

## ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

### HEAD 703 - BUILDINGS

#### Law and Order - Police

#### 234LP - Redevelopment of Police Headquarters, Arsenal Street, Wanchai (Arsenal Yard Phase 3 development) – stage 2

Members are invited to recommend to Finance Committee the upgrading of **234LP** to Category A at an estimated cost of \$3,233.8 million in money-of-the-day prices for the stage 2 works of the redevelopment of the Police Headquarters (Arsenal Yard Phase 3 development).

### PROBLEM

The Police Headquarters (PHQ) site and the Wanchai Police Station site are under-developed by today's standards. In addition, the existing premises cannot meet the Force's present and projected demand for office accommodation and operational facilities.

### PROPOSAL

2. The Director of Architectural Services (D Arch S), with the support of the Secretary for Security, proposes to upgrade **234LP** to Category A at an estimated cost of \$3,233.8 million in money-of-the-day (MOD) prices for the stage 2 works (see paragraph 4 below) of the redevelopment of PHQ, Arsenal Street, Wanchai (Arsenal Yard Phase 3 development).

## PROJECT SCOPE AND NATURE

3. The Arsenal Yard Phase 3 development will provide accommodation to replace May House and Caine House in PHQ, the existing Wanchai District Headquarters and Divisional Police Station, and leased accommodation in Wanchai and Tsim Sha Tsui areas currently occupied by other PHQ units.

4. The project is being implemented in two stages. The stage 1 works are preparatory works and are in progress (see paragraph 21 below). The stage 2 works, under **234LP** that we now propose to upgrade to Category A, cover the main construction works. These include works on the piled foundation, construction of a four-level basement structure and a 43-storey integrated complex consisting of an office tower to accommodate the PHQ units, the Wanchai District Headquarters and Divisional Police Station and support facilities. The site plan is at Enclosure 1. We plan to start the stage 2 works in August 2000 for completion in January 2004.

## JUSTIFICATION

5. The proposed new complex will be a modern building providing operationally efficient facilities for the Police. It is designed and fitted out in accordance with the prevailing standards of a modern Police station and offices, and will meet the current and future operational requirements of the Police, including advanced technologies to conserve energy (e.g. the use of curtain walling, installations for air-conditioning and lighting with sensor control), and to facilitate building management, fire safety and security management.

6. The new complex will accommodate approximately 3 500 to 3 600 personnel currently housed in May House, Caine House, various PHQ units now located in leased premises and the Wanchai District Headquarters and Divisional Police Station. Separate access will be provided to public services areas such as the report room of the Wanchai Station. Upon completion, all PHQ units will be accommodated in the PHQ complex. Facilities and support services can therefore be shared among different units/formations to enhance cost-effectiveness. Details of floor areas for the new complex are at Enclosure 2.

7. Apart from office accommodation, the new complex also provides common support facilities for the use of officers working in the PHQ complex or the Force as a whole. They include –

- (a) an armoury which is the central point of delivery and storage for all ammunition used by the Force;
- (b) an indoor firing range which is mainly used by specialised units such as Crime Wing, VIP Protection Unit and Special Duties Unit and officers undergoing further training;
- (c) a library and resource centre which provides computerised research facilities including Internet services to members of the Force;
- (d) an auditorium with fixed seating for 300 people mainly used for presentation, seminars and conferences; and
- (e) catering facilities, including a fast food shop and a Chinese restaurant, serving a total of 7 800 staff working in the PHQ complex including Arsenal House and Arsenal House West Wing and the new complex.

8. Apart from providing the Police with operationally efficient facilities, the proposed redevelopment is cost effective and will bring about major benefits as set out below -

- (a) the new complex will replace three existing buildings, namely May House (built in 1973-74), Caine House (built in 1952) and Wanchai District Headquarters and Divisional Station (built in 1932), which are costly to maintain and the sites of which are under-utilised. The proposed development has an achieved plot ratio of approximately 15, which is the maximum permissible plot ratio for private developments in the area;
- (b) there will be rental savings of about \$34.057 million a year as PHQ units now located in leased premises in

Wanchai and Tsim Sha Tsui will be accommodated in the new complex; and

- (c) upon completion of the project, part of the Caine House site and the whole of the Wanchai District Headquarters and Divisional Station and Quarters site can be relinquished to Government.

9. In addition, the quality of services to the public will be further improved through the provision of –

- (a) one-stop services by co-location of all offices providing direct services to the public (such as the Licensing Office, Shroff, Certificate of No Criminal Conviction Office and Central Traffic Prosecutions Bureau) on the lower floors of the office tower with convenient access;
- (b) modern and user-friendly public service areas, including the Wanchai Station Report Room, by expanding the concept adopted in project **235LP** “Improvements to police stations and operational facilities” approved by the Finance Committee in June 1999;
- (c) a multi-purpose hall that can accommodate about 200 persons for holding Force community activities such as open days, exhibitions, road safety events and so on;
- (d) parking spaces for the public; and
- (e) facilities specially designed for providing barrier free access to the disabled including wheelchair access, tactile path, visual fire alarm and induction loop system.

