

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 703 – BUILDINGS

Recreation, Culture and Amenities – Sports Facilities

246RS – Improvement to Hong Kong Stadium

249RS – Improvement to Hong Kong Squash Centre

250RS – Improvement to Lai Chi Kok Park Sports Centre

251RS – Improvement to Western Park Sports Centre

253RS – Improvement to Shek Kip Mei Park Sports Centre

254RS – Improvement to Siu Sai Wan Sports Ground

255RS – Improvement to Stanley Main Beach Water Sports Centre

257RS – Improvement to Tseung Kwan O Sports Centre

262RS – Improvement to King's Park Hockey Ground

Members are invited to recommend to Finance Committee the upgrading of the following projects to Category A for the improvement works to nine sports venues designated for holding East Asian Games in 2009 at a total estimated cost of \$314.0 million in money-of-the-day (MOD) prices –

- (a) **246RS** at an estimated cost of \$55.4 million in MOD prices;
- (b) **249RS** at an estimated cost of \$20.6 million in MOD prices,;
- (c) **250RS** at an estimated cost of \$30.2 million in MOD prices;
- (d) **251RS** at an estimated cost of \$81.7 million in MOD prices;
- (e) **253RS** at an estimated cost of \$32.3 million in MOD prices;

- (f) **254RS** at an estimated cost of \$16.3 million in MOD prices;
- (g) **255RS** at an estimated cost of \$19.2 million in MOD prices;
- (h) **257RS** at an estimated cost of \$32.3 million in MOD prices; and
- (i) **262RS** at an estimated cost of \$26.0 million in MOD prices.

PROBLEM

We need to provide sports and recreation facilities of international standard to promote the development of sports and for holding of East Asian Games (EAG) in 2009.

PROPOSAL

2. The Director of Architectural Services (D Arch S), with the support of the Secretary for Home Affairs, proposes to upgrade **246RS, 249RS, 250RS, 251RS, 253RS, 254RS, 255RS, 257RS and 262RS (the nine venues)** to Category A at a total estimated cost of \$314.0 million in MOD prices for carrying out general improvement works to nine sports venues designated for holding EAG in 2009¹.

PROJECT SCOPE AND NATURE

3. EAG is a major international multi-sports event in Asia. Hong Kong has successfully bid for the hosting right of the 2009 EAG. To ensure its success, there is a need to provide sufficient sports facilities of international standard for holding this major event. Improvement works to the existing sports venues are required to upgrade them to international standard. The scope of works of the nine venues mainly includes -

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¹ A total of 13 existing venues designated for holding 2009 EAG are proposed to be upgraded. Of these 13 projects, **247RS** – “Improvement to Victoria Park Tennis Centre” was submitted to the Public Works Subcommittee (PWSC) on 19 December 2006. The remaining 12 projects will be submitted to the PWSC on 24 January 2007 under three separate papers.

- (a) general refurbishment and face-lifting of the venues and ancillary facilities;
- (b) provision of the functional/competition facilities essential for the holding of the 2009 EAG, covering offices for judges and organisers, media rooms, doping control rooms, ceremonial facilities, enhancement of the lighting and ventilation, addition of spectator seating, etc.;
- (c) upgrading/replacement of the ageing facilities to bring them up to the current day standards; and
- (d) works to incorporate the thematic design to create a coherent EAG identity at the competition venues.

Based on the sports events selected for the 2009 EAG, we have worked out the venue plan for the events at Enclosure 1. Brief description of the scope of works, planned construction period and closure arrangement of the nine venues are set out in Enclosure 2. The site plans for the nine sports venues are at Enclosures 3 to 11. The computer-rendered drawings for the proposed upgrading works for Hong Kong Stadium, Hong Kong Squash Centre, Lai Chi Kok Park Sports Centre, Western Park Sports Centre, Shek Kip Mei Park Sports Centre and Tseung Kwan O Sports Centre are at Enclosures 12 to 19. We plan to start the proposed improvement works between June and September 2007 for completion between January and May 2009.

4. To minimise the disruption of services to the public, we will restrict the number of venues requiring closure and phase the works programme to minimise the closure period in order that no more than one facility in the same district will need to be closed at one time. The Hong Kong Stadium, Siu Sai Wan Sports Ground, Stanley Main Beach Water Sports Centre and King's Park Hockey Ground will not be closed during the works period. It is necessary to close / partially close the facilities in the other five venues for four to seven months for carrying out the proposed works.

JUSTIFICATION

5. Most of the competition sports items of the 2009 EAG will be held at existing Government sports venues, including the nine venues covered by the proposed improvement projects. Since these nine EAG venues were originally designed for the provision of a wide range of leisure and recreation activities for

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the general public, we need to carry out additional improvement and alteration works in order that these venues can meet the prevailing requirements for holding international competition events. We will also take the opportunity to rejuvenate the ageing facilities in some of these venues that had been commissioned for some time.

6. The proposed upgrading works will not only bring the venues up to the standards required for holding competitions at international level, including the 2009 EAG, but will also enable their use for more international sports events in future. The upgraded facilities will enhance our sporting infrastructure for the long term development of sports in Hong Kong, provide better facilities to help sustain the community's interest and participation in sports at large and meet the sporting needs of our athletes in a more effective manner. These upgrading projects are therefore providing the essential elements for promoting sports development on all fronts in Hong Kong, and are in line with the Government's commitment to create a strong sporting culture in the community.

Hong Kong Stadium (HKS)

7. With a maximum seating capacity of 40 000, HKS is at present the largest outdoor multi-purpose entertainment and sports venue in Hong Kong. Apart from the renewal of the scoreboard and public address system in 2002-03 and 2004-05 respectively as well as routine maintenance work to upkeep the existing facilities, there has been no major overhaul since 1998. Therefore, the proposed improvement works are required to uplift the facilities in the HKS to meet the required international standards for holding international competitions and major local events in future.

Hong Kong Squash Centre (HKSC)

8. HKSC is a popular venue for holding squash competitions. There has not been major overhaul since its opening in 1986. We consider it necessary to carry out the proposed improvement works to upgrade the standard of the facilities in the HKSC and enable the holding of international and major local events in future.

Lai Chi Kok Park Sports Centre (LCKPSC)

9. LCKPSC is a popular venue for sports activities. Apart from some routine maintenance work, there has not been any major overhaul since its opening

in 1983. We consider it necessary to carry out the proposed improvement works to upgrade the standard of the facilities in the LCKPSC and enable the holding of international and major local events in future.

Western Park Sports Centre (WPSC)

10. WPSC is a popular venue for sports activities. Apart from routine maintenance work, there has not been any major overhaul since its opening in 1995. The proposed improvement works will provide additional seating (from around 500 to around 1 500) and the basic supporting facilities such as doping control room, media room, enhance the lighting system and replace the outdated scoreboard and basketball backstops. These works will upgrade the facilities to meet the standard for holding international competitions and major local events in future. The improvement works will also enhance ancillary facilities, air-conditioning, fire exits, etc. to cope with the increase in seating capacity.

Shek Kip Mei Park Sports Centre (SKMPSC)

11. SKMPSC is a popular venue for sports activities. Apart from routine maintenance work, there has not been any major overhaul since its opening in 1997. It is necessary to carry out the proposed improvement works to bring the facilities in the SKMPSC up to the standard for holding international competitions and major local events in future.

Siu Sai Wan Sports Ground (SSWSG)

12. With a seating capacity of 12 000 and a grass infield soccer pitch which complies with the international standard, SSWSG has been identified as the venue for holding preliminary rounds of football competitions for the 2009 EAG. To facilitate press reporting and television live broadcasting, alteration works are essential to provide adequate facilities such as power sockets and internet connection points for holding the EAG events and other international competitions. Improvement to the existing doping control room is also necessary to bring the facilities up to the standard for holding international competitions and major local events in future.

Stanley Main Beach Water Sports Centre (SMBWSC)

13. SMBWSC is the latest established water sports centre in the urban area that can be used to hold large-scale windsurfing competitions in Hong Kong.

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As it was originally designed for holding a wide range of water sports as well as training courses at various levels for general recreation, we need to carry out alteration works to provide additional shore-based facilities including the athletes room, media room, doping control room and jury room etc. and the supporting facilities for the media and broadcasting, marquee for boats and windsurfers to bring the venue up to the standard for holding international competitions and major local events in future.

Tseung Kwan O Sports Centre (TKOSC)

14. TKOSC is a popular venue for sports activities. To meet the requirements for holding international competitions for body-building and indoor cycling events, the proposed improvement works are necessary to enhance the lighting system and spectator seating capacity, provide the ancillary facilities for media and broadcasting as well as other supporting facilities such as medical room, doping control room, massage room etc. for holding international competitions and major local events in future.

King's Park Hockey Ground (KPHG)

15. KPHG is a high level training and competition venue for hockey activities. It is a National Sports Training Centre and a designated venue for the Hong Kong Hockey Association to hold its hockey league and training. As the venue was built in 1981, it is necessary to upgrade some of the existing facilities in the KPHG to bring them up to the current international standard for staging the hockey competitions of the 2009 EAG as well as other major international and local events in future.

