

For discussion
on 16 February 2000

PWSC(1999-2000)95

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 703 - BUILDINGS

Recreation, Culture and Amenities - Cultural facilities

48RE - Renovation to external walls of Sha Tin and Tuen Mun Town Hall Complexes

Members are invited to recommend to Finance Committee the direct injection of **48RE** to Category A at an estimated cost of \$69.3 million in money-of-the-day prices for renovation of the external walls of Sha Tin and Tuen Mun Town Hall Complexes.

PROBLEM

Some of the mosaic tiling of the external walls of both Sha Tin Town Hall Complex and the Tuen Mun Town Hall Complex has become detached owing to continuous exposure to weathering and ageing of the buildings. There is a need to renovate the external walls to prevent potential hazards to the public.

PROPOSAL

2. The Director of Architectural Services (D Arch S), with the support of the Secretary for Home Affairs, proposes to directly inject **48RE** to Category A at an estimated cost of \$69.3 million in money-of-the-day (MOD) prices for the renovation of the external walls of Sha Tin and Tuen Mun Town Hall Complexes.

/PROJECT

PROJECT SCOPE AND NATURE

3. The scope of the project comprises the replacement of the external mosaic tiling of Sha Tin Town Hall Complex (including the Sha Tin Town Hall, the Sha Tin Central Library and the Sha Tin Marriage Registry and Restaurant), and the Tuen Mun Town Hall Complex (including the Tuen Mun Town Hall, the Tuen Mun Central Library, the Tuen Mun Central Post Office and Restaurant). Site plans for the Sha Tin Town Hall and Tuen Mun Town Hall Complexes are at Enclosures 1 and 2 respectively. We plan to start the renovation works for the two complexes simultaneously in August 2000 for completion in July 2001. During the renovation period, the complexes will maintain normal operation.

JUSTIFICATION

4. Sha Tin Town Hall Complex and Tuen Mun Town Hall Complex were built in 1986 and 1987 respectively. They are focal points for cultural performances and are regarded as landmarks in their respective districts. The external walls of both Complexes are finished in glass mosaic tiles, which have weathered and deteriorated visibly with time. The bonding of the external wall tiles to the structural substrate has weakened gradually with age, leading to occasional detachment of tiles. We have been undertaking repair works to the external walls from time to time, however, the weathering of the tiles has deteriorated to the extent the tiles suddenly detach themselves and fall to the ground. If we take no remedial action, such incidents are likely to increase and public safety will be affected. Partial refurbishment to the external walls is not desirable as it is difficult for new and old mosaic tiles to match well and colour variations between the two are inevitable. This has adversely affected the outlook of the two Complexes. We, therefore, propose to carry out a comprehensive replacement of the existing mosaic tiles with more durable ceramic tiles. We have selected ceramic tiles against alternative materials such as granite, aluminium cladding and textured spray paint due to their cost-effectiveness and low maintenance cost. The project will not only reduce potential hazards to the public due to falling tiles, but will also improve the outlook of the premises, thus enhancing the amenity value of the two complexes.

FINANCIAL IMPLICATIONS

5. We estimate the capital cost of the project to be \$69.3 million in MOD prices (see paragraph 6 below), made up as follows –

/(a)

	Sha Tin	Tuen Mun	Total	
	\$ million			
(a) Building	29.5	27.0	56.5	
(b) Contingencies	3.0	2.7	5.7	
	<hr/>	<hr/>	<hr/>	
Sub-total	32.5	29.7	62.2	(at December 1998 prices)
(c) Provisions for price adjustment	3.8	3.3	7.1	
	<hr/>	<hr/>	<hr/>	
	36.3	33.0	69.3	(in MOD prices)
	<hr/>	<hr/>	<hr/>	

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

Year	\$ million (Dec 1998)			Price adjustment factor	\$ million (MOD)		
	Sha Tin	Tuen Mun	Total		Sha Tin	Tuen Mun	Total
2000 - 2001	8.1	7.4	15.5	1.05814	8.6	7.8	16.4
2001 - 2002	17.2	15.7	32.9	1.11104	19.2	17.4	36.6
2002 - 2003	5.9	5.3	11.2	1.16660	6.9	6.2	13.1
2003 - 2004	1.3	1.3	2.6	1.22493	1.6	1.6	3.2
	<hr/>	<hr/>	<hr/>		<hr/>	<hr/>	<hr/>
	32.5	29.7	62.2		36.3	33.0	69.3
	<hr/>	<hr/>	<hr/>		<hr/>	<hr/>	<hr/>

7. We derived the MOD estimates on the basis of Government's latest forecast of trend in labour and construction prices for the period 2000 to 2004. We will tender the works under one fixed-price lump-sum contract because we can clearly define the scope of works in advance, leaving little room for uncertainty.

