

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 703 – BUILDINGS

Recreation, Culture and Amenities – Mixed amenity packages 52RG – Lam Tin North Municipal Services Building

Members are invited to recommend to Finance Committee the upgrading of **52RG** to Category A at an estimated cost of \$708.5 million in money-of-the-day prices for development of the Lam Tin North Municipal Services Building.

PROBLEM

There are insufficient recreational and community facilities in Kwun Tong District to meet the needs of the community.

PROPOSAL

2. The Director of Architectural Services, with the support of the Secretary for Home Affairs, proposes to upgrade **52RG** to Category A at an estimated cost of \$708.5 million in money-of-the-day (MOD) prices for development of the Lam Tin North Municipal Services Building (LTNMSB).

/PROJECT.....

PROJECT SCOPE AND NATURE

3. The project site occupies an area of 3 600 square metres (m²) at the junction of Tak Tin Street and Hing Tin Street in Lam Tin. The proposed scope of works under **52RG** includes—

Indoor Heated Swimming Pool

- (a) a 25 metre (m) x 25m indoor heated swimming pool with water depth from 1.2m to 1.4m;
- (b) a 25m x 10m indoor heated swimming pool with water depth from 0.7m to 0.9m; and
- (c) ancillary facilities including a shroff office, pool management office, first aid room, changing rooms, a baby care facility with a breast-feeding cubicle, and toilets.

District Library

- (d) an adult lending library, a children's library, a quick reference section, a newspapers and periodicals section, a multimedia library, a computer and information centre, an extension activities room, a coffee corner, an exhibition area and a students' study room;
- (e) a cloakroom, book drops, public area for self-charging terminals, Internet workstations, online public access catalogues and photocopying service;
- (f) readers' advisory desks, a customer service counter, computer equipment rooms, a security control room; and
- (g) general accommodation and ancillary facilities including a book processing room, a book sorting room, a baby care facility with a breast-feeding cubicle, and toilets.

/Music

Music Centre

- (h) a rehearsal hall;
- (i) practice rooms including one large practice room and small practice rooms of different sizes;
- (j) a management office; and
- (k) ancillary facilities including storerooms, arrival areas, a waiting area and toilets.

_____ A site plan is at Enclosure 1. A section view and the view of the proposed
_____ development (artist's impression) are at Enclosure 2. We plan to start works in November 2009 for completion in June 2012.

JUSTIFICATIONSIndoor Heated Swimming Pool

4. There is only one swimming pool complex in the Kwun Tong District with standard facilities, namely the Kwun Tong Swimming Pool (KTSP). Another swimming complex at Jordan Valley only provides leisure pool facilities. KTSP is heavily used by Kwun Tong residents in 2008, total attendance at the pool was over 400 000. The population in Kwun Tong is forecast to increase to about 640 000 by 2012 (when this project is due for completion). The proposed provision of swimming facilities as part of this project is in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG), which state that a swimming pool complex should be provided for every 287 000 people.

5. There is an increasing demand from the public for all-weather swimming facilities. There are currently no indoor heated public swimming pools in Kwun Tong, therefore the proposed pools at the LTNMSB will help to meet the demand for such facilities from local residents. To further meet this demand, we plan to upgrade the KTSP by providing one indoor heated 50m swimming pool and one indoor heated training pool.

/District

District Library

6. The Kwun Tong District is at present served by two district libraries (Shui Wo Street Public Library and Ngau Tau Kok Public Library), four small libraries (Shun Lee Estate Public Library, Lam Tin Public Library, Sau Mau Ping Public Library and Lei Yue Mun Public Library) and seven mobile library stops. The existing Lam Tin Public Library is a small library with a floor area of about 300 m². The library was opened in 1994 and its present facilities and stock of library materials are no longer sufficient to meet the growing demand for library services from the local community. The limited floor area has also restricted the wider use of information technologies to support the infrastructure and operation of the library. There is an imminent need to re-provision the library to provide larger space to accommodate more library materials and facilities.

7. As the population of the Kwun Tong district is expected to increase to about 640 000 by 2012, the proposed provision of a new library in the district is in line with the planning standard proposed in the HKPSG, which suggests that a district library should be provided for every 200 000 people. We propose that the new district library at the LTNMSB should replace the existing Lam Tin Public Library, which will be closed upon the commissioning of the new library.

