

## **ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE**

### **HEAD 703 – BUILDINGS**

#### **Government Offices – Intra-governmental services**

#### **61KA – Independent Commission Against Corruption Headquarters building, North Point**

Members are invited to recommend to Finance Committee the upgrading of **61KA** to Category A at an estimated cost of \$731.1 million in money-of-the-day prices for the construction of a purpose-built headquarters building for the Independent Commission Against Corruption at Java Road, North Point.

### **PROBLEM**

The existing scattered locations of the Independent Commission Against Corruption (ICAC) Headquarters offices are not conducive to operational and administrative effectiveness and efficiency. In addition, the existing premises occupied by the Operations Department cannot meet the Commission's present and projected demand for office accommodation and operational facilities.

### **PROPOSAL**

2. The Director of Architectural Services (D Arch S), with the support of the Commissioner, ICAC, proposes to upgrade **61KA** to Category A at an estimated cost of \$731.1 million in money-of-the-day (MOD) prices for the design and construction of a purpose-built ICAC Headquarters building at Java Road, North Point.

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## PROJECT SCOPE AND NATURE

3. The scope of **61KA** comprises the construction of a 24-storey purpose-built ICAC Headquarters building on a site of 3 827 square metres (m<sup>2</sup>) and a construction floor area (CFA) of about 54 000m<sup>2</sup> to provide the following facilities –

- (a) 17½ floors of office accommodation for the Operations Department, Community Relations Department, Corruption Prevention Department, Administration Branch and Training School of the Commission. These floors also provide operational facilities for the Operations Department, including –
  - (i) a detention centre;
  - (ii) an operations control room;
  - (iii) a report centre;
  - (iv) an identification parade room;
  - (v) 30 video interview rooms;
  - (vi) a shooting range;
  - (vii) an armoury; and
  - (viii) an exhibit store.
- (b) six and a half floors of Commission-wide support facilities, including –
  - (i) a multi-purpose training hall;
  - (ii) a multi-purpose theatre with fixed seating for 200 persons;
  - (iii) an exhibition room;
  - (iv) catering facilities;
  - (v) 137 carparking spaces; and
  - (vi) loading/unloading bays.

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————— A site plan is at **Enclosure 1**. A comparison of the existing space provision for the ICAC and the proposed space provision for the ICAC Headquarters building is at **Enclosure 2**. We plan to start construction works in July 2004 for completion in February 2007.

## JUSTIFICATION

### Operational Requirements

4. ICAC does not have a Headquarters building and its Administration Branch and three departments, namely, the Operations Department, Corruption Prevention Department and Community Relations Department, are scattered in different buildings. The Operations Department occupies seven floors in Murray Road Carpark Building (MRCPB), while the Corruption Prevention Department, the headquarters of the Community Relations Department and the Administration Branch are accommodated on five floors in the Fairmont House, with its training school occupying one floor in Murray Building. The fragmented office accommodation is not conducive to efficient co-ordination and deployment of resources. By putting the Commission under one roof, the project will enable better sharing of facilities, and the pooling of administrative support services, such as infrastructural support for information technology, library and reference facilities and registry support, and will enhance work efficiency and communication.

5. The Commission lacks some support facilities like shooting range and barrack rooms, and some operational facilities like video interview rooms are inadequate to meet existing and future demand. Built in 1973, the MRCPB was originally designed as a public carpark building and was not intended for office use. Improvement and further development of operational and supporting facilities are constrained by the shortage of space and the inherent design and configuration of the MRCPB. For instance, the headroom and structural loading of MRCPB are not adequate for the construction of an indoor shooting range and a multi-purpose training hall therein.

6. With the rapid advance of information technology, corruption cases are becoming increasingly complicated. To effectively and efficiently tackle corruption, the ICAC plans to develop new technologies to enhance its investigative capability and efficiency in pace with times. Development of such technologies would require adequate infrastructural support. The computer cabling duct and power supply to MRCPB have already reached full capacity.

