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4 March 2011

Miss Odelia Leung
Clerk to Education Panel
Legislative Council Secretariat
3rd floor, Citibank Tower
3 Garden Road
Hong Kong

Dear Miss Leung,

**91EB – Alteration and Conversion to St. Paul's Co-educational College
at 33 MacDonnell Road, Central**

The Education Bureau plans to seek funding approval of the Finance Committee (FC) of the Legislative Council to carry out alteration and conversion to the school premises of St. Paul's Co-educational College at 33 MacDonnell Road, Central with a view to improving the learning and teaching environment of the school. In response to Members' request, we enclose an information paper on the project for their reference.

Subject to Members' support, we plan to submit the proposal to the Public Works Sub-committee of the FC on 20 April 2011 to facilitate early commencement of the project.

Yours sincerely,

(Raymond Sy)
for Secretary of Education

For circulation

Legislative Council Panel on Education

91EB – Alteration and Conversion to St. Paul's Co-educational College at 33 MacDonnell Road, Central

PURPOSE

We need to carry out alteration and conversion to St. Paul's Co-educational College (the School) at MacDonnell Road, Central District, which is housed in sub-standard school premises, so as to improve its teaching and learning environment. This paper briefs Members on the proposed capital works project and timeline for implementation.

PROJECT SCOPE AND NATURE

2. The project involves alteration and conversion of four existing school buildings of the School at an estimated Government subvention of \$149.5 million in money-of-the-day (MOD) prices to provide the following facilities¹ –

- (a) 21 classrooms;
- (b) 17 special rooms, including a music room, a visual arts room, a computer assisted learning room, a preparation room for computer assisted

¹ The Government subvention does not include –

- (a) a new block which is funded by the school sponsor as a separate project and expected to be completed in July 2011; and
- (b) the above-standard facilities and equipment funded by the school sponsor under the project **91EB**.

learning, 3 multi-purpose rooms and 10 equipment-based multi-purpose rooms;

- (c) an interview room;
- (d) two staff rooms;
- (e) a staff common room;
- (f) a conference room;
- (g) a library cum language room;
- (h) an assembly hall;
- (i) two covered playgrounds;
- (j) five multi-purpose areas;
- (k) three student activity centres;
- (l) a green roof²; and
- (m) ancillary accommodation, including a lift tower and relevant facilities for the physically disabled.

3. The capital grant for **91EB** is calculated having regard to the reference cost of a standard design public sector secondary school. Based on site-specific requirements, the capital grant will also cover the cost of demolition, heritage works, noise mitigation measures and energy conservation measures. The school sponsor will bear the construction cost of the above-standard facilities and equipment which is estimated to be \$21.3 million in MOD prices. The school sponsor will also be responsible

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

for all additional funding requirements.

4. Alteration and conversion will be carried out at the existing secondary school premises. The overall layout will be modified to enhance spatial quality, natural ventilation and lighting by enlarging classrooms and corridors. A new lift tower will be provided in the School to improve access for the disabled. Alteration and renovation works will be carried out at the existing assembly hall to improve the facilities and acoustic effect. The existing roof of the Main Building will be re-constructed to resolve persisting water leakage problem. The building built in 2006 under the School Improvement Programme will be retained.

5. A site plan of the existing school premises is at Enclosure 1. Artist's impressions of the school premises after completion of alteration and conversion are at Enclosure 2. During the works period, the School will arrange students to attend classes at the ex-premises of St. Paul's Co-educational College Primary School at 26 Kennedy Road and the new block scheduled for completion in July 2011. Meanwhile, the existing school premises will continue to be in operation.

JUSTIFICATION

6. Most of the school facilities are accommodated in the two buildings built in 1927 and 1959. They cannot meet the prevailing standards and the teaching and learning needs as imposed by changes in curriculum and pedagogy in recent years. Certain essential facilities for effective teaching and learning, such as special rooms, classrooms, covered playground, library and multi-purpose area are substantially constrained. Some facilities are dilapidated and require frequent repair. The alteration and conversion works will upgrade the facilities of the School to the prevailing standards and improve the teaching and learning environment.

7. This project will provide the School with 21 classrooms and other school facilities after completion of the alteration and conversion works. Coupled with another 21 classrooms and school facilities to be provided under the School's self-financed project mentioned in paragraph 2 above, there will be adequate facilities to meet the teaching and learning needs and facilitate group teaching.

HERITAGE IMPLICATIONS

8. The School has conducted a Heritage Impact Assessment (HIA) on the Grade 2 historic school building and the Antiquities and Monuments Office (AMO) has no objection to the HIA report and the proposed protecting measures. The School also consulted the Antiquities Advisory Board (AAB) on the HIA report on 22 February 2011 and received its support. The School will ensure that the construction works and future maintenance to be carried out will comply with the recommendations and requirements stipulated in the HIA report and adopt the mitigating measures recommended in the report.

TRAFFIC

9. As **91EB** comprises alteration and addition works and does not involve construction of new buildings, the scope of works would not cause significant adverse impact to the traffic. Besides, under the School's self-financed project, a portion of MacDonnell Road would be widened. Also, the number of students using the premises at MacDonnell Road has been reduced after the relocation of the St. Paul's Co-educational College Primary School to Wong Chuk Hang in September 2008. As such, the traffic condition in the area should have been improved. The Transport Department has assessed the traffic implications of **91EB** and has not expressed any comment and concern.