FINANCIAL IMPLICATIONS

16. We estimate the total capital cost of the nine projects to be \$314.0 million in MOD prices (see paragraph 18 below), made up as follows –

	\$ Million
(a) Building	146.6
(b) Building services	50.9
(c) External works	51.5

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	\$ Million	
(d) Furniture & equipment	7.6	
(e) Electronic equipment	5.9	
(f) Consultants' fees	18.2	
Contract administration	5.8	
Site supervision	12.4	
(g) Contingencies	21.4	
Sub-total	302.1	(in September 2006 prices)
(h) Provision for price adjustment	11.9	
Total	314.0	(in MOD prices)

Breakdown of the cost estimates, construction floor area (CFA) and estimated construction unit cost of the nine projects, represented by the building and the building services costs in September 2006 prices, is at Enclosure 20. We consider these unit costs comparable to that of other similar projects implemented by the Government.

17. We propose to engage consultants to undertake contract administration services and site supervision for the projects. A detailed breakdown of the estimate for the total consultants' fees by man-months is at Enclosure 21.

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

Year	\$ million (Sept 2006)	Price adjustment factor	\$ million (MOD)
2007 – 08	23.0	1.01250	23.3
2008 – 09	107.5	1.02769	110.5

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Year	\$ million (Sept 2006)	Price adjustment factor	\$ million (MOD)
2009 – 10	122.2	1.04310	127.5
2010 – 11	31.2	1.05875	33.0
2011 – 12	18.2	1.08257	19.7
Total	<hr/> 302.1 <hr/>		<hr/> 314.0 <hr/>

19. We have derived the MOD estimates on the basis of the Government's latest forecast of trend rate of change in the prices of public sector building and construction output for the period 2007 to 2012. We intend to award lump-sum contracts for the nine projects, because we can clearly define the scope of the works in advance. The contracts will not provide for price adjustments because the contract periods will not exceed 21 months.

20. We estimate the total additional annual recurrent expenditure arising from the nine projects to be around \$1.95 million.

PUBLIC CONSULTATION

21. We have consulted the seven District Councils (DCs) concerned, namely, Central and Western, Eastern, Sai Kung, Sham Shui Po, Southern, Wan Chai and Yau Tsim Mong, between July and October 2006. All of them supported the proposed works.

22. We have also informed the respective DCs of the need for closure/partial closure of the venues during the construction periods. We will also inform the potential users early about the closure programme and advise them on the alternative venues available as set out in Enclosure 2.

23. We have consulted the concerned National Sports Associations² on the project scopes and programmes. They supported the proposed improvement works and have contributed to the design works. They considered the proposed upgrading and improvement sufficient for meeting the standard for holding international sports events, including the 2009 EAG. They have also written to Legislative Council Members to appeal for support of the funding applications.

24. We consulted the Legislative Council Panel on Home Affairs on 8 December 2006 and 12 January 2007. The panel has agreed to the submission of the funding application to the PWSC on 24 January 2007.

25. We will liaise with organisations representing the disabled on the works to be carried out at the venues to facilitate their use of the venues in future.

GREENING

26. Where feasible technically in respect of structure, loading, space, etc., we will take this opportunity to enhance greening of the venues through rooftop greening, wall greening or other means.

ENVIRONMENTAL IMPLICATIONS

27. The projects are not designated projects under the Environmental Impact Assessment Ordinance (Cap. 499). The projects would not have any long term environmental impact.

28. 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 sites.

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² The National Sports Associations consulted include the Hong Kong Basketball Association, Hong Kong Wushu Union, Hong Kong Cycling Association, Hong Kong China Bodybuilding & Fitness Association, Hong Kong Football Association, Hong Kong Hockey Association, The Judo Association of Hong Kong, China, Hong Kong Taekwondo Association, Hong Kong Squash Association, Hong Kong Weightlifting & Powerlifting Association, Windsurfing Association of Hong Kong, and Hong Kong Rugby Football Union.

29. At the planning stage, we will require the contractors to consider measures to reduce the generation of construction and demolition (C&D) material and to reuse/recycle such materials as much as possible. In addition, we will require the contractors to reuse inert C&D materials on site or in other suitable construction sites as far as possible (e.g. use suitable excavated materials for filling within the site, use metal site hoardings and signboards so that these materials can be recycled or reused in other projects), in order to minimise the disposal of C&D materials to public fill reception facilities³. We will encourage the contractors to maximise the use of recycled or recyclable C&D materials, as well as the use of non-timber formwork to further minimise the generation of construction waste.

30. We will also require the contractors to submit waste management plans (WMPs) for approval. The WMPs 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 WMPs. We will control the disposal of public fill, C&D materials and C&D waste to public fill reception facilities and landfills respectively through a trip-ticket system. We will require the contractors 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.

31. We estimate that the projects will generate a total of about 3 356 tonnes of C&D materials. Of these, we will deliver 1 210 tonnes (36.1%) to public fill reception facilities for subsequent reuse. In addition, we will dispose of 2 146 tonnes (63.9%)⁴ at landfills. The total cost for accommodating C&D materials at public fill reception facilities and landfill sites is estimated to be \$300,920 for these projects (based on a unit cost of \$27/tonne for disposal at public fill reception facilities and \$125/tonne⁵ at landfills).

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³ Public fill reception facilities are specified in Schedule 4 of the Waste Disposal (Charges for Disposal of Construction Waste) Regulation. Disposal of public fill in public fill reception facilities requires a licence issued by the Director of Civil Engineering and Development.

⁴ There is a higher percentage of C&D wastes to be disposed of at landfills as the works of these projects are for fitting out works in the building interior without involvement of any site formation works or soil excavation for building construction works, except for **246RS** where site formation works will be involved for forming the disable ramps at the main entrance slope. Most of the C&D materials generated by site formation or soil excavation works can be collected for subsequent reuse while most C&D materials generated by fitting-out works cannot and need to be disposed of at landfills.

⁵ 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 is likely to be more expensive) when the existing ones are filled.

LAND ACQUISITION

32. The projects do not require any land acquisition.

BACKGROUND INFORMATION

33. We upgraded **249RS, 250RS, 251RS, 253RS, 254RS, 255RS 257RS** in September 2005, **246RS** in October 2005 and **262RS** in October 2006 to Category B. We engaged architectural consultants to carry out detailed design for these projects in March 2006. We also engaged quantity surveying consultants in December 2006 to prepare the tender documents. We have charged the total cost of \$7.9 million to block allocation **Subhead 3100GX** “Project feasibility studies, minor investigations and consultants’ fees for items in Category D of the Public Works Programme”. The detailed designs have been completed in December 2006. The quantity surveying consultants are finalising the tender documents.

34. The proposed project sites are existing recreational venues open to the public. The projects will not involve any removal of trees or planting proposal, except for **246RS**, in which the construction of the new ramp for people with a disability at the entrance area will involve two trees to be replanted within the project site. All trees to be removed are not important trees⁶. We will incorporate planting proposals as part of **246RS**, including estimated quantities of 200 m² shrubs and 100 m² grassed area.

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⁶ “Important tree” refers to trees in the Register of Old and Valuable Trees, or any other trees that meet one or more of the following criteria –

- (a) trees of 100 years old or above;
- (b) trees of cultural, historical or memorable significance e.g. Fung Shui trees, trees as landmark of monastery or heritage monument, and trees in memory of an important person or event;
- (c) trees of precious or rare species;
- (d) trees of outstanding form (taking account of overall tree sizes, shape and any special features) e.g. trees with curtain like aerial roots, trees growing in unusual habitat; or
- (e) trees with trunk diameter equal or exceeding 1.0 metre (measured at 1.3 metre above ground level), or with height/canopy spread equal or exceeding 25 metres.

35. We estimate that the proposed works will create a total of 311 jobs (272 for labourers and another 39 for professional / technical staff) providing a total employment of 4 420 man-months.

Home Affairs Bureau
January 2007

Enclosure 1

2009 East Asian Games Sports Events and Venues

	Events	Venues
1	Aquatics	Kowloon Park Swimming Pool
2	Athletics	Tseung Kwan O Sports Ground
3	Badminton	Queen Elizabeth Stadium
4	Basketball (Preliminaries, Semi-final & Final)	Western Park Sports Centre Hong Kong Coliseum
5	Billiards	Private sector venue
6	Bodybuilding	Tseung Kwan O Sports Centre
7	Cycling	Road Cycling - Public Roads in New Territories BMX Cycling - Gin Drinker's Bay Landfill (Kwai Chung) ^(Note) Indoor Cycling - Tseung Kwan O Sports Centre
8	Football (Preliminaries, Semi-final & Final)	Siu Sai Wan Sports Ground Hong Kong Stadium
9	Hockey	King's Park Hockey Ground
10	Judo	Shek Kip Mei Park Sports Centre

	Events	Venues
11	Rowing	Shatin Rowing Centre ^(Note)
12	Shooting	Tuen Mun Pillar Point Valley Landfill ^(Note)
13	Squash	Hong Kong Squash Centre
14	Table-tennis	Queen Elizabeth Stadium
15	Taekwondo	Shek Kip Mei Park Sports Centre
16	Tennis	Victoria Park Tennis Centre
17	Tenpin Bowling	Private sector venue
18	Volleyball	Hong Kong Coliseum
19	Weightlifting	Lai Chi Kok Park Sports Centre
20	Windsurfing	Stanley Main Beach Water Sports Centre
21	Wushu	Western Park Sports Centre
22	DanceSport	Private sector venue
23	Rugby Sevens	Hong Kong Stadium

