

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 708 - CAPITAL SUBVENTIONS AND MAJOR SYSTEMS AND EQUIPMENT

Education Subventions

17EA - Redevelopment of La Salle Primary School at 1D La Salle Road, Kowloon

Members are invited to recommend to Finance Committee the approval of a new commitment of \$160.68 million in money-of-the-day prices for the redevelopment of La Salle Primary School at 1D La Salle Road, Kowloon from an 18-classroom primary school to a 36-classroom primary school.

PROBLEM

The existing La Salle Primary School does not have adequate classrooms, teaching facilities and open space to enable the school to implement whole-day primary schooling without affecting the student intake.

PROPOSAL

2. With the support of the Secretary for Education and Manpower and on the advice of Director of Architectural Services (D Arch S), the Director of Education (D of E) proposes to create a commitment of \$160.68 million in money-of-the-day (MOD) prices for redeveloping the existing La Salle Primary School at 1D La Salle Road, Kowloon from an 18-classroom primary school to a 36-classroom primary school.

/PROJECT

PROJECT SCOPE AND NATURE

3. The scope of the project includes the construction of a new 36-classroom school building at the western side of the existing school site which is currently used as a football pitch/basketball court. To construct the new school building, a small portion of the existing school block on the northern side consisting of eight classrooms will have to be demolished. These classrooms will be temporarily reprovisioned in the existing school building through minor conversion of existing facilities to allow the school to continue operating without affecting the student intake.

4. After completion of the new school building, the existing school block will be demolished to reprovision the football pitch/basketball court. A site plan of the school project is at Enclosure 1 for Members' reference. The new school building will have the following facilities -

- (a) 36 classrooms;
- (b) four remedial teaching rooms;
- (c) nine special rooms including two computer-assisted learning rooms and a language room;
- (d) a library;
- (e) a guidance activity room;
- (f) two interview rooms;
- (g) two staff rooms and a staff common room;
- (h) a conference room;
- (i) an assembly hall;
- (j) a multi-purpose area;
- (k) a student activity centre;
- (l) two basketball courts; and
- (m) ancillary accommodation including a lift and relevant facilities for the handicapped.

/We

We do not have a standard design for a 36-classroom primary school. The Schedule of Accommodation for this school is developed on the basis of that for a 30-classroom primary school, with appropriate adjustment to cater for some 1 440 students, as opposed to the 1 035 students for a standard 30-classroom primary school. In general, the facilities to be provided in **17EA** will be on par with the prevailing standards.

5. The School Authority plans to demolish part of the existing school block on the northern side involving eight classrooms in July 2000. This will enable piling works to commence concurrently with minor conversion of existing facilities to allow temporary reprovisioning of the eight classrooms which will also commence in July 2000. Construction works for the new school building will start in October 2000 on completion of the demolition works. We plan to complete construction of the new building by December 2001.

JUSTIFICATION

6. To facilitate the implementation of whole-day primary schooling, it is Government's policy to convert existing bi-sessional primary schools into whole-day operation within their existing boundary where feasible through construction of extra classrooms, provision of additional facilities or redevelopment.

7. In line with the above policy, we propose to redevelop the existing La Salle Primary School, which has 18 classrooms and operates on a bi-sessional basis, into a 36-classroom primary school. There is a need to expand the school into a 36-classroom premises so that it can operate on a whole-day basis without affecting its student intake after the redevelopment.

FINANCIAL IMPLICATIONS

8. The cost of the project is estimated to be \$160.68 million in MOD prices (see paragraph 9 below). The estimated cost, which has been scrutinized and endorsed by D Arch S, is made up as follows -

	\$million
(a) Demolition and temporary reprovisioning	11.39

/(b)

	\$million	
(b) Site formation	10.17	
(c) Piling	15.73	
(d) Building	65.15	
(e) Building services	18.75	
(f) Drainage and external works	8.45	
(g) Consultants' fees for	4.56	
(i) contract administration	2.55	
(ii) site supervision fees	1.61	
(iii) out-of-pocket expenses	0.40	
(h) Furniture and equipment	5.50	
(i) Contingencies	13.97	
	<hr/>	
Sub-total	153.67	(in December 1999 prices)
(j) Provision for price adjustment	7.01	
	<hr/>	
Total	160.68	(in MOD prices)
	<hr/>	

The construction floor area of **17EA** is 14 373 square metres. As the school site is not on level ground, with the northern end of the site 3.6 metres higher than the southern end, the site formation cost is higher than that of a standard primary school. The construction unit cost, represented by building and building service costs, is \$5,837 per square metre at December 1999 prices. D Arch S considers this construction unit cost reasonable and comparable to other similar school projects built by the Government. A detailed breakdown by man months of the estimates for the consultants' fees is at Enclosure 2.