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The headroom of the building is insufficient to permit the construction of computer raised flooring. These physical constraints make ICAC's wider use of information technologies difficult, if not impossible.

7. Since the relocation to MRCPB in 1978, the establishment of the ICAC has increased by 21% from 1 121 to 1 353. In the same period, the annual number of corruption reports received by the Commission has surged by 254% from 1 234 to 4 371. To house the additional staff and equipment required to cope with the increasing workload, the Commission has been allocated additional accommodation in the Fairmont House and Murray Building over the years. However, given its current operational needs, the ICAC still has a shortfall of 4 400 m<sup>2</sup>.

### **Facilities**

8. The proposed building will provide the ICAC with the following operational facilities which are presently not available or inadequate.

#### *Indoor Shooting Range*

9. The ICAC has a statutory duty to carry arms and ammunition in the discharge of its duties as required under the Witness Protection Ordinance. To facilitate professional and effective discharge of these statutory duties and for the personal safety of ICAC armed officers and the witnesses under their protection, it is imperative that ICAC officers should have sufficient firearms and tactical training.

10. The ICAC is the only local law enforcement agency which is authorised to perform firearms-related duties but which does not have its own shooting range. The ICAC has to share the facilities of the other disciplined services for armed training. In view of the equally high demand for firearms training of other disciplined services, the unoccupied time slots available for use by ICAC officers have been inadequate to meet its own training needs. As an independent graft fighting organisation tasked to investigate corruption complaints against government departments, it is essential for the ICAC to have its own shooting range to provide full-scale arms training to staff.

11. With the proposed indoor shooting range, the ICAC will intensify

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the firearms and tactical training for its armed officers by providing more advanced and refresher courses. The ICAC will also provide training to all newly recruited investigators in future. This will ensure that the ICAC will have a sufficient number of armed officers for deployment in any operation and will facilitate deployment and development of staff.

### *Training School Facilities*

12. The ICAC requires a training school comprising classrooms, a mock court, two mock video interview rooms, a library, a computer training room and a multi-purpose training hall for induction and refresher training, and to enhance the investigative efficiency and capability of ICAC staff. The multi-purpose training hall will be equipped with wall bars, horizontal and vertical bars, a jogging track, rope courses and abseiling facilities. It will be used for the ICAC's tactical and operational training on close protection, undercover operations, searching and ambush operations, team building and physical fitness.

13. The ICAC now temporarily uses some of the facilities in a former Social Welfare Department Boys' Home in Tuen Mun for conducting operational and physical training. However, the ICAC has to vacate the facilities in 2004 for redevelopment of the site. There is a need to provide the training facilities in the Headquarters building on a permanent basis.

### *A Multi-purpose Theatre*

14. At present, the ICAC has a lecture theatre in MRCPB. Because of inefficient use of space, the theatre has only 120 seats. With our increasing activities to promote anti-corruption locally and overseas, the demand for conference and seminar facilities has increased over the years. Due to the limited seating capacity and for the lack of some essential conferencing facilities in the existing theatre, the ICAC has to rent outside venues to hold many of its functions and activities. This has limited the scope of our anti-corruption publicity and prevention work. The ICAC requires a multi-purpose theatre to replace the existing one. With a theatre of seating capacity of 200, we plan to hold future functions without resorting to outside venues. These functions include conferences, seminars and talks for business organisations, professional bodies, and members of the public on anti-corruption publicity programmes and preventive education programmes.

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## Security

15. The existing office accommodation for the Operations Department in a public carpark building with free access by members of the public to other parts of the building does not fully meet the ICAC's security requirements. The project will provide a secure and dedicated building for the ICAC, including a separate access to the detention centre for the safe custody of those detained prior to bail or court appearance. Given the ICAC's sensitive and confidential investigations and operations, a highly secure building is necessary to house the detention facilities, operations control room, highly sensitive record systems and telecommunication facilities for the conduct of investigations and field operations. With a purpose-built headquarters, the ICAC can put in place stratified and tighter control to enhance security.