Note : Venue provided by National Sports Association

Improvement works to nine venues for the 2009 East Asian Games

	Venues (Year of first commissioning)	Competition Events	MOD (\$M)	Project Scope	Tentative Start Date	Tentative Completion Date	Tentative Closure Period (Alternative venues during closure)
246RS	Hong Kong Stadium (1994)	<ul style="list-style-type: none"> Football (Semi-final & Final) Rugby Sevens 	55.4	<ul style="list-style-type: none"> Upgrading of the main entrance and provision of a ramp at the main entrance for people with a disability; Upgrading of the Executive Suite Level and provision of permanent cover to the uncovered seating at the three corners; Upgrading the facilities in the reporters' booth, including the provision of additional power sockets and computer links; Replacement of directional signs with the use of colour code for easy identification by the spectators; Provision of additional seats for people with a disability together with seats for mentors to replace the existing empty bays for wheelchair users at the Main Level; Refurbishment of the Hospitality Suites; Enhancement of the overall security system; and Provision of ceremonial facilities and incorporation of thematic design to create a coherent EAG identity . 	June 2007	Feb 2009	Not necessary

	Venues (Year of first commissioning)	Competition Events	MOD (\$M)	Project Scope	Tentative Start Date	Tentative Completion Date	Tentative Closure Period (Alternative venues during closure)
249RS	Hong Kong Squash Centre (1986)	• Squash	20.6	<ul style="list-style-type: none"> • Overall refurbishment and face-lifting of all existing facilities, including those in the front-of-house and reception areas; • Provision of IT facilities for media and broadcasting; • Installation of additional power sockets and broadband for internet in the media room; • Modification and upgrading of existing rooms to provide essential ancillary facilities such as secretariat room, athletes and judges rest room, medical room, doping control room, media room, etc.; and • Provision of ceremonial facilities and incorporation of thematic design to create a coherent EAG identity. 	Sep 2007	May 2009	<p>All squash courts - Dec 2008 to May 2009</p> <p>(There are 4 other squash venues in Central & Western District)</p> <p>(1) Shek Tong Tsui Sports Centre</p> <p>(2) Sheung Wan Sports Centre</p> <p>(3) Smithfield Sports Centre</p> <p>(4) Western Park Sports Centre)</p>
250RS	Lai Chi Kok Park Sports Centre (1983)	• Weightlifting	30.2	<ul style="list-style-type: none"> • Provision of a competition platform with eight training platforms behind; • Provision of IT facilities for media and broadcasting; • Overall refurbishment and face-lifting of the front-of-house and hospitality reception facilities; • Modification and upgrading of the existing function rooms to provide the essential ancillary facilities including media room, 	Sep 2007	April 2009	<p>Main arena - Sept to Dec 2008</p> <p>(There are 4 other sports centres in Sham Shui Po District)</p> <p>(1) Po On Road Sports Centre</p> <p>(2) Pei Ho Street</p>

	Venues (Year of first commissioning)	Competition Events	MOD (\$M)	Project Scope	Tentative Start Date	Tentative Completion Date	Tentative Closure Period (Alternative venues during closure)
				secretariat room, store room for athletes, hospitality room, doping control room, medical room, etc.; and • Provision of ceremonial facilities and incorporation of thematic design to create a coherent EAG identity.			Sports Centre (3) Cheung Sha Wan Sports Centre (4) Shek Kip Mei Park Sports Centre)

	Venues (Year of first commissioning)	Competition Events	MOD (\$M)	Project Scope	Tentative Start Date	Tentative Completion Date	Tentative Closure Period (Alternative venues during closure)
251RS	Western Park Sports Centre (1995)	<ul style="list-style-type: none"> • Basketball (Preliminary & Semi-final) • Wushu 	81.7	<ul style="list-style-type: none"> • Overall refurbishment of existing facilities including toilets and changing rooms and face-lifting of existing front-of-house and reception facilities; • Enhancement of lighting system to meet the standard required for holding international sports events; • Provision of IT facilities for media and broadcasting; • Modification/upgrading of the existing function rooms to provide the essential ancillary facilities including secretariat room, medical room, doping control room, media room, etc; • Provision of additional seating for spectators (from around 500 to around 1500) and warm up areas for athletes; • Replacement of basketball backstops up to International Basketball Federation (FIBA) standard; • Replacement of scoreboard with provision of a game clock and display timer up to FIBA standard; • Construction of an entrance from the Western Park Sports Centre to the Sun Yat Sen Memorial Park, and to repave the existing entrance to facilitate people with a disability to access the sports centre; 	Sep 2007	May 2009	<p>May to Nov 2008</p> <p>(There are 4 other sports centres in Central & Western District</p> <p>(1) Shek Tong Tsui Sports Centre</p> <p>(2) Sheung Wan Sports Centre</p> <p>(3) Smithfield Sports Centre</p> <p>(4) Hong Kong Park Sports Centre)</p>

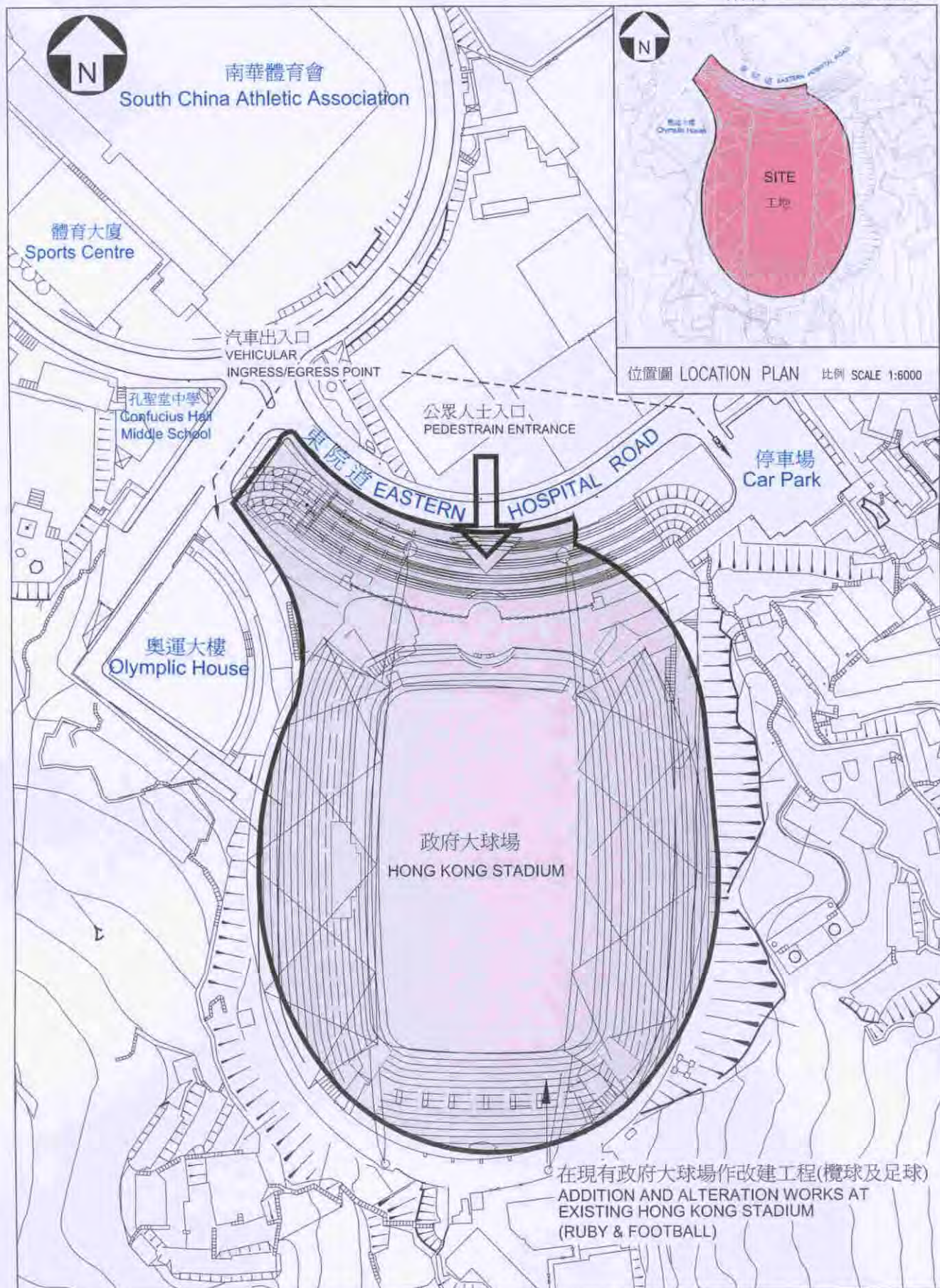
	Venues (Year of first commissioning)	Competition Events	MOD (\$M)	Project Scope	Tentative Start Date	Tentative Completion Date	Tentative Closure Period (Alternative venues during closure)
				<ul style="list-style-type: none"> • Provision of additional power sockets and broadband for internet in media room; and • Provision of ceremonial facilities and incorporation of thematic design to create a coherent EAG identity. • Enhancement of ancillary facilities, including air-conditioning, fire exits, etc. to cope with the increase in seating capacity. 			
253RS	Shek Kip Mei Park Sports Centre (1997)	<ul style="list-style-type: none"> • Judo • Taekwondo 	32.3	<ul style="list-style-type: none"> • Provision of IT facilities for media and broadcasting; • Provision of 3 competition areas with green mattress; • Renovation of the existing loading zone and passageway for transportation of equipment to competition area; and • Provision of ceremonial facilities and incorporation of thematic design to create a coherent EAG identity; • Overall refurbishment and face-lifting of the front-of-house and reception facilities; • Enhancement of the lighting system for meeting the standard required for holding international sports events; • Modification and upgrading of the existing rooms to provide the essential ancillary facilities, such as secretariat room, rest rooms for athletes and judges, media room, doping control room, etc.; 	Sep 2007	Apr 2009	<p>Main arena - March to June 2008</p> <p>(There are 4 other sports centres in Sham Shui Po District</p> <p>(1) Po On Road Sports Centre</p> <p>(2) Pei Ho Street Sports Centre</p> <p>(3) Cheung Sha Wan Sports Centre</p> <p>(4) Lai Chi Kok Park Sports Centre)</p>


