

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 703 – BUILDINGS

Public Safety – Ambulance Services

36BA – Mong Kok ambulance depot with Ambulance Command and Fire Safety Command Headquarters at Anchor Street, Mong Kok

Members are invited to recommend to Finance Committee the upgrading of **36BA** to Category A at an estimated cost of \$108.3 million in money-of-the-day prices for the construction of Mong Kok ambulance depot with Ambulance Command and Fire Safety Command Headquarters at Anchor Street, Mong Kok.

PROBLEM

There are insufficient ambulance facilities in Mong Kok, Tai Kok Tsui and West Kowloon Reclamation from Yen Chow Street to Jordan Road. We need to provide an ambulance depot in Mong Kok to improve the existing emergency ambulance service and cope with future demand. The opportunity is taken to rationalise office accommodation for Fire Services Department (FSD) and to maximise site utilisation.

PROPOSAL

2. The Director of Architectural Services (D Arch S), with the support of the Secretary for Security, proposes to upgrade **36BA** to Category A at an estimated cost of \$108.3 million in money-of-the-day (MOD) prices for the construction of Mong Kok ambulance depot with Ambulance Command and Fire Safety Command Headquarters at Anchor Street, Mong Kok.

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PROJECT SCOPE AND NATURE

3. The scope of **36BA** comprises the construction of an eight-storey building with a construction floor area (CFA) of 6 620 square metres (m²) for the following facilities –

(a) Ambulance depot

- three floors (with a CFA of about 1 680 m²) for a three-bay ambulance depot comprising a three-bay appliance room, offices for depot personnel, and supporting facilities including three store rooms, barracks for on-duty operational ambulance staff, toilets and ablutions, a locker-cum-changing room, a drying room and a canteen. In addition, the ambulance depot also includes fuel filling and car washing facilities and an open drill yard of an area of about 348 m² to support its operation.

(b) FSD offices

- five floors (with a CFA of about 4 940 m²) for Ambulance Command Headquarters (including its Kowloon Regional Headquarters) and Fire Safety Command Headquarters (including three of its subsidiary offices¹) comprising staff offices, a locker-cum-changing room, an exercise room, two conference rooms, an officers' mess, two interview rooms, a room for storage of plans, a plan processing room, a lecture room, two rooms for staff on standby duties, six store rooms and five pantries.

_____ A site plan is at Enclosure 1 and a three-dimensional perspective drawing of the
_____ proposed facilities is at Enclosure 2. We plan to start the construction works in
_____ August 2003 for completion in August 2005.

JUSTIFICATION

Ambulance Depot

4. There is no ambulance depot within the areas of Mong Kok, Tai Kok Tsui and West Kowloon Reclamation from Yen Chow Street to Jordan Road. At present, these areas are serviced by ambulances deployed at

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¹ The three subsidiary offices are the Railway Development Strategy Division, the Kowloon Office of the Building Improvement and Support Division and the Kowloon Office of the Commercial Buildings and Premises Division.

Cheung Sha Wan ambulance depot, Yau Ma Tei ambulance depot and the out-station at Mong Kok fire station.

5. With an increasing number of emergency ambulance calls in these areas, at an average annual growth rate of 2.8% from 1999 to 2002, the facilities at the above ambulance depots and out-station have already been stretched to the limit. FSD's response time performance of the emergency ambulance service in the areas concerned has gradually dropped from 92.4% in 1999 to 88.2% in 2002, or at an average annual rate of 1.4%. Of the 20 121 emergency ambulance calls received in 2002, only 88.2% were responded within the 12-minute target response time, as against the performance pledge of 92.5%. We anticipate that with increasing housing supply and continued growth in population (from 256 018 in 2000 to 271 497 in 2006) in the areas concerned, the demand for emergency ambulance service will continue to rise. To improve existing service and to cope with future expansion, we need to provide the proposed ambulance depot in time. With the provision of the proposed ambulance depot at this strategic location supported by well-developed transport infrastructure, FSD will be able to deploy more ambulances to cover the areas and improve service.