## FINANCIAL IMPLICATIONS

16. We estimate the capital cost of the project to be \$731.1 million in MOD prices (see paragraph 17 below), made up as follows –

	<b>\$ million</b>	
(a) Site works	1.9	
(b) Piling	53.1	
(c) Building	344.0	
(d) Building services	237.8	
(e) Drainage and external works	12.2	
(f) Furniture and equipment (F&E) <sup>1</sup>	60.2	
(g) Consultants' fees for –	5.5	
(i) Quantity surveying services	2.2	/(ii) .....

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<sup>1</sup> Based on an indicative list of items required, including telephone and telecommunication systems, video conferencing system, CCTV system, public address system, uninterruptible power supply systems, mobile racking systems, simultaneous interpretation system, audio-visual equipment, targetary system, and other standard office F&E items.

(ii) Advisory services on electronic installations and infrastructure works for information technology installations	3.3		
(h) Contingencies		71.4	
	Sub-total	786.1	(in September 2002 prices)
(i) Provision for price adjustment		(55.0)	
	Total	731.1	(in MOD prices)

A breakdown of the estimate for consultants' fees by man-months is at **Enclosure 3**. The construction floor area (CFA) of **61KA** is about 54 000 m<sup>2</sup>. The estimated construction unit cost, represented by the building and building services costs, is \$10 774 per m<sup>2</sup> of CFA in September 2002 prices. The construction unit cost is comparable to that of other government design-and-build projects.

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

Year	\$ million (Sep 2002)	Price adjustment factor	\$ million (MOD)
2003 – 04	0.1	0.94300	0.1
2004 – 05	20.0	0.93003	18.6
2005 – 06	160.0	0.93003	148.8
2006 – 07	340.0	0.93003	316.2
2007 – 08	200.0	0.93003	186.0
2008 – 09	60.0	0.93003	55.8
2009 – 10	6.0	0.93003	5.6
	786.1		731.1

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18. We have derived the MOD estimates on the basis of the Government's latest forecast of trend labour and construction prices for the period 2003 to 2010. We will tender the project as a design-and-build contract. We intend to award the contract on a fixed-price lump-sum basis as we can clearly define the scope of works in advance, leaving little room for uncertainty. The contract will provide for price adjustments because the contract period will exceed 21 months.

19. At present, the recurrent expenditure for the ICAC Headquarters offices is \$16.3 million. We estimate the annual recurrent expenditure arising from the project to be in the region of \$24.1 million.

## **PUBLIC CONSULTATION**

20. We consulted the Works and Development Committee (W&DC) of the Eastern District Council (EDC) on the construction of the ICAC Headquarters building at Tong Shui Road, North Point on 6 September 2001. Whilst members of the Committee supported the construction of an ICAC Headquarters building, they objected to it being built at the site because of its proximity to the neighbouring residential developments. They counter-proposed the alternative site of Man Hong Street Playground at Java Road, North Point.

21. Having regard to the views of W&DC of EDC and the objection from residents in the neighbourhood of the Tong Shui Road site, we identified an alternative site at Man Hong Street Playground at Java Road. We consulted the W&DC again on the new site on 21 February 2002. We also informed the Committee that to compensate for the loss of open space arising from the development, the Administration had agreed to rezone the Tong Shui Road site from "Government, Institution or Community" into "Open Space" for development of a sitting-out area. Members of the Committee supported the project.

22. We informed the W&DC of the Eastern District Council on 2 April 2003 of our plan to upgrade the project to Category A. We would keep the Council informed of further details of the building.

23. We also consulted the Legislative Council Panel on Security on 10 April 2003. Members agreed that the physical constraints of the existing accommodation could not meet the ICAC's current and future needs. They supported the project.

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## ENVIRONMENTAL IMPLICATIONS

24. The project is not a designated project under the Environmental Impact Assessment Ordinance. It will not have long term adverse environmental impacts. During construction, we will control noise, dust and site run-off nuisances in accordance with 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.

