

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 703 - BUILDINGS

Recreation, Culture and Amenities – Mixed amenity packages

44RG – Indoor recreation centre cum library in area 100, Ma On Shan

Members are invited to recommend to Finance Committee the direct injection of **44RG** to Category A at an estimated cost of \$455.8 million in money-of-the-day prices for the construction of an indoor recreation centre cum library in area 100, Ma On Shan.

PROBLEM

There are insufficient indoor recreation centres (IRC) and no district library in Ma On Shan.

PROPOSAL

2. The Director of Architectural Services (D Arch S), with the support of the Secretary for Home Affairs, proposes to directly inject **44RG** to Category A at an estimated cost of \$455.8 million in money-of-the-day (MOD) prices for the construction of an indoor recreation centre cum library in area 100, Ma On Shan.

PROJECT SCOPE AND NATURE

3. The project scope comprises the construction of two buildings connected by a courtyard, on a reserved site of about 9 948 square metres at the

junction of On Yuen Street and On Chun Street, Ma On Shan to provide the following facilities –

- (a) an IRC (with a gross floor area of 6 390 square metres)
 - (i) a multi-purpose sports arena for tennis, basketball, volleyball, badminton and handball with 1 000 permanent and 500 retractable seats;
 - (ii) four squash courts;
 - (iii) a table-tennis room;
 - (iv) an activity/dance room;
 - (v) a fitness training room;
 - (vi) a children's play room;
 - (vii) a committee room;
 - (viii) a pro-shop; and
 - (ix) other ancillary facilities;
- (b) a district library (with a gross floor area of 3 421 square metres)
 - (i) an adult library;
 - (ii) a children's library;
 - (iii) an audio-visual library;
 - (iv) an extension activities room;
 - (v) a students' study room;
 - (vi) an exhibition/display area;
 - (vii) a microcomputer room; and
 - (viii) other ancillary facilities.

A site plan is at Enclosure 1 for Members' reference. We plan to start the piling works in October 2000 for completion in May 2001 and commence the main building works in May 2001 for completion in June 2003.

JUSTIFICATION

4. Ma On Shan is one of the fastest growing towns in the New Territories (NT). Upon completion of the Ma On Shan Rail and private-housing developments currently underway, the population of Ma On Shan will increase from 160 000 at present to 200 000 by year 2004. For such a population, Hong Kong Planning Standards and Guidelines and municipal services policies in the NT recommend the provision of three IRCs and a district library. Currently, the residents of the Ma On Shan area are provided with one small IRC at Heng On Estate and mobile library services. The existing IRC and library facilities are not able to meet the growing local demand¹. The average peak period² utilization rate of the Heng On IRC between 1996-97 and 1998-99³ was over 85%. In addition, there are 10 primary schools and 12 secondary schools in the Ma On Shan area. We therefore consider it essential to provide an IRC cum library in area 100, Ma On Shan. The proposed IRC cum library is situated close to the town centre and we will link it to the neighbouring major residential and commercial developments and transport interchanges by footbridges to make it more accessible and convenient.

FINANCIAL IMPLICATIONS

5. We estimate the capital cost of the project to be \$455.8 million in MOD prices (see paragraph 7 below), made up as follows -

/\$million

¹ The average number of books borrowed from mobile library services at Chevalier Garden and Kam Ying Court (the frequency of visit for these two locations is half day every 2 weeks) are 167 and 202 respectively per visit, while the average number of books borrowed from mobile library services at Yiu On Estate and Saddle Ridge Garden (the frequency of visit for these two locations is 1 day per week) are 518 and 639 respectively per visit. The accumulated number of registered readers in Hong Kong has increased from 2 090 819 in 1996/97 to 2 550 175 in 1998/99, representing an increase of 22%.

² Peak period means Sundays, public holidays, 6 p.m. to 11 p.m. for weekdays and 1 p.m. to 11 p.m. for Saturdays. The basis of calculation is the total number of sessions used over the total number of available sessions during peak periods for the month.

