

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 708 – CAPITAL SUBVENTIONS AND MAJOR SYSTEMS AND EQUIPMENT

7QJ – Conversion of the Bethanie into the second campus for The Hong Kong Academy for Performing Arts

Members are invited to recommend to Finance Committee the upgrading of **7QJ** to Category A at an estimated cost of \$74.2 million in money-of-the-day prices for converting the Bethanie and the adjacent cowsheds into the second campus for The Hong Kong Academy for Performing Arts.

PROBLEM

The Hong Kong Academy for Performing Arts (APA) does not have enough space within its existing campus.

PROPOSAL

2. The Secretary for Home Affairs, on the advice of the Director of Architectural Services (D Arch S), proposes to upgrade **7QJ** to Category A at an estimated cost of \$74.2 million in money-of-the-day (MOD) prices for converting the Bethanie and the adjacent cowsheds into the second campus for APA.

PROJECT SCOPE AND NATURE

3. The project scope comprises –

/(a)

- (a) restoration, refurbishment and conversion of the original building (of 3 402 square metres in construction floor area (CFA) excluding the second floor addition to be demolished) for accommodating the requirements of APA;
- (b) demolition of the existing incompatible second floor addition and replacing it with a new floor (of 651 square metres in CFA) covered by a glazed pitched roof form with gable end walls;
- (c) strengthening of the existing building structure and modification for compliance with the current building regulations and statutory requirements;
- (d) conversion of the adjacent cowsheds (of 456 square metres in CFA) for exhibition and performance purposes; and
- (e) improvement to the existing landscape and access road and provision of an emergency vehicular access.

4. The proposed project, to be managed by APA, will provide the following accommodation for APA –

- (a) Lower ground floor
 - (i) a museum/exhibition gallery of 298 square metres in CFA;
 - (ii) a student workstation (a design studio with individual space) of 74 square metres in CFA;
 - (iii) a storeroom of 78 square metres in CFA;
 - (iv) an estates management office with security control panels of 41 square metres in CFA; and
 - (v) a plant room, an electricity room and a switch room of 128 square metres in CFA;
- (b) Ground floor
 - (i) a chapel/performance stage/seating area of 102 square metres in CFA;

/(ii)

- (ii) a backstage of 45 square metres in CFA;
- (iii) a working/exhibition area of 85 square metres in CFA;
- (iv) two classrooms of 81 square metres in CFA;
- (v) eight student workstations of 257 square metres in CFA;
- (vi) a canteen of 71 square metres in CFA; and
- (vii) an outdoor cafe of 75 square metres in CFA;
- (c) First floor
 - (i) five computer/sound laboratories of 170 square metres in CFA; and
 - (ii) offices of 147 square metres in CFA;
- (d) Second floor
 - (i) five student workstations of 165 square metres in CFA;
 - (ii) a library of 109 square metres in CFA; and
 - (iii) offices of 190 square metres in CFA; and
- (e) Cowsheds
 - a theatre/exhibition area of 456 square metres in CFA.

A site plan is at Enclosure 1 and pictures of the Bethanie are at Enclosure 2. We plan to start the renovation and upgrading works in August 2003 for completion by June 2004 and occupancy by APA at the commencement of the 2004/05 academic year .

JUSTIFICATION

5. Established in 1984, APA is a government-subvented institution providing training and education in performing arts and related technical arts. Its existing Wan Chai campus, with a CFA of 50 209 square metres, was designed for 600 full-time students. There was no provision for classrooms, student

/workstations

workstations or faculty offices for the School of Technical Arts, which had only around 30 students in 1985. Since then, the School has grown rapidly with a current student population of 180. A new School of Film and Television (branched out from the School of Technical Arts) was also established in 1996 with a current student population of 100. At present, APA has a student population of 743, exceeding the original design capacity by some 25%.

6. In comparison with the premises of many other tertiary institutions in Hong Kong, the APA campus is short of student amenities. There are no sports facilities, no common rooms and no provision for recreational activities. The current shortage of space at the Wan Chai campus for teaching and student amenities totals 5 314 square metres in CFA.

