

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 703 - BUILDINGS

Recreation, Culture and Amenities - Mixed amenity package

45RG - Tai Kok Tsui Complex (Phase 2)

Members are invited to recommend to Finance Committee the direct injection of **45RG** to Category A at an estimated cost of \$726.3 million in money-of-the-day prices for the construction of the Tai Kok Tsui Complex (Phase 2) in Yau Tsim Mong District.

PROBLEM

The municipal facilities in the Yau Tsim Mong District cannot meet present day service requirements.

PROPOSAL

2. The Director of Architectural Services (D Arch S), with the support of the Secretary for the Environment and Food and the Secretary for Home Affairs, proposes to directly inject **45RG** to Category A at an estimated cost of \$726.3 million in money-of-the-day (MOD) prices for the construction of Tai Kok Tsui Complex (Phase 2) in Yau Tsim Mong (YTM) District.

PROJECT SCOPE AND NATURE

3. The scope of the project is to construct a 10-storey building with one basement level at Fuk Tsun Street, with a site area of 3 075 square metres, to provide the following municipal facilities -

/(a)

	<u>Location</u>
Food and environmental hygiene (FEH) facilities <u>(with a gross floor area (GFA) of 5 928 square metres)</u>	
(a) an air-conditioned market (with a GFA of 4 165 square metres) to accommodate a total of 127 market stalls as well as ancillary market facilities such as market office, etc.;	G/F - 1/F
(b) an air-conditioned cooked food centre (CFC) with 12 stalls (with a GFA of 1 763 square metres);	2/F
Leisure and cultural services (LCS) facilities <u>(with a GFA of 8 960 square metres)</u>	
(c) an air-conditioned small library with an extension activities room and ancillary facilities (with a GFA of 898 square metres);	3/F
(d) an air-conditioned indoor leisure centre (with a GFA of 8 062 square metres) with -	
(i) a training pool and a leisure pool with water play equipment, a landscaped deck with seating area for swimmers, and ancillary facilities including changing rooms;	4/F - 5/F
(ii) a multi-purpose sports arena for tennis, basketball, volleyball and badminton, three multi-purpose activities rooms, a fitness room and a children's play room;	6/F - 8/F
<u>Support facilities</u>	
(e) loading and unloading bays.	B/M

A site plan is at Enclosure 1 for Members' reference. We plan to start construction works in December 2000 for completion in March 2004.

/JUSTIFICATION

JUSTIFICATION

4. The project site falls within the boundary of the Tai Kok Tsui Temporary Market (TKTTM) which was built in 1988. Out of a total of 204 market stalls at the TKTTM, 62 were located at the project site whilst the remaining 142 were at the adjacent open space site. To make way for the proposed complex development, we have adopted a 2-phase development.

5. For Phase 1, we constructed an extension of the TKTTM at the adjacent open space site to re-provision temporarily the 62 market stalls and ancillary facilities located at the project site so that the site could be vacated for the construction of the permanent complex. The former Urban Council approved the implementation of the Phase 1 development with an approved project estimate of \$13.5 million. Construction works for the Phase 1 development was completed in late 1996 and the market stalls originally located at the project site were re-provisioned to the TKTTM extension in early 1997.

6. Phase 2 involves the construction of a permanent 10-storey complex building with both FEH and LCS facilities at the project site and is the subject of this paper.

FEH facilities

7. Located at the ground and first floors of the complex will be a market with 127 stalls. Upon completion, the new market will be the only permanent market serving the Tai Kok Tsui area. It will be used to re-provision market operators from two existing temporary facilities, i.e. the TKTTM and Boundary Street Market. The Boundary Street Market is a single-storey market block built in 1946. Its facilities are far below the current standard. Emission of odour has long been a subject of public concern, particularly from a school nearby. Resiting the market operators to a permanent market with up-to-date facilities will bring about an overall improvement to the hygiene condition of the area.

