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HONG KONG.

31 March 2016

Ms Joanne MAK  
Clerk to Legislative Council Panel on Home Affairs  
Legislative Council Complex  
1 Legislative Council Road  
Central  
Hong Kong  
(fax no.: 2509 9055)

Dear Ms Mak,

**Legislative Council Panel on Home Affairs**

**Progress Report on the Expansion and Improvement Project  
of the Wanchai Campus of the  
Hong Kong Academy for Performing Arts**

We write to provide an information paper to update Members on the latest progress of the project of the expansion and improvement of the Wanchai campus of the Hong Kong Academy for Performing Arts.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'Elaine Mak', written in a cursive style.

( Ms Elaine Mak )  
for Secretary for Home Affairs

For information

## **LEGISLATIVE COUNCIL PANEL ON HOME AFFAIRS**

### **Progress Report on the Expansion and Improvement Project of the Wanchai Campus of the Hong Kong Academy for Performing Arts**

#### **PURPOSE**

This paper updates Members on the latest progress of the project of the expansion and improvement of the Wanchai campus of the Hong Kong Academy for Performing Arts (HKAPA).

#### **BACKGROUND**

2. In June 2012, the Finance Committee of the Legislative Council (LegCo) approved the upgrading of the capital project of the expansion and improvement of the Wanchai campus of HKAPA to Category A at the estimated cost of \$444.8 million in money-of-the-day (MOD) prices. The objective of the project is to provide additional space and facilities to meet the learning needs of students and support the implementation of new academic structure of four-year undergraduate programme.

3. The scope of the campus expansion and improvement project comprises the following component:

- (a) An on-campus expansion (OCE) project, with the construction of :
  - i. a nine-storey building block adjoining the north-eastern side of the existing Theatre Block (the annex building). This will accommodate classrooms, studios, laboratories, music rooms, offices, workshops and support facilities (e.g. mechanical and electrical rooms, toilets, dressing rooms, storage areas). The new annex building will also include a chiller plant room for the installation of an air cooled chiller to enhance the reliability of air-conditioning system of

the whole Wanchai campus;

- ii. a one-storey lightweight structure on the flat roof over the existing Concert Hall, Lyric Theatre, TV Studio and Recital Hall at the Theatre Block. The structure will accommodate studios, laboratories, office and support facilities (e.g. dressing rooms and storage areas);
  - iii. an additional floor at upper level of the void space over the existing Scenic Art Workshop on UG/F of the Theatre Block. The additional floor will accommodate classrooms and storage areas;
- (b) conversion of the existing fountain pump room into an administration office and a store room; and
- (c) redesign and reconfiguration of the existing library including establishment of learning commons with group study rooms.

## **PROGRESS UPDATE**

### ***Conversion of the existing fountain pump room***

4. The construction works to convert the fountain pump room (paragraph 3 (b) above) was completed and the new premise was put to use in February 2014. Taking advantage of its high headroom, an additional floor was built above the existing pump room to provide two floors of additional space. Upon completion, it delivered a total of approximately 100 square metres (m<sup>2</sup>) of office and storage space to accommodate the offices for the Internal Audit and the Administration departments on the ground floor of the original location of the fountain pump room. A store room has also been provided in the basement of the original location of the fountain pump room.

### ***Redesign and reconfiguration of the existing library***

5. The library reconfiguration works (paragraph 3(c) above) has also been completed in October 2015 and the library was reopened in November 2015. The lower floor of the library has been re-organised into clusters, dedicated to book spirals, audio and visual materials and

other mixed media. A new Research Consultation Room, equipped with advanced information technology equipment, is conveniently located on the lower floor where individual consultation on research works can be provided. This project has also created an additional floor in the library which houses three seminar rooms, all equipped with IT and audio and visual equipment for presentation or group discussion with a Learning Commons located next to these facilities. The new library facilities encourage research, self-learning, creative sharing and mobile learning in technology equipped environment. Photos of the library after completion of reconfiguration works are at **Annex**.

### *Progress of the OCE project*

6. As regards the OCE project (paragraph 3(a)), the construction works had commenced in August 2014 and is expected to be completed by the fourth quarter of 2017. The schedule for the OCE project could not meet the original completion target (the fourth quarter of 2015) because it had taken the HKAPA more time to complete the preparatory work during the pre-tender stage, as explained below.

7. Following LegCo's funding approval in June 2012, the HKAPA proceeded to the preparation of tender, including conducting a pre-tender assessment. The pre-tender assessment completed in late 2012/early 2013 indicated that the pre-tender estimate was higher than the original estimate and might exceed the Approved Project Estimate (APE) of \$444.8 million. In order to contain the cost of the project within the APE, invitation of tenders for the OCE project, which was originally scheduled for January 2013, was deferred so as to allow the Government and the HKAPA to conduct a value re-engineering exercise. HKAPA also reviewed the tender drawings having regard to the value re-engineering exercise before submission to the Government for approval.

8. The global education environment and the performing arts industry have been dynamic and evolving. There is a need for HKAPA to review and update its strategic development from time to time with a view to providing a clear pathway for the Academy's future development and to harness the education opportunities brought about by technological advancement. The Strategic Plan 2013-2023 for the HKAPA was formulated and endorsed by the Council in April 2013. It recommended, amongst other things, the provision of a digital technology enhanced educational environment as a key priority in the strategic directions. As the HKAPA was reviewing the tender drawings over the value

re-engineering exercise at that juncture, it considered that there was room to optimise the facilities and provisions under the OCE project to facilitate the achievement of this strategic direction.