Music Centre

8. The existing Kwun Tong Music Centre at Ngau Tau Kok Government Offices, which serves the East Kowloon region, has been in use since 1987. Although the centre is under regular maintenance, the existing facilities are inadequate to cope with the current needs and standards for music training and practising requirements. We therefore propose to upgrade the music centre by re-provisioning it at the LTNMSB with better facilities including a larger rehearsal hall with high ceiling and good acoustics and better sound insulation for the practice rooms.

FINANCIAL IMPLICATIONS

9. We estimate the capital cost of the project to be \$708.5 million in MOD prices (see paragraph 10 below) as follows –

	\$ million
(a) Site works	8.9
	/\$ million

	\$ million	
(b) Piling	99.3	
(c) Building	283.6	
(d) Building services	124.4	
(e) Drainage	5.1	
(f) External works	7.6	
(g) Additional energy conservation measures	24.6	
(h) Consultants' fee for contract administration	7.6	
(i) Resident site staff costs	11.9	
(j) Furniture and equipment ¹	21.2	
(k) Contingencies	59.4	
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Sub-total	653.6	(in September 2008 prices)
(l) Provision for price adjustment	54.9	
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Total	708.5	(in MOD prices)
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We propose to engage consultants to undertake contract administration and site supervision of the project. A detailed breakdown of the estimate for consultants' fees and resident site staff costs by man-months is at Enclosure 3. The construction floor area (CFA) of the proposed municipal services building is about 16 930 m². The estimated construction unit cost, represented by the building and the building services costs, is \$24,099 per m² of CFA in September 2008 prices. We consider this comparable to similar projects built by the Government.

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¹ The estimated cost of furniture and equipment is based on an indicative list of items required, including recreation and sports equipments, office furniture, first aid equipments, and mobile racks.

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

Year	\$ million (Sept 2008)	Price adjustment factor	\$ million (MOD)
2009 – 10	12.0	1.03500	12.4
2010 – 11	141.0	1.05570	148.9
2011 – 12	215.0	1.07681	231.5
2012 – 13	229.0	1.09835	251.5
2013 – 14	31.0	1.12032	34.7
2014 – 15	25.6	1.15113	29.5
	653.6		708.5

11. We have derived the MOD estimates on the basis of the Government's latest forecast of the trend rate of change in the prices of public sector building and construction output for the period 2009 to 2015. We will deliver the construction works through a lump-sum contract because we can clearly define the scope of the works in advance. The contract will provide for price adjustments.

12. We estimate that the annual recurrent expenditure arising from this project will be \$40.1 million.

PUBLIC CONSULTATION

13. The Leisure and Cultural Services Department (LCSD) consulted the Culture, Recreation and Sports Committee of the Kwun Tong District Council (KTDC) on 24 January 2006 on the proposed scope of the project. On 15 July 2008, LCSD consulted the District Facilities Management Committee of KTDC on the detailed design. Members expressed strong support for the project and requested its early implementation.

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14. We circulated an information paper to the Legislative Council Panel on Home Affairs on 20 March 2009. Members did not raise any objection to the submission of the funding proposal to the Public Works Subcommittee.

ENVIRONMENTAL IMPLICATIONS

15. The project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). The project has very little potential of giving rise to adverse environmental impact.

16. During construction, we will control noise, dust and site run-off nuisances to within the established standards and guidelines through the implementation of mitigation measures in the contract. These include the use of silencers, mufflers, acoustic lining or shields and the building of barrier wall for noisy construction activities, frequent cleaning and watering of the site, and the provision of wheel-washing facilities.

17. We have considered measures in the planning and design stages to reduce the generation of construction waste where possible (e.g. using metal site hoardings and signboards so that these materials can be recycled or reused in other projects). In addition, we will require the contractor to reuse inert construction waste on site (e.g. use of excavated materials for filling within the site) or in other suitable construction sites as far as possible, in order to minimize the disposal of inert construction waste to public fill reception facilities². We will encourage the contractor to maximize the use of recycled or recyclable inert construction waste, as well as the use of non-timber formwork to further minimize the generation of construction waste.