³ The average peak-period utilization rate for squash courts in Shatin District for the period 1996-97 and 1998-99 was 42%; that for fitness training/activity rooms was 62% during the same period.

	\$ million	
(a) Site formation	3.5	
(b) Piling	60.6	
(c) Building	195.6	
(d) Building services	51.6	
(e) Drainage and external works	19.8	
(f) Furniture and equipment	9.5	
(g) Consultants' fees for contract administration	9.4	
(h) Electrical and Mechanical Services Trading Fund (EMSTF) ⁴ charges for advisory services	0.3	
(i) Contingencies	33.0	
Sub-total	383.3	(at December 1998 prices)
(j) Provisions for price adjustment	72.5	
Total	455.8	(in MOD prices)

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

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⁴ 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 the EMSTF. Services rendered to this project include the advice on installation, testing, commissioning and maintenance period monitoring. 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.

6. The construction floor area of **44RG** is about 11 389 square metres. The construction unit cost, represented by building and building services costs, is \$21,705 per square metre at December 1998 prices. The construction unit cost is comparable to that for similar projects built by the Architectural Services Department for the then Provisional Regional Council (Pro RC).

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

Year	\$ million (Dec 1998)	Price Adjustment factor	\$ million (MOD)
2000 - 2001	10.2	1.05814	10.8
2001 - 2002	66.3	1.11104	73.7
2002 - 2003	148.8	1.16660	173.6
2003 - 2004	94.7	1.22493	116.0
2004 - 2005	58.5	1.28617	75.2
2005 - 2006	4.8	1.35048	6.5
	383.3		455.8

8. 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 2006. We will tender the piling 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 is longer than 21 months.

9. We estimate the additional annually recurrent expenditure for the project to be \$20.1 million.

PUBLIC CONSULTATION

10. We consulted the Sha Tin District Committee of the then Pro RC in

/May

May 1996. 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

11. 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 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.

12. We estimate that some 9 700 cubic metres of construction and demolition waste will be disposed of at landfills and 13 400 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 a result, we will require the contractor under the contract to submit a waste management plan to the 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 the excavated material as filling material on site or at other sites in order to minimize the disposal of public fill to public filling areas. To further minimize 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 the 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

13. The project does not require any land acquisition.

/BACKGROUND

BACKGROUND INFORMATION

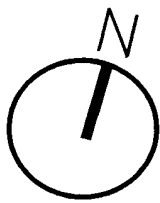
14. We upgraded this project to Category I of the Pro RC Capital Works Programme in July 1999. At the Public Works Subcommittee meeting and Finance Committee meeting on 8 December 1999 and 17 December 1999 respectively, the Administration agreed to set aside funding for 12 projects which had received 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. **44RG** is one of the 12 projects.

15. There is no change in the project scope. The estimated cost is slightly different from that approved by the former Pro RC for the inclusion of post-contract consultancy work as well as EMSTF charges. The former Pro RC planned to commence the project in mid 2000 for completion in mid 2003.

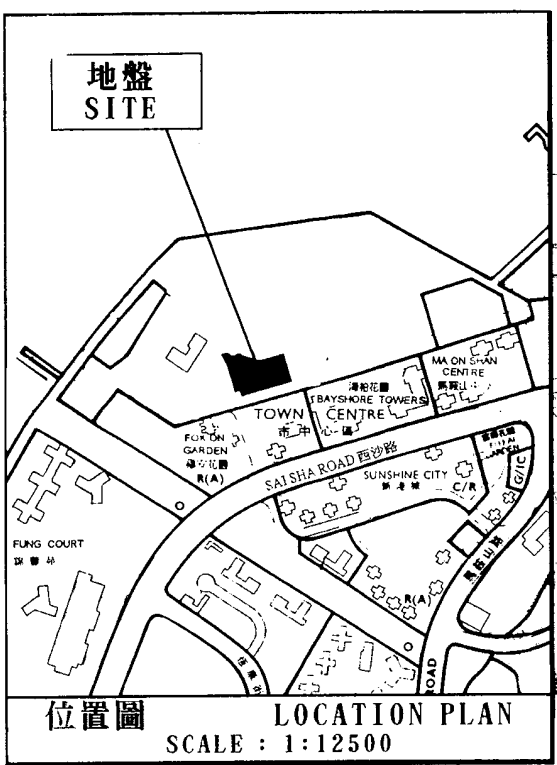
16. We engaged consultants to carry out phases 1 and 2 of the site investigation works for the project at an estimated cost of \$200,000 and \$1.0 million respectively. We charged these amounts to the then Regional Services Department's (RSD) block allocation **Subhead 910** "Minor site investigations block vote" and **Subhead 905** "Minor works project" in April 1996 and April 1997 respectively. We engaged consultants to prepare sketch and detailed designs, and tender documents. The cost of \$2.65 million was charged to the then RSD's project vote in July 1999 while the remaining works at an estimated cost of \$7.35 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 completed the sketch and detailed design and are preparing the tender documents.

