

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 on 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 \$230.0 million in money-of-the-day prices.

PROBLEM

We need to expand and improve the supporting facilities of the existing 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 \$230.0 million in money-of-the-day (MOD) prices for the reprovisioning of Shanghai Street refuse collection point (RCP) and street sleepers' services units (SSSU) adjoining the YMTT (the reprovisioning project) in order to vacate the original site for the phase II development of the YMTT project.

/ **PROJECT**

PROJECT SCOPE AND NATURE

3. The site for the reprovisioning project is located on Hau Cheung Street, Yau Ma Tei which occupies an area of about 999 square metres (m²). The proposed scope of works under **183GK** includes —

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

/ (ix).....

- (ix) a dormitory for accommodating 70 persons with toilets/shower rooms and a store room;
- (c) construction of two floors between the floors of the RCP and the SSSU for the provision of offices and storage for the Leisure and Cultural Services Department (LCSD) –
 - (i) offices for LCSD's Information Technology Office (ITO);
 - (ii) storage space for LCSD's Finance Section and Supplies Section;
 - (iii) provision of a lift and construction of lift lobby for the ITO; and
- (d) demolition of the existing building of the Shanghai Street RCP, SSSU and the public toilet¹.

———— A site plan, layout plans, a sectional plan, artist's impressions and a barrier-free access plan for the project are at Enclosures 1 to 7.

4. Subject to the funding approval of the Finance Committee (FC) within this legislative session, construction will commence in the fourth quarter of 2016 for completion in the first quarter of 2019. The existing RCP and SSSU will cease operation only after the opening of the new facilities. The decanting and demolition works of the existing building on Shanghai Street are tentatively scheduled for completion in the fourth quarter of 2019.

JUSTIFICATION

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

5. Since its official opening in July 2012, the YMTT has been successfully revitalised as a venue for promotion of Cantonese opera and nurturing of budding artists. Its theatre is always fully booked. However, due to site constraints posed by the preservation of the YMTT and the nearby Red Brick

/ Building

¹ 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.

Building facing the RCP (both are graded historic buildings), there has not been sufficient space for expansion of rehearsal facilities at the YMTT and the size of the foyer space and the side stage of the YMTT are below standard. There is a pressing need to relocate the RCP and the SSSU adjoining the YMTT to enable the phase II development of the YMTT. This will provide space for expanding the foyer and side stage of the theatre as well as rehearsal facilities, thereby improving the supporting facilities for the artists and the audience experience.

6. The LCSD and the Architectural Services Department are working on the design and project planning of the YMTT phase II development. A project proposal will be submitted to the FC for funding approval when ready.

Improvement to the overall environment of the YMTT

7. 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. We share 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 local visitors. To maintain the existing services of the Shanghai Street RCP² and SSSU³ in the district, the Government has been actively exploring suitable sites for relocating these two facilities and eventually identified a suitable site on Hau Cheung Street.

/ Better.....

² The amount of refuse handled by Shanghai Street RCP is about 50 tonnes daily generated from the buildings nearby. There are two other RCPs in the district, namely Market Street RCP located about 400 metres (m) to the south of Shanghai Street RCP and Portland Street RCP at about 500 m to the north of Shanghai Street RCP. As Yau Ma Tei and Mongkok are densely populated and the existing RCPs are already fully loaded, it is essential to re-provision the Shanghai Street RCP to a place in the vicinity.

³ 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 keep the SSSU in the district to meet the service demand.

Better hygiene condition for the future RCP and SSSU

8. The RCP to be reprovisioned on Hau Cheung Street would be equipped with modern deodorisation systems (including water scrubber system and active-ion generator). Air of the RCP will be treated by an enhanced deodorised and filtering system, and the exhaust air outlet will be located far away from the windows of the SSSU. Comparing with the existing facility on Shanghai Street, the hygiene condition of the future RCP would be much improved. The roller shutter to the RCP will be closed at all times except for the passage of RCVs, which make approximately six to seven 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 its closure. No refuse will be stored at the RCP overnight. Moreover, suitable mitigation measures (as elaborated in paragraph 23 below) will be implemented to ensure compliance with the requirements of the Environmental Protection Department with a view to minimising the impacts to be brought by the reprovisioning of the RCP to the nearby environment on Hau Cheung Street.