	Venues (Year of first commissioning)	Competition Events	MOD (\$M)	Project Scope	Tentative Start Date	Tentative Completion Date	Tentative Closure Period (Alternative venues during closure)
				<ul style="list-style-type: none"> • Upgrading of the existing 400 fixed seats; and • Modification of the existing access leading to the storeroom. 			
254RS	Siu Sai Wan Sports Ground (1996)	<ul style="list-style-type: none"> • Football (Preliminaries) 	16.3	<ul style="list-style-type: none"> • Improvement of existing doping control room; • Conversion of existing function room into a media room; • Conversion of the existing commentator room into a TV live broadcasting room; and • Provision of ceremonial facilities and incorporation of thematic design to create a coherent EAG identity. 	Sep 2007	Apr 2009	Not necessary

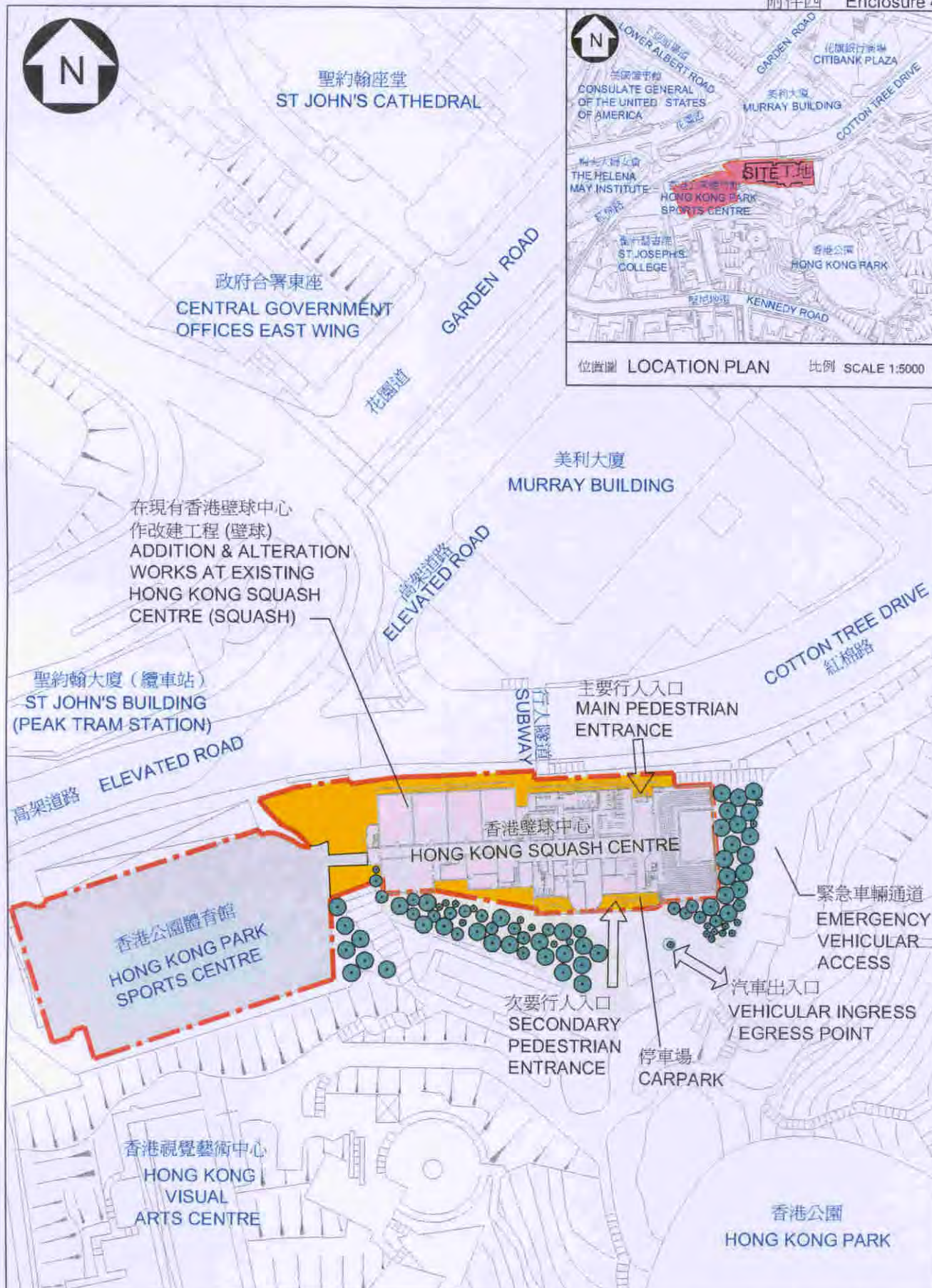
	Venues (Year of first commissioning)	Competition Events	MOD (\$M)	Project Scope	Tentative Start Date	Tentative Completion Date	Tentative Closure Period (Alternative venues during closure)
255RS	Stanley Main Beach Water Sports Centre (2005)	• Windsurfing	19.2	<ul style="list-style-type: none"> • Face-lifting of front-of-house and reception facilities; • Provision of IT facilities for media and broadcasting; • Improvement of lighting; • Installation of additional power sockets and broadband for internet in the media room; • Upgrading the existing lecture rooms as race office rooms; • Provision of marquee/supporting frame with covers for boats and windsurfers; • Provision of additional shore-based facilities, including athletes room, media room, secretariat room, store room for athletes, information desk, hospitality room, doping control room and jury room, etc.; and • Provision of ceremonial facilities and incorporation of thematic design to create a coherent EAG identity. 	Sep 2007	Apr 2009	Not necessary
257RS	Tseung Kwan O Sports Centre (2001)	<ul style="list-style-type: none"> • Bodybuilding • Cycling 	32.3	<ul style="list-style-type: none"> • Face-lifting and refurbishment of existing facilities; • Provision of IT facilities for media and broadcasting; • Improvement of lighting to meet the standard required for holding international sports events; 	Sep 2007	May 2009	<p>Main arena - Jul to Oct 2008</p> <p>(There are 2 other sports centres in Tseung Kwan O Area</p>

	Venues (Year of first commissioning)	Competition Events	MOD (\$M)	Project Scope	Tentative Start Date	Tentative Completion Date	Tentative Closure Period (Alternative venues during closure)
				<ul style="list-style-type: none"> • Modification of the existing activity rooms to provide the essential ancillary facilities including medical room, doping control room, media room, massage room, meeting room, etc.; • Provision of additional temporary seating for spectators; (from around 760 to about 1000); and • Provision of ceremonial facilities and incorporation of thematic design to create a coherent EAG identity. 			(1) Po Lam Sports Centre (2) Tsui Lam Sports Centre)
262RS	King's Park Hockey Ground (1981)	• Hockey	26.0	<ul style="list-style-type: none"> • Renovation and face-lifting of the front-of-house and reception facilities; • Provision of IT facilities for media and broadcasting; • Provision of additional seating for athletes and participating team officials; • Replacement of the existing scoreboard by a new model to provide the full set of required game information; • Renovation of the changing rooms and toilets and provision of umpires room, medical room, doping control room and hospitality room; • Improvement to the irrigation system; • Provision of new goal posts and flags on the pitch; • Provision of temporary access to the 	Sep 2007	Jan 2009	Not necessary

	Venues (Year of first commissioning)	Competition Events	MOD (\$M)	Project Scope	Tentative Start Date	Tentative Completion Date	Tentative Closure Period (Alternative venues during closure)
				adjacent Municipal Services Staff Recreational Club which will be used as supporting area during the event; <ul style="list-style-type: none"> • Provision of adequate power supply in the open area in front of the main entrance to the hockey ground for the setting up of the temporary food and drinks kiosks; • Replacement of the existing Technical Officials Table to accommodate 8 persons and provision of 2 new team benches to accommodate 10 persons per team bench; and • Provision of ceremonial facilities and incorporation of thematic design to create a coherent EAG identity. 			
		Total	314				



title 246RS 政府大球場改善工程 IMPROVEMENT TO HONG KONG STADIUM	drawn by E CHOI	date 31/10/06	drawing no. AB/7053/XA001	scale 1:2000
	approved F WONG	date 31/10/06		
	office PROJECT MANAGEMENT BRANCH 3			 ARCHITECTURAL SERVICES DEPARTMENT