8. The project will not give rise to any additional annually recurrent expenditure.

PUBLIC CONSULTATION

9. The then Provisional Regional Council (Pro RC) consulted its Sha Tin and Tuen Mun District Committees in June and July 1999 respectively. Members of the Committees supported the project. The then Pro RC approved the development of the project in July 1999. 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

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

11. We estimate that some 20 cubic metres of construction and demolition waste will be disposed of at landfills for each complex and 950 and 900 cubic metres of public fill produced from Sha Tin Town Hall and Tuen Mun Town Hall respectively 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. 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 excavated material as filling materials on site or at other sites as far as possible 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

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 landfills respectively through a trip ticket system, and record the disposal, re-use and re-cycling of construction and demolition materials for monitoring purposes.

LAND ACQUISITION

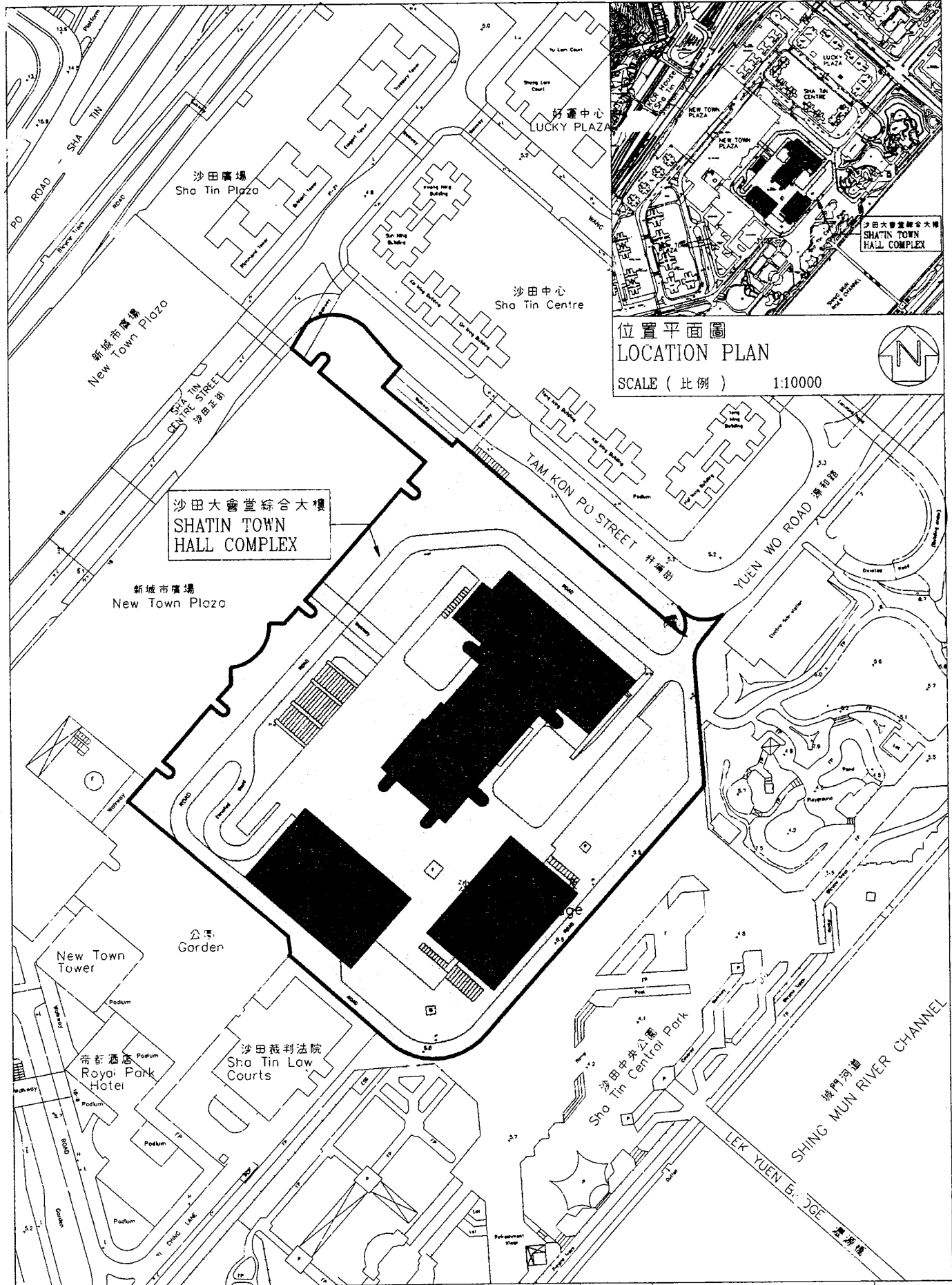
12. The project does not require any land acquisition.