9. The reprovisioned SSSU will be provided with better facilities (including ventilation) and greening as compared to the existing unit on Shanghai Street. In the revised scheme proposed in this paper, additional floors are provided between the SSSU and the RCP, and the SSSU's main entrance is altered to prevent it from facing the same direction as the RCP's entrance. Such enhancement will widen the vertical and horizontal distances between the RCP and the SSSU in order to mitigate the potential impacts caused by the operation of the RCP on the users of the SSSU. The concerns raised by Members at the PWSC meeting in January 2014 have been addressed as far as practicable and the revised scheme is supported by the Legislative Council Panel on Home Affairs (the HA Panel), as explained in paragraph 22 below. Furthermore, the operators of SSSU can purchase new furniture and equipment and funding for which could be sought from the Lotteries Fund⁴ under the established mechanism to meet the non-recurrent commitments for purchase of furniture and equipment (such as bunk beds and wardrobes at the temporary shelter for street sleepers, etc.), as well as additional new appliances (such as televisions, electric kettles, washing machines, clothes dryers, dehumidifiers and refrigerators, etc.) in relation to the reprovisioning project. Both the exterior and interior environment of the SSSU would be greatly improved as a result.

/ **FINANCIAL**

⁴ The Lotteries Fund was established in 1965 by Resolution of the LegCo to finance social welfare services. Grants can be made to meet non-recurrent commitments for purchase of furniture and equipment for premises occupied by non-governmental organisations providing welfare services.

FINANCIAL IMPLICATIONS

10. We estimate the capital cost of the proposed project to be \$230.0 million in MOD prices (please see paragraph 12 below), broken down as follows –

		\$ million	
(a)	Site works	1.4	
(b)	Piling	19.4	
(c)	Building	85.1	
(d)	Building services	24.8	
(e)	Drainage	6.8	
(f)	External works	3.6	
(g)	Demolition works	9.5	
(h)	Additional energy conservation, green and recycled features	2.4	
(i)	Furniture and equipment ⁵	0.6	
(j)	Consultants' fees for –	11.5	
	(i) contract administration	10.8	
	(ii) management of resident site staff (RSS)	0.7	
(k)	Remuneration of RSS	9.6	
(l)	Contingencies	17.5	
	Sub-total	192.2	(in September 2015 prices)
(m)	Provision for price adjustment	37.8	
	Total	230.0	(in MOD prices)

/ 11.

⁵ The estimated cost is based on an indicative list of furniture and equipment required, excluding those for the SSSU as explained in paragraph 9 above.

11. 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 8. The construction floor area (CFA) of **183GK** is about 3 560 m². The estimated construction unit cost, represented by the building and building services costs, is \$30,871 per m² of CFA in September 2015 prices. We consider this comparable to that of similar government projects.

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

Year	\$ million (Sept 2015)	Price adjustment factor	\$ million (MOD)
2016 – 17	2.0	1.05775	2.1
2017 – 18	56.0	1.12122	62.8
2018 – 19	85.0	1.18849	101.0
2019 – 20	30.0	1.25980	37.8
2020 – 21	10.0	1.33539	13.4
2021 – 22	9.2	1.40549	12.9
	<u>192.2</u>		<u>230.0</u>

13. 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 2016 to 2022. We will deliver the construction works through a lump-sum contract as we can clearly define the scope of the works in advance. The contract will provide for price adjustments.

14. We estimate the additional annual recurrent expenditure arising from this project to be \$3.7 million.

PUBLIC CONSULTATION

Support of the stakeholders

15. The proposal to reprovise the Shanghai Street RCP and SSSU to pave way for the phase II development of YMTT is strongly supported by the Cantonese opera sector. The Chinese Artists Association of Hong Kong (by

/ letters

letters in June 2013 and March 2016) and Cantonese Opera Advisory Committee (by letters in July 2013 and March 2016) have written to the HA Panel to support the reprovisioning proposal and urge for early implementation of the project.

16. 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 reprovisioning of the SSSU. The proposal is agreeable to the two operators who have undertaken to continue the provision of dedicated supportive services for street sleepers on the future premises on Hau Cheung Street. The Street Sleepers' Shelter Society Trustees Incorporated has also in its letter in March 2016 appealed to the HA Panel for support of the project.

Consultation with the Yau Tsim Mong District Council and HA Panel on the original scheme

17. We consulted the Community Building Committee of the Yau Tsim Mong District Council (YTMDC) on the reprovisioning project on 10 February, 5 May, 25 August 2011 and 26 July 2012, which reiterated the pressing need for the project and requested its early implementation.

18. On 15 April 2013, we consulted the HA Panel on the reprovisioning project with the original scheme. After discussion, the HA Panel passed a motion urging the Government to, in taking forward the project, respect the users of SSSU by relocating the RCP and SSSU to different sites and facilitating street sleepers' access to the reprovisioned shelter. We carefully examined the various suggestions raised by the HA Panel Members.

