

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 708 – CAPITAL SUBVENTIONS AND MAJOR SYSTEMS AND EQUIPMENT

Education Subventions

11EE – Redevelopment of Kowloon Junior School at Perth Street, Homantin, Kowloon

Members are invited to recommend to Finance Committee the upgrading of **11EE** to Category A at an estimated total cost of \$187.4 million in money-of-the-day prices for in-situ redevelopment of Kowloon Junior School at Perth Street, Homantin, Kowloon.

PROBLEM

We need to redevelop Kowloon Junior School (KJS) of the English Schools Foundation (the School Sponsor), which is housed in sub-standard premises, to improve its learning and teaching environment.

PROPOSAL

2. The Secretary for Education (SED), on the advice of the Director of Architectural Services (D Arch S), proposes to upgrade **11EE** to Category A at an estimated total cost of \$187.4 million in money-of-the-day (MOD) prices for in-situ redevelopment of the KJS into a 30-classroom primary school at Perth Street.

/PROJECT

PROJECT SCOPE AND NATURE

3. The project involves the demolition of the existing sub-standard premises of the KJS at Perth Street and the construction of new school premises in-situ providing the following facilities¹ –

- (a) 30 classrooms;
- (b) four small group teaching rooms;
- (c) six special rooms, comprising a music room, a visual arts room, a general studies room, a multi-purpose room, a computer-assisted learning room and a language room;
- (d) a library;
- (e) a guidance activity room;
- (f) two interview rooms;
- (g) a staff room;
- (h) a medical inspection room;
- (i) a conference room;
- (j) an assembly hall;
- (k) a covered playground;
- (l) a multi-purpose area;
- (m) a student activity centre;
- (n) a green corner²; and
- (o) ancillary accommodation, including a lift and relevant facilities for the physically disabled.

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¹ These include standard facilities in a standard-design public sector primary school (with a student population the same as KJS) which are to be funded by Government capital grant. Such facilities do not include non-standard ones which are to be funded by the School Sponsor, including a Learning Support Centre to support students with special educational needs, three music practice rooms and a dance/drama studio.

² The green corner is a designated area inside the campus to enable students to develop an interest in horticulture and natural environment. The green corner may include a greenhouse, a weather station and planting beds.

4. A comparison of the facilities proposed under **11EE** and those of a standard-design public sector primary school is at Enclosure 1.

5. The proposed new school premises will meet the planning target of providing two square metres of open space per student. A site plan is at Enclosure 2 and an artist's impression of the proposed new school premises is at Enclosure 3. Subject to funding approval by the Finance Committee, the School Sponsor plans to commence demolition works in May 2011. The construction works are expected to be completed in July 2013.

JUSTIFICATION

6. The KJS provides English-medium education services for students from Year 1 to Year 6. It follows the International Baccalaureate Primary Years Programme. It has been operating 30 classes which are currently accommodated in two premises, one at Perth Street and the other at Rose Street, Kowloon. It is the only school under the School Sponsor which operates at two separate locations.

7. In addition to the split campus arrangement that has created management difficulties for the KJS, the school premises at the two sites are constrained by the lack of sufficient up-to-date facilities, such as small group teaching room, general studies room, guidance activity room, interview room, multi-purpose area, etc. to enable the KJS to continue the delivery of quality education to its students. Built in the 1950s, the school premises at Perth Street is the oldest premises among the schools under the School Sponsor. The KJS has undergone frequent repairs to deal with water leakage problems in different areas (including classrooms and library) for years. With deterioration of the condition of the school buildings, the learning and teaching environment has been affected, giving rise to a pressing need for redevelopment.

8. To facilitate the long-term development of the KJS, it is necessary for the KJS to consolidate the two separate campuses at Perth Street and Rose Street through redevelopment of the existing premises at Perth Street. The redevelopment and consolidation of the two premises will enable KJS students to share educational facilities more effectively, enhance communication

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among students and teachers, and improve the learning environment of the students. The new school premises will provide 30 classrooms for accommodating the same number of classes the KJS presently operates. The School Sponsor will also expand the existing Learning Support Centre in the KJS to support students with special educational needs.

