(k) Furniture and equipment	6.8	6.8
(l) Consultants' fees	5.3	6.5

(m) Remuneration of resident site staff	3.3	5.0	
(n) Contingencies	31.5	33.5	
	_____	_____	
Sub-Total	361.8	545.8	
	_____	_____	
(o) Provision for price adjustment	70.9	107.6	
	_____	_____	
Total	432.7	653.4	(in MOD prices)
	_____	_____	
(p) Construction floor area	13 581m <sup>2</sup>	13 581m <sup>2</sup>	
(q) The estimated construction unit cost, represented by the costs of building works, building services works, heritage works and noise mitigating measures	\$13 239/m <sup>2</sup>	\$16 818/m <sup>2</sup>	