## FINANCIAL IMPLICATIONS

10. We estimate the total capital cost of stage 2 works for the Arsenal Yard Phase 3 development to be \$3,233.8 million in MOD prices (see paragraph

12 below), made up as follows –

	<b>\$ million</b>	
(a) Site formation	3.8	
(b) Piling	92.9	
(c) Building	1,314.4	
(d) Building services	767.9	
(e) Drainage and external works	118.3	
(f) Furniture and equipment	134.7	
(g) Consultants' fees for	11.6	
(i) site supervision	10.5	
(ii) drafting service	1.1	
(h) Electrical and Mechanical Services Trading Fund (EMSTF) charges <sup>1</sup> for advisory services	15.0	
(i) Contingencies	245.9	
Sub-total	2,704.5	(at December 1998 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 (E&M) installations provided by the EMSTF. Services rendered in this project involve advisory services on installation, testing, commissioning and monitoring services of E&M installation during construction and monitoring period. 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.

(j) Provisions for price adjustment	529.3	
		Total
	3,233.8	(in MOD prices)

A breakdown by man months of the cost estimate for consultants' fees is at Enclosure 3.

11. The construction floor area of **234LP** is 138 830 square metres. The construction unit cost of the superstructure, represented by building and building services costs, is \$14,999 per square metre at December 1998 prices. We consider this reasonable compared with other similar projects built by the Government.

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

Year	\$ million (Dec 1998)	Price adjustment factor	\$ million (MOD)
2000 – 2001	49.8	1.05814	52.7
2001 – 2002	524.8	1.11104	583.1
2002 – 2003	729.9	1.16660	851.5
2003 – 2004	969.9	1.22493	1,188.1
2004 – 2005	348.5	1.28617	448.2
2005 – 2006	81.6	1.35048	110.2
	2,704.5		3,233.8

13. We derived the MOD prices on the basis of Government's latest forecast of trend labour and construction prices for the period 2000 to 2006. We

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will tender the contract on a lump sum basis with provision for price fluctuation because the construction period will be longer than 21 months.

14. We estimate the annually recurrent expenditure of the project to be \$58.225 million. When compared with the current annually recurrent expenditure (including rentals for leased accommodation for PHQ units to be accommodated at the new complex) of \$61.841 million, it represents a saving of \$3.616 million.

### **PUBLIC CONSULTATION**

15. We consulted the Wan Chai Provisional District Board in July 1998. Members of the Board noted the project and raised no objections.

16. We first briefed the Legislative Council Panel on Security on the proposal on 13 October 1998 and have considered in detail Members' concerns raised at the Panel meeting. We have also taken Members' views into account during the detailed design of the project.

17. We briefed the Legislative Council Panel on Security on the progress of stage 1 of the redevelopment project and the details of the planned stage 2 of the project on 7 December 1999. We also provided supplementary information on office space provision of the existing facilities and the new complex. Members noted the progress of the redevelopment project and raised no objection to the stage 2 works.

### **ENVIRONMENTAL IMPLICATIONS**

18. D Arch S completed a Preliminary Environmental Review (PER) of the project in January 1998 and concluded that the project would have no long term environmental impact. The Director of Environmental Protection vetted the PER and agreed that an Environmental Impact Assessment would not be necessary. As the project involves the removal of existing underground fuel pipes, we will conduct soil sampling at the site prior to construction to identify any land contamination and to mitigate the impacts to meet the established criteria. During construction, we will control noise, dust and site run-off nuisances through the implementation of appropriate mitigation measures in the relevant works contracts.

These will 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.

19. We estimate that some 40 000 cubic metres of construction and demolition waste will be disposed of at landfills and 200 000 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 as far as possible. We will require the contractor under the contract to submit a waste management plan to D Arch S 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 re-use the excavated material on site, or on other sites as filling material, as far as possible, 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. The re-use/recycled materials shall include paper/cardboard, timber and metal. We will control the disposal of construction and demolition materials to a designated public filling facility and/or landfill through a trip ticket system, and record the disposal, reuse and recycling of construction and demolition materials for monitoring purposes.