9. To take into account the results of the value re-engineering exercise so as to reduce the project cost and to build in flexibility in the OCE project to allow future pursuit of the strategic direction of providing a digital technology enhanced educational environment, the tender drawings for the OCE project were revised in mid-2013. The HKAPA eventually invited tenders for the main contract of the OCE project in October 2013. Unfortunately, when tenders were returned in December 2013, the returned tender prices were still higher than the revised estimates in spite of the efforts made in value re-engineering and cost cutting.

10. In consultation with the Government, the HKAPA carefully explored various options to take forward the project. In order to proceed with the project within the APE, and to avoid further delays to the project, HKAPA had formulated a cost containment proposal. Under the proposal, the component to construct a one-storey lightweight structure on the roof of the Theatre Block (paragraph 3(a)ii) was not pursued. As a result, the original total construction floor area of 10,889 m<sup>2</sup> of the entire campus enhancement and improvement project is reduced by about 10%. As the key elements of the OCE project, i.e. the construction of the nine-storey building block (paragraph 3(a)i) and an additional floor over the existing Scenic Art Workshop at the Theatre Block (paragraph 3(a)(iii)), as well as other deliverables (paragraph 3(b) and (c)) would continue to be implemented, the minor change to the scope of the project will not affect the delivery of the intended functions of the OCE project (i.e. providing additional space by constructing the annex building and maximizing the structural capacity of the existing premises). Some of the originally planned studios, laboratories, office and support facilities to be housed in the one-storey light weight structure will be accommodated in the nine-storey block such that the overall types of facilities to be provided under the project will not be compromised. The adjustment represents a pragmatic solution in face of the resource constraints, while increasing the teaching and learning spaces for HKAPA as soon as practicable. The cost containment proposal was accepted by the Government.

11. The contract for the OCE project was awarded in August 2014, with construction works commenced in the same month. Upon completion of the piling stage, works have been progressing well and the

OCE project is targeted to be completed by end 2017. Measures have been implemented by the HKAPA to ensure timely completion of the project. HKAPA has stepped up monitoring the critical path and milestone dates of the contractor's programme, and maintained proactive liaison with its consultant and contractor. For example, weekly technical meetings with contractor have been held to identify and resolve critical issues which might adversely affect the project cost and programme, and HKAPA has also enhanced coordination with the contractor for early submissions of materials such as complicated works procedures for early review and approval. The Home Affairs Bureau will continue to closely monitor the progress of the project through quarterly reports from HKAPA and close liaison with the project team.

### **ADVICE SOUGHT**

12. Members are invited to note the latest progress of the project of the expansion and improvement of the Wanchai campus of the HKAPA.

**Home Affairs Bureau**  
**March 2016**

## Photos Taken After Completion of the Redesign and Reconfiguration of the Existing Library in the Hong Kong Academy for Performing Arts

### Lower Floor of the Library

Reorganised into different clusters (book collections, audio, visual materials and other mixed media), and equipped with a new Research Consultation Room.



Library Entrance



Information Commons



Book Collections



Research Consultation Room  
(where individual consultation on research  
work can be provided)

**Additional Floor of the Library**

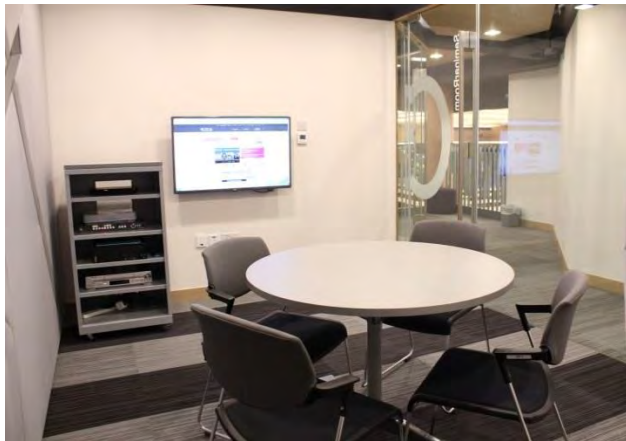
Houses three Seminar Rooms, all equipped with information technology, audio and visual equipment for presentation or group discussion with a Learning Commons located next to these facilities.



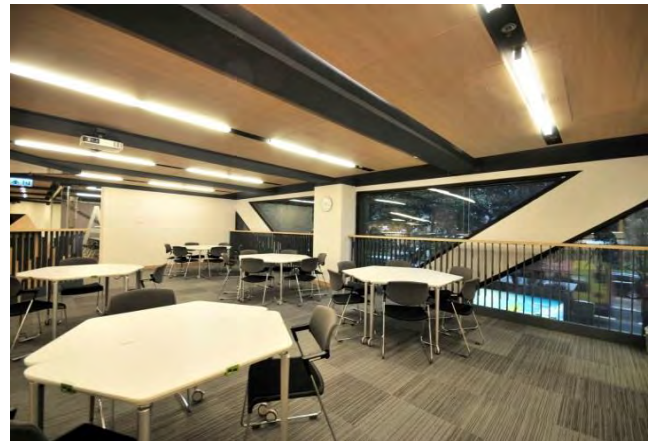
Seminar Room A



Seminar Room B



Seminar Room C



Learning Commons

*(Some photos taken by Barrie Ho Architecture Interiors Ltd)*