9. During redevelopment, students currently studying in the school premises at Perth Street will be temporarily accommodated at the premises of the former Hung Hom Government Primary School. The School Sponsor will bear the renovation and other related costs for the decanting premises. Upon completion of the redevelopment, the school premises at Rose Street will be vacated and the School Sponsor has undertaken to return the school premises at Rose Street together with the site to the Government for disposal. In anticipation of increasing demand for public sector primary school places in the Sham Shui Po district in the coming few years, we plan to earmark the Rose Street premises for local primary school use. We will confirm the future use of the premises after consulting the relevant government departments. Should there be no other competing use, we will conduct a technical feasibility study and carry out necessary upgrading or redevelopment works to ensure that the premises is fit for use before allocation to interested school operators through open bidding.

FINANCIAL IMPLICATIONS

10. In accordance with the prevailing policy on capital grant to the schools run by the School Sponsor, the latter is entitled to a capital grant which equals to 100% of the cost for constructing a standard-design public sector school of the same student population. The capital grant for this redevelopment project is calculated on the basis of the reference cost of a standard-design 30-classroom public sector primary school with the same student population as KJS (that is 900 students) (please see item (c) below), assuming it is constructed on an uncomplicated site with no unusual environmental or geotechnical constraints. Based on the site-specific requirements, the capital grant will also cover the cost for the demolition works, site formation works, noise mitigation measures and energy conservation measures (please see items (a), (b), (d) and (e) below). The total amount of capital grant to be provided by the Government is \$187.4 million in MOD prices (please see paragraph 13 below), made up as follows –

/(a)

	\$ million	
(a) Demolition	8.0	
(b) Site formation	17.1	
(c) Building ³	139.1	
(d) Noise mitigation measures	2.7	
(e) Energy conservation measures	2.4	
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	Sub-total	169.3 ⁴ (in September 2010 prices)
(f) Provision for price adjustment	18.1	
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	Total	187.4 (in MOD prices)
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11. The School Sponsor will, on top of government subvention, bear the professional fee and related cost for this redevelopment project, and the costs for non-standard facilities of the project by utilizing its own existing funding resources as well as proceeds from the Refundable Capital Levy Scheme⁵. Adding the School Sponsor's top-up contribution of \$235.5 million in MOD prices (or \$220.5 million in September 2010 prices) to government's capital grant of \$187.4 million in MOD prices (or \$169.3 million in September 2010 prices) results in the total project cost of \$422.9 million in MOD prices (or \$389.8 million in September 2010 prices). The breakdown of the total project cost estimate is at Enclosure 4.

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³ The cost of building a standard-design 30-classroom public sector primary school with 1 035 students is \$160 million in September 2010 prices as advised by D Arch S. The equivalent provision for the 30-classroom primary school with 900 students for KJS will be \$139.1 million ($\$160 \text{ million} \div 1\,035 \times 900$).

⁴ Including contingency.

⁵ The School Sponsor will introduce a Refundable Capital Levy Scheme in the 2011/12 school year to contribute towards the cashflow requirements for its capital projects.

12. The capital grant to be provided by the Government will be capped at \$187.4 million in MOD prices. The School Sponsor will be responsible for any additional funding requirements, whether due to higher-than-expected tender outturn or other variations. The Government and the School Sponsor will share all savings arising from lower-than-expected tender outturn (excluding the capital funding for site specific construction works) on a pro-rata basis of their estimated contribution to the project (i.e. 43.2% for the Government and 56.8% for the School Sponsor). For site specific construction works under Government's capital grant, the Government will retain all savings in case they arise.

13. Subject to funding approval, the School Sponsor will phase the expenditure as follows –

Year	\$ million (Sept 2010)		Price adjustment factor	\$ million (MOD)	
	Capital grant under 11EE	Total construction cost		Capital grant under 11EE	Total construction cost
2011 – 12	-	113.1	1.04250	-	117.9
2012 – 13	130.0	237.4	1.09463	142.3	259.9
2013 – 14	39.1	39.1	1.14936	44.9	44.9
2014 – 15	0.2	0.2	1.20682	0.2	0.2
	169.3	389.8		187.4	422.9

14. We have derived the MOD estimate on the basis of Government's latest set of assumptions on the trend rate of change in the prices of public sector building and contribution output for the period 2011 to 2015. The School Sponsor will deliver the demolition works and main contract works through two lump-sum contracts because the School Sponsor can clearly define the scope of works in advance. The contracts will provide for price adjustment.

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15. There will be no additional recurrent expenditure for the Government arising from the project. The cost of furniture and equipment for **11EE** will be borne by the School Sponsor. The arrangements are in line with the existing practice.