FSD Offices

6. To optimise site utilisation, we will take the opportunity to relocate the following FSD offices from other government/leased premises to this new building –

- (a) the Ambulance Command Headquarters at Fire Services Headquarters Building at Tsim Sha Tsui East;
- (b) the Ambulance Command Kowloon Regional Headquarters at Cheung Sha Wan Ambulance Depot; and
- (c) the Fire Safety Command Headquarters and three of its subsidiary offices at leased offices in Mong Kok.

7. To meet the increasing operational needs for fire services in the territory, more offices have been set up in FSD in recent years and the office accommodation in the Fire Services Headquarters Building at Tsim Sha Tsui East is insufficient. As the Building is overcrowded, some offices have been accommodated in other premises. For example, since its establishment in 1989, the Ambulance Command Kowloon Regional Headquarters has been occupying temporary offices in Cheung Sha Wan ambulance depot with below-standard space provision. The relocation of the Ambulance Command

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Headquarters and its Kowloon Regional Headquarters to the new site will relieve the overcrowding situation and improve overall operational efficiency. Moreover, the strategic location of the new site will improve the Headquarters' operational and administrative cover of the Kowloon area.

8. The Fire Safety Command Headquarters and its three subsidiary offices are currently occupying leased office accommodation in Mong Kok. The provision of permanent accommodation for these offices at this convenient location can enhance the delivery of public services, provide security of tenure and savings for the Government's rental payments.

9. Upon the commissioning of the new building, the space to be vacated by the Ambulance Command Headquarters will be allocated to FSD offices now temporarily occupying the Kai Tak Government Building. The space to be vacated by the Ambulance Command Kowloon Regional Headquarters will be restored to its original use as a standard ambulance depot. The leased office accommodation in Mong Kok and the released office accommodation at Kai Tak Government Building will be relinquished.

FINANCIAL IMPLICATIONS

10. We estimate the capital cost of the project to be \$108.3 million in MOD prices (see paragraph 11 below), made up as follows –

	\$ million
(a) Site formation	2.0
(b) Piling	17.0
(c) Building	52.5
(d) Building services	22.2
(e) Drainage and external works	3.4
(f) Furniture and equipment ²	1.5

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² Calculation of the estimated cost of furniture and equipment is based on an indicative list of items required, including standard office furniture and equipment items, remote control call-out system, fitness training equipment for exercises, telephone and fax and closed-circuit television surveillance system.

	\$ million	
(g) Consultants' fees for architectural and structural services	0.8	
(h) Contingencies	9.7	
Sub-total	109.1	(in September 2002 prices)
(i) Provisions for price adjustment	(0.8)	
Total	108.3	(in MOD prices)

A breakdown of the estimate for consultants' fees by man-months is at Enclosure 3. The CFA of **36BA** is about 6 620 m². The estimated construction unit cost, represented by the building and building services costs, is \$11,284 per m² in September 2002 prices. The construction unit cost is comparable to that of similar projects built by the Government.

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

Year	\$ million (Sept 2002)	Price adjustment factor	\$ million (MOD)
2003 – 04	10.0	0.99250	9.9
2004 – 05	40.0	0.99250	39.7
2005 – 06	40.0	0.99250	39.7
2006 – 07	15.0	0.99250	14.9
2007 – 08	4.1	0.99250	4.1
	109.1		108.3

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 2008. We will deliver the works through a fixed-price lump-sum contract because we can clearly define the scope of works in advance, leaving little room for uncertainty.

13. We estimate the additional annual recurrent expenditure arising from this project to be \$3.1 million.

PUBLIC CONSULTATION

14. We consulted the Community Building Committee of the Yau Tsim Mong District Council on 17 February 2000. Members of the Committee supported the project and urged the Administration to proceed with the project as soon as possible. We also circulated an information paper on the proposed project to the Legislative Council Panel on Security on 13 December 2002. We have not received any comments from Members of the Security Panel.