8. The 2/F will provide a new CFC with 12 cooked food stalls. It will be used to re-provision the existing cooked food operators in the Canton Road Temporary Cooked Food Bazaar (built in 1979) and Tai Kok Tsui Temporary Cooked Food Bazaar (built in 1978) with a view to improving the environment of the area.

9. The construction of the complex will release four sites zoned "O" (occupied by TKTTM, Boundary Street Market, Canton Road Temporary Cooked Food Bazaar and Tai Kok Tsui Temporary Cooked Food Bazaar) for open space development. At present, YTM District currently has a population of 300 000. For such a population, the Hong Kong Planning Standard and Guidelines (HKPSG) recommend the provision of 60 hectares of open space. The current provision in the district is 34.57 hectares. Releasing these four sites can significantly relieve the shortfall of open space provision in YTM District.

LCS facilities

10. Located at the 4/F to 8/F of the complex will be an indoor leisure centre with swimming pool and recreational facilities to cater for local needs. Based on the size of the existing population in YTM District, the HKPSG recommend the provision of five Type C indoor recreation centres. At present, there are only one Type C and four Type B¹ indoor centres in the district. These facilities are well patronized by local residents with an average utilisation rate of 68% - 88% for the past three years. As regards swimming pool facilities, at present there is only one public swimming pool, Kowloon Park Swimming Pool, in the district, which is well patronized by the public with an average monthly attendance of about 99 000 over the past three years. Very often, the public have to compete with sports institutes and associations for the aquatic facilities which are used by the latter as venue for holding various local/international tournaments and activities. In 1999, there were 40 events (with a total of 68 days) held at the Kowloon Park Swimming Pool. There is therefore a genuine demand for additional swimming pool facilities. We envisage that with the provision of the proposed recreational facilities in the complex, we will be able to meet the requirement of the local community, in particular residents at the Tai Kok Tsui area.

11. To optimize the use of the project site, we also plan to reprovision the existing small library at Tit Shu Street to the new complex. This is a sub-standard library of only 120 square metres in size (as compared with a standard

/small

¹ The four Type B indoor recreation centres are Boundary Street IRC (No.1), Boundary Street IRC (No. 2), Fa Yuen Street Complex IRC and Kwun Chung Complex IRC while the subject Type C indoor recreation centre is Kowloon Park IRC. The HKPSG recommend that a Type A, Type B and Type C indoor recreation centres will cater for a population of 24 999, 25 000 - 49 999 and 50 000 - 65 000 respectively.

small library of 500 square metres in size) housed in leased accommodation. At present it has an average daily issue of about 700. We envisage that after reprovisioning and upgrading, the library will increase its daily average issue to 1 100 as in the case of other libraries of similar size. The rental saving is estimated to be \$216,000 per annum.

FINANCIAL IMPLICATIONS

12. We estimate the capital cost of this project to be \$726.3 million, in MOD prices (see paragraph 14 below), made up as follows -

	\$ million
(a) Site clearance	2.0
(b) Piling and basement	55.2
(c) Building	325.4
(d) Building services	161.7
(e) Drainage and external works	3.5
(f) Furniture and equipment	2.9
(g) Consultants' fees for contract administration	11.6
(h) Electrical and Mechanical Services Trading Fund (EMSTF) charges for project management/contract administration ²	2.2

/(i)

² Since the establishment of the Electrical and Mechanical Services Trading Funds on 1 August 1996 under the Trading Funds Ordinance, government departments are charged for design and technical consultancy services for electrical and mechanical installations provided by the EMSTF. Services rendered for this project include project management and contract administration for the provision of electrical and mechanical facilities for construction. The figures above are based on estimates prepared by the Director of Architectural Services. The actual cost for the service charges is subject to further discussion between the Government and the EMSTF.

		\$ million	
(i)	Contingencies	56.4	
	Sub-total	620.9	(in December 1999 prices)
(j)	Provision for price adjustment	105.4	
	Total	726.3	(in MOD prices)

A breakdown by man months of the cost estimate for consultants' fees is at Enclosure 2.