PUBLIC CONSULTATION

16. We provided an information paper on **11EE** to the Kowloon City District Council on 10 November 2010. Members did not express any objection to the project.

17. We consulted the Legislative Council Panel on Education on 13 December 2010. Members did not raise any objection to the proposed redevelopment project. As a related matter, Members raised a number of issues relating to the financial arrangements for the School Sponsor. A supplementary information paper to address the issues raised was issued to the Panel on 6 January 2011.

ENVIRONMENTAL IMPLICATIONS

18. As in the case of most school projects, this is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). The School Sponsor engaged a consultant to conduct a Preliminary Environmental Review (PER) for **11EE** in June 2010. The PER recommended set back of noise sensitive rooms with balconies, installation of openable well-gasketted windows and air-conditioning for rooms exposed to traffic noise exceeding the limits recommended in the Hong Kong Planning Standards and Guidelines. These recommended mitigation measures will be installed in 18 classrooms, three small group teaching rooms and two special rooms located at various floors of the new school building. With such mitigation measures in place, the KJS will not be exposed to long-term adverse environmental impacts. The above have been included as part of the noise mitigation measures in paragraph 10(d) above.

19. During construction, the School Sponsor 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

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include the use of silencers, mufflers, acoustic lining or shields for noisy construction activities, frequent cleaning and watering of the site, and the provision of wheel-washing facilities to prevent dust nuisance.

20. At the planning and design stages, the School Sponsor has considered measures (e.g. using metal site hoardings and signboards so that these materials can be recycled or re-used in other projects) to reduce the generation of construction waste where possible. In addition, the School Sponsor will require the contractor to reuse inert construction waste (e.g. use of excavated soil for backfilling within the site) on site or in other suitable construction sites as far as possible, in order to minimise the disposal of inert construction waste at public fill reception facilities⁶. The School Sponsor will encourage the contractor to maximise the use of recycled or recyclable inert construction waste, as well as the use of non-timber formwork to further minimise the generation of construction waste.

21. At the construction stage, the School Sponsor will 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. The School Sponsor will ensure that the day-to-day operations on site comply with the approved plan. The School Sponsor will require the contractor to separate the inert portion from non-inert construction waste on site for disposal at appropriate facilities. The School Sponsor will control the disposal of inert construction waste and non-inert construction waste at public fill reception facilities and landfills respectively through a trip-ticket system.

22. The School Sponsor estimates that the project will generate in total about 9 543 tonnes of construction waste. Of these, the School Sponsor will re-use about 2 253 tonnes (23.6%) of inert construction waste on site and deliver 6 195 tonnes (64.9%) of inert construction waste to public fill reception facilities for subsequent reuse. The School Sponsor will dispose of the remaining 1 095 tonnes (11.5%) of non-inert construction waste at landfills.

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⁶ 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.

The total cost for accommodating construction waste at public fill reception facilities and landfill sites is estimated to be \$0.3 million for this project (based on an unit cost of \$27 per tonne for disposal at public fill reception facilities and \$125 per tonne⁷ at landfills).

23. The costs of implementing the environmental mitigation measures including an environmental monitoring and audit programme (\$2.5 million) have been included in the building cost estimate in paragraph 10(c) above.

ENERGY CONSERVATION MEASURES

24. This project will adopt various forms of energy efficient features, renewable energy technology and green features, including –

- (a) Variable Refrigerant Volume (VRV) air-conditioning system;
- (b) heat recovery fresh air pre-conditioners (FAP) in the air-conditioned spaces for heat energy reclaim of exhaust air;
- (c) T5 energy efficient fluorescent tubes with electronic ballast and lighting control by occupancy sensors;
- (d) light-emitting diode (LED) type exit signs; and
- (e) automatic lighting and ventilation control for lifts.

25. For renewable energy technology, this project will include a photovoltaic system for providing renewable energy for environmental benefits.

26. For greening features, appropriate areas on the roof floor will be landscaped for environmental and amenity benefits.

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⁷ 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 \$90m per m³), nor the cost to provide new landfills (which is likely to be more expensive), when the existing ones are filled.

27. For recycled features, the project will include a rainwater recycling system for landscape irrigation with a view to conserving water.