19. In light of the views of the HA Panel Members at the above meeting, we consulted the YTMDC on 22 August 2013 on the options to separately relocate the RCP and the SSSU, while at the same time explained to the YTMDC the constraints of these options. The YTMDC stated its clear view that regardless of the proposal eventually selected, it was essential to implement the reprovisioning project as soon as possible, so that not only the service condition of the existing SSSU could be improved, but the YMTT could also be expanded to meet the development needs of the Cantonese opera sector more effectively.

20. Having conducted a review, we reported to the HA Panel on 13 December 2013 on the feasibility of relocating the RCP and the SSSU to separate locations, as well as the outcome of consultation with the YTMDC. In gist, since the area surrounding YMTT had been fully developed, it was not possible to identify an additional site, other than the Hau Cheung Street site, for relocating the SSSU. It was also technically not feasible for the RCP and the SSSU to be constructed as two completely separate buildings on the Hau Cheung Street site which was too small to be provided with sufficient means of escape and access for firefighting and rescue purposes.

Concerns of the PWSC in January 2014

21. When the fine-tuned reprovisioning proposal was discussed at the PWSC meeting on 29 January 2014, some Members held a strong view that the SSSU and the RCP should not be reprovisioned in the same building. Some Members considered that additional floors should be built between the RCP and the SSSU to optimise land use and to increase their vertical and horizontal distances with a view to mitigating the potential impacts caused by the operation of the RCP on the users of the SSSU. Some Members also suggested altering the orientation of the SSSU's main entrance such that it would not face the same direction as the RCP's entrance. Although the project was voted down at the PWSC meeting in January 2014, Members recognised the need for the phase II development of YMTT. In light of PWSC Members' concerns, we have explored the feasibility of expanding the scope of the proposed building by providing additional floors between the RCP and the SSSU and altering the orientation of the SSSU's main entrance. The current revised proposal has taken into account PWSC Members' views.

Consultation with the HA Panel on the revised scheme in March 2016

22. On 24 March 2016, we consulted the HA Panel on the revised scheme (viz. the scope as set out in paragraph 3 of this paper), including the proposal to alter the orientation of the SSSU's main entrance and to build two additional floors for the LCSD as storage for its Finance Section and Supplies Section (on the first floor) and as office accommodation for the staff of its Information Technology Office (on the second floor) between the RCP (on the ground floor) and the SSSU (on the top two floors). The HA Panel supported the revised scheme and agreed to the submission of the funding proposal to the PWSC for consideration and the FC for approval.

ENVIRONMENTAL IMPLICATIONS

23. The project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). A Preliminary Environmental Review (PER) was completed for the project. The PER has concluded and the Director of Environmental Protection agreed that the project would not cause long-term adverse environmental impacts. The recommended mitigation measures mainly include installation of water scrubber and active-ions generator for the RCP to minimise the odour nuisance, and construction of solid parapet walls at the dormitory of the SSSU to alleviate noise impact.

24. 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. We have included in the project estimates the cost for the implementation of the environmental mitigation measures.

25. 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 facilities⁶. 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.

26. 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

⁶ 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.

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.

27. We estimate that the project will generate in total 3 800 tonnes of construction waste. Of these, we will reuse 130 tonnes (3.4%) of inert construction waste on site and deliver 3 290 tonnes (86.6%) of inert construction waste to public fill reception facilities for subsequent reuse. We will dispose of the remaining 380 tonnes (10.0%) 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 \$0.1 million for this project (based on a unit charge rate of \$27 per tonne for disposal at public fill reception facilities and \$125 per tonne at landfills as stipulated in the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N)).

HERITAGE IMPLICATIONS

28. This project will not affect any heritage site, i.e. all declared monuments, proposed monuments, graded historic sites or buildings, sites of archaeological interest and government historic sites identified by the Antiquities and Monuments Office.

LAND ACQUISITION

29. The project does not require land acquisition.

ENERGY CONSERVATION, GREEN AND RECYCLED FEATURES

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

- (a) heat recovery fresh air pre-conditioners in the air-conditioned space for heat energy reclaim of exhaust air;
- (b) lift power regeneration; and
- (c) photovoltaic system.

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

32. For recycled features, we will adopt rainwater harvesting system for landscape irrigation with a view to conserving water.

33. The total estimated additional cost for adoption of the above features is around \$2.4 million (including \$0.3 million for energy efficient features), which has been included in the cost estimate of the project. The energy efficient features will achieve 4.1% energy savings in the annual energy consumption with a payback period of about 8.9 years.