25. At the planning stage, we have considered measures to reduce the generation of construction and demolition (C&D) materials. We will require the contractor to introduce more prefabricated building elements into the project design 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 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.

26. We estimate that the project will generate about 20 000 cubic metres (m<sup>3</sup>) of C&D materials. Of these, we will reuse about 500 m<sup>3</sup> (2.5%) on site, and 16 200 m<sup>3</sup> (81%) as fill in public filling areas<sup>2</sup>, recycle 300 m<sup>3</sup> (1.5%) for production of recycled aggregates, and dispose of 3 000 m<sup>3</sup> (15.0%) at landfills. The notional cost of accommodating C&D waste at landfill sites is estimated to be \$375 000 for this project (based on a notional unit cost<sup>3</sup> of \$125/m<sup>3</sup>).

27. We 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. We will ensure that the day-to-day operations on site comply with the approved WMP. We will control the

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<sup>2</sup> 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.

<sup>3</sup> 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 m<sup>3</sup>), nor the cost to provide new landfills (which is 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.

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.

## LAND ACQUISITION

28. The project does not require land acquisition.

## BACKGROUND INFORMATION

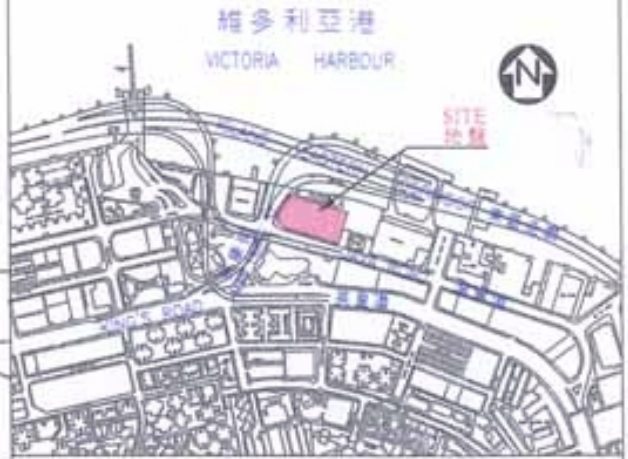
29. Subsequent to the allocation of the Java Road site, we upgraded **61KA** to Category B in March 2003. We engaged consultants in March 2003 to carry out a Preliminary Environmental Review (PER), a Visual Impact Assessment (VIA), a Sewage and Drainage Impact Assessment (SDIA), a Preliminary Traffic Impact Assessment (PTIA), a Quantitative Risk Assessment (QRA), a topographical survey and a site investigation for the project at a total cost of \$1.1 million. We engaged another consultant in April 2003 to provide quantity surveying services at a cost of \$1.2 million. 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 have completed the PER, VIA, SDIA, PTIA, topographical survey and site investigation. The report on QRA is now being compiled. The quantity surveying consultant is preparing tender documents.

30. Upon completion of the project, the existing ICAC offices at the MRCPB, Murray Building and Fairmont House will be handed back to the Administration. Subject to an overall review of the demand and supply of government office accommodation to be conducted, the Government Property Administrator will consider allocating the vacated office premises to other government departments, putting the vacated premises up for sale or lease and converting them for other approved uses.

31. We estimate that the project will create some 560 jobs, comprising 20 professional staff, 40 technical staff and 500 labourers, totalling 12 000 man-months.