13. The construction floor area (CFA) of **45RG** is 24 450 square metres. The construction unit cost of the superstructure, represented by building and building services costs, is \$19,922 per square metre in December 1999 prices. The construction unit cost is comparable to that for other similar projects built by the Architectural Services Department for the then Provisional Urban Council (PUC).

14. Subject to approval, we will phase the expenditure as follows -

Year	\$ million (Dec 1999)	Price Adjustment Factor	\$ million (MOD)
2000 – 01	10.0	1.00000	10.0
2001 – 02	38.6	1.04500	40.3
2002 – 03	164.1	1.10770	181.8
2003 – 04	239.3	1.17416	281.0
2004 – 05	128.9	1.24461	160.4

/2005 - 06

Year	\$ million (Dec 1999)	Price Adjustment Factor	\$ million (MOD)
2005 – 06	40.0	1.31929	52.8
	<hr/> 620.9 <hr/>		<hr/> 726.3 <hr/>

15. We derived the MOD estimates on the basis of Government's latest forecast of trend labour and construction prices for the period 2000 to 2006. We will tender the piling and basement contract on a lump-sum basis without provision for price fluctuation because the contract period will be shorter than 21 months. We will tender the main building works contract on a lump-sum basis with provision for price fluctuation as the construction period will be longer than 21 months.

16. We estimate the additional annually recurrent expenditure of the project to be \$13.51 million.

PUBLIC CONSULTATION

17. In March 1996, the then Urban Services Department consulted the Tai Kok Tsui Area Committee on the proposed scope of development. Members supported the project. In February and August 1998 when the then USD consulted the YTM Provisional District Board, Members urged for early implementation of the project. The former PUC approved the scope of development and layout design of the project in October 1998.

18. In January 2000, we consulted the LegCo Subcommittee To Follow Up On The Outstanding Capital Works Projects Of The Two Provisional Municipal Councils For Inclusion Into The Government's Public Works Programme (the Subcommittee) on the proposal of relocating swimming pool facilities from the high floors of the Complex to an adjacent open space as we anticipated that there will be some management problems if swimming pool facilities are to be located on the high floors of the Complex. Members advised that we should seek the views of the YTM District Council (YTMDC) on the relocation proposal. At the YTMDC meeting on 1 February 2000, Members

/decided

decided to set up a Working Group to study the issue. At the Working Group's meeting held on 3 March 2000, Members opted to retain the swimming pool facilities in the Complex building to avoid delay to the construction works. The Working Group's resolution was affirmed by the YTM DC at its meeting on 27 April 2000. At the Subcommittee meeting held on 2 May 2000, Members were advised that the Administration had agreed to proceed with the project although it would not be the best arrangement in the present circumstances. To tackle the management problem so identified, other than the installation of large capacity (21-person) lifts to channel passengers in the project design, we would put in place a number of improvement measures like designation of specific queuing areas and specific lifts for pool users, etc.

ENVIRONMENTAL IMPLICATIONS

19. The project will not cause any long-term environmental impact. During construction, we will control noise, dust and site run-off nuisances through the implementation of mitigation measures in the relevant works 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.

20. We estimate that some 25 000 cubic metres of public fill will be delivered to public filling areas and 1 500 cubic metres of construction and demolition (C&D) waste will be disposed of at landfills. Ways of minimizing the generation of construction and demolition materials had been considered during the planning and design stage. We will require the contractor to implement necessary measures to minimize the generation of C&D materials and to reuse and recycle. We will control the disposal of C&D waste to designated public filling facilities and/or landfills through a trip ticket system, and record the disposal, reuse and recycling of C&D materials for monitoring purpose.