BACKGROUND INFORMATION

34. We upgraded **183GK** to Category B in September 2011. We engaged consultants to carry out ground investigation in 2013. For the revised proposal under application, we engaged consultants to carry out risk assessment, traffic impact assessment, layout and detailed design in 2015, and quantity surveying services in early 2016 to prepare tender documents. We charged the total cost of \$10.5 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.

35. The proposed works will involve the removal 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 trees⁷. We will incorporate planting proposals as part of the project, including the planting of about 15 trees, 2 520 shrubs and 9 420 ground covers.

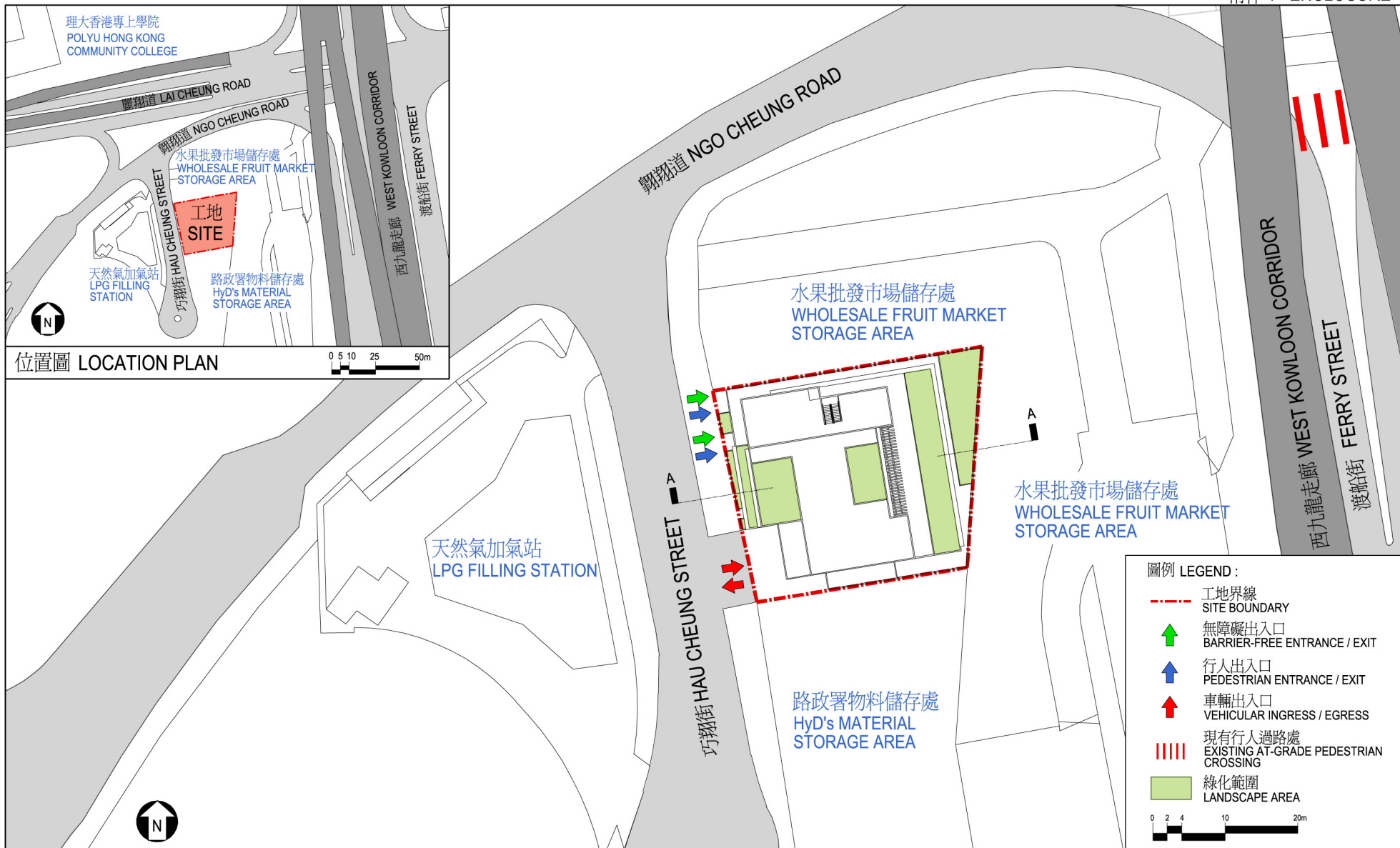
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⁷ “Important trees” refer to trees in the Register of Old and Valuable Trees, or any other trees that meet one or more of the following criteria –

- (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.

36. We estimate that the proposed works will create about 95 jobs (85 for labourers and 10 for professional/technical staff) providing a total employment of 1 570 man-months.