## LAND ACQUISITION

20. The project does not require land acquisition.

## BACKGROUND INFORMATION

21. We upgraded **234LP** to Category B in September 1998. Finance Committee approved in February 1999 the upgrading of part of **234LP** as **236LP**, entitled “Redevelopment of Police Headquarters, Arsenal Street, Wanchai (Arsenal Yard Phase 3 development) - stage 1”, at an estimated cost of \$45.1 million in MOD prices. The stage 1 works commenced in May 1999. Hoarding

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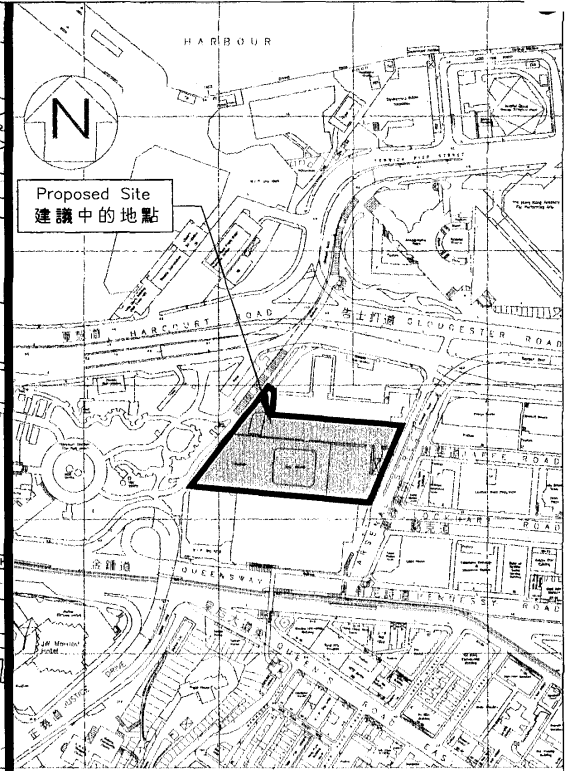
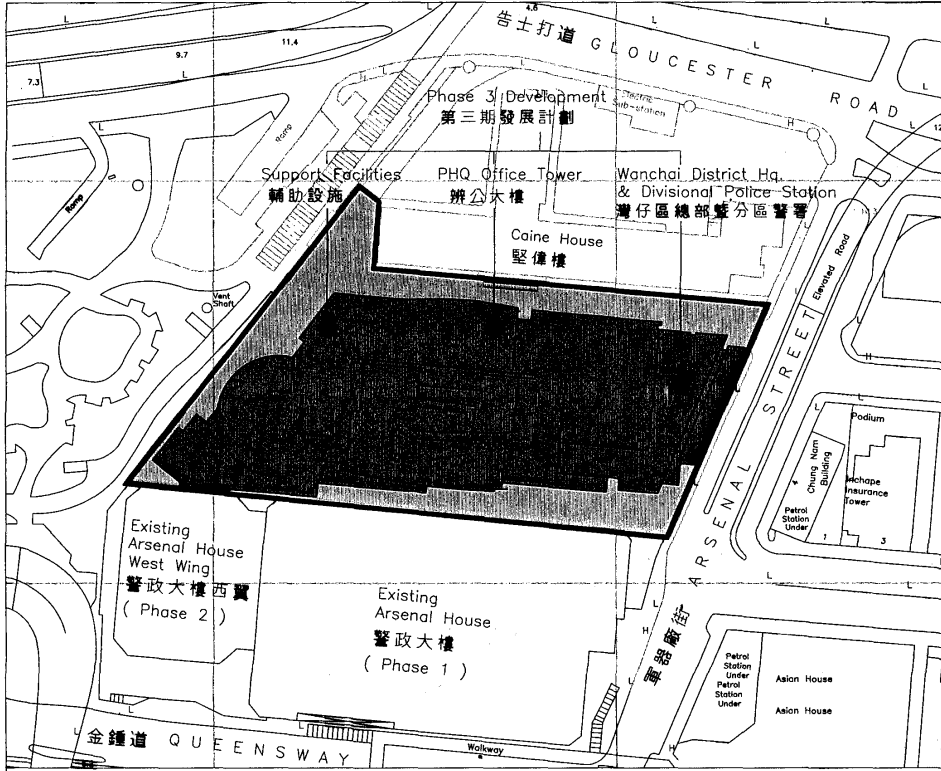


and scaffoldings have been erected at the redevelopment site. Essential facilities located at the site such as telephone and information technology (IT) cables, PABX system, rooftop antennae have already been reprovisioned and all reprovisioning works are scheduled for completion in January 2000. All Police formations/units originally located at May House have been relocated to Police or leased premises temporarily. The demolition of May House is scheduled to commence in January 2000. We plan to complete all stage 1 works around June 2000.