IMPLEMENTATION PLAN

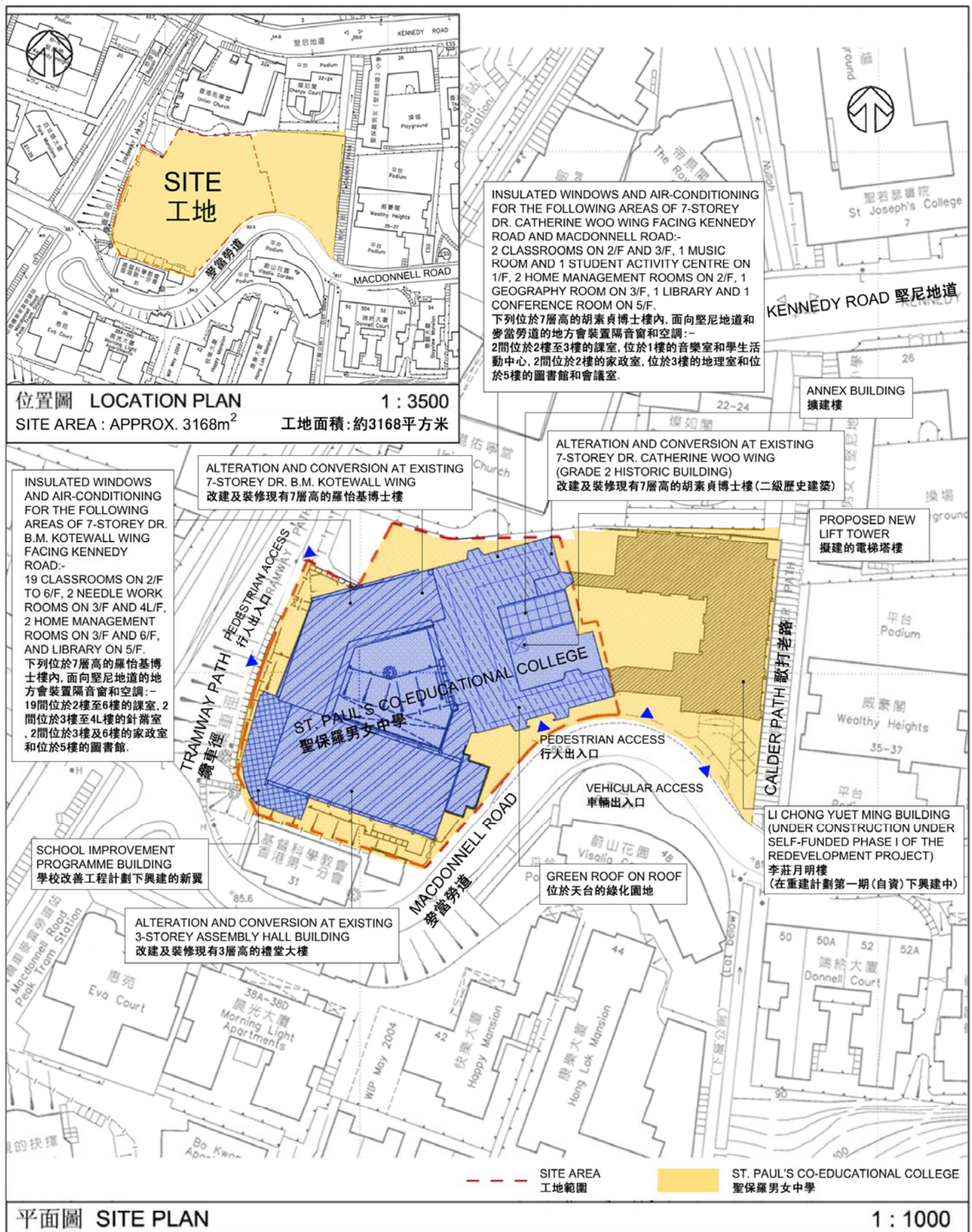
10. We plan to seek the approval of the Public Works Subcommittee and the Finance Committee of the Legislative Council for the proposed alteration and conversion project in April 2011 and May 2011 respectively. Subject to funding approval of the Finance Committee, works will commence by phases from July 2011 for completion in July 2013.

PUBLIC CONSULTATION

11. We provided an information paper on **91EB** to the Central and Western District Council on 21 January 2011. Members of the Council did not raise the need for discussion nor express any concern about the project.

Education Bureau

March 2011



**91EB - ALTERATION AND CONVERSION TO ST. PAUL'S
CO-EDUCATIONAL COLLEGE AT MACDONNELL ROAD, CENTRAL**

91EB-改建及裝修中環麥當勞道聖保羅男女中學計劃



AERIAL VIEW OF THE SCHOOL PREMISES FROM CALDER PATH
從歌打老路望向校舍鳥瞰構思圖



VIEW OF THE SCHOOL PREMISES FROM MACDONNELL ROAD
從麥當勞道望向校舍構思圖

**91EB - ALTERATION AND CONVERSION TO ST. PAUL'S
CO-EDUCATIONAL COLLEGE AT MACDONNELL ROAD, CENTRAL**
91EB-改建及裝修中環麥當勞道聖保羅男女中學計劃