

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 703 – BUILDINGS

Education – Tertiary/other

91ET – Education resource centre-cum-public transport interchange at Kowloon Tong – stage 2

Members are invited to recommend to Finance Committee the upgrading of **91ET** to Category A at an estimated cost of \$469.4 million in money-of-the-day prices for the construction of the education resource centre-cum-public transport interchange at Kowloon Tong.

PROBLEM

The Education Department (ED)'s education resource centres and service centres for children of special educational needs are scattered across the territory.

2. There are not enough loading and unloading areas in Kent Road, To Fuk Road and Suffolk Road for commuters travelling around the Kowloon Tong Mass Transit Railway (MTR) and the Kowloon-Canton Railway (KCR) stations.

/PROPOSAL

PROPOSAL

3. The Director of Architectural Services (D Arch S), with the support of the Secretary for Education and Manpower and the Secretary for the Environment, Transport and Works, proposes to upgrade 91ET to Category A at an estimated cost of \$469.4 million in money-of-the-day (MOD) prices for the construction of the education resource centre (ERC)-cum-public transport interchange (PTI) at Kowloon Tong.

PROJECT SCOPE AND NATURE

4. The full scope of 91ET covers the construction of ERC-cum-PTI on a site of about 9 546¹ square metres at the junction of Suffolk Road and To Fuk Road in Kowloon Tong. The ERC will house ED's education resource centres as well as the Department's service centres for children with special educational needs. The PTI will serve as an interchange for public transport including franchised buses, green minibuses and cross boundary coaches.

5. The project is being implemented in two stages. Stage 1 consists of the foundation works and pre-contract consultancy for works under stage 2 (see paragraph 20 below). Stage 2 of 91ET, which we now propose to upgrade to Category A, covers the construction of the ERC-cum-PTI under the charge of D Arch S. It comprises the following two parts –

- (a) a five-storey ERC with a construction floor area (CFA) of about 28 413 square metres, providing accommodation (see the detailed area breakdown at Enclosure 1) for the following facilities –
 - (i) eight service centres for children with special educational needs;
 - (ii) 12 training and resource centres for principals/teachers/staff;
 - (iii) supporting facilities including lecture theatres and conference rooms; and
 - (iv) Kowloon regional education office of ED.

/(b)

¹ As compared with PWSC(2000-01)100 on stage 1 of the project, the site area is increased by 246 square metres. The increase is due to the inclusion of a six-metre wide stripe along the southern boundary of the site. The buffer zone serves as an additional emergency vehicular access.

- (b) a PTI with –
 - (i) four bus bays;
 - (ii) four green minibus bays;
 - (iii) two bays for cross boundary coaches; and
 - (iv) ancillary facilities including a public toilet and a passenger waiting room for cross boundary coach passengers.

6. A site plan is at Enclosure 2. We plan to start the construction works in May 2003 for completion in October 2005.

JUSTIFICATION

Education Resource Centre

7. We envisage that the ERC will bring about the following benefits –

- (a) Improve the standard of services by re-provisioning scattered centres in a centrally-located building

The spreading of ED's service centres in different locations is not convenient to clients. Also, owing to accommodation constraints, some facilities in these centres are sub-standard. Housing these scattered centres in a composite ERC will provide a focal point of resource support with improved facilities to teachers in the delivery of quality education.

- (b) Release existing school premises for other educational uses

The premises of former Tin Kwong Road Government Secondary School (currently occupied by the Curriculum Resources Centre), Perth Street Government Primary School (currently occupied by Perth Street Special Education Services Centre), Sir Robert Black College of Education, Hung Hom Annex (currently occupied by Hong Kong Teachers' Centre),

/and

and Tsuen Wan Government Secondary Technical School (currently occupied by Fung Hon Chu Gifted Education Centre) can be released for other educational purposes so that land resources might be put to better use.

(c) Facilitate exchanges among educational professionals

With conference facilities like lecture theatres and conference rooms open to all educational institutes for booking, the ERC can provide a common meeting place for teachers, principals, teachers' organisations and educational bodies to organise seminars or workshops and to share experience.

Public Transport Interchange

8. There is heavy traffic congestion (particularly during peak hours²) on Kent Road, To Fuk Road and Suffolk Road. This is mainly due to the loading and unloading of passengers travelling to and from the area surrounding the Kowloon Tong MTR and KCR stations. At present, there are four franchised bus routes and four green minibus routes terminating at Suffolk Road and To Fuk Road. There are also some 70 cross boundary coaches loading and unloading passengers daily near the Kowloon Tong MTR and KCR stations. To alleviate traffic congestion in Kowloon Tong, we propose to construct a PTI underneath the ERC. The relocation of the existing on-street loading/unloading activities of buses and coaches to this off-street PTI will improve passenger safety and provide a more comfortable waiting area for cross boundary coach passengers.

