

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 703 - BUILDINGS

Education – Tertiary/other

90ET – Special school for mildly mentally handicapped children in area 3C, Tuen Mun

Members are invited to recommend to Finance Committee the upgrading of **90ET** to Category A at an estimated cost of \$67.9 million in money-of-the-day prices for the construction of a special school for mildly mentally handicapped children in area 3C, Tuen Mun.

PROBLEM

The Hong Chi Morninghope School, Wu King in Wu King Estate, Tuen Mun is currently operating with substandard facilities. There is no space for expansion to improve the teaching and learning environment.

PROPOSAL

2. The Director of Architectural Services (D Arch S), with the support of the Secretary for Education and Manpower, proposes to upgrade **90ET** to Category A at an estimated cost of \$67.9 million in money-of-the-day (MOD) prices for the construction of a new special school for mildly mentally handicapped children in area 3C, Tuen Mun to replace the existing school in Wu King Estate.

/PROJECT

PROJECT SCOPE AND NATURE

3. The scope of the project comprises the construction of a new special school with 200 places for mildly mentally handicapped children at the junction of Tsun Wan Road and Tsing Lun Road, Tuen Mun. The site plan for **90ET** is at the Enclosure for Members' reference. The new school building will have the following facilities -

- (a) ten classrooms;
- (b) two remedial teaching rooms;
- (c) six special rooms;
- (d) a multi-purpose room;
- (e) three speech therapy rooms;
- (f) two interview rooms;
- (g) a staff room and a staff common room;
- (h) a student activity centre;
- (i) three social worker's rooms;
- (j) a conference room;
- (k) a library;
- (l) a resource room;
- (m) an assembly hall cum gymnasium;
- (n) a covered playground; and
- (o) ancillary accommodation including a lift and relevant facilities for the handicapped.

We plan to start the construction works for **90ET** in May 2000 for completion in August 2001.

/JUSTIFICATION

JUSTIFICATION

4. The Hong Chi Morninghope School, Wu King, currently runs five and six classes for mildly and moderately mentally handicapped children respectively, providing a total of 160 school places, with 100 for the mildly mentally handicapped and 60 for the moderately mentally handicapped. It has been operating on the ground floor of Wu Pik House, Wu King Estate, Tuen Mun since September 1991. Although the premises were not purpose-built for use as a school, they were retained for operation by the Hong Chi Morninghope School, Wu King, to cater for demand for school places for mentally handicapped children in the Tuen Mun and Yuen Long area. The total floor area occupied by the school is 66% less than that of similar categories of schools. Such standard facilities as assembly hall, computer-assisted learning room, remedial teaching room, covered playground, etc. are not available. We consider it necessary to re-provision the school and upgrade its facilities to current standards to provide a better learning environment for students.

5. The provision of special school places for mildly mentally handicapped students is planned on a territory-wide basis. In practice, in deciding the location for the re-provisioning of an existing special school, the Director of Education (D of E) takes into account the demand for such school places in different regions. The aim is to achieve a more even distribution of these special school places among different regions as far as possible. Based on the latest population statistics, D of E forecasts that by the 2001/02 school year, there will be a demand for 457 school places for mildly mentally handicapped children in the Tuen Mun and Yuen Long districts. At present, the supply of school places in the two districts is 460, including 100 in the Hong Chi Morninghope School, Wu King. Upon the closure of the existing school at Wu King Estate, there will be a shortfall of 97 places. However, the proposed project in area 3C, Tuen Mun will provide an additional 200 school places in the districts.

6. Initially, the new school in area 3C, Tuen Mun will continue to operate classes for both mildly and moderately mentally handicapped children. This arrangement is to address parents' concerns that existing students who are moderately mentally handicapped be allowed to continue with their studies in Tuen Mun. At the same time, these students will also be given the option of transferring to a school in Yuen Long for moderately mentally handicapped children which is targeted for completion in mid-2002. The classes for moderately mentally handicapped children in Hong Chi Morninghope School, Wu King, will be phased out gradually to tie in with the graduates of the current

/intake

intake. Phasing out should complete by 2011/12 when all existing students who are moderately mentally handicapped will have graduated.