9. Subject to approval, the School Authority will phase the expenditure as follows -

Year	\$ million (Dec 1999)	Price adjustment factor	\$ million (MOD)
2000 – 01	30.00	1.00000	30.00
2001 – 02	100.67	1.04500	105.20
2002 – 03	23.00	1.10770	25.48
	<hr/>		<hr/>
	153.67		160.68
	<hr/>		<hr/>

10. We derived the MOD estimates on the basis of Government's forecast of trend labour and construction prices for the period 2000 to 2003. The School Authority will tender the works under a fixed-price lump-sum contract because the contract period will be shorter than 21 months and the scope of works can be clearly defined in advance, leaving little room for uncertainty.

11. The additional annual recurrent expenditure for the school is estimated to be \$4 million. We will provide for this through recurrent subsidy to the school. As the school is being redeveloped for conversion to whole-day operation, the costs of furniture and equipment, estimated to be \$5.5 million, will be borne by the Government in accordance with existing policy.

PUBLIC CONSULTATION

12. The School Authority has consulted the La Salle Primary School's Parents-Teachers Association, and briefed the parents and teachers concerned on the redevelopment project. The proposal has received their support. The School Authority will take all necessary steps to minimize any possible disruptions to the students and teachers during the construction and demolition works. Since the proposed redevelopment of the school is carried out within the existing school boundary, we do not consider public consultation to be necessary.

/ENVIRONMENTAL

ENVIRONMENTAL IMPLICATIONS

13. The School Authority has conducted a Preliminary Environment Review and will implement required mitigation measures in accordance with the findings. The PER identified traffic noise arising from Boundary Street and La Salle Road as a key environmental issue. To minimize the impact of such noise, the orientation of the new school building has been designed with the end wall facing Boundary Street.

14. The School Authority will also provide the following environmental mitigation measures to **17EA** to keep the road traffic noise impact on the proposed school within the limits recommended in the Hong Kong Planning Standards and Guidelines -

- (a) provision of air-conditioning to 31 classrooms from the 1/F to the 5/F at the east façade of the classroom block and four remedial teaching rooms and four special rooms from the 3/F to the 5/F at the west façade of the classroom block; and
- (b) provision of solid reinforced concrete walls to shield the school site from the nearby traffic noise along La Salle Road and Boundary Street.

We have included \$1.85 million in the project estimate to implement the above mitigation measures.

15. The School Authority will control noise, dust and site run-off nuisances during construction to comply with established standards through the implementation of mitigation measures in the relevant contracts. These include the use of silencers, mufflers, acoustic lining or shields for noisy construction activities, as well as frequent cleaning and watering of the site, etc.

16. The consultants engaged by the School Authority estimates that about 4 000 cubic metres of construction and demolition (C&D) waste will be disposed of at public filling areas and 18 000 cubic metres at landfill areas. Ways of reducing the generation of C&D materials were considered at the planning and design stages. These will require the contractor to submit a waste management plan to D Arch S for approval with appropriate mitigation measures, including the

/ allocation

allocation of an area for waste segregation. The consultants will also ensure that the day-to-day operations on site comply with the waste management plan submitted and will require the contractor to reuse the excavated material as filling materials on site or at other sites to minimise the disposal of public fill to public filling areas. To further minimise the generation of C&D materials, the contractor will be encouraged to use non-timber formwork, hoarding and other temporary works. The contractor will be required to separate public fill from C&D waste for disposal at appropriate locations and to sort the C&D waste by category on site to facilitate re-use/recycling in order to reduce the generation of such waste. The disposal of C&D materials to designated public filling facilities and/or landfills will be controlled through a trip ticket system, and records of the disposal, reuse and recycling of C&D materials will be kept for monitoring purposes.