9. At present, there is no public toilet near the Kowloon Tong MTR and KCR stations. Public toilets will be provided at the new PTI for passengers.

FINANCIAL IMPLICATIONS

10. We estimate the capital cost for this project to be \$469.4 million in MOD prices (see paragraph 11 below), made up as follows –

/(a)

² Peak hours refer to the periods from 7 a.m. to 10 a.m. and 4 p.m. to 7 p.m.

	\$ million	
(a) Building	221.5	
(b) Building services	132.9	
(c) Drainage and external works	12.4	
(d) Furniture and equipment ³	60.3	
(e) Consultants' fees for –	2.9	
(i) Contract administration	1.4	
(ii) Setting up audio-visual, electronic and telephone systems	1.5	
(f) Contingencies	42.9	
Sub-total	472.9	(in September 2002 prices)
(g) Provision for price adjustment	(3.5)	
Total	469.4	(in MOD prices)

Due to inadequate in-house staff resources, D Arch S proposes to engage consultants to undertake contract administration and set up the audio-visual, public address, closed circuit television, intercom and telephone systems. A breakdown of the estimate for consultants' fees by man-months is at Enclosure 3. The CFA of 91ET is 35 390 square metres. The estimated construction unit cost, represented by building and building services costs, is \$10,014 per square metres of CFA in September 2002 prices. D Arch S considers the estimated construction unit cost comparable to that of other similar projects built by the Government.

11. Subject to approval, we will phase the expenditure as follows –

/2003

³ An indicative estimate based on the equipment requirement of existing ED units of similar nature and scale.

Year	\$ million (Sept 2002)	Price adjustment factor	\$ million (MOD)
2003 – 04	60.0	0.99250	59.6
2004 – 05	160.0	0.99250	158.8
2005 – 06	150.0	0.99250	148.9
2006 – 07	102.9	0.99250	102.1
	<hr/> 472.9 <hr/>		<hr/> 469.4 <hr/>

12. We derived the MOD estimates on the basis of the Government's latest forecast of trend labour and construction prices for the period 2003 to 2007. We will deliver the works through a lump-sum contract with provision for price adjustment because the contract period will be more than 21 months.

13. We estimate the additional annual recurrent expenditure arising from the project to be \$3.9 million.

PUBLIC CONSULTATION

14. We consulted the Kowloon City District Council on 7 September 2000 and the Education Panel of the Legislative Council on 18 December 2000. Both supported the project.

ENVIRONMENTAL IMPLICATIONS

15. The consultant engaged by the Mass Transit Railway Corporation Limited (MTRCL) completed a Preliminary Environmental Review (PER) for the ERC-cum-PTI in December 1998 and concluded that no long-term environmental impact would arise from the project. The Director of Environmental Protection vetted the PER and agreed that an Environmental Impact Assessment was not necessary.

16. During construction, we will control noise, dust and site run-off nuisances to within established standards and guidelines 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, frequent cleaning and watering of the site, and the provision of wheel-washing facilities.

17. At the planning and design stages, we have considered measures to reduce the generation of construction and demolition (C&D) materials. D Arch S has introduced more prefabricated building elements into the project designs to reduce temporary formwork and construction waste. These include dry-wall partitioning and proprietary fittings and fixtures. We will use suitable excavated materials for filling within the project site to minimise off-site disposal. In addition, we will require the contractor to use metal site hoardings and signboards so that these materials can be recycled or reused in other projects.

18. D Arch S will require the contractor to submit a waste management plan (WMP) for approval. The WMP will include appropriate mitigation measures to avoid, reduce, reuse and recycle C&D materials. D Arch S will ensure that the day-to-day operations on site comply with the approved WMP. D Arch S will control the disposal of public fill and C&D waste to designated public filling facilities and landfills respectively through a trip-ticket system. The contractor will be required to separate public fill from C&D waste for disposal at appropriate facilities. We will record the disposal, reuse and recycling of C&D materials for monitoring purposes. We estimate that the project will generate about 3 600 cubic metres (m³) of C&D materials. Of these, we will reuse about 3 240 m³ (90%) as fill in public filling areas⁴ and dispose of 360 m³ (10%) at landfills. The notional cost of accommodating C&D waste at landfill sites is estimated to be \$45,000 for this project (based on a notional unit cost⁵ of \$125/m³).