Home Affairs Bureau
February 2000

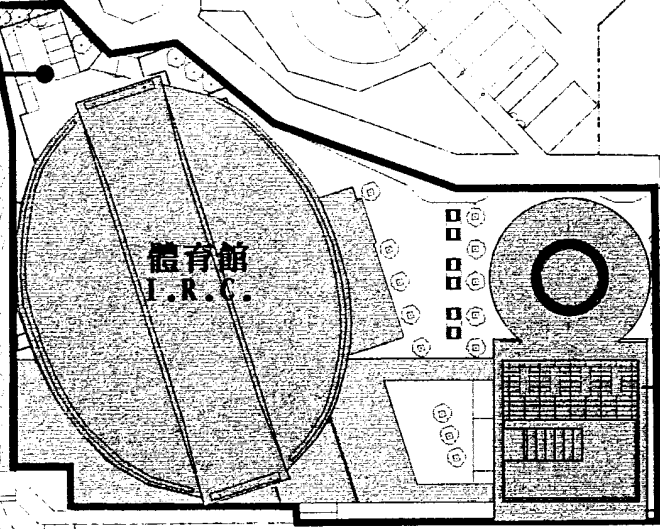
(PWSC0229/WIN9)



吐露港
TOLO HARBOUR



擬建體育館
暨圖書館
PROPOSED
I.R.C.CUM
LIBRARY



游泳池
SWIMMING
POOL

公園
PARK

福安花園
FOK ON
GARDEN

海濤居
THE TOLO
PLACE

海柏花園
BAYSHORE
TOWERS

Title: 44RG
馬鞍山第100區
體育館暨圖書館
INDOOR RECREATION
CENTRE CUM LIBRARY IN
AREA 100
MA ON SHAN

Drawn by:
Karen Lam

Approved by:
Roland Lemetti

Office:

Date:
02/2000

Date:
02/2000

Drawing No.:
AB/4773/XA001

Scale:
1:1500

建築署
ARCHITECTURAL
SERVICES

44RG – Indoor recreation centre cum library in area 100, Ma On Shan

DETAILS OF CONSULTANTS’ FEES

Breakdown of estimates of consultants’ fees

Category of works/items		Estimated man months	Average MPS* salary point	Multiplier factor	Estimated fees (\$ million)	
Consultants’ staff costs						
Contract administration						
(a)	Architectural discipline	Professional	21.9	40	2.4	3.3
		Technical	17.8	16	2.4	0.9
(b)	Structural engineering discipline	Professional	11.9	16	2.4	0.6
(c)	Building services engineering discipline	Professional	4.6	40	2.4	0.7
		Technical	13.9	16	2.4	0.7
(d)	Quantity surveying discipline	Professional	14.6	40	2.4	2.2
		Technical	19.8	16	2.4	1.0
Total					9.4	

* 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 consultants’ overheads 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 sketch design, detailed design and tender documentation mentioned in paragraph 16 of the paper. Subject to Members’ approval to inject **44RG** to Category A, the Director of Architectural Services will direct the necessary works to be carried out.