LAND ACQUISITION

17. The project does not require land acquisition.

BACKGROUND INFORMATION

18. We upgraded **17EA** to Category B in October 1999. The redevelopment of La Salle Primary School comprises two phases, and **17EA** covers Phase 1 of the project. Phase 1 will mainly involve the demolition of the existing school block, construction of the new school premises and reprovisioning of the football pitch/basketball courts. Phase 2 will involve the construction of a swimming pool. The School Authority will be responsible for funding this phase since the proposed facility is outwith Government's standard provisions. It will also fund the construction of a gymnasium which will form part of Phase 1.

19. The consultant engaged by the School Authority has completed the feasibility study for the project including site investigation and topographic survey and is finalising the detailed working drawings and tender documents. Construction of Phase 2 of the project will start in early 2002 subject to sufficient funds being raised by the School Authority.

20. During the construction period, students of the La Salle Primary School will continue to use the existing school building with slight modification. The whole construction site will be hoarded to provide a one-hour fire-rated protection between the existing school building and the construction site. In

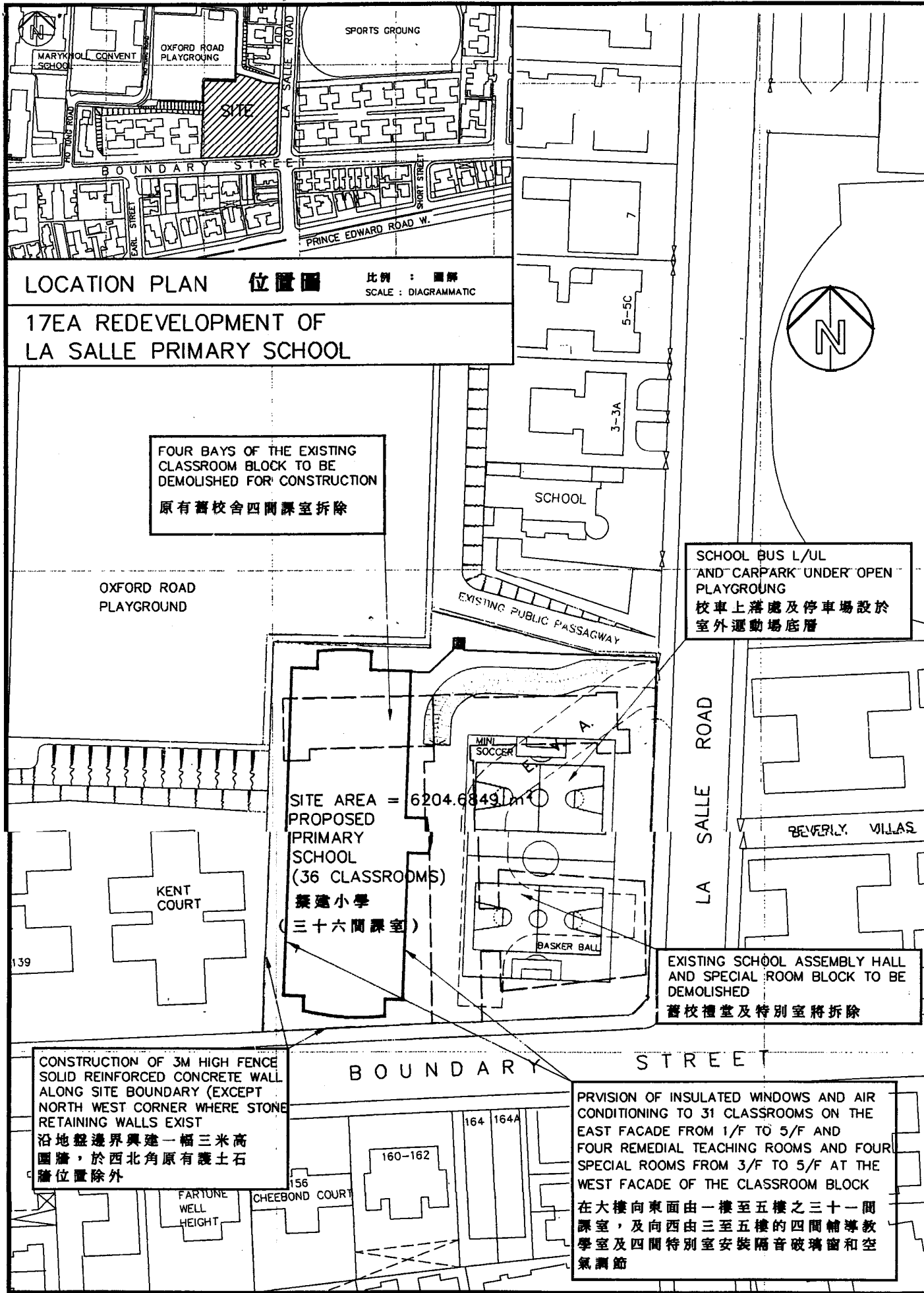
/addition

addition, there will be separate site entrances for the construction site and the existing school building. The above will help ensure the safety of students. To minimize disturbance to students, the School Authority plans to complete the most disruptive work, i.e. the demolition and piling works, during the summer holiday.

21. We estimate that the proposed works will create about 116 jobs comprising eight professional staff, three technical staff and 105 labourers during the construction period.

Education and Manpower Bureau
April 2000