Home Affairs Bureau
May 2016



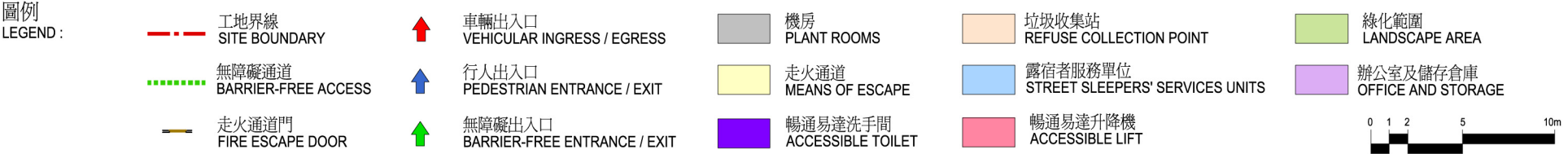
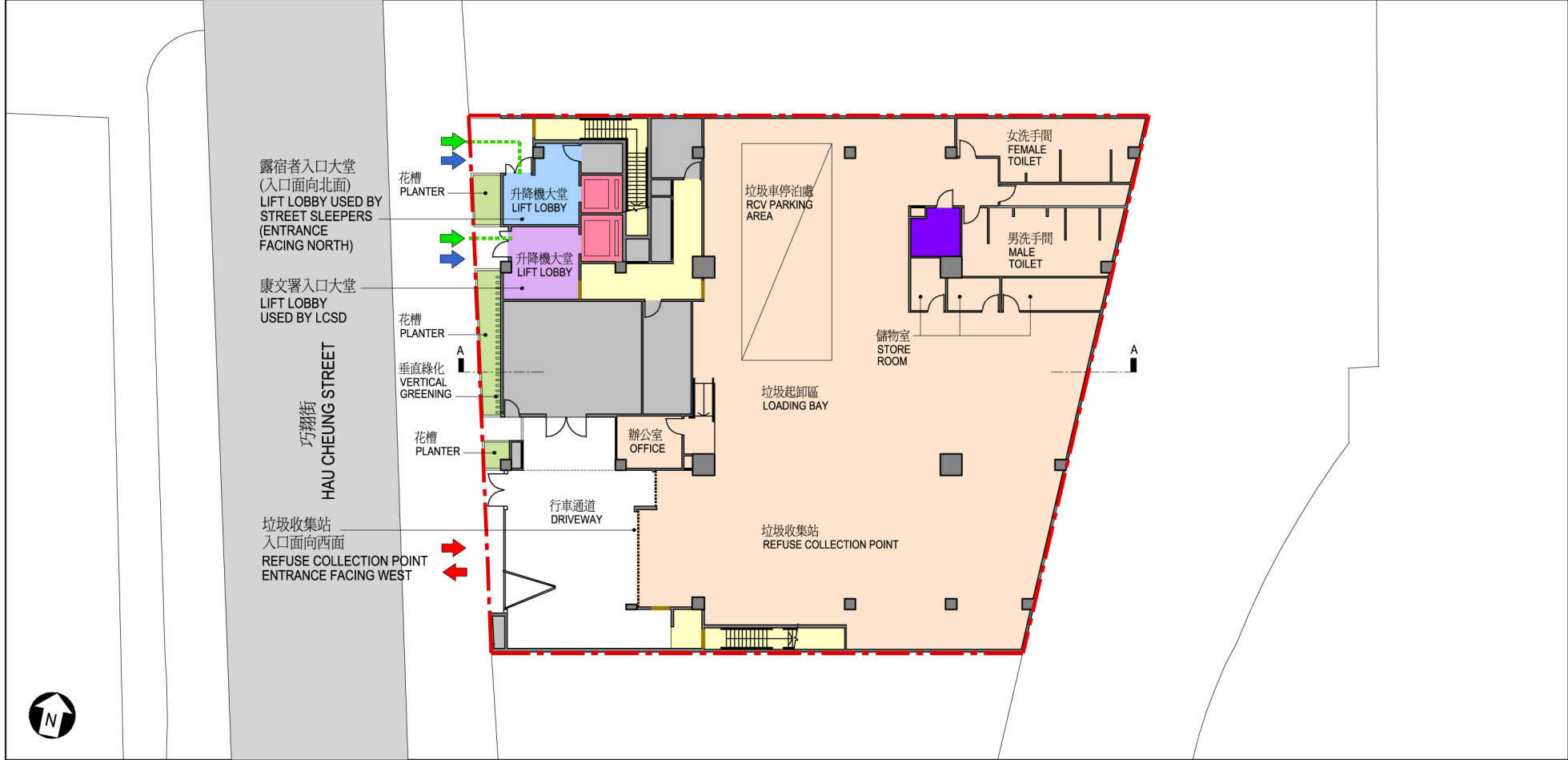
工地平面圖 SITE PLAN