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² Public fill reception facilities are specified in Schedule 4 of the Waste Disposal (Charges for Disposal of Construction Waste) Regulation. Disposal of inert construction waste in public fill reception facilities requires a licence issued by the Director of Civil Engineering and Development.

18. We will also require the contractor to submit for approval a plan setting out the waste management measures, which will include appropriate mitigation means to avoid, reduce, reuse and recycle inert construction waste. We will ensure that the day-to-day operations on site comply with the approved plan. We will require the contractor to separate the inert portion from non-inert construction waste on site for disposal at appropriate facilities. We will control the disposal of inert construction waste and non-inert construction waste to public fill reception facilities and landfills respectively through a trip-ticket system.

19. We estimate that the project will generate in total about 20 289 tonnes of construction waste. Of these, we will reuse about 7 582 tonnes (37.4%) of inert construction waste on site and deliver 9 584 tonnes (47.2%) of inert construction waste to public fill reception facilities for subsequent reuse. In addition, we will dispose of 3 123 tonnes (15.4%) of non-inert construction waste at landfills. The total cost for accommodating construction waste at public fill reception facilities and landfill sites is estimated to be \$649,143 for this project (based on a unit cost of \$27/tonne for disposal at public fill reception facilities and \$125/tonne³ at landfills).

ENERGY CONSERVATION MEASURES

20. The project has adopted various forms of energy efficient features, including –

- (a) water cooled chillers (fresh water cooling tower);
- (b) automatic demand control of chilled water circulation system;
- (c) automatic condenser tube cleaning equipment;
- (d) automatic demand control of supply air;
- (e) demand control of fresh air supply with carbon dioxide sensors;

/(f)

³ 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/m²), nor the cost to provide new landfills, (which is likely to be more expensive) when the existing ones are filled.

- (f) heat wheels for heat energy reclaim of exhaust air;
- (g) T5 energy efficient fluorescent tubes with electronic ballast and lighting control by occupancy and daylight sensors;
- (h) light emitting diode (LED) type exit signs;
- (i) heat pump for space heating and dehumidification;
- (j) services-on-demand control for escalator (on-off control); and
- (k) automatic on/off switching of lighting and ventilation fan inside lifts.

21. For renewable energy technologies, we will adopt solar hot water system for environmental benefits.

22. For greening features, we will provide landscape gardens on the podium deck and the main roof. We will also provide vertical greening at G/F and main roof area.

23. For recycled features, we will adopt rainwater recycling system for landscape irrigation with a view to conserving water.

24. The total estimated additional cost for adoption of the energy conservation measures is around \$24.6 million (including \$2.6 million for energy efficient features), which has been included in the cost estimate of the project. The energy efficient features will achieve 7.2% energy savings in the annual energy consumption with a payback period at about 6.5 years.

HERITAGE IMPLICATIONS

25. This project will not affect any heritage site, i.e. all declared monuments, proposed monuments, graded historic sites/buildings, sites of archaeological interest and Government historic sites identified by the Antiquities and Monuments Office.

LAND ACQUISITION

26. The project does not require any land acquisition.

BACKGROUND INFORMATION

27. We upgraded **52RG** to Category B in September 2007. We engaged an architectural consultant in January 2008 to undertake the detailed design and site investigation. We engaged a quantity surveying consultant in April 2008 to prepare tender documents. The total cost of the consultancy services and works is about \$14.5 million. We have charged this amount to block allocation **Subhead 3100GX** "Project feasibility studies, minor investigations and consultants' fees for items in Category D of the Public Works Programme". The architectural consultant has completed the site investigation and the detailed design. The quantity surveying consultant is preparing the tender documents.

28. The proposed works will involve removal of 70 trees, all will be transplanted elsewhere. All trees to be transplanted are not important trees⁴. We will incorporate planting proposals as part of the project, including estimated quantities of 71 trees, 4 000 shrubs, 5 000 ground covers, 150 climbers and about 100 m² lawn area.

