

For Information

Legislative Council Panel on Development Progress Report on the Tamar Development Project

Purpose

We last reported the progress of the Tamar Development Project in July 2009. This paper provides an update on the progress of the Project as at end of June 2010.

Key Milestones

2. The Government awarded, in January 2008, the design-and-build contract (the Contract) of the Tamar Development Project to Gammon-Hip Hing Joint Venture (the Contractor). The design and construction works commenced in February 2008 and, subject to “Extensions of Time” where contractually provided and approved, are expected to complete in May 2011. This will be followed by a period of testing and commissioning of equipment and the physical moving-in.

3. In early 2009, the Legislative Council (LegCo) Commission requested for additional area to be provided in the future LegCo Complex for certain communal facilities (e.g. LegCo Library, LegCo Archives, etc.) and LegCo Secretariat’s office. With the support of this Panel, we obtained the approval of the Public Works Sub-committee and the Finance Committee to increase the Approved Project Estimate (APE) in December 2009. Apart from the additional works specifically for the LegCo Complex, the increase in APE also covers the cost for incorporating new enhancement items (such as green features, barrier-free access provision and artworks) for the entire Project in the light of technology changes and expectations from the community.

4. We have established a number of milestones for the Project, including finalization of the detailed design; completion of the foundation and substructure works; completion of the superstructure works; completion of the mock-up and sample floors; completion of the interior fitting-out works; completion of the external works, testing and commissioning; and handover.

Progress of Works

5. The summary construction works programme is at the **Annex**. The Contractor has been carrying out detailed design development, foundation, sub-structural works, superstructure works and off-site mock-up since our last progress report. Details are set out below –

(a) Design Submissions/Approval

- The Contractor has completed the second of the two main stages in the design-checking procedures (i.e. Approval in Principle (AIP)) for the General Layout Plans and Master Layout Plans. In the process, we have consulted users including the LegCo Secretariat and relevant Government bureaux/departments to further develop the layout plans.
- The AIP for Interior Design themes and IT installations has been completed.
- Detailed Design Approval (DDA) for some packages, including the detailed dimension layout plans and some technical facilities such as curtain wall and IT/Electronic installations, have been completed. The layout plans have been fine-tuned and the interior design is being developed in detail. DDA for various other packages, including furniture layout plans, interior fitting-out plans and various building services installations, are in progress.
- Submission of materials is in progress. Most of the major equipments have been ordered with some (such as chiller plants) being delivered to the site. The Contractor has been submitting other finishing materials for approval. The procurement of materials is generally progressing in accordance with the schedule.

(b) Building Construction Works

- Bulk excavation, foundation works and substructure works have been completed.
- The superstructure works of the Central Government Complex (CGC) Office Block have reached 20/F, while those for CGC Low Block and LegCo Complex have reached G/F and 1M/F respectively.

- The structural deck of Elevated Walkway across Tim Mei Avenue has been completed.
- Builder's and building services installation works of CGC Office Block commenced in November 2009.
- The works for curtain wall of CGC Office Block have started and have reached 9/F for East Wing and 8/F for West Wing.
- Off-site mock-up for LegCo Member's office; Member's desks in Plenary Hall and Conference Room A; as well as Staff's and Member's toilets has been completed. LegCo Members and the media visited the mock-up in March 2010.

Forecast of Activities in the second half of 2010

6. We expect that the following major works activities will be carried out in the second half of 2010 –

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| • Builder's works and fitting-out works of LegCo Complex | To start in July 2010 |
| • DDA submission/approval for furniture layout plans and interior fitting-out works | To be completed by August 2010 |
| • Superstructure | To be completed in late September 2010 |
| • Elevated Walkway across Harcourt Road | To erect the main steel deck structure in late 2010 |
| • Testing and commissioning | To start in October 2010 |

7. The overall works has been progressing generally in accordance with the project schedule and is on track for completion in May 2011.

Administration Wing, Chief Secretary for Administration's Office
Architectural Services Department

July 2010

Tamar Development Project, Hong Kong (添馬艦發展計劃)

Contract No. (合約號碼) SS P318

Summary Construction Works Programme (項目施工階段的時間表)
(30 June 2010)

ITEM	ACTIVITY	2008												2009												2010												2011											
		1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12
1	Main Contract Period 合約期限 (11/2/08 - 15/5/11)	[Hatched bar from 2008-11-01 to 2011-05-15]																																															
2	Site Preparation Works 工地預備工程 (Mobilization, Hoarding, Land Contamination Site Investigation and Survey 調動, 圍板, 土地污染勘察及測量)	[Solid bar from 2008-02-01 to 2008-07-31]																																															
3	Piling Work 打樁工程	[Solid bar from 2008-07-01 to 2009-04-30]																																															
4	Excavation, Pile Cap & Substructure 開鑿, 樁帽及地下建築 [Programme for additional substructure work for LCC archives, library etc. Included]	[Solid bar from 2009-01-01 to 2010-06-30]																																															
5	Superstructure (CGC Office Block) 上層結構建築 (政府總部辦公大樓)	[Solid bar from 2009-09-01 to 2010-09-30]																																															
6	Builder's Works / Fitting Out (CGC Office Block) 大樓工程及裝修 (政府總部辦公大樓)	[Solid bar from 2009-11-01 to 2010-11-30]																																															
7	Superstructure (CGC Low Block) 上層結構建築 (政府總部大樓低座)	[Solid bar from 2010-06-01 to 2010-07-31]																																															
8	Builder's Works / Fitting Out (CGC Low Block) 大樓工程及裝修 (政府總部大樓低座)	[Solid bar from 2010-08-01 to 2010-11-30]																																															
9	Superstructure (LegCo Complex) 上層結構建築 (立法會綜合大樓)	[Solid bar from 2009-11-01 to 2010-09-30]																																															
10	Builder's Works / Fitting Out (LegCo Complex) 大樓工程及裝修 (立法會綜合大樓)	[Solid bar from 2010-06-01 to 2010-11-30]																																															
11	Open Space and Landscaping 休憩用地及園景工程	[Solid bar from 2010-03-01 to 2010-05-31]																																															
12	Elevated Walkway over Harcourt Road 跨越夏懿道的行人天橋	[Solid bar from 2010-03-01 to 2010-06-30]																																															
13	Elevated Walkway linking to CITIC Tower 連接中信大廈的行人天橋	[Solid bar from 2010-03-01 to 2010-11-30]																																															
14	T&C 系統測試	[Solid bar from 2010-09-01 to 2010-10-31]																																															
15	FSD Inspection 消防署檢查	[Solid bar from 2010-11-01 to 2010-11-30]																																															
16	Snagging Inspection & Handover 竣工驗收及交附	[Solid bar from 2010-11-01 to 2010-11-30]																																															
17	Contract Completion 合約完工日期	▽ 16 May 2011 noon																																															

Note: A total of 4.5 days extension of time have been granted to date according to conditions of the contract. Contract completion date is revised to 16 May 2011 noon. 根據合約，至目前為止項目獲得4.5日的延長，合約完成日期更改為2011年5月16日正午。