ENVIRONMENTAL IMPLICATIONS

15. We completed a Preliminary Environmental Review (PER) for this project in March 2000. The PER concluded that with the recommended mitigation measures in place, the environmental impact of the project would be within the established standards. The Director of Environmental Protection vetted the PER and agreed that an Environmental Impact Assessment would not be 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. During the operation of the ambulance depot, the Director of Fire Services will implement mitigation measures to minimise noise nuisance. These measures include the use of volume adjustable devices controlling the sound level of the public address system, sirens of ambulances and wig-wag signals, and these facilities will only be used when necessary.

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 design to

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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 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 8 500 cubic metres (m³) of C&D materials. Of these, we will reuse about 100 m³ (1.2%) on site, 7 400 m³ (87.0%) as fill in public filling areas³, and dispose of 1 000 m³ (11.8%) at landfills. The notional cost of accommodating C&D waste at landfill sites is estimated to be \$125,000 for this project (based on a notional unit cost⁴ of \$125/m³).

LAND ACQUISITION

19. The project does not require land acquisition.

BACKGROUND INFORMATION

20. We upgraded 36BA to Category B in May 1996 for the development of a standalone standard three-bay ambulance depot. After the upgrading, the Director of Fire Services expanded the scope of the project by including office accommodation for FSD offices to improve site utilisation. We finalised the scope of the project in December 2000. We engaged a consultant to carry out the PER in October 1999 and employed term contractors to carry out site investigation in September 1995 as well as topographical survey in August 2002

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³ 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.

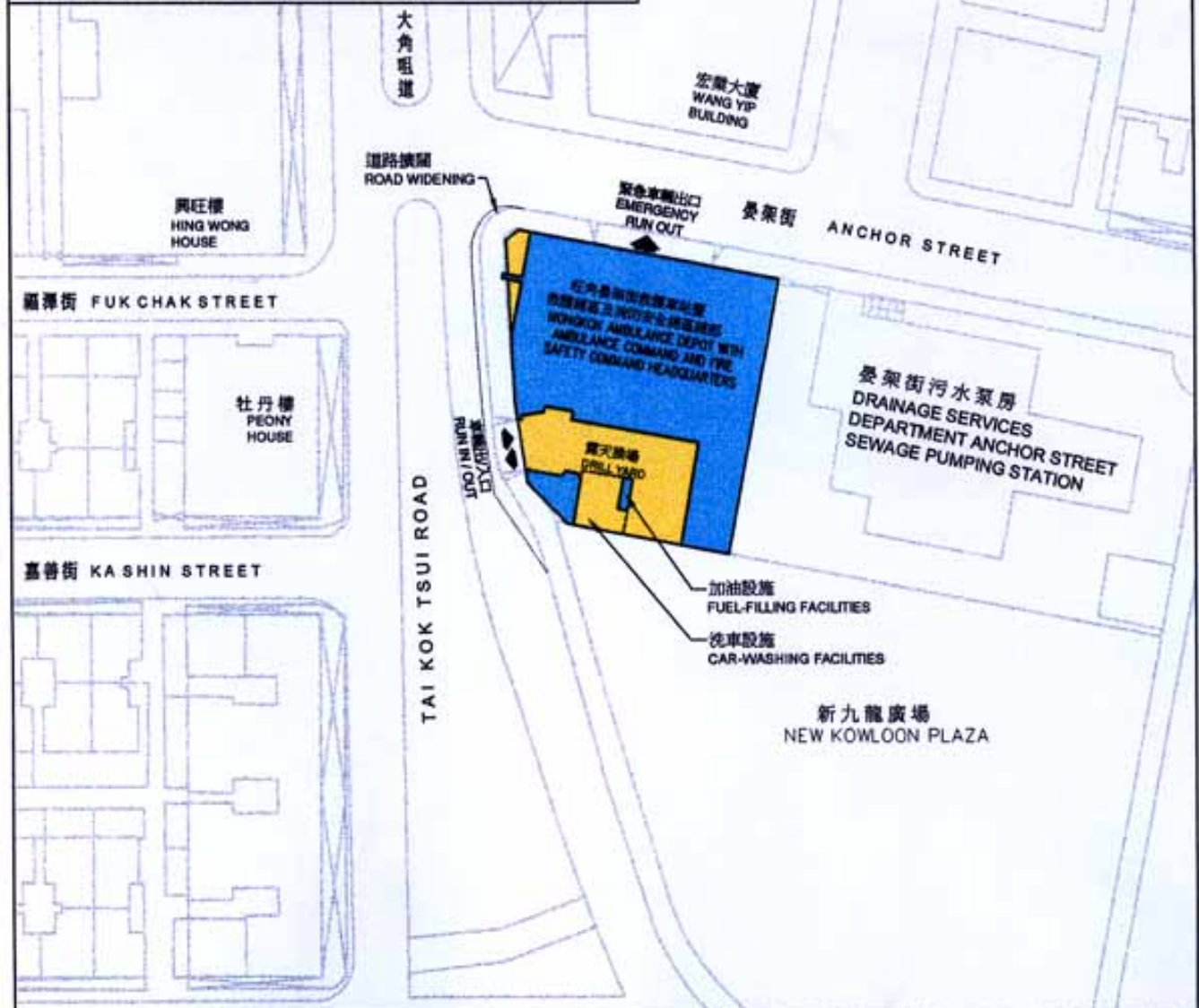
⁴ This estimate has taken into account the cost for developing, operating and restoring the landfill after they are filled and the aftercare required. It does not include the land opportunity cost for existing landfill sites (which is estimated at \$90/m³), nor the cost to provide new landfills (which 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.