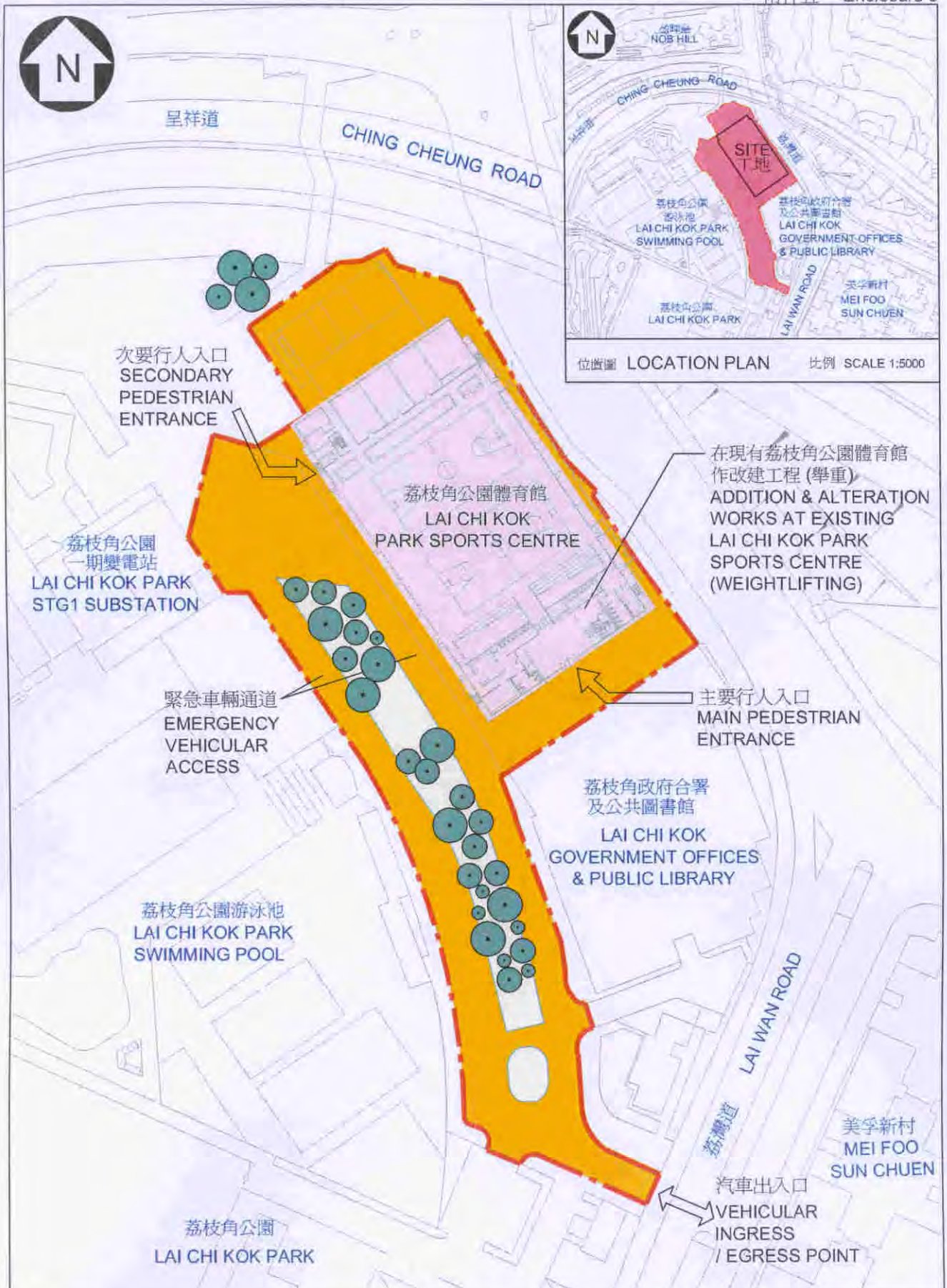
title 249RS
香港壁球中心改善工程
IMPROVEMENT TO
HONG KONG SQUASH CENTRE

drawn by PANCY TANG	date 01/11/06
approved RAPHAEL YING	date 01/11/06
office PROJECT MANAGEMENT BRANCH 3	

drawing no. AB/7070/HKS/XA201	scale 1:1000
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ARCHITECTURAL
SERVICES
DEPARTMENT



title 250RS

荔枝角公園體育館改善工程
IMPROVEMENT TO
LAI CHI KOK PARK
SPORTS CENTRE

drawn by

PANCY TANG

date

01/11/06

approved

RAPHAEL YING

date

01/11/06

office

PROJECT MANAGEMENT BRANCH 3

drawing no.

AB/7077/LCK/XA201

scale

1:1000



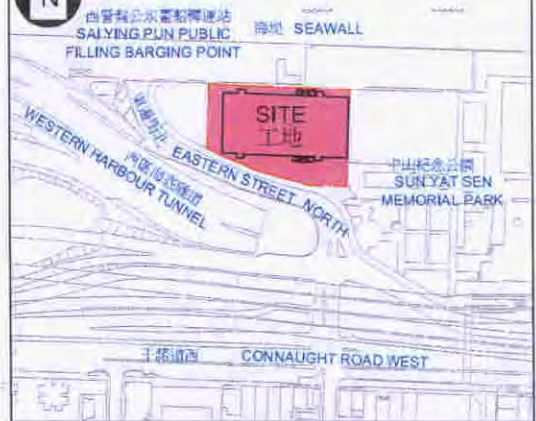
ARCHITECTURAL
SERVICES
DEPARTMENT



維多利亞港
VICTORIA HARBOUR

海堤 SEAWALL

在現有西區公園體育館
作改建工程 (籃球及武術)
ADDITION & ALTERATION WORKS
AT EXISTING WESTERN PARK
SPORTS CENTRE (BASKETBALL & WUSHU)



位置圖 LOCATION PLAN 比例 SCALE 1:5000

次要行人入口
SECONDARY PEDESTRIAN
ENTRANCE

西區公園體育館
WESTERN PARK
SPORTS CENTRE

停車場
CARPARK

中山紀念公園
SUN YAT SEN
MEMORIAL PARK

緊急車輛通道
EMERGENCY
VEHICULAR
ACCESS

西區海底隧道
WESTERN HARBOUR
TUNNEL

東邊街北
EASTERN STREET NORTH

汽車出入口
VEHICULAR INGRESS
/ EGRESS POINT

主要行人入口
MAIN PEDESTRIAN
ENTRANCE

干諾道西
CONNAUGHT ROAD WEST

高架道路

ELEVATED ROAD

高架道路

ELEVATED ROAD

title 251RS

西區公園體育館改善工程
IMPROVEMENT TO WESTERN
PARK SPORTS CENTRE

drawn by

PANCY TANG

date

27/10/06

drawing no.

AB/7071/WP/XA201

scale

1:1000

approved

RAPHAEL YING

date

27/10/06

office

PROJECT MANAGEMENT BRANCH 3



ARCHITECTURAL
SERVICES
DEPARTMENT



香港中華廠商聯合會中學
C.M.A. SECONDARY SCHOOL

在現有石硤尾公園體育館
作改建工程 (柔道及跆拳道)
ADDITION & ALTERATION
WORKS AT EXISTING
SHEK KIP MEI PARK
SPORTS CENTRE
(JUDO & TAEKWONDO)

