

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

**HEAD 703 - BUILDINGS
Recreation, Culture and Amenities - Open spaces
367RO - Jordan Valley Playground, phase 2, stage 2**

Members are invited to recommend to Finance Committee the direct injection of **367RO** to Category A at an estimated cost of \$70.1 million in money-of-the-day prices for the construction of the Jordan Valley Playground, phase 2, stage 2 in Kwun Tong.

PROBLEM

The provision of open space and recreational facilities in Kwun Tong District is insufficient to meet local needs.

PROPOSAL

2. The Director of Architectural Services (D Arch S), with the support of the Secretary for Home Affairs, proposes to directly inject **367RO** to Category A at an estimated cost of \$70.1 million in money-of-the-day (MOD) prices for the construction of the Jordan Valley Playground, phase 2, stage 2 in Kwun Tong.

PROJECT SCOPE AND NATURE

3. The project will provide a playground comprising the following facilities at Chun Wah Road, Kwun Tong -

/(a)

- (a) two basketball-cum-volleyball courts;
- (b) a children's play area;
- (c) a landscaped garden with pavilions, rain-shelters and extensive plantings;
- (d) a tai-chi area;
- (e) a jogging track/morning trail; and
- (f) a toilet block with changing and shower facilities, and store rooms for cleansing equipment and gardening tools.

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

JUSTIFICATION

4. Kwun Tong District currently has a population of about 600 000. For such a population, Hong Kong Planning Standards and Guidelines recommend an additional 48 hectares of open space over and above the existing district provision. The proposed project will provide an additional 2 hectares of open space in the Kwun Tong District and improve the environment in the Jordan Valley area. This project forms an integral part of an open space development in the areas formerly occupied by the Jordan Valley Estate. The Jordan Valley Playground phase 1 and Jordan Valley Leisure Pool were completed and opened to the public in 1995 and 1996 respectively. The Jordan Valley Playground phase 2 stage 1 is now under construction and is expected to be completed in early 2000. This project, phase 2 stage 2, together with the above projects, will provide a total of 6 hectares additional open spaces in the Jordan Valley area with a comprehensive range of recreational facilities for the residents.

5. According to current planning guidelines, the District may also warrant an additional 29 basketball courts, 38 volleyball courts and 90 children's play areas. We therefore propose to provide two basketball-cum-volleyball courts and one children's play area as part of this project. In addition, we will provide a landscaped garden, a tai-chi area, pavilions and rain-shelters with seating to cater for the needs of the elderly. We will also provide extensive soft landscaping and

planting on the slopes overlooking the Jordan Valley Leisure Pool to create a green environment for local residents. To meet the requirements of morning walkers, we plan to develop a morning trail/jogging track along the slopes to the eastern end of the Jordan Valley Leisure Pool. However, the morning trail development hinges on the geotechnical condition of the slope and we need to consider the technical and environmental factors carefully. We therefore propose to start construction of the playground proper right away and pursue the feasibility study on the morning trail/jogging track separately.

FINANCIAL IMPLICATIONS

6. We estimate the capital cost of this project to be \$70.1 million, in MOD prices (see paragraph 7 below), made up as follows -

	\$ million
(a) Geotechnical works	18.2
(b) Building	3.2
(c) Building services	3.4
(d) Drainage and external works	25.8
(e) Soft landscaping works	3.4
(f) Furniture and equipment	0.5
(g) Consultants' fee for contract administration	1.4
(h) Contingencies	5.4
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Sub-total	61.3
	(at December 1998 prices)
(i) Provisions for price adjustment	8.8
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Total	70.1
	(in MOD prices)
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A breakdown by man months of the cost estimate for consultants' fees is at Enclosure 2.

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

Year	\$ million (Dec 1998)	Price adjustment factor	\$ million (MOD)
2000 – 2001	5.1	1.05814	5.4
2001 – 2002	29.0	1.11104	32.2
2002 – 2003	14.6	1.16660	17.1
2003 – 2004	12.6	1.22493	15.4
	61.3		70.1

8. We derived the MOD prices on the basis of Government's latest forecast of trend labour and construction prices for the period of 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. The project cost of this proposal is comparable to that for similar projects built by the Architectural Services Department for the then Provisional Urban Council.

9. We estimate the additional annually recurrent expenditure of the project to be \$380,000.

PUBLIC CONSULTATION

10. We consulted the then Kwun Tong Provisional District Board and the Provisional Urban Council in December 1995 and April 1998 respectively. Members 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

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

12. We estimate that some 300 cubic metres of construction and demolition waste will be disposed of at landfills and 10 000 cubic metres of public fill will be delivered to public filling areas. In the planning and design stages, we considered ways of reducing the generation of construction and demolition material as far as possible. We will require the relevant contractor to submit to D Arch S a waste management plan 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 materials on site or on the 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 a designated public filling facility 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.

