

NOTE FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

Supplementary information on 373RO – District open space in Area 7, Tung Chung

INTRODUCTION

In considering PWSC(2002-03)76 at the Public Works Subcommittee meeting on 18 December 2002, Members requested the Administration to consider –

- (a) shortening the construction period of the project from the current schedule of 26 months to 21 months; and
- (b) inviting tenderers to suggest an alternative contract period and quote another corresponding price in their tender bid apart from a price in respect of the contract period set by the Government. It would be up to the Government to decide on which contract period should be taken for the construction contract.

THE ADMINISTRATION'S RESPONSE

Construction period

2. We have critically reviewed the construction period of the project in the light of Members' comments. As mentioned at the meeting, part of the project site is currently being used for concrete mixing. The construction period as stated in PWSC(2002-03)76 has included the time required for site preparation works, including demolition of the existing concrete slabs and removal of the concrete batching plant. Moreover, the current construction schedule has taken into account possible delays in the programme due to inclement weather, and the time required for establishment of soft landscaping works as well as handing over the management of the facilities to the Leisure and Cultural Services Department. It is also worth noting that open space projects are more vulnerable to the impact of

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adverse weather than building projects, and that the construction works for **373RO** straddles two rainy seasons. Given the special circumstances explained above and the large site area for this project (18 175 square metres), we consider that the construction period can only be shortened from 26 to 23 months. It would not be realistic to further compress the construction period. To do so may also result in unreasonably high tender prices. This said, we will closely monitor the progress of the project and endeavour to complete the works as soon as possible.

Alternative contract period

3. We have carefully considered the feasibility of inviting tenderers to offer alternative contract periods together with corresponding tender prices. As explained in paragraph 2 above, we are of the view that the construction period of this project can at most be shortened to 23 months, and to try to further compress the construction period would not be realistic. An unrealistic programme may jeopardise quality, safety, environmental obligations, etc. of the works. If we were to allow submission of bids with alternative contract periods and corresponding tender prices, we would need more time for tenderers to prepare their submissions, and it would also take us more time to complete the tender evaluation process. On balance, we do not recommend to pursue the proposal further.

Home Affairs Bureau
February 2003