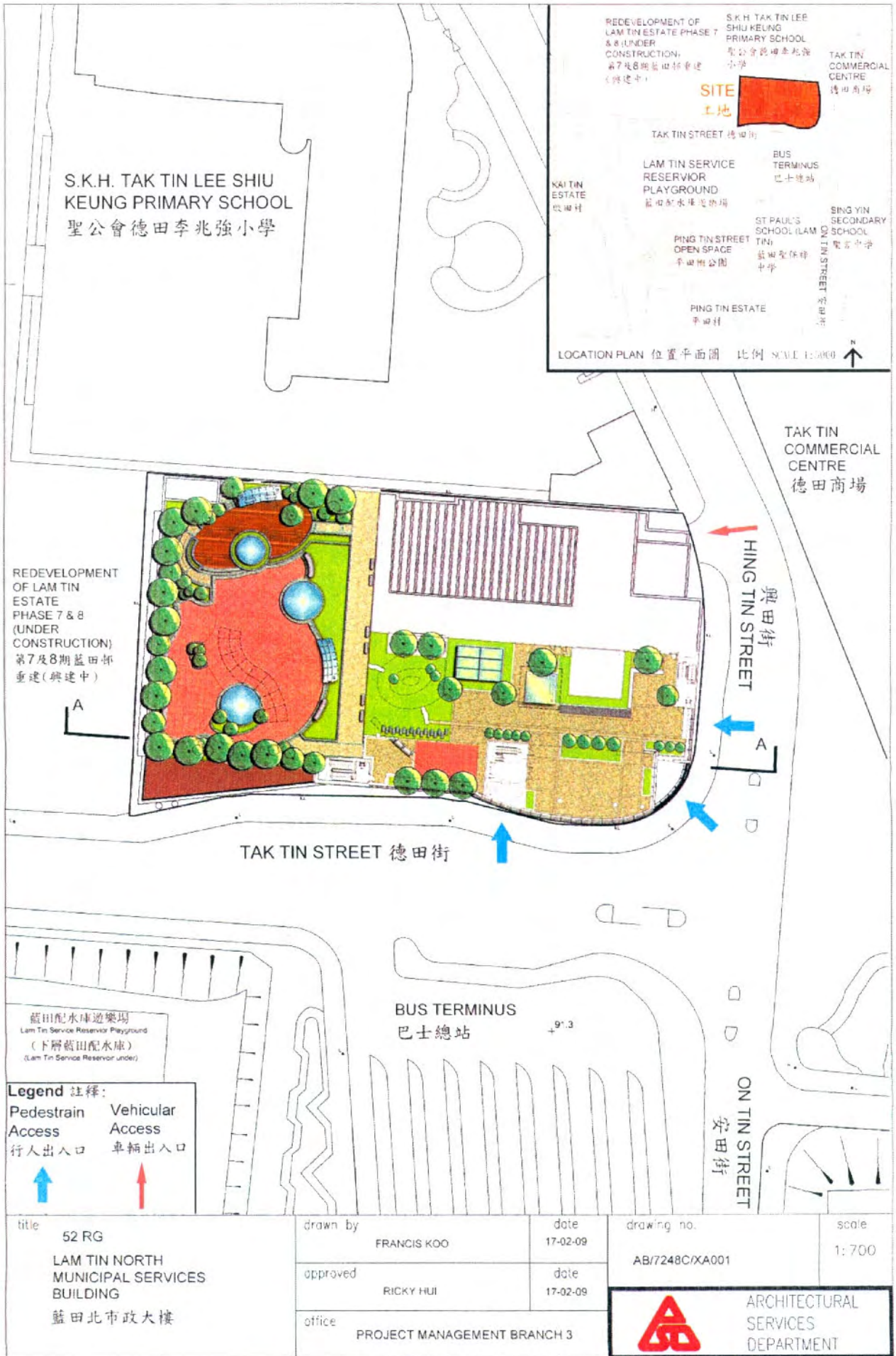
/29.

⁴ "Important trees" refer 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 tree, tree 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 metres above ground level), or with height/canopy spread equal or exceeding 25 metres.

29. We estimate that the proposed works will create about 392 jobs (347 for labourers and another 45 for professional and technical staff) providing a total employment of 9 860 man-months.