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Security Bureau  
January 2000

(PWSC0215/WIN8)



SITE PLAN OF PHASE 3 REDEVELOPMENT 第三期重建計劃地點平面圖 1 : 1 333

LOCATION PLAN 平面圖 1 : 4 000

Project title  
**灣仔軍器廠街警察總部重建計劃**  
**(軍器廠街警察總部範圍第三期發展計劃 - 第二階段)**  
 234LP Redevelopment of Police Headquarters, Arsenal Street, Wanchai  
 (Arsenal Yard Phase 3 development) - Stage 2

drawn by WK CHAN

date  
8/98

drawing no.  
AB/5932/XB002d

scale  
AS SHOWN

approved

date

office  
ARCHITECTURAL BRANCH



ARCHITECTURAL  
SERVICES  
DEPARTMENT

## Enclosure 2 to PWSC(1999-2000)88

### 234LP – Redevelopment of Police Headquarters, Arsenal Street, Wanchai (Arsenal Yard Phase 3 development) – stage 2

#### DETAILS OF FLOOR AREAS FOR THE NEW COMPLEX

The proposed complex will have a construction floor area (CFA)<sup>1</sup> of about 138 830 square metres and a gross floor area (GFA)<sup>2</sup> of approximately 110 000 square metres, achieving a plot ratio of approximately 15 which is the maximum permissible plot ratio for private developments in the area.

2. Excluding the mechanical areas, circulation spaces, vehicle parking, staircases, lifts, toilets and refuge floor, the net operating floor area<sup>3</sup> (NOFA) of the new complex is 54 813 square metres.

3. Taking account the NOFA of 39 525 square metres currently occupied by the units/formations concerned and the existing shortfall of 8 188 square metres in space provision, the net increase of the new complex in terms of NOFA is 7 100 square metres including a provision of 4 680 square metres for future expansion.

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<sup>1</sup> CFA is the sum of all areas at all floor levels, including basements, mezzanine floors, balconies and enclosed rooftop structures, measured to the outer face of the external walls including any external cladding, i.e. the main building line, and measured over all partitions, columns, internal or external structures and load-bearing walls, party walls, stair wells, escalator openings, pipe and drain ducts, cable riser shafts and the like. Areas of bay windows are also included.

<sup>2</sup> GFA is the area contained within the external walls of the building measured at each floor level (including any floor below the level of ground), together with the area of each balcony in the building, which shall be calculated from the overall dimensions of the balcony (including the thickness of the sides thereof), and the thickness of the external walls of a building. However, in determining the GFA, any floor space constructed or intended to be used solely for parking motor vehicles, loading or unloading of motor vehicles or occupied solely by machinery or equipment for any lift, air-conditioning or heating system or any similar services may be excluded.

<sup>3</sup> NOFA is the term used to describe the floor area required by the user to carry out the activities intended. NOFA includes functional space and circulation corridors but excludes toilets, bathrooms and showers, lift lobbies, stair halls, public/shared corridors, stairwells, escalators and lift shafts, pipe/service ducts, refuse chutes and refuse rooms, balconies, verandahs, open decks and flat roofs, car parks, driveways and loading/unloading areas, mechanical plant rooms, and refuge floors.

**Enclosure 3 to PWSC(1999-2000)88**

**234LP - Redevelopment of Police Headquarters, Arsenal Street,  
Wanchai (Arsenal Yard Phase 3 development) – stage 2**

**DETAILS OF CONSULTANTS' FEES**

**Breakdown of estimates for consultants' fees**

			<b>Estimated man months</b>	<b>Average MPS* salary point</b>	<b>Multiplier factor</b>	<b>Estimated fee (\$million)</b>
<b>(A) Consultants' staff costs</b>						
<b>(I) Site supervision</b>						
(a)	Civil engineering discipline	Professional	59.0	40	1.7	6.3
		Technical	75.6	16	1.7	2.7
(b)	Traffic consultant	Professional	0.9	40	1.7	0.1
(c)	Façade engineering	Professional	8.4	40	1.7	0.9
		Technical	8.4	16	1.7	0.3
(d)	Security consultant	Professional	1.9	40	1.7	0.2
					Sub-total	<hr/> 10.5 <hr/>
<b>(II) Drafting service</b>						
(a)	Structural engineering discipline	Professional	4.6	40	2.4	0.7
		Technical	7.9	16	2.4	0.4
					Sub-total	<hr/> 1.1 <hr/>
					Total	<hr/> 11.6 <hr/>

\* 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 overheads and profit, as the staff will be employed in the consultant's offices (At 1.4.1998 , MPS pt. 40 = \$62,780 p.m. and MPS pt. 16 = \$21,010 p.m.). A multiplier factor of 1.7 is applied in the case of site staff supplied by the consultants.
  
2. The figures given above are based on the estimates prepared by the Director of Architectural Services. We will only know the actual man months and fees when we have selected the consultants through the usual competitive bidding system.

(PWSC0215/WIN8)