at a total cost of \$165,000. We also engaged a consultant to provide drafting services for architectural works in August 2002 at a total cost of \$564,000. We charged these amounts to block allocation **Subhead 3100GX** "Project feasibility studies, minor investigations and consultants' fees for items in Category D of the Public Works Programme". The consultants and the term contractors have completed the PER, site investigation, topographical survey and drafting services for architectural works respectively. D Arch S has completed the detailed design and tender documentation of the project using in-house staff resources.

21. In line with Government's policy of optimising site development potential, we examined the possibility of incorporating additional users into the development in 1999, but were not able to identify other compatible joint users apart from the proposed FSD facilities. We have also attempted to identify a more suitable site within the catchment area but no better alternatives are available. We consider that the development represents the optimal use of the site given the circumstances.

22. We estimate that the proposed works under **36BA** will create 120 jobs with a total of 1 750 man-months comprising two professional staff, five technical staff and 113 labourers.

Security Bureau
January 2003



36BA

旺角晏架街救護車站暨
救護總區及消防安全總區總部
MONG KOK AMBULANCE DEPOT WITH AMBULANCE
COMMAND AND FIRE SAFETY COMMAND HEAD-
QUARTERS AT ANCHOR STREET, MONG KOK

drawn by D. LAU date 03.01.2003

approved P. CHATTERABHUTI date 03.01.2003

ARCHITECTURAL BRANCH

drawing no. AB/5174/XD101

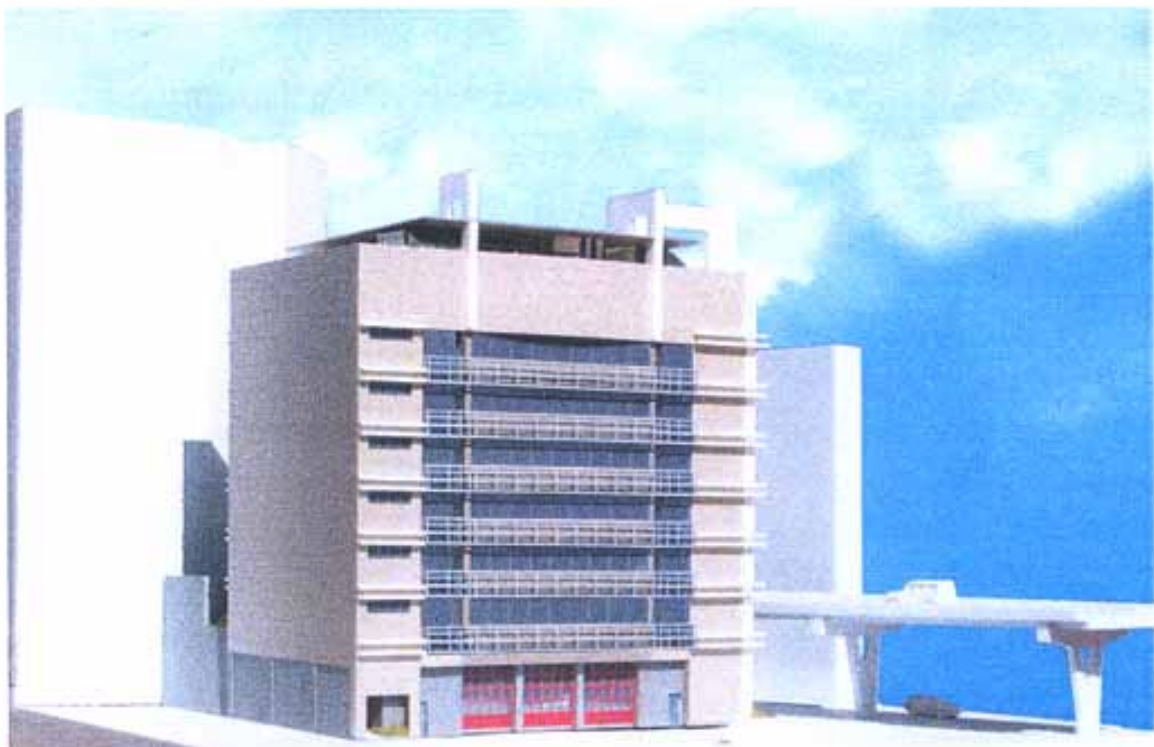
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從西北面拍攝的建築物模型圖
VIEW OF BUILDING MODEL FROM NORTH-WEST



從東北面拍攝的建築物模型圖
VIEW OF BUILDING MODEL FROM NORTH-EAST

36BA

旺角晏架街救護車站暨
救護總區及消防安全總區總部
MONG KOK AMBULANCE DEPOT WITH AMBULANCE
COMMAND AND FIRE SAFETY COMMAND HEAD-
QUARTERS AT ANCHOR STREET, MONG KOK

drawn by Y.H. WONG	date 30.12.2002
approved by P. CHATTERABHUTI	date 30.12.2002

ARCHITECTURAL BRANCH

drawing no.
AB/5174/XD102

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ARCHITECTURAL
SERVICES
DEPARTMENT

36BA – Mong Kok ambulance depot with Ambulance Command and Fire Safety Command Headquarters at Anchor Street, Mong Kok

Breakdown of estimate for consultants' fees

Consultants' staff cost		Estimated man-months	Average MPS* salary point	Multiplier	Estimated fee (\$million)
Architectural and structural services	Technical	20.8	14	2.0	0.8

*MPS = Master Pay Scale

Notes

- (1) A multiplier of 2.0 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. (As at 1 October 2002, MPS point 14 is \$19,195 per month.)
- (2) The figures given above are based on estimates prepared by the Director of Architectural Services. We will only know the actual man-months and actual fees when we have selected the consultants through the usual competitive bidding system.