

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 708 – CAPITAL SUBVENTIONS AND MAJOR SYSTEMS AND EQUIPMENT

Education Subventions

95EB – Partial redevelopment and conversion of the Hong Kong Chinese Women's Club College at 2B, Tai Cheong Street, Sai Wan Ho

Members are invited to recommend to the Finance Committee the upgrading of **95EB** to Category A at an estimated cost of \$285.3 million in money-of-the-day prices for the partial redevelopment and conversion of the Hong Kong Chinese Women's Club College at 2B, Tai Cheong Street, Sai Wan Ho.

PROBLEM

Hong Kong Chinese Women's Club (the School Sponsoring Body) needs to improve the learning environment of the Hong Kong Chinese Women's Club College (the School) at Sai Wan Ho through partial redevelopment and conversion.

PROPOSAL

2. The Secretary for Education, on the advice of the Director of Architectural Services, proposes to upgrade **95EB** to Category A at an estimated cost of \$285.3 million in money-of-the-day (MOD) prices for the partial redevelopment and conversion of the School.

/PROJECT

PROJECT SCOPE AND NATURE

3. The scope of the project includes demolition of the School's existing two-storey assembly hall block for in-situ redevelopment into a new seven-storey annex, and reconfiguration of existing facilities and provision of additional ones according to the current standards through conversion of the existing teaching block.

4. Apart from the reprovisioning the assembly hall, stage, chair store and dressing room as well as covered playground which are currently located at the existing assembly hall block, the proposed new annex will also provide the following facilities –

- (a) school facilities that are under-provisioned –
 - (i) two special rooms, including a multi-purpose room, and a language room;
 - (ii) a staff common room; and
 - (iii) a multi-purpose area.
- (b) improved facilities to be relocated from the existing teaching block to the proposed new annex –
 - (i) a library;
 - (ii) a student activity centre;
 - (iii) four special rooms, including a design and technology room, a visual arts room with store room, a geography room and a needlework room;
 - (iv) two administration offices, including a staff room, and a printing room and security store; and
 - (v) a pantry.
- (c) other ancillary facilities including accessible/fireman lift, relevant facilities and toilets for the physically disabled.

5. Upon the commissioning of the proposed new annex, the vacated space in the existing teaching block will undergo conversion to provide the following facilities –

/(a)

- (a) school facilities that are under-provisioned –
 - (i) two classrooms;
 - (ii) three small group teaching rooms;
 - (iii) five special rooms, including an integrated science laboratory, a dark room for physics, a preparation room for physics laboratory, a preparation room for chemistry laboratory and an interview room; and
 - (iv) two deputy principal's offices.
- (b) existing facilities to be improved –
 - (i) five special rooms, including a music room with store room, a computer-assisted learning room with preparation room, a home management room, a computer room and a guidance activity room;
 - (ii) seven administration offices, including a principal's office, a general office, a career master's office, a discipline master's office, a medical inspection room, a school social worker's office and a conference room;
 - (iii) a physical education store; and
 - (iv) other ancillary facilities including an accessible/fireman lift, a tuck shop and multiple stores.

6. Upon completion of the proposed project, the new annex together with the existing campus will meet the planning target of providing 2 square metres (m²) of open space per student. A site plan, floor plans, sectional plans, artistic impression and a barrier-free access plan for the project are at **Enclosures 1 to 7**.

7. Subject to the funding approval of the Finance Committee (FC), the School Sponsoring Body plans to commence the works in the fourth quarter of 2020 for completion in the first quarter of 2024.

/ JUSTIFICATION

JUSTIFICATION

8. The existing school premises were built in 1978, occupying an area of about 5 900 m². In the 2019/20 school year, the School is operating 27 classes with only 25 classrooms and 12 special rooms. Although the School has benefited from the School Improvement Programme (SIP)¹ previously, it still falls short of classrooms and some standard teaching-related facilities. Also, some of its existing facilities are undersized according to prevailing standards.

9. There is a need for the School to construct a new annex block and convert the existing teaching block in order to provide its teachers and students with a better learning and teaching environment. Facilities to be provided under the proposed project will be designed in accordance with the prevailing schedules of accommodation for standard schools. The project will not include any non-standard facilities.

10. The proposed project will be carried out in two phases. The contractor will first demolish the existing assembly hall block for redevelopment into the new annex, and only when the new annex is available for use will it commence and progressively carry out the conversion works at the existing teaching block. Throughout the construction of the new annex, the School will utilise the existing classrooms and the student activity centre for teaching activities. It will also use the assembly hall of a school nearby where necessary. During the project period, the contractor will completely enclose the construction site to segregate it from the school operation area, with a view to ensuring the safety of the School's teachers, students and staff and minimising the impact of noise and dust from construction works on teachers and students on campus.

11. The proposed partial redevelopment and conversion works of the School would not require additional land resources from the Government. Upon completion of the project, the overall supply of school places will not be affected as the School would operate the same number of classes.

FINANCIAL IMPLICATIONS

12. The total amount of capital grant to be provided by the Government is \$285.3 million in MOD prices (please see paragraph 15 below), broken down as follows –

/\$ million

1 The SIP was carried out in five phases between 1994 and 2006. The School participated in Phase 4 of the SIP. Completed in April 2004, the improvement works under SIP has added two classrooms, one staff room, one interview room/guidance activity room, one student activity centre and one computer-assisted learning room, etc. to the school.