7. A second campus for APA at the Bethanie will help address the space shortage by relocating part of the School of Technical Arts to the Bethanie and re-allocating the vacated space at the Wan Chai campus to other Schools and for use as student amenities. The Bethanie would be used mainly to house the School of Technical Arts. It could also be used by other Schools for smaller scale activities or other purposes (such as storage of props for location shooting by the School of Film and Television).

8. The Bethanie was classified as a Grade II historical building by the Antiquities Advisory Board in 1981. It was built in 1875 by the Missions Étrangères de Paris to serve as a sanatorium. The site was occupied by the Dairy Farm Company in 1975 and then by the University of Hong Kong in 1978. Since 1997, it has reverted to the Government. The adaptation of this historic building for use as a second campus by APA will give the building a new lease of life.

9. For the Bethanie and the cowsheds to be adapted for use by APA, it is essential to upgrade existing facilities to comply with relevant regulations as far as practicable. Provision of a pair of stairs within the existing stairwell of the Bethanie as fire escapes would cause the minimum disturbance to the historic building. Fire services systems to be installed inside the building will be designed to harmonise and cause the least visual impact to the interior of the Bethanie. The installation of disabled access ramp along the external of the building will be matched with and incorporated into the façade design of the Bethanie.

10. To maximise the usable floor area of the Bethanie, APA will make use of the accommodation on the second floor. The non-compatible forms on the second floor built in 1960s will be removed and the original form of the pitched roof will be restored. With modern technology in glazing units, a “glazed tiled

/pitched

pitched roof” with gable end walls will provide the properly lit accommodation with an addition of 651 square metres in CFA for academic activities. It will also blend in with the historic architectural form of the building. With the pitched roof, however, the possibility of further expansion is constrained.

11. The Bethanie and the cowsheds have been prominent architectural features at Pok Fu Lam for over 100 years. With the restored Bethanie as a focal point, APA will spearhead an educational and cultural “renaissance” in the area. Apart from housing full-time tertiary programmes in technical arts and providing a base for part-time continuing education courses in performing arts, the Bethanie is also a place for performance and exhibition. The public will be allowed access to the Bethanie including the museum, chapel, exhibition areas and the garden.

FINANCIAL IMPLICATIONS

12. We estimate the capital cost of the project to be \$74.2 million in MOD prices (see paragraph 13 below), made up as follows –

	\$ million
(a) Demolition and site clearance	3.4
(b) Access road	7.8
(c) Building	27.8
(d) Building services	12.8
(e) Drainage and external works	8.1
(f) Furniture and equipment ¹	3.1
(g) Consultants’ fees for –	5.0
(i) Tender documentation	1.3
(ii) Assessment of tenders	0.5
(iii) Contract administration	2.0
(iv) Site supervision	0.9

/(v)

¹ Based on the requirements of the School of Technical Arts, which would occupy more space upon relocation to the Bethanie, and the additional performance venues to be provided under this project.

	\$ million	
(v) Out-of-pocket expenses	0.3	
(h) Contingencies	6.8	
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Sub-total	74.8	(in September 2002 prices)
(i) Provision for price adjustment	(0.6)	
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Total	74.2	(in MOD prices)
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APA proposes to engage consultants, including heritage architect and specialist consultants, to undertake tender documentation, assessment of tenders, contract administration and site supervision of the project. A detailed breakdown of the estimate for consultants' fees by man-months is at Enclosure 3.

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

Year	\$ million (Sept 2002)	Price adjustment factor	\$ million (MOD)
2003 – 2004	51.5	0.99250	51.1
2004 – 2005	21.5	0.99250	21.3
2005 – 2006	1.8	0.99250	1.8
	<hr/>		<hr/>
	74.8		74.2
	<hr/>		<hr/>

14. 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 2006. APA will deliver the works through a fixed-price lump-sum contract because the contract period will be less than 21 months and APA can clearly define the scope of works in advance, leaving little room for uncertainty. D Arch S considers the estimated project cost reasonable as compared with similar renovation works carried out by the Government.

15. We estimate the additional annual recurrent expenditure arising from the project to be \$7.7 million.

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PUBLIC CONSULTATION

16. We issued an information note to the Legislative Council Panel on Home Affairs on 31 December 2002. Members raised questions on public access to the Bethanie and protection of the building in implementing the project. Under the tenancy agreement with the Government Property Agency, APA is required to open the Bethanie for public viewing and leisure walking. APA will also engage a consultant with experience in heritage building restoration to advise on appropriate construction techniques and safeguards to ensure proper protection of the building during the works period. We also briefed the Southern District Council on 9 January 2003. The District Council welcomed and supported the project.