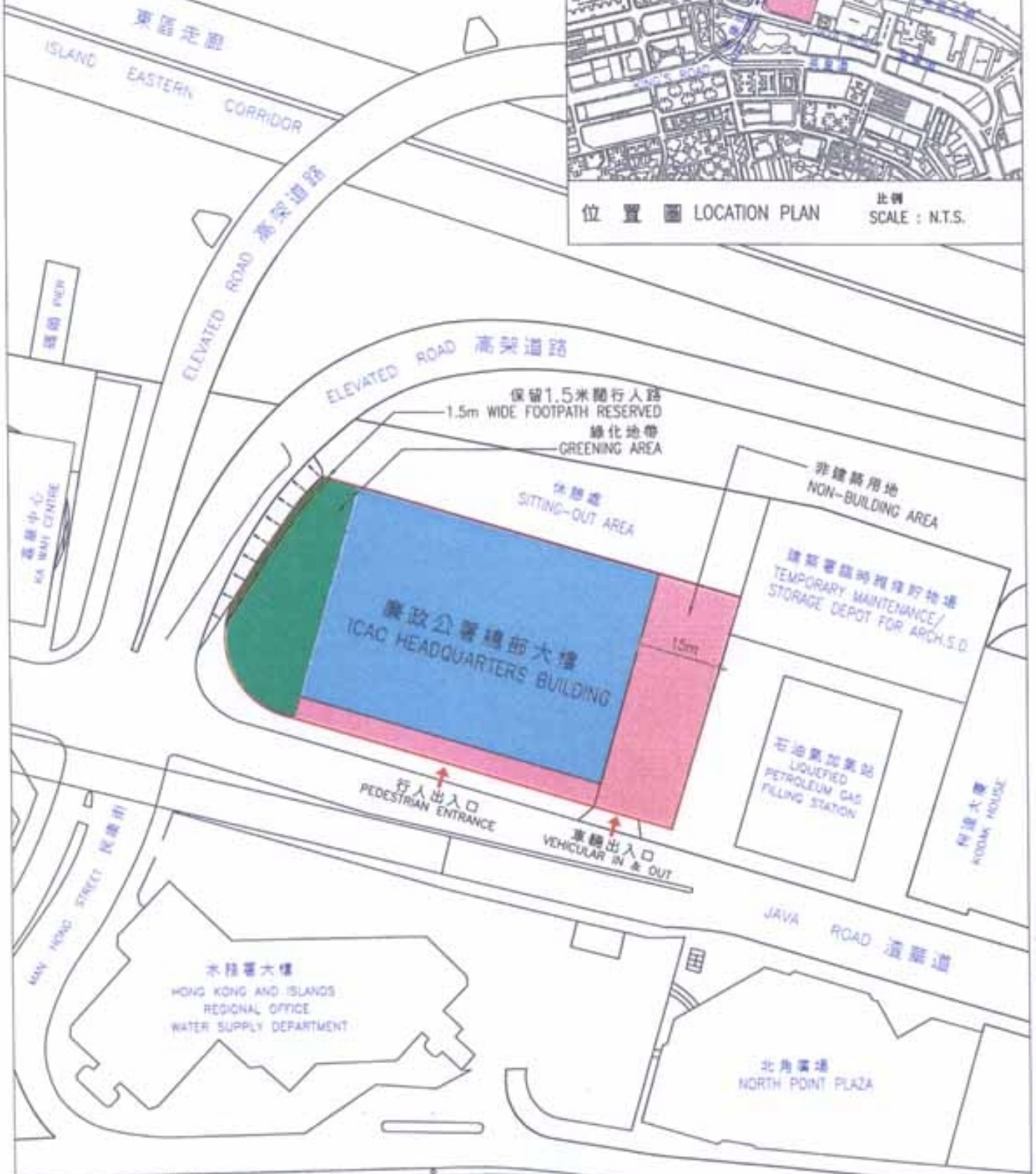


維多利亞港  
VICTORIA HARBOUR



位置圖 LOCATION PLAN

比例  
SCALE : N.T.S.