(PWSC0258/WIN10)



LOCATION PLAN 位置圖 比例：圖解 SCALE: DIAGRAMMATIC

17EA REDEVELOPMENT OF LA SALLE PRIMARY SCHOOL

FOUR BAYS OF THE EXISTING CLASSROOM BLOCK TO BE DEMOLISHED FOR CONSTRUCTION
原有舊校舍四間課室拆除

SCHOOL BUS L/UL AND CARPARK UNDER OPEN PLAYGROUND
校車上落處及停車場設於室外運動場底層

OXFORD ROAD PLAYGROUND

EXISTING PUBLIC PASSAGWAY

SITE AREA = 6204.6849 m²
PROPOSED PRIMARY SCHOOL (36 CLASSROOMS)
擬建小學 (三十六間課室)

EXISTING SCHOOL ASSEMBLY HALL AND SPECIAL ROOM BLOCK TO BE DEMOLISHED
舊校禮堂及特別室將拆除

CONSTRUCTION OF 3M HIGH FENCE SOLID REINFORCED CONCRETE WALL ALONG SITE BOUNDARY (EXCEPT NORTH WEST CORNER WHERE STONE RETAINING WALLS EXIST)
沿地盤邊界興建一幅三米高圍牆，於西北角原有護土石牆位置除外

PROVISION OF INSULATED WINDOWS AND AIR CONDITIONING TO 31 CLASSROOMS ON THE EAST FACADE FROM 1/F TO 5/F AND FOUR REMEDIAL TEACHING ROOMS AND FOUR SPECIAL ROOMS FROM 3/F TO 5/F AT THE WEST FACADE OF THE CLASSROOM BLOCK
在大樓向東面由一樓至五樓之三十一間課室，及向西由三至五樓的四間輔導教學室及四間特別室安裝隔音玻璃窗和空氣調節

**17EA - Redevelopment of La Salle Primary School at 1D La Salle Road,
Kowloon**

Breakdown of estimates for consultants' fees

Consultants' staff costs			Estimated man months	Average MPS* salary point	Multiplier factor	Estimated fee (\$ million)
(a)	Contract administration	Professional	12.0	40	2.4	1.81
		Technical	14.7	16	2.4	0.74
(b)	Site supervision	Technical	45.0	16	1.7	1.61
Consultants' staff costs						4.16
(c)	Out-of-pocket expenses					0.40
Total						4.56

* MPS = Master Pay Scale

Notes

- Regarding the staff employed in the consultants' offices, a multiplier factor of 2.4 is applied to the average MPS point to arrive at the full staff costs including the consultants' overheads and profit (as at 1.4.1999, MPS point 40 is \$62,780 per month, and MPS point 16 is \$21,010 per month). A multiplier factor of 1.7 is applied in the case of site staff supplied by the consultants.
- Out-of-pocket expenses are the actual costs incurred. The consultants are not entitled to any additional payment for overheads or profit in respect of these items.