Home Affairs Bureau
April 2009



title
52 RG
LAM TIN NORTH MUNICIPAL SERVICES BUILDING
藍田北市政大樓

drawn by
FRANCIS KOO

date
17-02-09

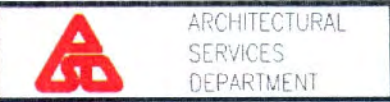
approved
RICKY HUI

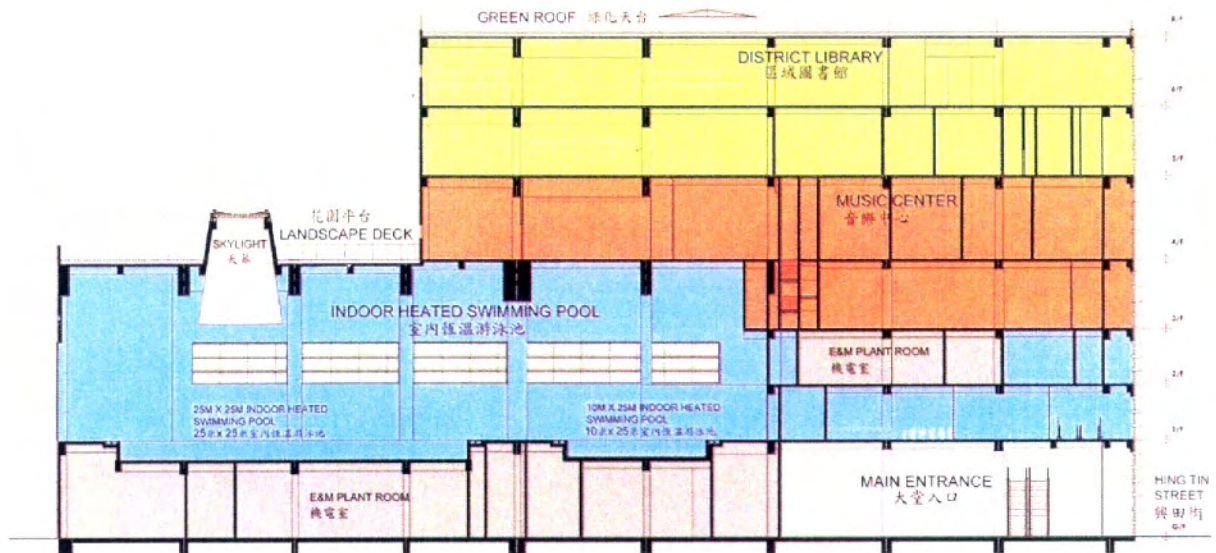
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17-02-09

office
PROJECT MANAGEMENT BRANCH 3

drawing no.
AB/7248C/XA001

scale
1:700






SECTION A-A 1:500
剖面圖 A-A 1:500



PERSPECTIVE VIEW FROM SOUTH-EASTERN DIRECTION (ARTIST'S IMPRESSION)
從東南方望向市政大樓的構思圖

title 52 RG LAM TIN NORTH MUNICIPAL SERVICES BUILDING 藍田北市政大樓	drawn by FRANCIS KOO	date 17-02-09	drawing no. AB/7248C/XA002	scale AS SHOWN
	approved RICKY HUI	date 17-02-09	 ARCHITECTURAL SERVICES DEPARTMENT	
	office PROJECT MANAGEMENT BRANCH 3			

52RG – Lam Tin North Municipal Services Building

**Breakdown of the estimate for consultants' fees and resident site staff costs
(in September 2008 prices)**

		Estimated man- months	Average MPS* salary point	Multiplier (Note 1)	Estimated fee (\$ million)
(a)	Consultants' fee for contract	-	-	-	5.4
	administration (Note 2)	-	-	-	2.2
(b)	Resident site staff costs	37	38	1.6	3.6
	(Note 3)	262	14	1.6	8.3
Total					19.5

* MPS = Master Pay Scale

Notes

1. A multiplier factor 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 April 2009, MPS point 38 = \$60,535 per month and MPS point 14 = \$19,835 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 **52RG**. The assignment will only be executed subject to Finance Committee's approval to upgrade **52RG** to Category A.
3. The consultants' staff cost for site supervision is based on the estimate prepared by the Director of Architectural Services. We will only know the actual man-months and actual costs after completion of the construction works.