

## **ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE**

### **HEAD 703 - BUILDINGS**

#### **Recreation, Culture and Amenities - Sports facilities**

#### **234RS - Water Sports Centre at Stanley Main Beach**

Members are invited to recommend to Finance Committee the direct injection of **234RS** to Category A at an estimated cost of \$51.4 million in money-of-the-day prices for the construction of the Water Sports Centre at Stanley Main Beach.

### **PROBLEM**

There is a need to provide water sports facilities in the urban area to meet the public demand.

### **PROPOSAL**

2. The Director of Architectural Services (D Arch S), with the support of the Secretary for Home Affairs, proposes to directly inject **234RS** to Category A at an estimated cost of \$51.4 million in money-of-the-day (MOD) prices to construct a Water Sports Centre at Stanley Main Beach in Southern District.

### **PROJECT SCOPE AND NATURE**

3. The proposed Water Sports Centre will be a two-storey building purposely built to support the provision of a wide range of water sports activities such as windsurfing, canoeing and dinghy sailing to the public at Stanley Main Beach. The facilities provided in the building will include -

/(a) .....

- (a) changing rooms with shower facilities and toilets;
- (b) a wet-suit store;
- (c) a boat shed and a storage for power boats;
- (d) a workshop for repair and maintenance of water sports equipment;
- (e) a control tower; and
- (f) a general office, a first aid room and lecture rooms for briefing purpose.

A site plan is at Enclosure 1 for Members' reference. We plan to start construction works in August 2000 for completion in April 2002.

#### **JUSTIFICATION**

4. Prior to 1998, public water sports facilities were only provided in the New Territories. People residing in the urban area had to travel long distances if they wanted to use such facilities. To meet the service demand in the urban area, we initially converted a small building at St Stephen's Beach in Southern District into a water sports centre in mid-1998. However, the size of the building has limited the scope of service and facilities we can provide to the public. There is only one toilet cubicle and two shower compartments for each gender and no facilities at all for the disabled. There is no control tower to monitor the safety of those in the water, nor is there any workshop facilities for repair and maintenance of sports equipment. Despite its limited provision, the centre is heavily utilized during the swimming season (over 100% at peak), pointing to a genuine public demand for water sports facilities in the area.

5. To improve our service to the public, we propose to construct a new water sports centre on a site measuring 2 076 square metres at Stanley Main Beach. This will be the first purpose-built water sports centre in the urban area with improved facilities to meet present day requirements. We will include in the centre a control tower to oversee the safety of users, adequate toilet and shower facilities for males, females and the disabled, a repair-and-maintenance workshop, and storage space for boats and water sports equipment. Apart from serving the recreational needs of the general public, we will use the centre for athlete training and holding international competitions.

**FINANCIAL IMPLICATIONS**

6. We estimate the capital cost of this project to be \$51.4 million, in MOD prices (see paragraph 8 below), made up as follows –

	<b>\$ million</b>	
(a) Geotechnical works	3.4	
(b) Building	21.9	
(c) Building services	3.5	
(d) Drainage and external works	3.9	
(e) Landscaping works	1.1	
(f) Furniture and equipment	5.5	
(g) Consultants' fees	2.2	
(h) Electrical and Mechanical Services Trading Funds (EMSTF) for project management/contract administration <sup>1</sup>	0.1	
(i) Contingencies	3.7	
Sub-total	45.3	(at December 1998 prices)
(j) Provisions for price adjustment	6.1	
Total	51.4	(in MOD prices)

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<sup>1</sup> Since the establishment of the EMSTF 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 EMSTF. Services rendered for this project include project management services and contract administration for the provision of closed circuit television systems. 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 negotiation between the Government and the EMSTF.

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

7. The construction floor area (CFA) is 740 square metres. The construction unit cost of the superstructure, represented by building and building services costs, is \$34,324 per metre square at December 1998 prices. This is higher than the costs for standard building works due to the fact that this project involves marine engineering works and the provision of lifting equipment in the boat storage area.

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

<b>Year</b>	<b>\$ million (Dec 1998)</b>	<b>Price adjustment factor</b>	<b>\$ million (MOD)</b>
2000 – 2001	6.3	1.05814	6.7
2001 – 2002	19.1	1.11104	21.2
2002 – 2003	16.0	1.16660	18.7
2003 – 2004	3.9	1.22493	4.8
	45.3		51.4

9. We derived the MOD estimates on the basis of Government's latest forecast of trend labour and construction prices for the period 2000 to 2004. We will tender the contract on a lump-sum basis with no provision for price fluctuation because the construction period will be less than 21 months.