61KA

北角廉政公署總部大樓

INDEPENDENT COMMISSION AGAINST CORRUPTION  
HEADQUARTERS BUILDING, NORTH POINT

drawn by K.H. CHAN

date  
03-2003

approved K.C. MAK

date  
03-2003

office  
ARCHITECTURAL BRANCH

drawing no.  
AB/5317/XA101

scale  
1:1000



ARCHITECTURAL  
SERVICES  
DEPARTMENT

**Existing and Planned Arrangement for Office Accommodation  
ICAC Headquarters Building**

Facilities	Existing Area <sup>1</sup> (m <sup>2</sup> )	Proposed Area <sup>1</sup> (m <sup>2</sup> )
<b>Office Area<sup>2</sup></b>	12 984.9	13 204.6
<b>Operational Facilities</b>		
➤ report centre	183.0	194.0
➤ detention centre	744.0	762.9
➤ complex for computer systems and equipment	387.8	465.0
➤ server rooms	119.6	392.5
➤ video interview rooms	203.6	440.0
➤ identification parade room	92.0	130.0
➤ operations control room	78.0	150.0
➤ technical services workshops and chambers	1 035.9	1 929.5
➤ exhibit store	458.0	600.0
➤ safe houses	-	130.0
➤ barrack rooms	-	100.0
<b>Conferencing/Exhibition Facilities</b>		
➤ multi-purpose theatre	200.0	200.0
➤ exhibition room	50.0	180.0
<b>Training Facilities</b>		
➤ training school (including classrooms, syndicate rooms, mock court, mock video interview rooms, computer training room, multi-purpose training hall)	576.9	1 465.0
➤ resource centre and library	60.0	100.0
➤ shooting range	-	750.0
<b>Catering Facilities</b>		
➤ canteen	364.0	604.0
➤ kitchen and store	126.0	266.0
<b>Carpark</b>		
➤ carpark spaces	51 nos.	137 nos.
Sub-total	17 663.7	22 063.5
Expansion Allowance <sup>3</sup>	-	1 447.4
<b>Total</b>	<b>17 663.7</b>	<b>23 510.9</b>

**Notes**

- 1 All items in the schedule of accommodation herein are in accordance with the Government space standards. The area is in terms of Net Operational Floor Area (NOFA) which is the term used to describe the floor area actually allocated to the users

for carrying out the intended activities. NOFA does not include areas for toilets, bathrooms and showers, lift lobbies, stair halls, public/shared corridors, stairwells, escalators and lift shafts, pipe/service ducts, refuse chutes and refuse rooms, balconies, verandas, open decks and flat roofs, car parks, driveways and loading/unloading areas, mechanical plant rooms and refuge floors.

- 2 The office area refers to space for individual officers, including furniture, computer station, etc. It also covers space for ancillary facilities including filing and storage space, meeting rooms, production rooms, reception area, etc. required by staff for the discharge of their duties. The area requirements herein are in accordance with the Government space standards.
- 3 The expansion allowance is to cater for the long-term development of the ICAC. As the number of corruption reports remains at a high level, the ICAC plans to make use of the space for operational purposes in the interim, including the setting up of extra exhibit stores and investigation interview rooms.

## Enclosure 3 to PWSC(2003-04)22

### 61KA – ICAC Headquarters building, North Point

#### Breakdown of the estimate for consultants' fees

Consultants' staff costs		Estimated man- months	Average MPS* salary point	Multiplier (Note 1)	Estimated fee (\$ million)
(a) Quantity surveying services (Note 2)	Professional	-	-	-	1.1
	Technical	-	-	-	1.1
(b) Advisory services on electronic installations and infrastructure works for information technology installations (Note 3)	Professional	17.3	38	2.0	2.0
	Technical	33.9	14	2.0	1.3
<b>Total</b>					5.5

\*MPS = Master Pay Scale

#### Note

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. (At 1.10.2002, MPS point 38 = \$57 730 per month and MPS point 14 is \$19 195 per month)
2. The consultants' staff cost for the quantity surveying services is calculated in accordance with the existing consultancy agreement for the provision of quantity surveying services at post-contract stage. The post-contract stage of the assignment will only be executed subject to Finance Committee's approval to upgrade **61KA** to Category A.
3. The figures given above are based on the estimates prepared by the Director of Architectural Services. We will only know the actual man-months and actual costs after finalising the consultancy agreement.