28. The estimated cost for adopting the above energy conservation measures is around \$2.4 million (including \$0.84 million for energy efficient features), which has been included in the cost estimate for **11EE**. There will be about 7.7 % energy savings in the annual energy consumption with a payable period of about 7.3 years. The School Sponsor will also adopt energy conservation measures for non-standard facilities and will be responsible for the additional funding requirement, which is estimated to be \$8.7 million.

HERITAGE IMPLICATIONS

29. The 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

30. The project does not require any land acquisition.

BACKGROUND INFORMATION

31. The School Sponsor engaged consultants in October 2008 to carry out ground investigation, topographic and tree survey works, building survey works, the PER and detailed design, and to prepare tender documents. The total cost for the above consultancy services, borne by the School Sponsor, is about \$8.6 million. The consultants have completed all services including the preparation of tender documents. We upgraded **11EE** to Category B in September 2010.

32. The proposed works will involve the removal of 94 trees, including 6 trees to be transplanted within the project site, 84 trees to be felled and 4 dead trees. All trees to be removed are not important trees⁸. The School Sponsor will incorporate planting proposals as part of the project, including planting of 98 new trees.

33. We estimate that the proposed works will create about 235 jobs (210 for labourers and another 25 for professional/technical staff) providing a total employment of 5 700 man-months.

Education Bureau
January 2011

8 “Important trees” 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 tree, 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.

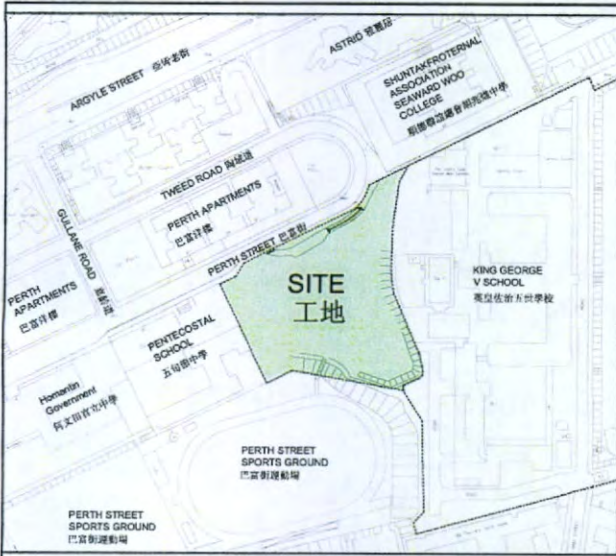
Enclosure 1 to PWSC(2010-11)22

**11EE – Redevelopment of Kowloon Junior School at Perth Street,
Homantin, Kowloon**

**A comparison of the proposed facilities for Kowloon Junior School with
those of a standard-design public sector primary school**