LAND ACQUISITION

21. The project does not require land acquisition.

BACKGROUND INFORMATION

22. At the Public Works Subcommittee and Finance Committee meetings on 8 December 1999 and 17 December 1999 respectively, the

/Administration

Administration agreed to set aside funding for 12 projects which had received funding approval from the two Provisional Municipal Councils but which were not yet contractually committed, and to fast-track the direct injection of these projects to Category A of the Public Works Programme. **45RG** is one of the 12 projects.

23. There is no change in the original project scope of **45RG**. The estimated cost is slightly different from that approved by the former PUC to account for the inclusion of post-contract consultancy work, EMSTF charges as well as furniture and equipment costs. The former PUC planned to commence the project in May 2000 for completion in May 2003.

24. We engaged consultants to prepare sketch and detailed designs, and tender documentation. A cost of \$5.12 million was charged to the then USD's project vote while the remaining works at an estimated cost of \$7.00 million will be charged to the Government's block allocation **Subhead 3100GX** "Project feasibility studies minor investigations and consultants' fees for items in Category D of the Public Works Programme". Consultants have substantially completed the sketch and detailed designs and tender documents for the piling and basement works. They are preparing the tender documents for the main building works.

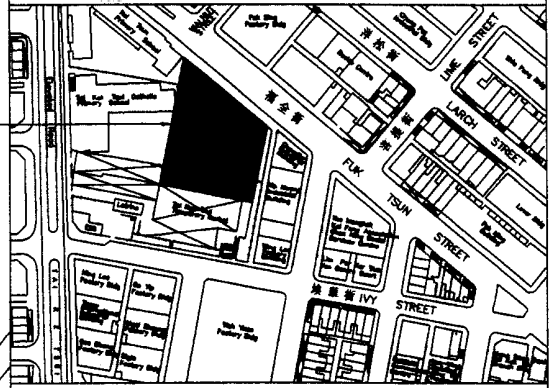
25. We estimate the proposed works will create some 690 new jobs with a total of 14 095 man months, including eight professional staff, 27 technical staff and 655 labourers during the construction period.

Environment and Food Bureau
Home Affairs Bureau
May 2000

(PWSC0276/WIN11)