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 ON HAU CHEUNG STREET, YAU MA TEI FOR THE PHASE II DEVELOPMENT OF THE YAU MA TEI THEATRE PROJECT



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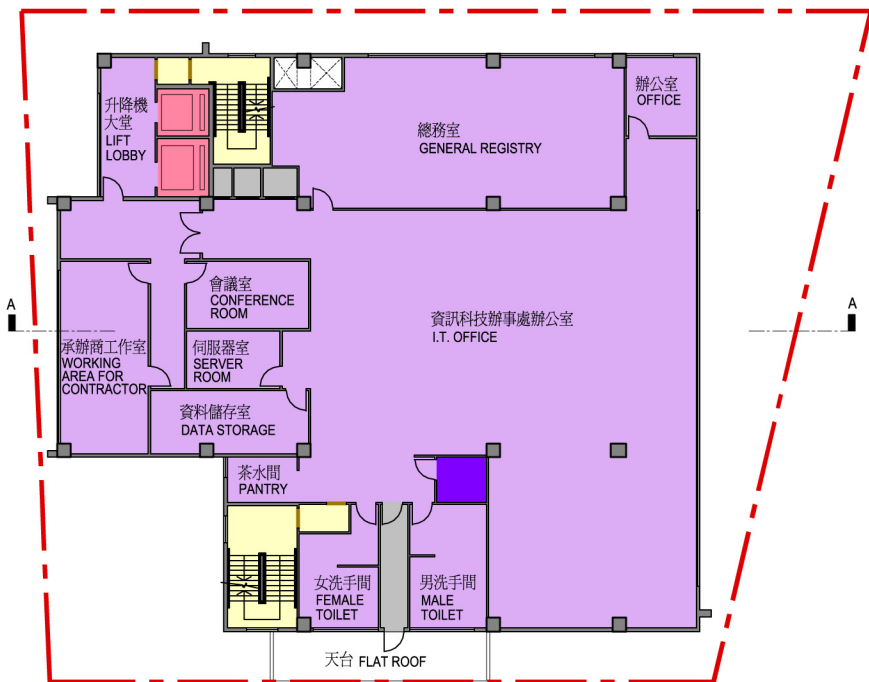


地下平面圖
G/F PLAN

183GK
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一樓平面圖
1/F PLAN



二樓平面圖
2/F PLAN



圖例

LEGEND :

- | | | | |
|---------------------------|------------------------------|-------------------------|--------------------------------|
| 工地界線
SITE BOUNDARY | 暢通易達洗手間
ACCESSIBLE TOILET | 機房
PLANT ROOMS | 綠化範圍
LANDSCAPE AREA |
| 走火通道門
FIRE ESCAPE DOOR | 暢通易達升降機
ACCESSIBLE LIFT | 走火通道
MEANS OF ESCAPE | 辦公室及儲存倉庫
OFFICE AND STORAGE |



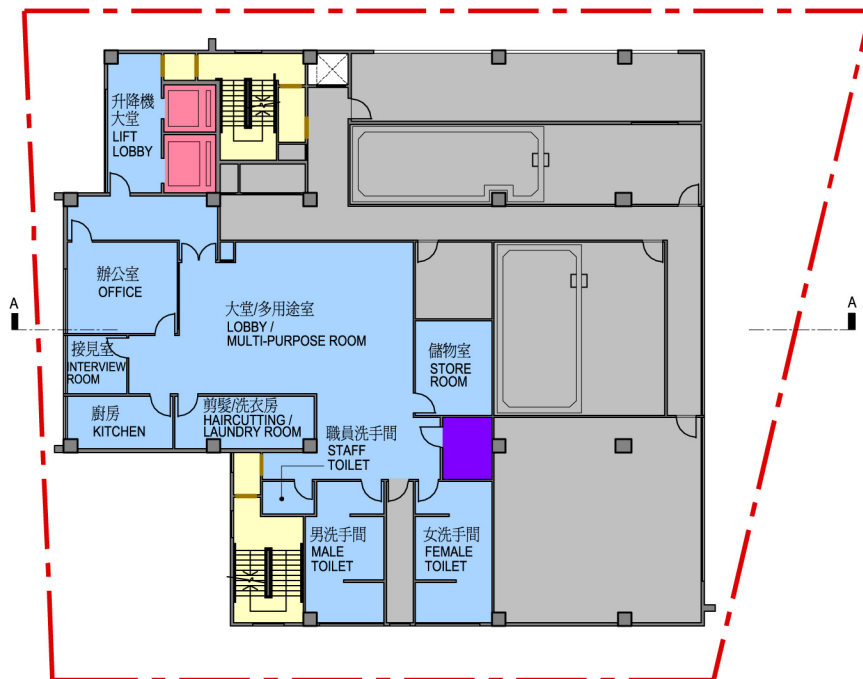
一樓及二樓平面圖 1/F & 2/F PLAN

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
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圖例

