

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

### **Supplementary information on 151TB – Installation of air-conditioning system at the Lo Wu Cross Boundary Footbridge**

#### **INTRODUCTION**

In considering PWSC(2003-04)26(Revised) on **151TB** at the Public Works Subcommittee meeting on 25 June 2003, Members requested the Administration to provide the following supplementary information –

- (a) the estimated total capital and unit cost per square metre (m<sup>2</sup>) of construction floor area for the Shenzhen section of the Lo Wu (LW) Footbridge; and
- (b) the respective contract prices of the Hong Kong and Shenzhen sections of the LW Footbridge after the tendering exercise.

#### **THE ADMINISTRATION'S RESPONSE**

2. As mentioned in PWSC(2003-04)26(Revised) on **151TB**, the improvement works for the LW Footbridge will be carried out according to the principle of “uniform design, uniform commissioning of construction works, separate management and equal cost sharing”. As set out in paragraph 3 below, the governments of both the Hong Kong Special Administrative Region (HKSAR) and Shenzhen will bear similar construction costs for the project. The slightly higher cost to be borne by the HKSAR Government is due to the following factors –

- (a) improvement works required for the side bridge linking the Footbridge and the Visitor Hall in the Lo Wu Terminal Building within Hong Kong boundary (CFA of the side bridge is about one tenth of that of the Footbridge on Hong Kong side);
- (b) new chiller plant required for the air-conditioning system of the Hong Kong section of the Footbridge (the existing chiller plant of the Terminal Building at Shenzhen has sufficient capacity to serve the Shenzhen section of the Footbridge);

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- (c) consultancy services required for the Hong Kong section of the Footbridge to ensure full compliance with the standards and requirements in Hong Kong; and
- (d) entrustment fee for the Shenzhen Authority to manage the design and construction works for the Hong Kong section of the Footbridge.

3. The respective capital costs of the Hong Kong and Shenzhen sections of the Footbridge are given below –

	<b>HKSAR section \$ million</b>	<b>Shenzhen section \$ million</b>	
(a) Piling	4.0	4.0	
(b) Building	18.0 <sup>1</sup>	16.4	
(c) Building services	9.0 <sup>2</sup>	7.5	
(d) Design, supervision and administrative fees	3.7 <sup>3</sup>	2.9	
(e) Contingencies	3.6 <sup>4</sup>	3.1	
Sub-total	38.3	33.9	(in latest available estimates)
(f) Provision for price adjustment (inflation factor)	1.4	1.0	
Total	39.7	34.9	(in Money-of-the-day (MOD) prices)
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<sup>1</sup> Higher building cost is due to works for the side bridge on Hong Kong side.

<sup>2</sup> Higher building services cost is due to the new chiller plant and works for the side bridge on Hong Kong side.

<sup>3</sup> Higher fee is due to additional consultancy services for compliance with Hong Kong standards and requirements, and payment of entrustment fee to the Shenzhen Authority for managing the design and construction works of the Footbridge on Hong Kong side.

<sup>4</sup> Higher contingencies allowance is due to works for the side bridge on Hong Kong side.

The above MOD prices have taken into account the price factors in Shenzhen. We have also entrusted the detailed ground investigation, preliminary design and design checking to Shenzhen Authority at a total cost of \$1.3 million, which was charged to block allocation **Subhead 3100GX** "Project feasibility studies, minor investigations and consultants' fees for items in Category D of the Public Works Programme". Similarly, Shenzhen Government has allowed an amount of \$1.14 million for their part of the preliminary design works.

4. The construction floor area (CFA) of the Shenzhen section of the Footbridge is about 1 050 m<sup>2</sup>. The estimated construction unit cost, represented by building and building services costs, is \$22,762 per m<sup>2</sup> of CFA according to latest available estimates. The total CFA of the Hong Kong section of the Footbridge and the side bridge is about 1 150 m<sup>2</sup> (including 420 m<sup>2</sup> newly constructed area and 730 m<sup>2</sup> existing area requiring construction works). The estimated construction unit cost, represented by building and building services costs, is \$23,478 per m<sup>2</sup> of CFA according to latest available estimates.

5. With regard to Members' request for the respective contract prices of the Hong Kong and the Shenzhen sections of the LW Footbridge, we shall provide the relevant information to the Public Works Subcommittee immediately after the tendering exercise.

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Security Bureau  
July 2003