LAND ACQUISITION

13. The project does not require land acquisition.

BACKGROUND INFORMATION

14. 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

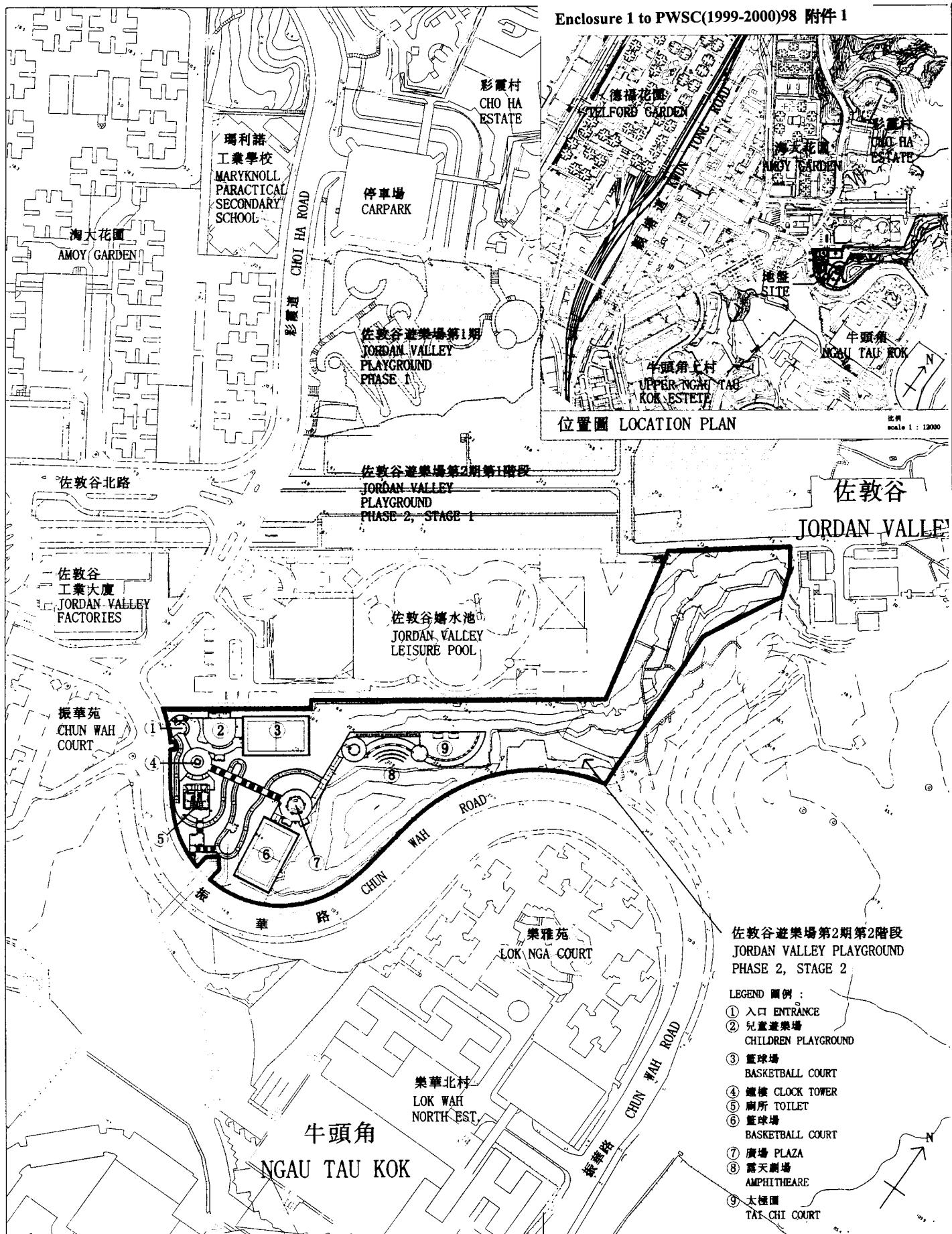
yet entered into any contractual commitments, and to fast-track the direct injection of these projects to Category A of the Public Works Programme. **367RO** is one of the 12 projects.

15. The estimated cost is slightly different from that approved by the former PUC to account for additional geotechnical works required based on the latest site investigation findings, the inclusion of post-contract consultancy as well as furniture and equipment costs. There is a minor change of the project scope as mentioned in paragraph 5 above.

16. We engaged consultants to prepare sketch and detailed designs, and tender documentation. A cost of \$680,000 was charged to the then USD's project vote while the remaining works at an estimated cost of \$600,000 has been 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".

Home Affairs Bureau
February 2000

(PWSC0223/WIN9)



Title

367R0

佐敦谷遊樂場第2期第2階段
JORDAN VALLEY PLAYGROUND

drawn by

A. I.

date

4/01/00

drawing no.

AB/6043/EW191

scale

1:2500

approved

A. H. Lewis

date

4/01/00

建 ARCHITECTURAL

367RO - Jordan Valley Playground, phase 2, stage 2

Breakdown of estimates for consultants' fees

Contract administration		Estimated man months	Average MPS* salary point	Multiplier factor	Estimated fees (\$ million)
(a)	Quantity surveying discipline	Professional Technical	2.7 5.2	40 16	2.4 2.4
(b)	Landscape architect discipline	Professional Technical	2.2 3.2	40 16	2.4 2.4
(c)	Architectural discipline	Professional Technical	0.5 0.6	40 16	2.4 2.4
(d)	Building services engineer discipline	Professional Technical	0.5 0.6	40 16	2.4 2.4
(e)	Structural engineer discipline	Professional Technical	0.2 0.4	40 16	2.4 2.4
					Total 1.40

* 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 16 of the paper. Subject to Members' approval to inject **367RO** Category A, the Director of Architectural Services will direct the necessary works to be carried out.