7. In the long run, the plan is for the new school in area 3C, Tuen Mun to operate as a single-grade special school with ten classrooms and 200 places for mildly mentally handicapped children. Together with other special schools in the Tuen Mun and Yuen Long districts, there will be about 520 school places for the mildly mentally handicapped by the 2004/05 school year. Although more accurate projections will not be available until after the 2001 Census, the current estimated demand is about 472, meaning that there will likely be a surplus of 48 places. These surplus places can be used to cater for any over-spill of demand from neighbouring districts, if necessary. They can also serve as a safety valve in case the estimated demand turns out to be conservative.

FINANCIAL IMPLICATIONS

8. We estimate the capital cost of the project to be \$67.9 million in MOD prices (see paragraph 9 below), made up as follows -

	\$ million	
(a) Slope improvement works	1.5	
(b) Piling	5.3	
(c) Building	27.1	
(d) Building services	10.5	
(e) Drainage and external works	8.8	
(f) Furniture and equipment	3.9	
(g) Contingencies	4.8	
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Sub-total	61.9	(at December 1998 prices)

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(h) Provision for price adjustments	6.0	
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Total	67.9	(in MOD prices)
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The construction floor area of **90ET** is 5 399 square metres. The construction unit cost, represented by building and building services costs, is \$6,964 per square metre in December 1998 prices.

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

Year	\$ million (Dec 1998)	Price adjustment factor	\$ million (MOD)
2000 – 2001	26.1	1.05814	27.6
2001 – 2002	27.2	1.11104	30.2
2002 – 2003	6.7	1.16660	7.8
2003 – 2004	1.9	1.22493	2.3
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	61.9		67.9
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10. 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 works under a fixed-price lump-sum contract because we can clearly define the scope of works in advance, leaving little room for uncertainty.

11. We estimate the additional annually recurrent expenditure for the school to be \$970,000.

/PUBLIC

PUBLIC CONSULTATION

12. We consulted the Tuen Mun District Council on 24 January 2000. Members supported the project. The school has been involved throughout the planning and design phases and is supportive of the project. Parents welcome the reprovisioning of the school to the new site. Parents of moderately mentally handicapped children have been reassured that they can opt for their children to continue with their studies in the new school in area 3C, Tuen Mun.

ENVIRONMENTAL IMPLICATIONS

13. Based on the Preliminary Environmental Review for **90ET** completed by D Arch S in November 1999, the Director of Environmental Protection recommends the implementation of the following environmental mitigation measures to keep the impact of traffic noise on the proposed school within the limits recommended in the Hong Kong Planning Standards and Guidelines –

- (a) construction of a 3-metre high solid boundary wall at the northern and western sides of the site; and
- (b) provision of insulated windows and air-conditioning to the following rooms –
 - (i) ten classrooms from the G/F to 2/F and 4/F, one special room on G/F, the Resource Room on the 2/F, one remedial teaching room on the 3/F and one multi-purpose room on the 4/F at the southern and northern facades of the classroom block;
 - (ii) one remedial teaching room and two speech therapy rooms on the 3/F at the south-western façade of the special room block; and
 - (iii) three special rooms on the 2/F at the northern and southern facades of the assembly hall block.

We have included \$1.2 million in the project estimate to implement the above mitigation measures.

14. We will control noise, dust and site run-off nuisances during construction to comply with the established standards and ordinances through the implementation of mitigation measures in the relevant contracts. These will include the use of noise suppression baffles and silencers, wheel washing facilities and dust suppression equipment as well as regular watering of the site. We will also provide and maintain temporary site drainage.