白田邨
PAK TIN
ESTATE

主要行人入口
MAIN PEDESTRIAN
ENTRANCE

有蓋行人通道
COVERED
WALKWAY

NAM CHEONG STREET

南昌街

石硤尾公園足球場
SHEK KIP MEI PARK
FOOTBALL FIELD

石硤尾公園
SHEK KIP MEI PARK

石硤尾公園體育館
SHEK KIP MEI
PARK SPORTS CENTRE

停車場
CARPARK

緊急車輛通道
EMERGENCY
VEHICULAR
ACCESS

汽車出入口及
次要行人入口
VEHICULAR
INGRESS
/ EGRESS POINT
& SECONDARY
PEDESTRIAN
ENTRANCE

緊急車輛通道
EMERGENCY
VEHICULAR
ACCESS

高架道路
ELEVATED ROAD



香港中華廠商聯合會中學
C.M.A. SECONDARY
SCHOOL

石硤尾公園
SHEK KIP MEI PARK

香港城市大學
CITY UNIVERSITY
OF HONG KONG

石硤尾公園足球場
SHEK KIP MEI PARK
FOOTBALL FIELD

位置圖 LOCATION PLAN

比例 SCALE 1:5000

title 253RS

石硤尾公園體育館改善工程
IMPROVEMENT TO
SHEK KIP MEI PARK
SPORTS CENTRE

drawn by
PANCY TANG

approved
RAPHAEL YING

office
PROJECT MANAGEMENT BRANCH 3

date
01/11/06

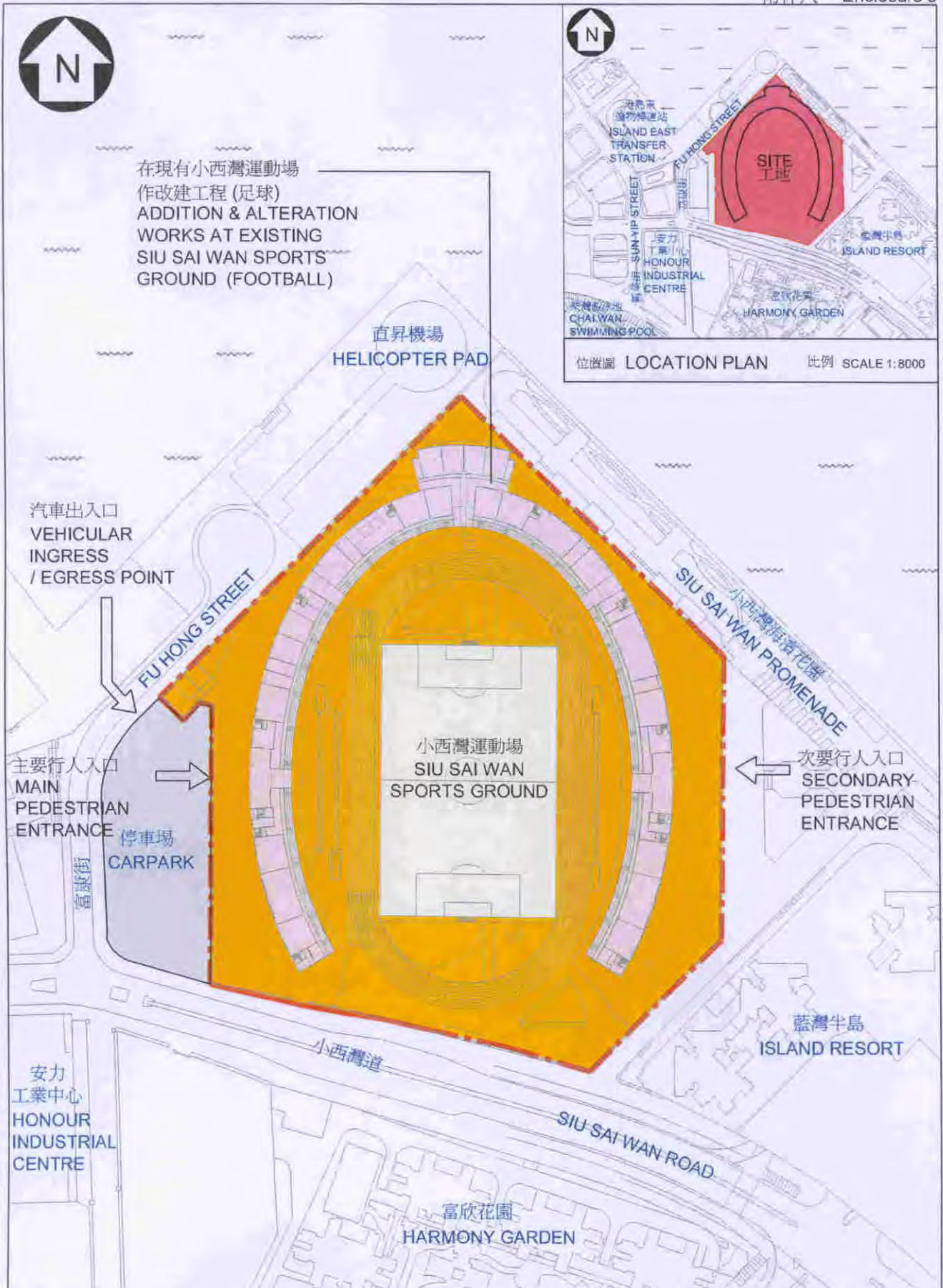
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01/11/06

drawing no.
AB/7076/SKM/XA201

scale
1:1000



ARCHITECTURAL
SERVICES
DEPARTMENT



title 254RS

小西灣運動場改善工程
IMPROVEMENT TO
SIU SAI WAN
SPORTS GROUND

drawn by
PANCY TANG

approved
RAPHAEL YING

office
PROJECT MANAGEMENT BRANCH 3

date
01/11/06

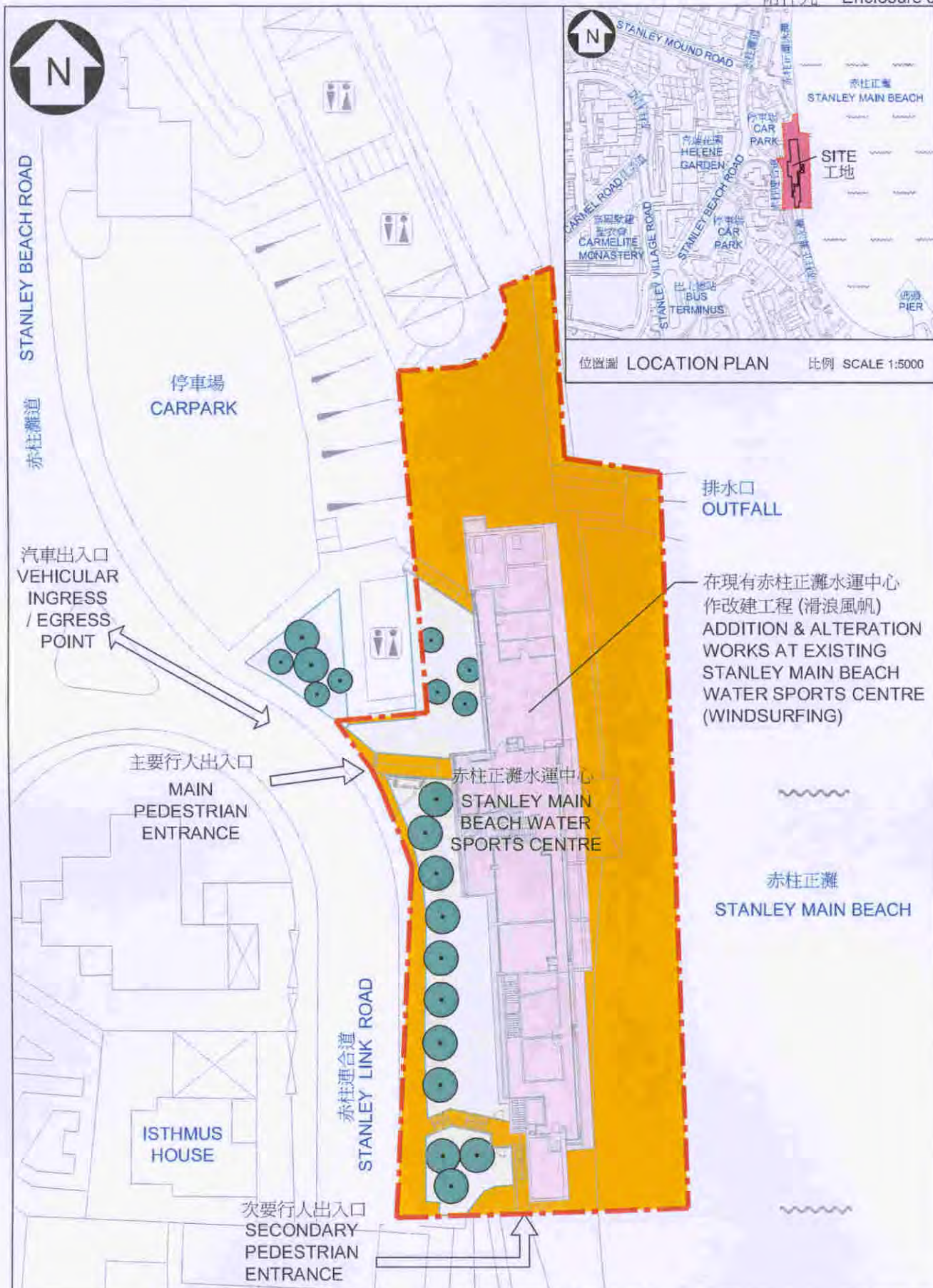
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drawing no.
AB/7072/SSW/XA201