/LAND

⁴ A public filling area is a designated part of a development project that accepts public fill for reclamation purposes. Disposal of public fill in a public filling area requires a licence issued by the Director of Civil Engineering.

⁵ This estimate has taken into account the cost for developing, operating and restoring the landfills after they are filled and the aftercare required. It does not include the land opportunity cost for existing landfill sites (which is estimated at \$90 per/m³), nor the cost to provide new landfills (which are likely to be more expensive) when the existing ones are filled. The notional cost estimate is for reference only and does not form part of this project estimate.

LAND ACQUISITION

19. The project does not require land acquisition.

BACKGROUND INFORMATION

20. We upgraded 91ET to Category B in January 2000. Finance Committee approved on 9 March 2001 the upgrading of part of 91ET as 93ET, entitled "Education resource centre-cum-public transport interchange at Kowloon Tong – stage 1", to Category A at an estimated cost of \$90 million in MOD prices to carry out the foundation works (including the construction of the basement plant room) and pre-contract consultancy for works under stage 2. The foundation works entrusted to MTRCL and the pre-contract consultancy commenced in June 2001. We plan to complete stage 1 by December 2002.

21. MTRCL will build and fund an extended MTR underground concourse and a subway connecting the extended concourse and the Kowloon Tong KCR station underneath part of the site to alleviate the congestion at the Kowloon Tong MTR/KCR interchange.

22. We estimate that the project will create 265 jobs with a total of 7 150 man-months comprising five professional staff, ten technical staff and 250 labourers.

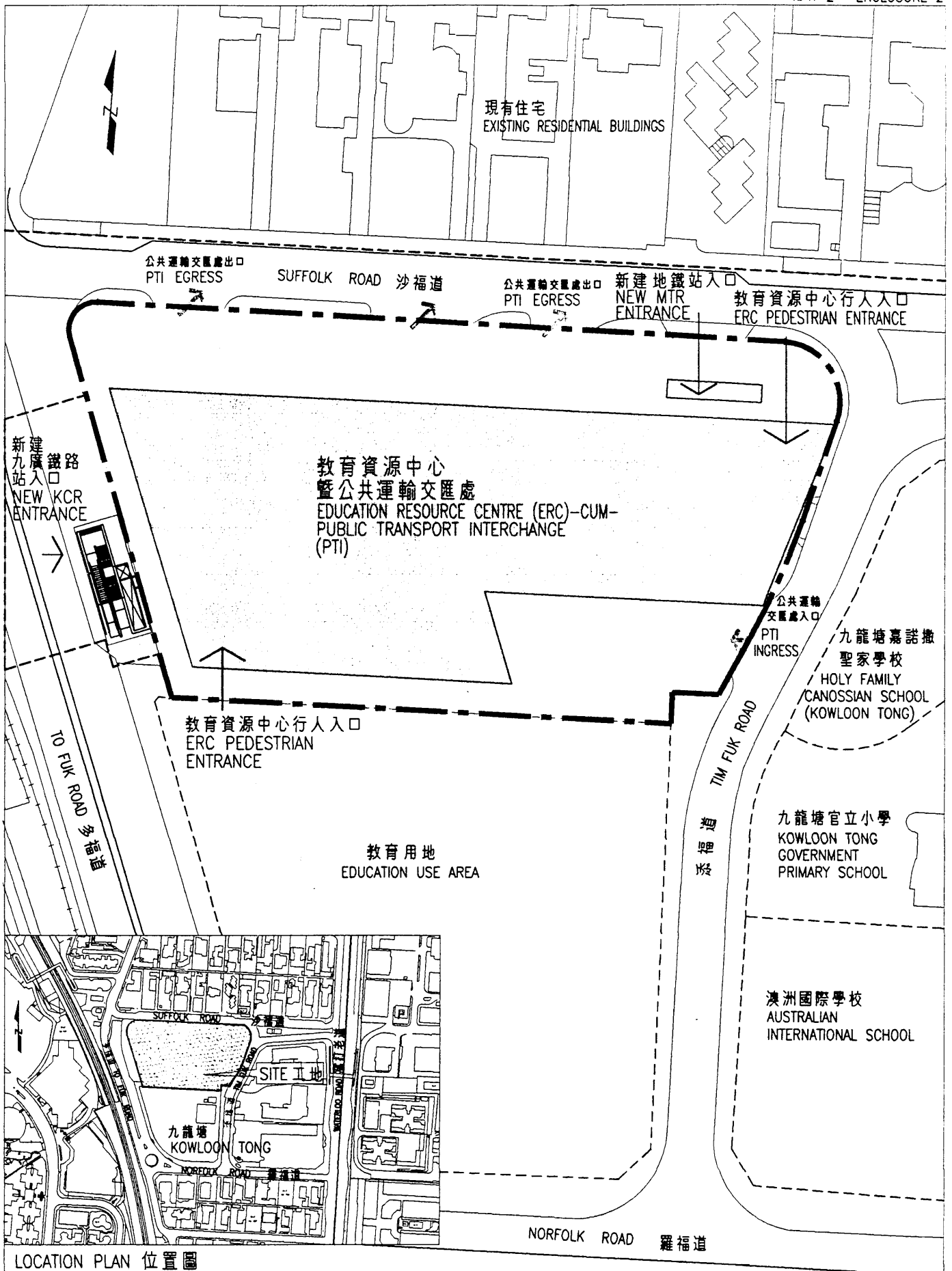
Education and Manpower Bureau
October 2002