ENVIRONMENTAL IMPLICATIONS

17. This is a non-designated project under the Environmental Impact Assessment Ordinance. The project will not have long-term environmental impact. During construction, APA 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.

18. As this is a renovation and restoration project, the generation of construction and demolition (C&D) materials will be very minimal. At the planning and design stages, APA has considered measures to reduce the generation of C&D materials. APA 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. APA will use suitable excavated materials for filling within the project site to minimise off-site disposal. In addition, APA will require the contractor to use metal site hoardings and signboards so that these materials can be recycled or reused in other projects.

19. APA 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. APA will ensure that the day-to-day operations on site comply with the approved WMP. APA will control the disposal of public fill and C&D waste to designated public filling facilities and landfills respectively through a trip-ticket system. APA will require the contractor to separate public fill from C&D waste for disposal at appropriate facilities. APA will record the disposal, reuse and recycling of C&D materials for

/monitoring

monitoring purposes. APA estimate that the project will generate about 250 cubic metres (m³) of C&D materials. Of these, APA will reuse about 230 m³ (92%) on site, 15 m³ (6%) as fill in public filling areas², and dispose of 5 m³ (2%) at landfills. The notional cost of accommodating C&D waste at landfill sites is estimated to be \$625 for this project (based on a notional unit cost³ of \$125/m³).

LAND ACQUISITION

20. The project does not require land acquisition.

BACKGROUND INFORMATION

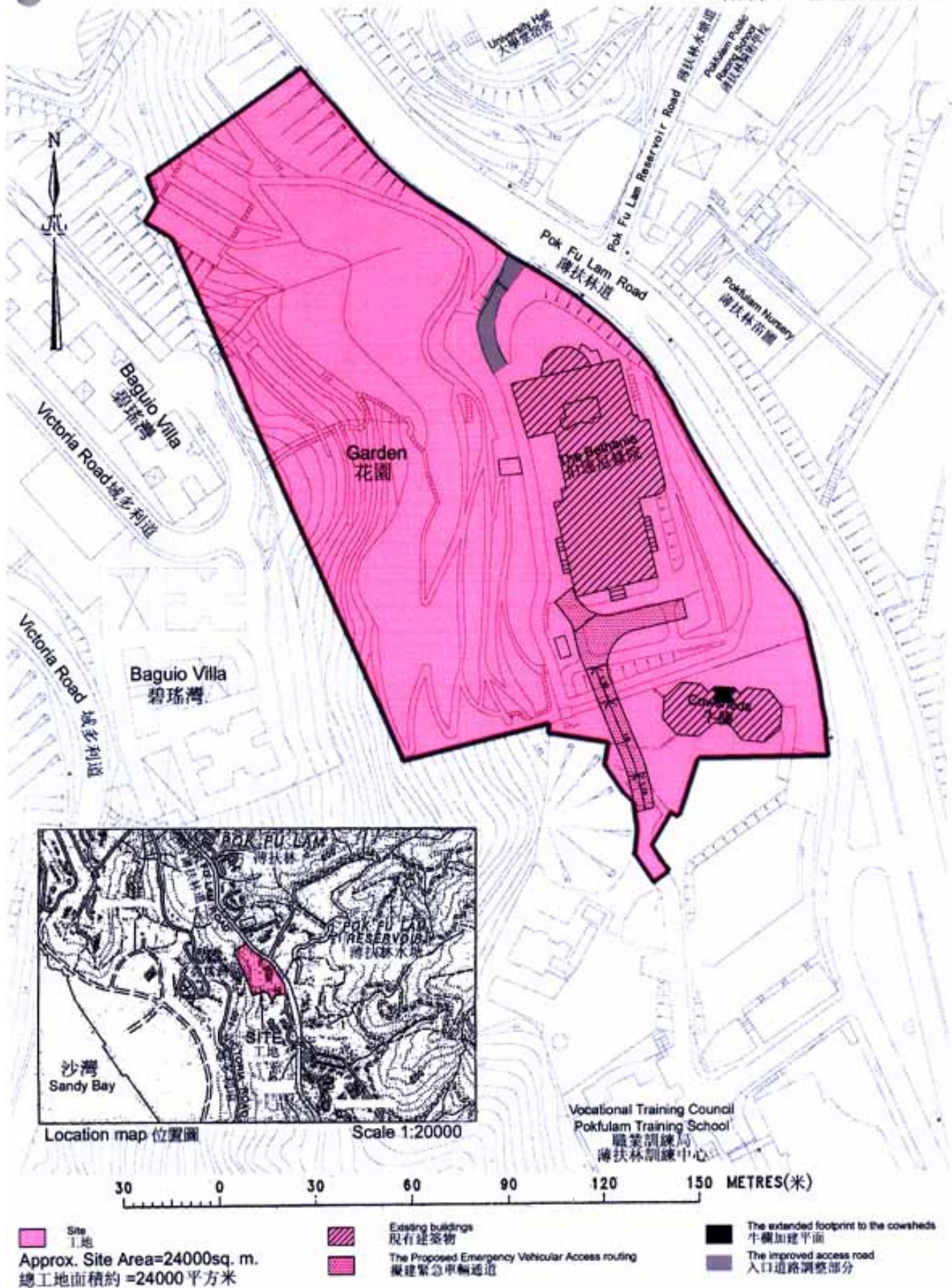
21. We upgraded 7QJ to Category B in October 2002. With a private donation of \$340,000, APA engaged a consultant to complete the detailed design of the project in December 2002.