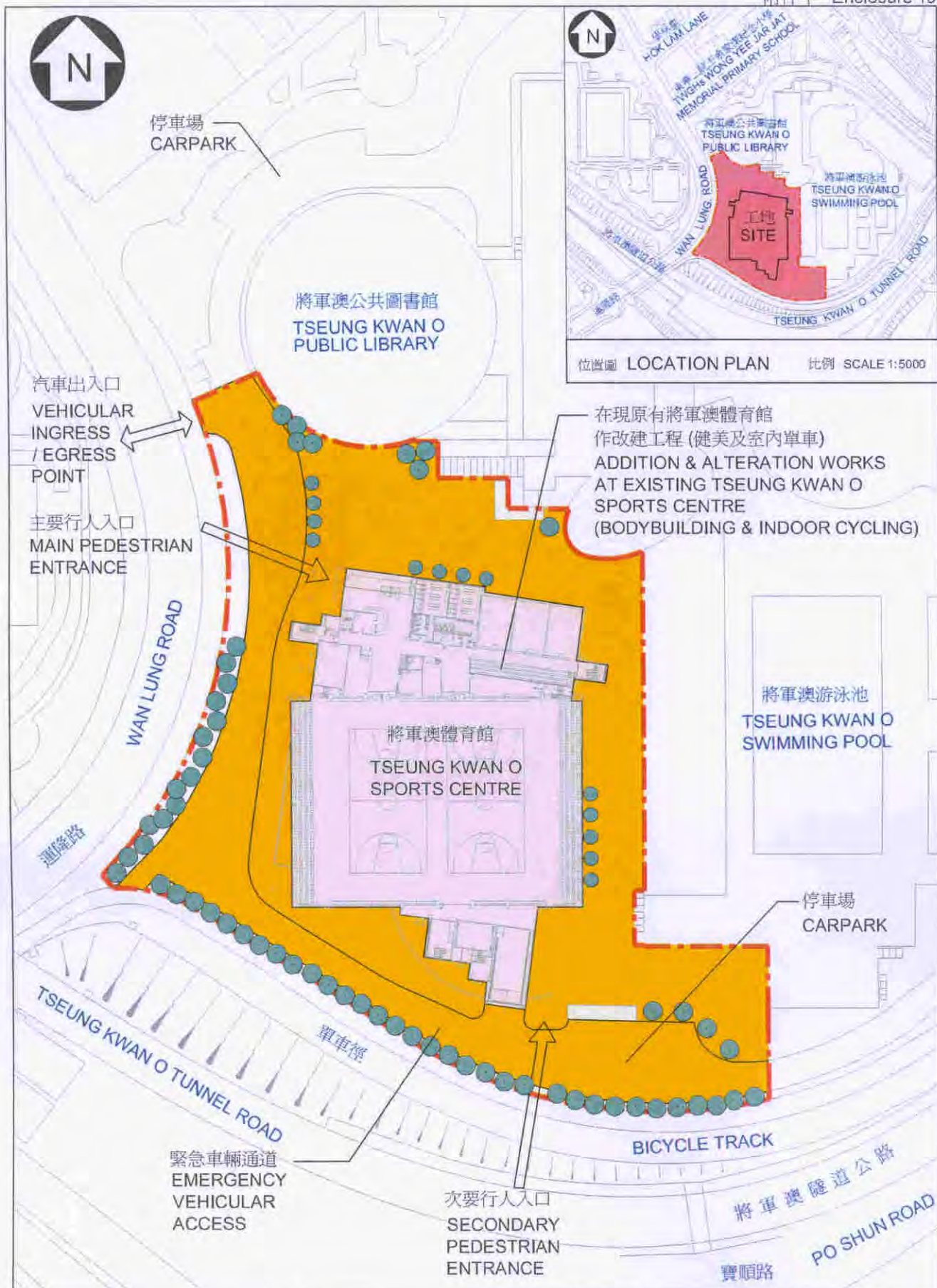
scale
1:2000



ARCHITECTURAL
SERVICES
DEPARTMENT



title 255RS 赤柱正灘水運中心改善工程 IMPROVEMENT TO STANLEY MAIN BEACH WATER SPORTS CENTRE	drawn by PANCY TANG	date 02/11/06	drawing no. AB/7073/SMB/XA201	scale 1:500
	approved RAPHAEL YING	date 02/11/06	 ARCHITECTURAL SERVICES DEPARTMENT	
	office PROJECT MANAGEMENT BRANCH 3			



title 257RS

將軍澳體育館改善工程
IMPROVEMENT TO
TSEUNG KWAN O
SPORTS CENTRE

drawn by
PANCY TANG

date
31/10/06

approved
RAPHAEL YING

date
31/10/06

office
PROJECT MANAGEMENT BRANCH 3

drawing no.
AB/7074/TKO/XA201

scale
1:1000



ARCHITECTURAL
SERVICES
DEPARTMENT



WYLLIE ROAD

衛理徑 WYLIE PATH

汽車出入口
VEHICULAR
INGRESS
/ EGRESS
POINT

主要行人入口
MAIN
PEDESTRIAN
ENTRANCE

西洋波會
CLUB DE RECREIO

真經道

次要行人入口
SECONDARY
PEDESTRIAN
ENTRANCE

加士居道

GASCOIGNE ROAD



比例 SCALE 1:5000

南華體育會網球場
SCAA TENNIS
COURT

文康市政職員遊樂會
MUNICIPAL SERVICES STAFF
RECREATION CLUB

在現有京士柏曲棍球場
作改建工程(曲棍球)
ADDITION & ALTERATION
WORKS AT EXISTING
KING'S PARK HOCKEY
GROUND (HOCKEY)

香港女童軍總會
HONG KONG GIRL
GUIDES ASSOCIATION

京士柏曲棍球場改善工程
IMPROVEMENT TO
KING'S PARK
HOCKEY GROUND

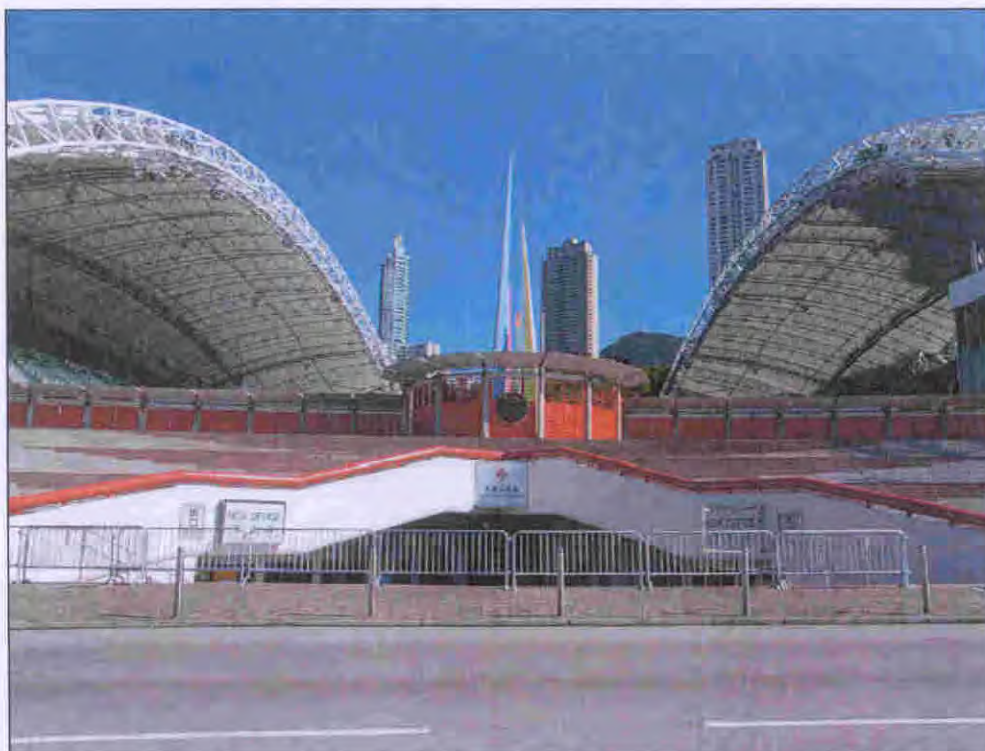
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02/11/06

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02/11/06

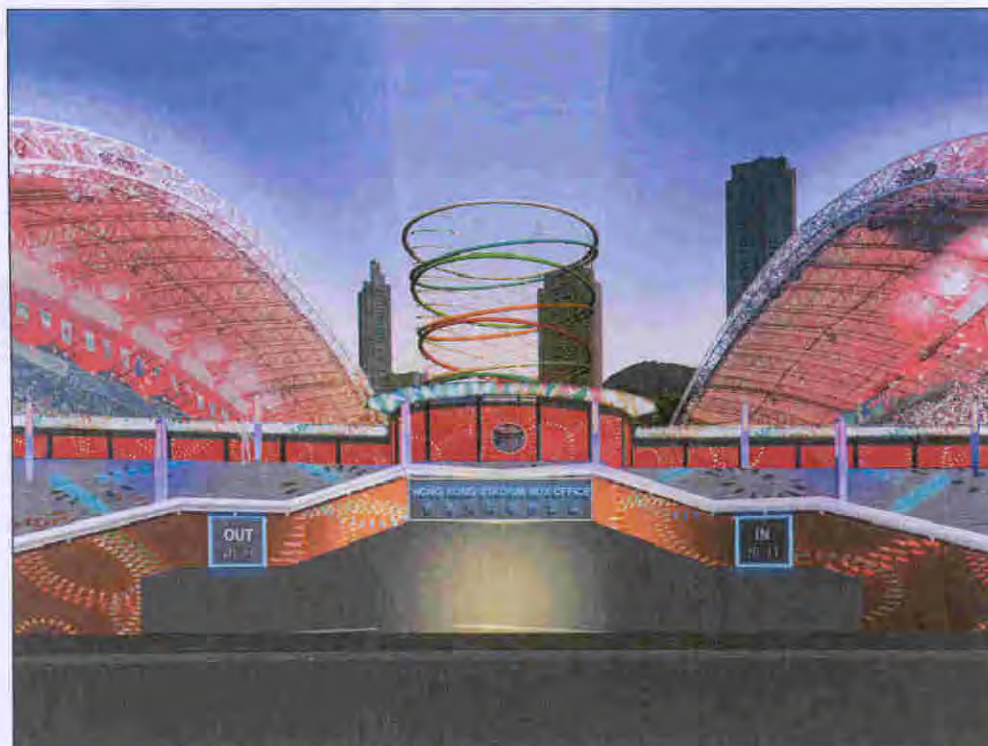
office PROJECT MANAGEMENT BRANCH 3

scale
1:1000

ARCHITECTURAL
SERVICES
DEPARTMENT




Improvement to Hong Kong Stadium (Before)
政府大球場改善工程 (工程前)