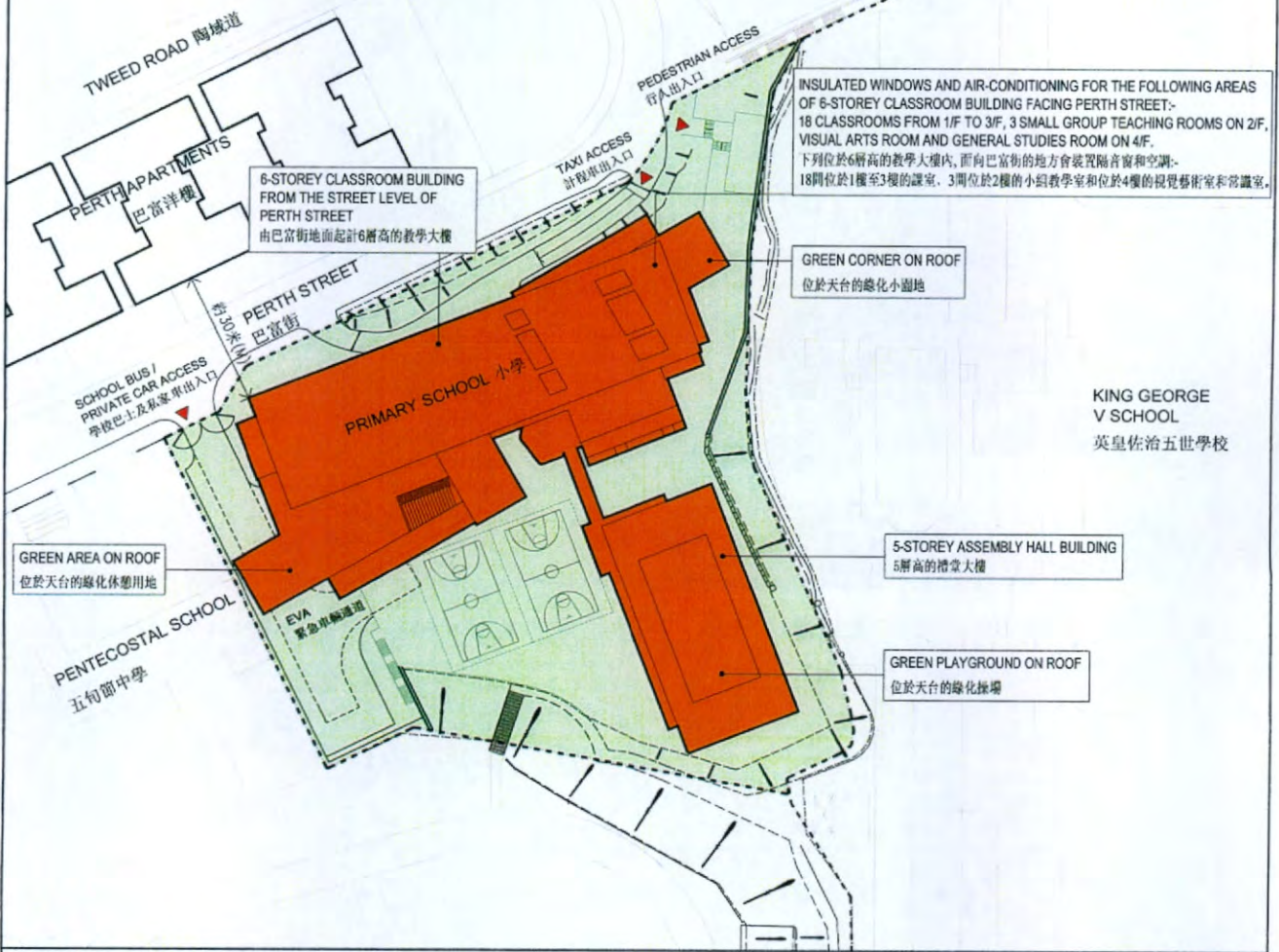
Facilities	11EE	Standard-design public sector primary school
Classroom	30	30
Small group teaching room	4	4
Special room	9	6
Library	1	1
Guidance activity room	2	1
Interview room	2	2
Staff room	1	1
Medical inspection room	1	1
Conference room	2	1
Assembly hall	1	1
Covered playground	2	1
Multi-purpose area	1	1
Student activity centre	1	1
Green corner	1	1
Ancillary accommodation including a lift and relevant facilities for the physically disabled	Available	Available

Note: Facilities additional to those in a standard-design public sector primary school (i.e. non-standard facilities) are to be funded by the School Sponsor.



位置圖 LOCATION PLAN

1 : 3500



平面圖 SITE PLAN

1 : 1000

11EE – REDEVELOPMENT OF KOWLOON JUNIOR SCHOOL AT PERTH STREET, HOMANTIN, KOWLOON

九龍何文田巴富街九龍小學重建計劃



AERIAL VIEW OF THE NEW SCHOOL PREMISES FROM PERTH STREET SPORTS GROUND
從巴富街運動場望向校舍鳥瞰構思圖



VIEW OF THE NEW SCHOOL PREMISES FROM PERTH STREET
從巴富街望向校舍構思圖

**11EE – REDEVELOPMENT OF KOWLOON JUNIOR SCHOOL
AT PERTH STREET, HOMANTIN, KOWLOON**

九龍何文田巴富街九龍小學重建計劃

Enclosure 4 to PWSC(2010-11)22

Breakdown of total project cost estimate of 11EE – Redevelopment of Kowloon Junior School at Perth Street, Homantin, Kowloon

	\$ million	
(a) Demolition	8.0	
(b) Site formation	19.9	
(c) Piling	35.0	
(d) Building	162.2	
(e) Building services	63.7	
(f) Drainage	7.0	
(g) External works	21.7	
(h) Energy conservation measures	11.1	
(i) Furniture and equipment	18.6	
(j) Consultants' fees for	19.3	
(i) contract administration	15.3	
(ii) site supervision	4.0	
(k) Contingencies	23.3	
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	Sub-total	389.8 (in September 2010 prices)
(l) Provision for price adjustment	33.1	
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	Total	422.9 (in MOD prices)
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