Enclosure 1 to PWSC(2002-03)63


Breakdown of CFA of ERC

Facilities	Area (m²)
(a) Service centres for children with special educational needs	7 168
(i) Special education general office	828
(ii) Resource centre for Special Education Teachers of Special Education Support & Placement Section	327
(iii) Psychological Services (Special Education) Section	604
(iv) Psychological Services (Professional Support) Section	508
(v) Audiological Services Section	897
(vi) Special Education Support & Placement Section	448
(vii) Speech Therapy Services Section	560
(viii) Special Education Resource Teaching Unit	642
(ix) Fung Hon Chu Gifted Education Centre	2 354
(b) Training and resource centres for principals/teachers/staff	12 893
(i) Curriculum Resources Centre	1 345
(ii) Media production services	579
(iii) Technical subjects	797
(iv) Business subjects	455
(v) Science subjects	269
(vi) Home Economics subjects	485
(vii) Art Education subjects	1 988
(viii) Language education	403
(ix) Training and development	1 200
(x) Hong Kong Teachers' Centre-cum-Multimedia Professional Library	2 972
(xi) Information technology (including school administration and management system & computer education)	2 126
(xii) General Teaching Council	274

Facilities	Area (m²)
(c) Supporting facilities including lecture theatres and conference rooms	3 812
(i) Lecture theatre/room	1 164
(ii) Conference/seminar/meeting room	1 450
(iii) Multi-purpose area	677
(iv) Media production room	103
(v) Collection and distribution area for resource materials	103
(vi) Central server room	114
(vii) Centre management office for centralised administration	201
(d) Kowloon regional education office	4 540
Total	<hr/> <u>28 413</u> <hr/>



LOCATION PLAN 位置圖

title 91ET 九龍塘教育資源中心 暨公共運輸交匯處 EDUCATION RESOURCE CENTRE-CUM- PUBLIC TRANSPORT INTERCHANGE AT KOWLOON TONG	drawn by KATHERINE IU	date 07.10.02	drawing no. AB/6080/XA101a	scale 1:1000
	approved A. YUE	date 07.10.02	 ARCHITECTURAL SERVICES DEPARTMENT	
	office ARCHITECTURAL BRANCH			

91ET – Education resource centre-cum-public transport interchange at Kowloon Tong – stage 2

Breakdown of estimate for consultants' fees

Consultants' staff cost		Estimated man-months	Average MPS* salary point	Multiplier	Estimated fee (\$million)
(a) Contract administration	Professional	5.8	38	2.4	0.8
	Technical	12.5	14	2.4	0.6
				Sub-total	1.4
(b) Setting up of audio-visual, electronic and telephone systems	Professional	6.2	38	2.4	0.9
	Technical	12.8	14	2.4	0.6
				Sub-total	1.5
				Total	2.9

* MPS = Master Pay Scale

Notes

1. A multiplier of 2.4 is applied to the average MPS point to estimate the full staff costs including the consultants' overheads and profit, as the staff will be employed in the consultants' offices. (At 1 April 2002, MPS point 38 is \$60,395 per month and MPS point 14 is \$19,510 per month.)
2. The figures given above are based on estimate prepared by D Arch S. We will only know the actual man-months and actual fees after we have selected the consultants through the usual competitive bidding system.