BACKGROUND INFORMATION

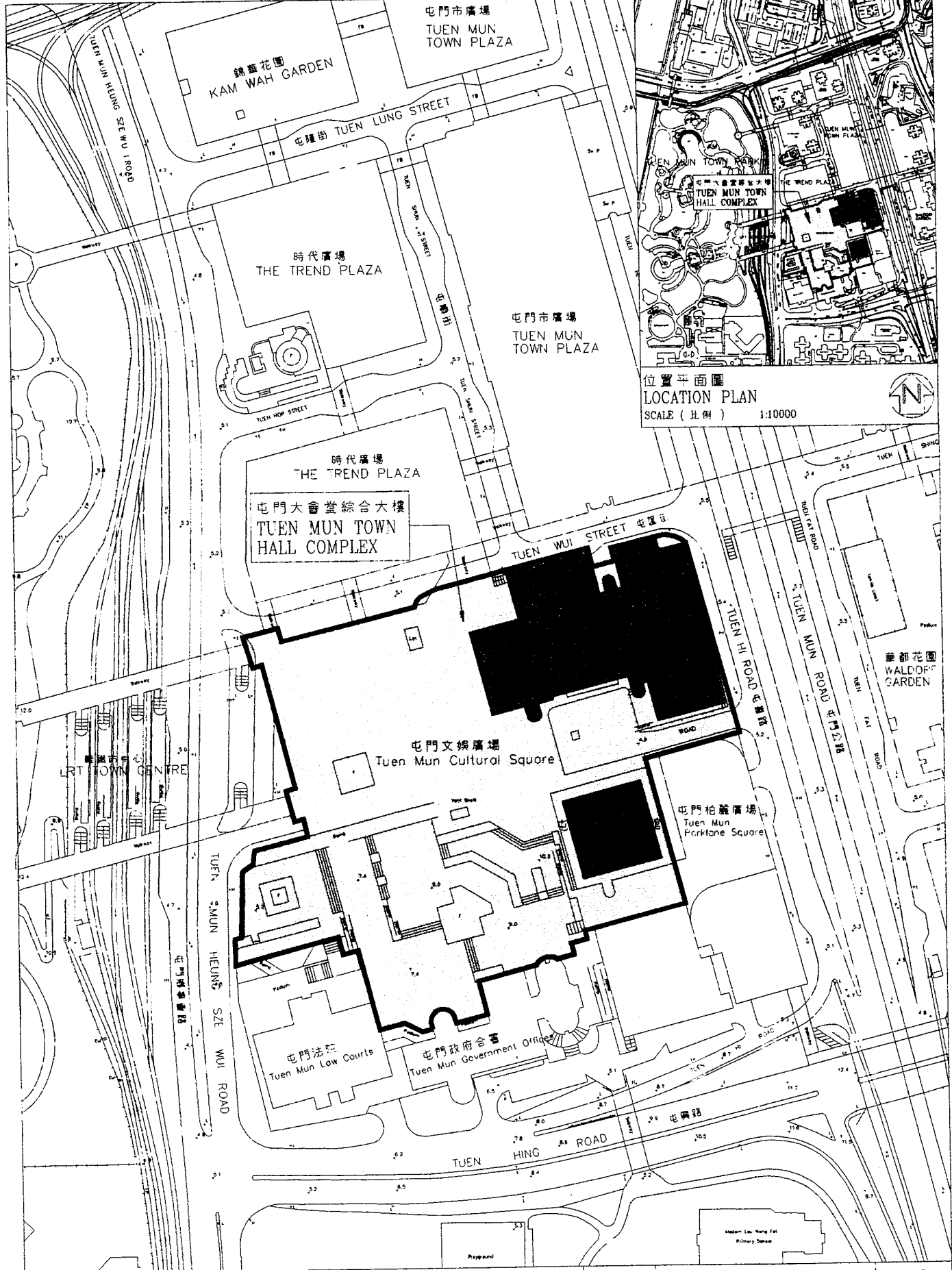
13. We injected **48RE** to Category I of the Pro RC Capital Works Programme in July 1999. At the Public Works Subcommittee meeting and Finance Committee meeting on 8 December 1999 and 17 December 1999 respectively, the Administration agreed to set aside funding for 12 projects which had received funding 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. **48RE** is one of the 12 projects. The project scope, estimated cost and programme for **48RE** remain unchanged.

14. We engaged a specialist contractor to carry out a minor investigation to assess the concrete condition of the two complexes at an estimated cost of \$50,000 in February 2000. We charged this amount to block allocation **Subhead 3100GX** "Project feasibility studies, minor investigations and consultants' fees for items in Category D of the PWP". D Arch S completed the detailed design and is preparing the tender documentation for the project using in-house staff resources.

Home Affairs Bureau
February 2000



title 48RE 沙田大會堂綜合大樓 外牆翻新工程 RENOVATION TO EXTERNAL WALLS OF SHATIN TOWN HALL COMPLEX	drawn by W.Y. WONG	date 13/12/99	drawing no. AB/6245A/GP002	scale 比例 1:2000
	approved	date 14/12/99	 建築署 ARCHITECTURAL SERVICES DEPARTMENT	
	office ARCHITECTURAL BRANCH			



title 48RE
 屯門大會堂綜合大樓
 外牆翻新工程
 RENOVATION TO EXTERNAL
 WALLS OF TUEN MUN
 TOWN HALL COMPLEX

drawn by W.Y. WONG
 date 13/12/99
 approved
 date 14/12/99
 office ARCHITECTURAL BRANCH

drawing no. AB/6245B/GP002
 scale 比例 1:2000
 建築署
 ARCHITECTURAL SERVICES DEPARTMENT