10. We estimate the additional annually recurrent expenditure of the project to be about \$5.29 million.

## **PUBLIC CONSULTATION**

11. We consulted the then Southern Provisional District Board and Provisional Urban Council in June 1995 and July 1998 respectively. Members

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supported the project. The Administration consulted the LegCo Subcommittee to Follow up on Outstanding Capital Projects of the Two Provisional Municipal Councils for Inclusion into Government's Public Works Programme on 1 February 2000 and Members did not raise any questions on the proposal to inject this project into the Public Works Programme (PWP) as a Category A item.

## **ENVIRONMENTAL IMPLICATIONS**

12. The Director of Environmental Protection completed an Environmental Review for the project in October 1999. The findings indicate that the proposed works will not cause any adverse environmental impact in the long term. For short term impacts, we will control noise, dust and site run-off nuisance during construction through the implementation of mitigation measures in relevant contracts. They will include the use of silencers, mufflers, acoustic lining or shields for noisy construction activities; frequent cleaning and watering of the site, wheel washing facilities, dust suppression equipment, and the provision of temporary drainage within the site and the adequate maintenance of any existing site drainage.

13. We estimate that some 300 cubic metres of construction and demolition waste will be disposed of at landfills and 4 500 cubic metres of public fill will be delivered to public filling areas. We have considered in the planning and design stages ways of reducing the generation of construction and demolition material as far as possible. We will require the relevant contractor to submit a waste management plan to D Arch S for approval, with appropriate mitigation measures including allocation of an area for waste segregation. We will ensure that the day-to-day operations on site comply with the waste management plan submitted. We will also require the contractor to re-use as far as possible excavated material as filling materials on site or at other sites in order to minimize the disposal of public fill to public filling areas. To further reduce the generation of construction and demolition materials, we will encourage the contractor to use non-timber formwork, hoarding and other temporary works. We will require the contractor to separate public fill from construction and demolition waste for disposal at appropriate locations and to sort the construction and demolition waste by category on site to facilitate re-use/re-cycling in order to reduce the generation of such waste. We will control the disposal of public fill and construction and demolition waste to designated public filling facilities and landfill respectively through a trip ticket system, and record the disposal, re-use and re-cycling of construction and demolition materials for monitoring purposes.