LEGEND :

--- 工地界線
SITE BOUNDARY

— 走火通道門
FIRE ESCAPE DOOR

暢通易達洗手間
ACCESSIBLE TOILET

暢通易達升降機
ACCESSIBLE LIFT

機房
PLANT ROOMS

走火通道
MEANS OF ESCAPE

綠化範圍
LANDSCAPE AREA

露宿者服務單位
STREET SLEEPERS' SERVICES UNITS



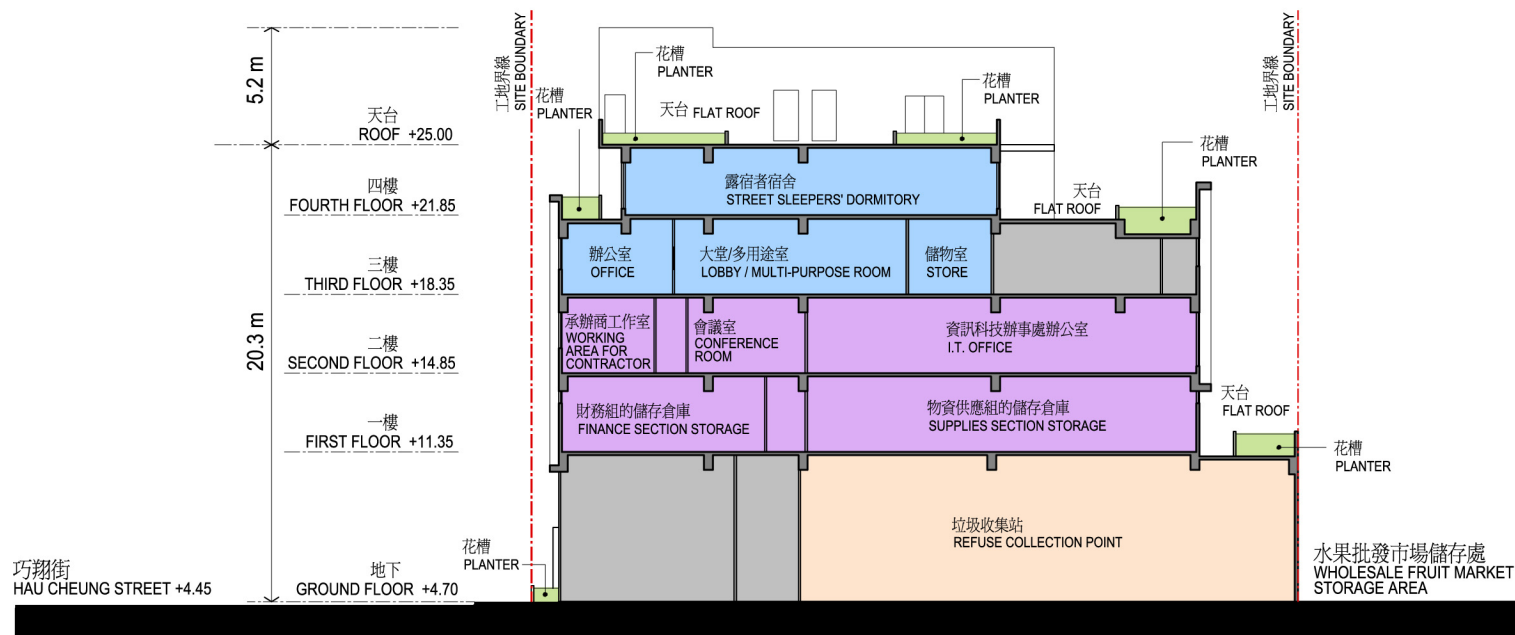
三樓及四樓平面圖 3/F & 4/F PLAN

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
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剖面圖 "A-A" SECTION "A-A"