Improvement to Hong Kong Stadium (After)
政府大球場改善工程 (工程後)

(Night View)
(夜景)


title 246RS 政府大球場改善工程 IMPROVEMENT TO HONG KONG STADIUM	drawn by E CHOI	date 31/10/06	drawing no. AB/7053/XA002	scale
	approved F WONG	date 31/10/06	 ARCHITECTURAL SERVICES DEPARTMENT	
	office PROJECT MANAGEMENT BRANCH 3			



Improvement to Hong Kong Squash Centre (Before)
香港壁球中心改善工程 (工程前)



Improvement to Hong Kong Squash Centre (After)
香港壁球中心改善工程 (工程後)


title 249RS 香港壁球中心改善工程 IMPROVEMENT TO HONG KONG SQUASH CENTRE	drawn by KENNETH HO	date Jan 07	drawing no. AB/7070/HKS/XA202	scale N.T.S
	approved W M TSE	date Jan 07	 ARCHITECTURAL SERVICES DEPARTMENT	
	office PROJECT MANAGEMENT BRANCH 3			



Improvement to Lai Chi Kok Park Sports Centre (Before)
荔枝角公園體育館改善工程(工程前)



Improvement to Lai Chi Kok Park Sports Centre (After)
荔枝角公園體育館改善工程(工程後)


title 250RS 荔枝角公園體育館改善工程 IMPROVEMENT TO LAI CHI KOK PARK SPORTS CENTRE	drawn by KENNETH HO	date Jan 07	drawing no. AB/7077/LCK/XA202	scale N.T.S
	approved W M TSE	date Jan 07		
	office PROJECT MANAGEMENT BRANCH 3			 ARCHITECTURAL SERVICES DEPARTMENT




西區公園體育館改善工程-外圍 (工程前)
Improvement to Western Park Sports Centre - Exterior (Before)



西區公園體育館改善工程-外圍 (工程後)
Improvement to Western Park Sports Centre - Exterior (After)

Title 251RS 西區公園體育館改善工程 IMPROVEMENT TO WESTERN PARK SPORTS CENTRE	drawn by PANCY TANG	date 24/11/06	drawing no. AB/7074/WP/XA202	scale N.T.S.
	approved CHRIS.W	date 24/11/06	 ARCHITECTURAL SERVICES DEPARTMENT	
	office PROJECT MANAGEMENT BRANCH 3			

A wide-angle photograph of the interior of a large, modern sports hall. The floor is polished wood with white basketball court markings. Blue bleachers are on both sides. The ceiling is high with a complex wooden truss system and many lights. The far wall has colorful murals and a basketball hoop.


Title 251RS 西區公園體育館改善工程 IMPROVEMENT TO WESTERN PARK SPORTS CENTRE	drawn by PANCY TANG	date 24/11/06	drawing no. AB/7074/WP/XA203	scale N.T.S.
	approved CHRIS.W	date 24/11/06	 ARCHITECTURAL SERVICES DEPARTMENT	
	office PROJECT MANAGEMENT BRANCH 3			



Improvement to Shek Kip Mei Park Sports Centre (Before)
 石硤尾公園體育館改善工程 (工程前)



Improvement to Shek Kip Mei Park Sports Centre (After)
 石硤尾公園體育館改善工程 (工程後)


title 253RS 石硤尾公園體育館改善工程 IMPROVEMENT TO SHEK KIP MEI PARK SPORTS CENTRE	drawn by KENNETH HO	date Jan 07	drawing no. AB/7076/SKM/XA202	scale N.T.S
	approved W M TSE	date Jan 07		
	office PROJECT MANAGEMENT BRANCH 3		 ARCHITECTURAL SERVICES DEPARTMENT	



Improvement to Tseung Kwan O Sports Centre - Exterior (Before)
將軍澳體育館改善工程-外圍 (工程前)



Improvement to Tseung Kwan O Sports Centre - Exterior (After)
將軍澳體育館改善工程-外圍 (工程後)


title 257RS 將軍澳體育館 改善工程 IMPROVEMENT TO TSEUNG KWAN O SPORTS CENTRE	drawn by KENNETH HO	date Jan 07	drawing no. AB/7074/TKO/XA202	scale N.T.S
	approved W M TSE	date Jan 07	 ARCHITECTURAL SERVICES DEPARTMENT	
	office PROJECT MANAGEMENT BRANCH 3			



Improvement to Tseung Kwan O Sports Centre - Interior (Before)
將軍澳體育館改善工程-內部 (工程前)



Improvement to Tseung Kwan O Sports Centre - Interior (After)
將軍澳體育館改善工程-內部 (工程後)

title 257RS 將軍澳體育館 改善工程 IMPROVEMENT TO TSEUNG KWAN O SPORTS CENTRE	drawn by KENNETH HO	date Jan 07	drawing no. AB/7074/TKO/XA203	scale N.T.S
	approved W M TSE	date Jan 07	 ARCHITECTURAL SERVICES DEPARTMENT	
	office PROJECT MANAGEMENT BRANCH 3			

Enclosure 20 to PWSC(2006-07)66

246RS, 249RS, 250RS, 251RS, 253RS, 254RS, 255RS 257RS and 262RS
Breakdown of project estimates, construction floor area and unit construction cost^(Note 1)

	246RS	249RS	250RS	251RS	253RS	254RS	255RS	257RS	262RS	Total
Building	30.8	8.4	11.7	44.3	14.0	7.8	10.4	12.3	6.9	146.6
Building Services	4.5	4.2	8.6	9.9	7.9	1.6	1.5	9.6	3.1	50.9
External Works	11.2	4.0	4.0	5.5	4.0	4.0	4.0	4.5	10.3	51.5
Furniture and Equipment ^(Note 2)	0.1	0.7	0.9	3.2	1.1	0.5	0.3	0.6	0.2	7.6
Electronic Equipment	-	-	-	4.7	-	-	-	-	1.2	5.9
Consultants' fee	2.5	1.3	1.8	5.0	1.9	1.0	1.2	1.9	1.6	18.2
Contract administration	0.7	0.4	0.6	1.6	0.6	0.3	0.5	0.6	0.5	5.8
Site supervision	1.8	0.9	1.2	3.4	1.3	0.7	0.7	1.3	1.1	12.4
Contingencies	4.5	1.2	1.9	6.0	2.1	0.8	1.1	2.1	1.7	21.4
Sub-total (in September 2006 prices)	53.6	19.8	28.9	78.6	31.0	15.7	18.5	31.0	25.0	302.1
Provision for price adjustment	1.8	0.8	1.3	3.1	1.3	0.6	0.7	1.3	1.0	11.9
Total (in MOD prices)	55.4	20.6	30.2	81.7	32.3	16.3	19.2	32.3	26.0	314.0
Construction Floor Area (m ²)	5 450	1 600	2 600	6 690	3 270	1 720	1 700	3 300	1 480	
Construction Unit Cost ^(Note 3) (\$/m ²)	6,477	7,875	7,808	8,102	6,697	5,465	7,000	6,636	6,757	

Note

1. Apart from the construction unit cost, all cost figures are in million dollars.
2. Based on the furniture and equipment provided in existing/planned facilities of similar scale (e.g. office furniture, litter bins and portable signage, etc.).
3. Construction unit cost is represented by the building and the building services costs in September 2006 prices.

Enclosure 21 to PWSC(2006-07)66

246RS, 249RS, 250RS, 251RS, 253RS, 254RS, 255RS 257RS and 262RS

Breakdown of the estimate for consultants' fees

Consultants' staff costs		Estimated man- months	Average MPS salary point	Multiplier ^(Note 1)	Estimated fee (\$ million)
(a) Contract administration (Note 2)	Professional	—	—	—	3.8
	Technical	—	—	—	2.0
(b) Site supervision (Note 3)	Technical	430	14	1.6	12.4
Total					18.2

*MPS = Master Pay Scale

Note

1. A multiplier of 1.6 is applied to the average MPS point to estimate the cost of resident site staff supplied by the consultants. (As at 1 January 2006, MPS point 14 = 18,010 per month.)
2. The consultants' staff cost for contract administration is calculated in accordance with the existing consultancy agreement for the design and construction of **246RS, 249RS, 250RS, 251RS, 253RS, 254RS, 255RS, 257RS and 262RS**. The construction stage of the assignment will only be executed subject to Finance Committee's approval to upgrade **246RS, 249RS, 250RS, 251RS, 253RS, 254RS, 255RS 257RS and 262RS** to Category A.
3. We will only know the actual man-months and actual costs after completion of the construction works.