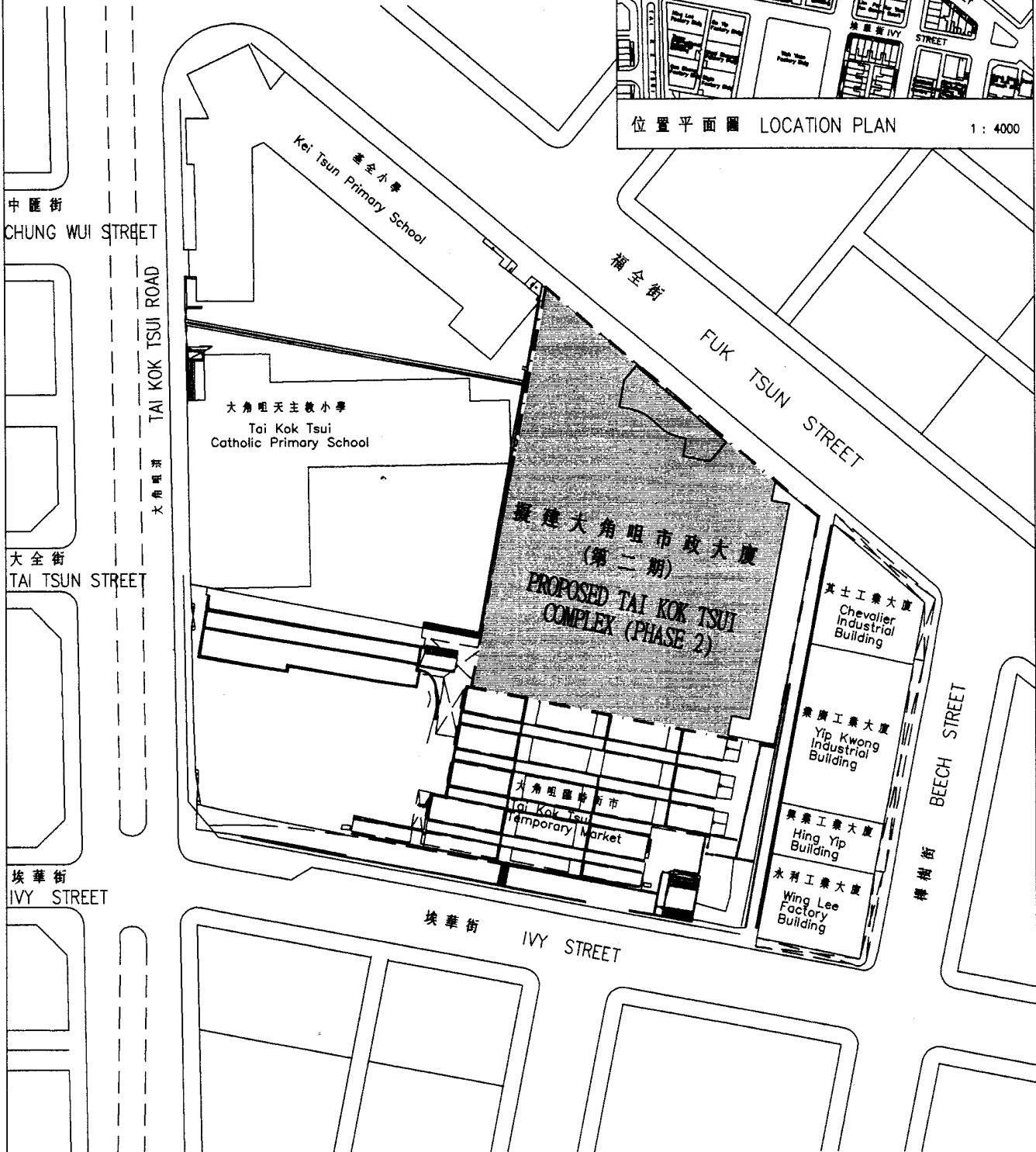


地圖



位置平面圖 LOCATION PLAN

1 : 4000



CAD Ref. 1-1-1:400

Title 45 RG
大角咀市政大廈 (第二期)
TAI KOK TSUI COMPLEX
(PHASE 2)

drawn by M. CHEUNG

date
13/1/00

drawing no.

AB/5328/X102

scale

1 : 1000

approved T. WAN

date
13/1/00

office ARCHITECTURAL BRANCH



建築署 ARCHITECTURAL
SERVICES
DEPARTMENT

DETAILS OF CONSULTANTS' FEES

45RG - Tai Kok Tsui Complex (Phase 2)

Breakdown of estimates of consultants' fees

Consultants' staff costs		Estimated man months	Average MPS* salary point	Multiplier factor	Estimated fee (\$ million)
(A) Consultants' staff costs					
Contract administration					
(a) Architectural discipline	Professional	25	40	2.4	3.8
	Technical	43	16	2.4	2.2
(b) Quantity surveying discipline	Professional	10	40	2.4	1.5
	Technical	9	16	2.4	0.5
(c) Structural engineering discipline	Professional	22	40	2.4	3.3
	Technical	6	16	2.4	0.3
Total consultants' staff costs					11.6

* MPS = Master Pay Scale

Notes

1. A multiplier factor of 2.4 is applied to the average MPS point to arrive at the full staff costs including the consultant's overhead and profit, as the staff will be employed in the consultants' offices. (As 1.4.1999, MPS pt. 40 = \$62,780 p.m. and MPS pt. 16 = \$21,010 p.m.)
2. The consultants' fees for the work during the construction stage formed an optional part of the lump sum price quoted by the consultants selected to carry out the detailed design and tender documentation mentioned in paragraph 24 of the paper. Subject to Members' approval to upgrade **45RG** to Category A, the Director of Architectural Services will direct the necessary works to be carried out.