15. We estimate some 400 cubic metres of construction and demolition waste will be disposed of at landfills and 80 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 materials. We will require our contractor to submit a waste management plan to the Director of Architectural Services for approval with appropriate mitigation measures, including the 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 reuse as far as possible the excavated materials as filling material on site or at other sites to minimise the disposal of public fill to public filling areas. To further minimise 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/recycling in order to reduce the generation of such waste. We will control the disposal of construction and demolition materials to a designated public filling facilities and/or landfills through a trip ticket system, and record the disposal, reuse and recycling of construction and demolition materials for monitoring purposes.

LAND ACQUISITION

16. The project does not require any land acquisition.

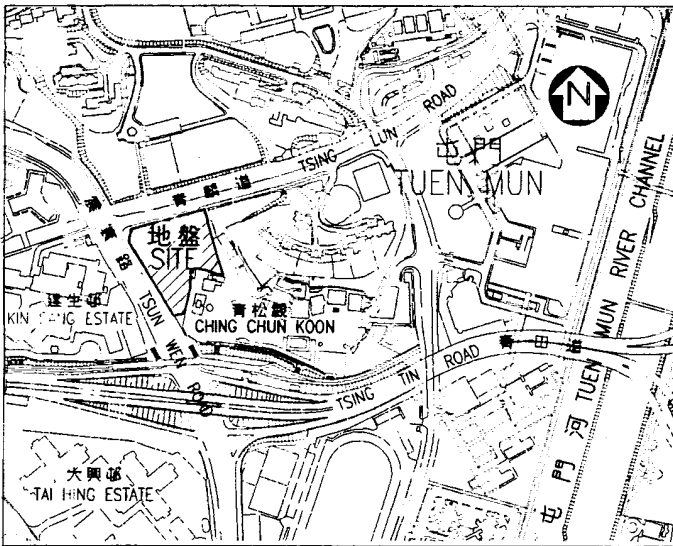
BACKGROUND INFORMATION

17. We upgraded **90ET** to Category B in September 1999. D Arch S has completed site investigation, detailed design and tender documents for the project.

18. We estimate that the proposed works will create some 148 new jobs comprising 2 professional staff, 6 technical staff and 140 labourers during the construction period.

Education and Manpower Bureau
March 2000

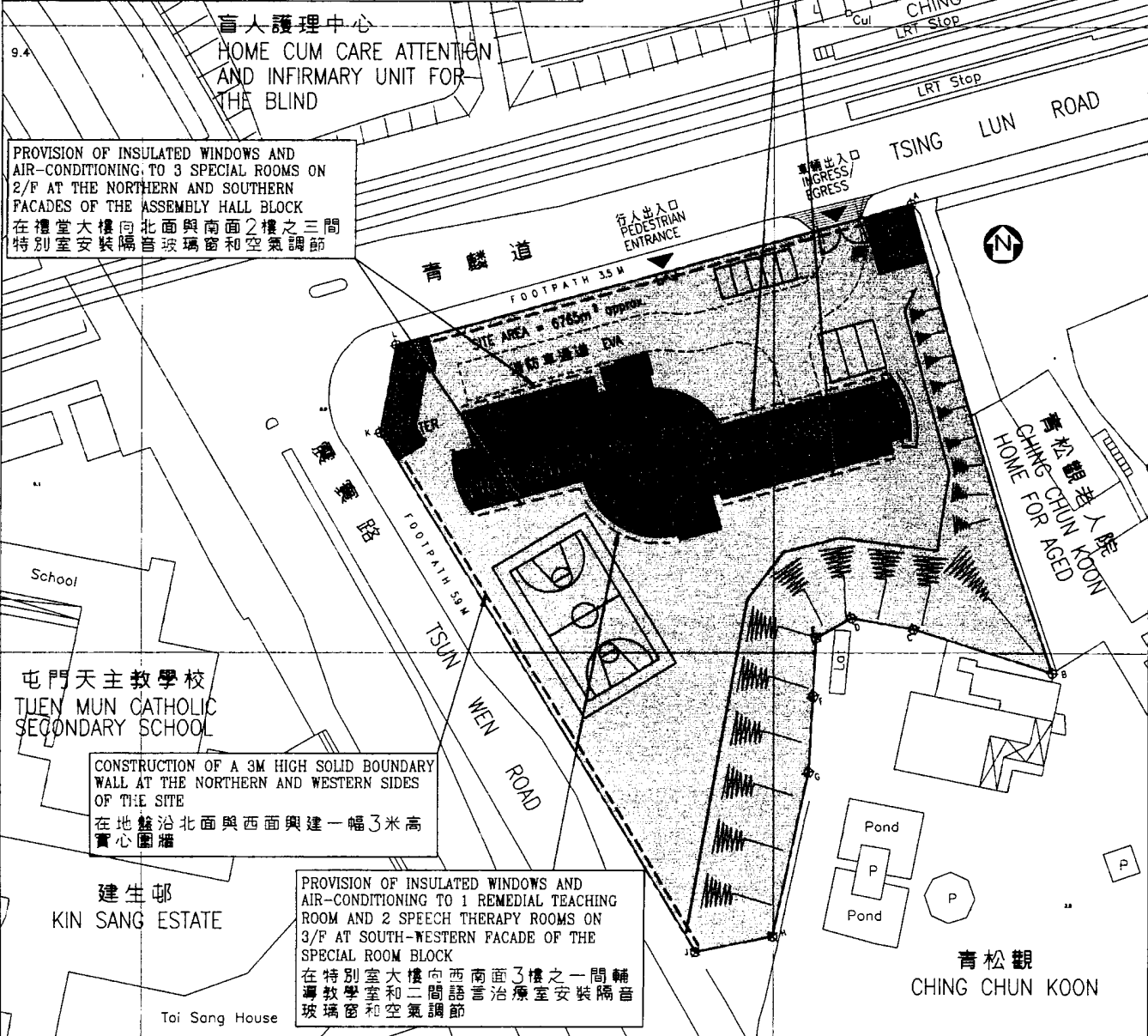
(PWSC0221/WIN9)