22. We estimate that the project will create some 110 jobs comprising ten professional/technical staff and 100 labourers, totalling 1 000 man-months.

Home Affairs Bureau
January 2003

² 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.

³ 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/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.



8007QJ -
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second campus for The Hong Kong Academy for Performing Arts
把伯達尼修院改建為香港演藝學院第二校舍



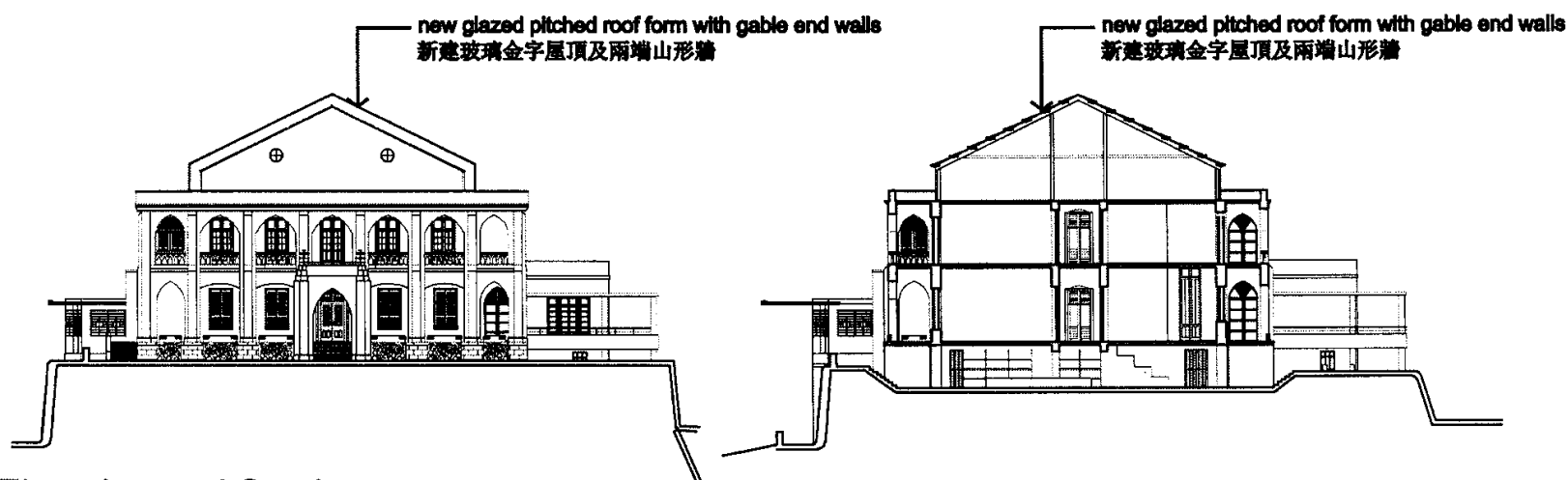
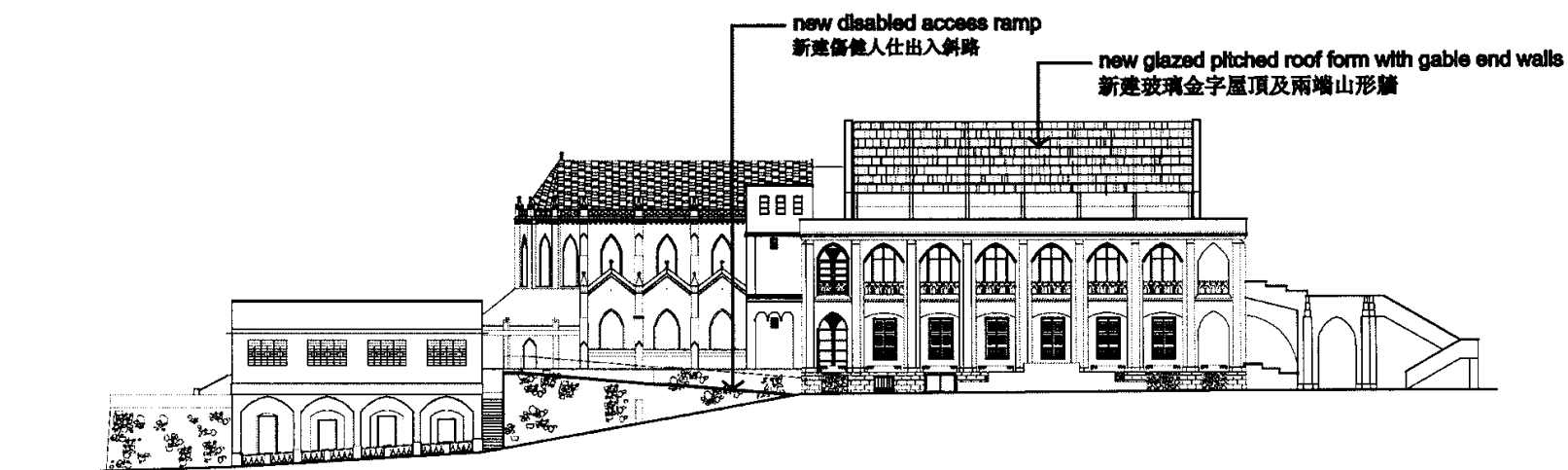
Perspective of the Bethanie at present
現時伯達尼修院的外貌

8007QJ -
Conversion of the Bethanie into the
second campus for The Hong Kong Academy for Performing Arts
把伯達尼修院改建為香港演藝學院第二校舍



Perspective of the Bethanie upon completion of 8007QJ
8007QJ 號工程計劃完成後伯達尼修院的外貌

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Elevation and Sections
立面圖及剖面圖 1:400

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Breakdown of estimates for consultants' fees

		Estimated man- months	Average MPS* salary point	Multiplier	Estimated fee (\$million)
(a) Consultants' staff costs –					
(i) Tender documentation	Professional	9.0	38	2.0	1.0
	Technical	7.0	14	2.0	0.3
(ii) Assessment of tenders	Professional	3.5	38	2.0	0.4
	Technical	1.5	14	2.0	0.1
(iii) Contract administration	Professional	12.0	38	2.0	1.4
	Technical	15.0	14	2.0	0.6
(b) Site supervision by resident site staff employed by APA on site	Professional	5.0	38	1.6	0.5
	Technical	12.0	14	1.6	0.4
Sub-total					4.7
(c) Out-of-pocket expenses					
Lithography and other direct expenses					0.3
Sub-total					0.3
Total					5.0

*MPS = Master Pay Scale

Notes

- (1) A multiplier of 2 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. A multiplier of 1.6 is applied in the case of site staff employed by APA on site. (At 1 October 2002, MPS point 38 is \$57,730 per month and MPS point 14 is \$19,195 per month.)
- (2) Out-of-pocket expenses are the actual costs incurred. The consultants are not entitled to any additional payment for the overheads or profit in respect of these items.
- (3) The figures given above are based on estimates prepared by APA. D Arch S has examined the figures and considered them reasonable.