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
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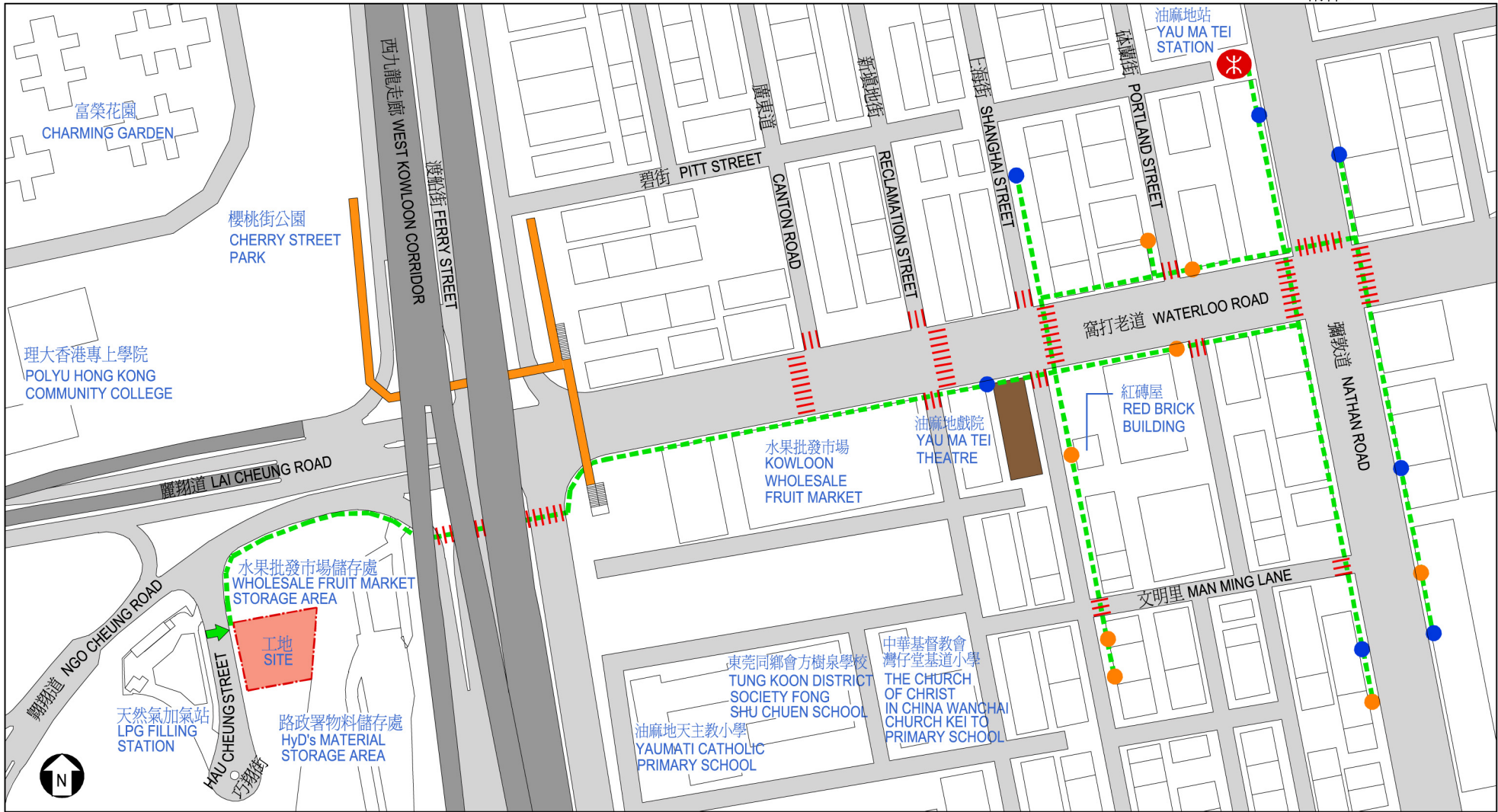
從西面望向大樓的構思透視圖
PERSPECTIVE VIEW FROM
WESTERN DIRECTION
(ARTIST'S IMPRESSION)

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
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ARCHITECTURAL
SERVICES
DEPARTMENT 建築署



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

**Breakdown of the estimates for consultants' fees and resident site staff costs
(in September 2015 prices)**

		Estimated man- months	Average MPS* salary point	Multiplier (Note 1)	Estimated fee (\$ million)
(a) Consultants' fees for contract administration (Note 2)	Professional	—	—	—	7.0
	Technical	—	—	—	3.8
				Sub-total	10.8
(b) Resident site staff (RSS) costs (Note 3)	Professional	12	38	1.6	1.4
	Technical	218	14	1.6	8.9
				Sub-total	10.3
Comprising -					
(i) Consultants' fees for management of RSS				0.7	
(ii) Remuneration of RSS				9.6	
				Total	21.1

* 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 = \$74,210 per month and MPS salary point 14 = \$25,505 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.