位置圖 LOCATION PLAN SCALE : DIAGRAMMATIC

PROVISION OF INSULATED WINDOWS AND AIR-CONDITIONING TO 10 CLASSROOMS FROM G/F TO 2/F AND 4/F, 1 SPECIAL ROOM ON G/F, 1 RESOURCE ROOM ON 2/F, 1 REMEDIAL TEACHING ROOM ON 3/F AND 1 MULTI-PURPOSE ROOM ON 4/F AT SOUTHERN AND NORTHERN FACADES OF CLASSROOM BLOCK
 在課室大樓向南面與北面由地面層至2樓與4樓之十間課室, 地面層之一間特別室, 2樓之一間資源室, 3樓之一間輔導教學室及4樓之多用室安裝隔音玻璃窗和空氣調節

擬議室內運動場
 PROPOSED INDOOR RECREATION CENTRE



PROVISION OF INSULATED WINDOWS AND AIR-CONDITIONING TO 3 SPECIAL ROOMS ON 2/F AT THE NORTHERN AND SOUTHERN FACADES OF THE ASSEMBLY HALL BLOCK
 在禮堂大樓向北面與南面2樓之三間特別室安裝隔音玻璃窗和空氣調節

CONSTRUCTION OF A 3M HIGH SOLID BOUNDARY WALL AT THE NORTHERN AND WESTERN SIDES OF THE SITE
 在地盤沿北面與西面興建一幅3米高實心圍牆

PROVISION OF INSULATED WINDOWS AND AIR-CONDITIONING TO 1 REMEDIAL TEACHING ROOM AND 2 SPEECH THERAPY ROOMS ON 3/F AT SOUTH-WESTERN FACADE OF THE SPECIAL ROOM BLOCK
 在特別室大樓向西南面3樓之一間輔導教學室和二間語言治療室安裝隔音玻璃窗和空氣調節

title 90ET
 屯門第3C區一所輕度弱智兒童特殊學校
 SPECIAL SCHOOL FOR MILDLY MENTALLY HANDICAPPED CHILDREN IN AREA 3C TUEN MUN

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 ARCHITECTURAL SERVICES DEPARTMENT