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**LAND ACQUISITION**

14. The project does not require land acquisition.

**BACKGROUND INFORMATION**

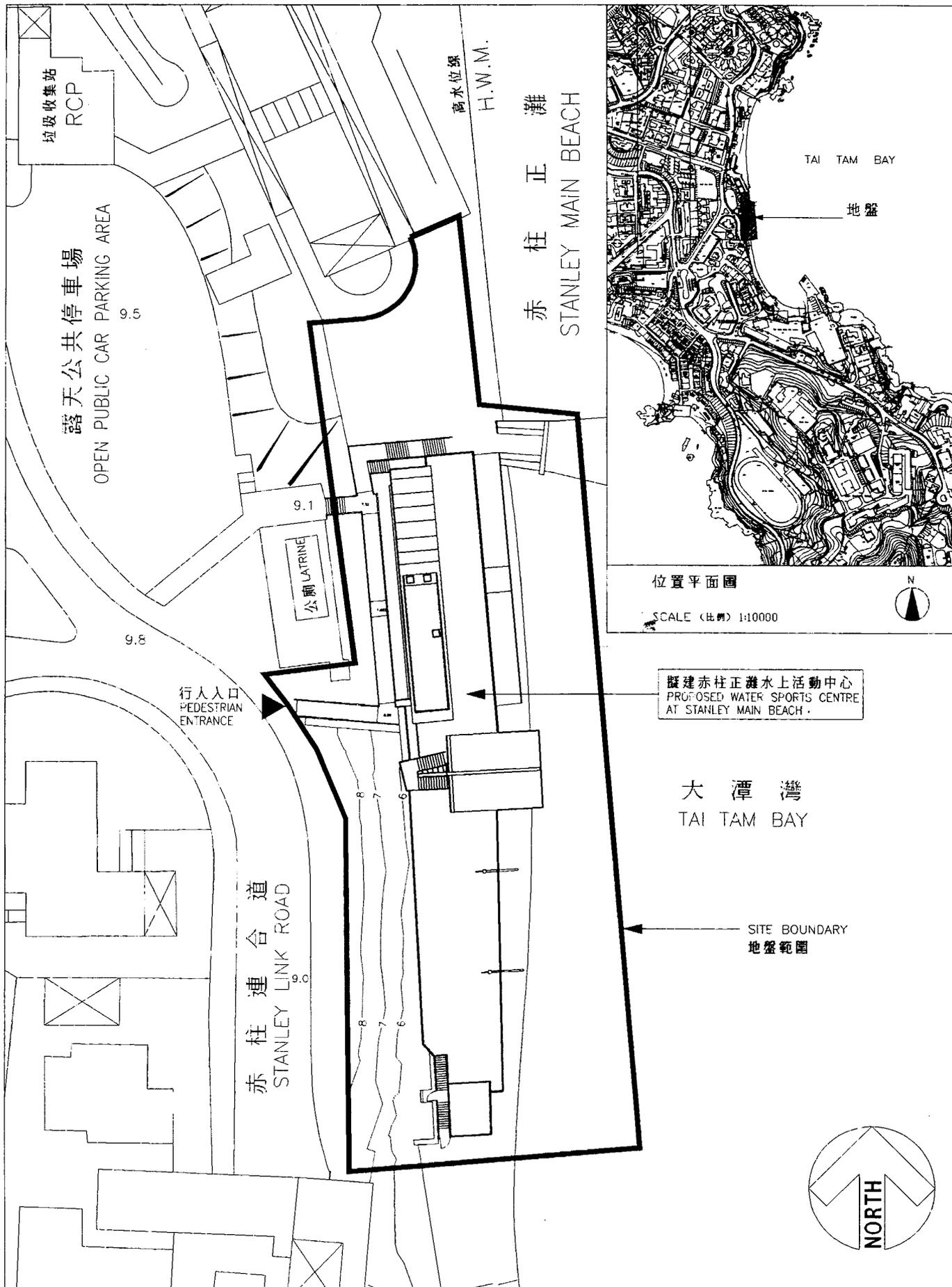
15. At the Public Works Subcommittee meeting and Finance Committee meeting on 8 December 1999 and 17 December 1999 respectively, the Administration agreed to set aside funding for 12 projects which had received funding approval from the two Provisional Municipal Councils but which had not yet entered into any contractual commitments, and to fast-track the direct injection of these projects to Category A of the Public Works Programme. **234RS** is one of the 12 projects.

16. There is no change in the original project scope of **234RS**. The estimated cost is slightly different from that approved by the former PUC because of 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 January 2002.

17. We engaged consultants to prepare sketch and detailed designs, and tender documentation for the project. The cost of \$1.64 million was charged to the then USD's project vote while the remaining works at an estimated cost of \$2.00 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". The consultants have substantially completed the sketch and detailed design and tender documents.

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Home Affairs Bureau  
February 2000



TITLE : 234RS 赤柱正灘水上活動中心 WATER SPORTS CENTRE AT STANLEY MAIN BEACH	drawn by P. Lom	date 20/12/99	drawing no. AB/5418/SP-001	scale 1:500
	approved C. F. Ho	date 28/12/99	 建築處 ARCHITECTURAL SERVICES DEPARTMENT	
	office ARCHITECTURAL BRANCH			

**234RS - Water Sports Centre at Stanley Main Beach**

**DETAILS OF CONSULTANTS' FEES**

**Breakdown of estimates for consultants' fees**

		Estimated man months	Average MPS* salary point	Multiplier factor	Estimated fees (\$ million)	
<b>Contract administration</b>						
Consultants' staff cost						
(a)	Architectural discipline	Professional	5.7	40	2.4	0.86
		Technical	11.3	16	2.4	0.57
(b)	Quantity surveying discipline	Professional	2.9	40	2.4	0.44
		Technical	2.6	16	2.4	0.13
(c)	Marine civil engineering discipline	Professional	1.0	40	2.4	0.15
		Technical	1.0	16	2.4	0.05
Total					2.20	

\* 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. (At 1.4.1998, MPS point 40 = \$62,780 p.m. and MPS point 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 17 of the paper. Subject to Members' approval to inject **234RS** Category A, the Director of Architectural Services will direct the necessary works to be carried out.