		\$ million (in MOD prices)
(a)	Site works	3.2
(b)	Demolition works	9.2
(c)	Piling	5.6
(d)	Building ²	123.6
(e)	Building services	48.2
(f)	Drainage	7.0
(g)	External works	3.2
(h)	Conversion of existing school premises	40.9
(i)	Additional energy conservation, green and recycled features	5.5
(j)	Furniture and equipment (F&E) ³	3.8
(k)	Consultants' fees for -	4.0
	(i) contract administration	3.6
	(ii) management of resident site staff (RSS)	0.4
(l)	Remuneration of RSS	6.1
(m)	Contingencies	25.0
Total		285.3

13. The School Sponsoring Body has engaged 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 8**.

14. The construction floor area (CFA) of the new annex of **95EB** is about 6 510 m². The estimated construction unit cost, represented by the building and building services costs, is \$26,390 per m² of CFA in MOD prices. We consider this comparable to that of similar projects built by the Government.

/15.

2 Building works cover construction works of substructure and superstructure of the building.

3 The estimated cost is based on an indicative list of F&E required.

15. Subject to approval, the School Sponsoring Body plans to phase the expenditure in the coming financial years as follows –

Year	\$ million (in MOD prices)
2020 – 2021	9.7
2021 – 2022	23.8
2022 – 2023	137.0
2023 – 2024	87.8
2024 – 2025	21.7
2025 – 2026	3.0
2026 – 2027	2.3
	<hr/> 285.3 <hr/>

16. The MOD estimates are derived on the basis of the Government's latest set of assumptions on the trend rate of change in the prices of public sector building and construction output for the period 2020 to 2027. The School Sponsoring Body will deliver the construction works through one lump-sum contract because the School can clearly define the scope of the works in advance. The contract will provide for price adjustments.

17. The cost of F&E for **95EB**, estimated to be \$3.8 million in MOD prices, will be borne by the Government according to the existing policy. We estimate the annual recurrent expenditure of the School to be \$68.0 million upon full commissioning of the new annex and the existing teaching block after conversion.

/PUBLIC

PUBLIC CONSULTATION

18. We consulted the Planning, Works and Housing Committee of the Eastern District Council on 18 June 2019. Members supported this project.

19. We consulted the Legislative Council Panel on Education (the Panel) on 3 January 2020. Members supported this project. At the request of the Panel, we have provided supplementary information after the meeting.

ENVIRONMENTAL IMPLICATIONS

20. This project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). The School Sponsoring Body completed a Preliminary Environmental Review (PER) for the project. Given the scale of the project, it will not cause long-term adverse environmental impacts. We have included in the project estimate the cost to implement suitable mitigation measures to control short-term environmental impacts.

21. During construction, the School Sponsoring Body 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 linings or shields and the building of barrier walls for noisy construction activities, frequent cleaning and watering of the project site, and the provision of wheel-washing facilities.

22. At the planning and design stages, the School Sponsoring Body has considered measures 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, the School Sponsoring Body will require the contractor to reuse inert construction waste (e.g. use of excavated materials for filling within the project 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 facilities⁴. The School Sponsoring Body will encourage the contractor to maximise the use of recycled or recyclable inert construction waste, and the use of non-timber formwork to further reduce the generation of construction waste.

/23.

4 Public fill reception facilities are specified in Schedule 4 of the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N). Disposal of inert construction waste at public fill reception facilities requires a licence issued by the Director of Civil Engineering and Development.

23. At the construction stage, the School Sponsoring Body 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 Sponsoring Body will ensure that the day-to-day operations on site comply with the approved plan. The School Sponsoring Body will require the contractor to separate the inert portion from non-inert construction waste on site for disposal at appropriate facilities. The School Sponsoring Body 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.

24. The School Sponsoring Body estimates that the project will generate in total about 7 500 tonnes of construction waste. Of these, the School Sponsoring Body will reuse about 1 000 tonnes (13%) of inert construction waste on site and deliver about 6 400 tonnes (86%) of inert construction waste to public fill reception facilities for subsequent reuse. The School Sponsoring Body will dispose of the remaining 100 tonnes (1%) of non-inert construction waste at landfills. The total cost for disposal of construction waste at public fill reception facilities and landfill sites, is estimated to be \$0.5 million for this project (based on a unit charge rate of \$71 per tonne for disposal at public fill reception facilities, and \$200 per tonne at landfills as stipulated in the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N)).

ENERGY CONSERVATION, GREEN AND RECYCLED FEATURES

25. This project will adopt various forms of energy efficient features, and renewable energy technology, in particular-

- (a) heat recovery fresh air pre-conditioners in the air-conditioned space for heat energy reclaim of exhaust air; and
- (b) photovoltaic system.

26. For greening features, there will be landscape garden and planters in part of the roofs and terraces for environmental and amenity benefits.

27. For recycled features, the School Sponsoring Body will adopt rainwater harvesting system for irrigation purpose.

28. The total estimated additional cost for adoption of the above energy conservation measures, greening features and recycled features is around \$5.5 million (including \$0.6 million for energy efficient features), which has been included in the cost estimates of this project. The energy efficient features will achieve 6% energy savings in the annual energy consumption with a payback period of about ten years.

HERITAGE IMPLICATIONS

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

LAND ACQUISITION

30. This project will not require any land acquisition.

BACKGROUND INFORMATION

31. We upgraded **95EB** to Category B in September 2013. The School Sponsoring Body engaged consultants to undertake the detailed design and tender documentation in February 2015. We have charged this amount to block allocation **Subhead 8100QX** “Alterations, additions, repairs and improvements to education subvented building”. The consultants have completed all of the above services except preparation of tender documents which are being finalised.

32. Of the 17 trees within the project boundary, 13 trees will be preserved. The proposed project will involve the removal of four trees, including two trees to be felled and two trees to be replanted within project site. All trees to be removed are not important trees⁵. The School Sponsoring Body will incorporate planting proposal as part of the project, including the planting of two trees, 3 645 shrubs and 2 430 ground covers (approx. 312 m² planting area).

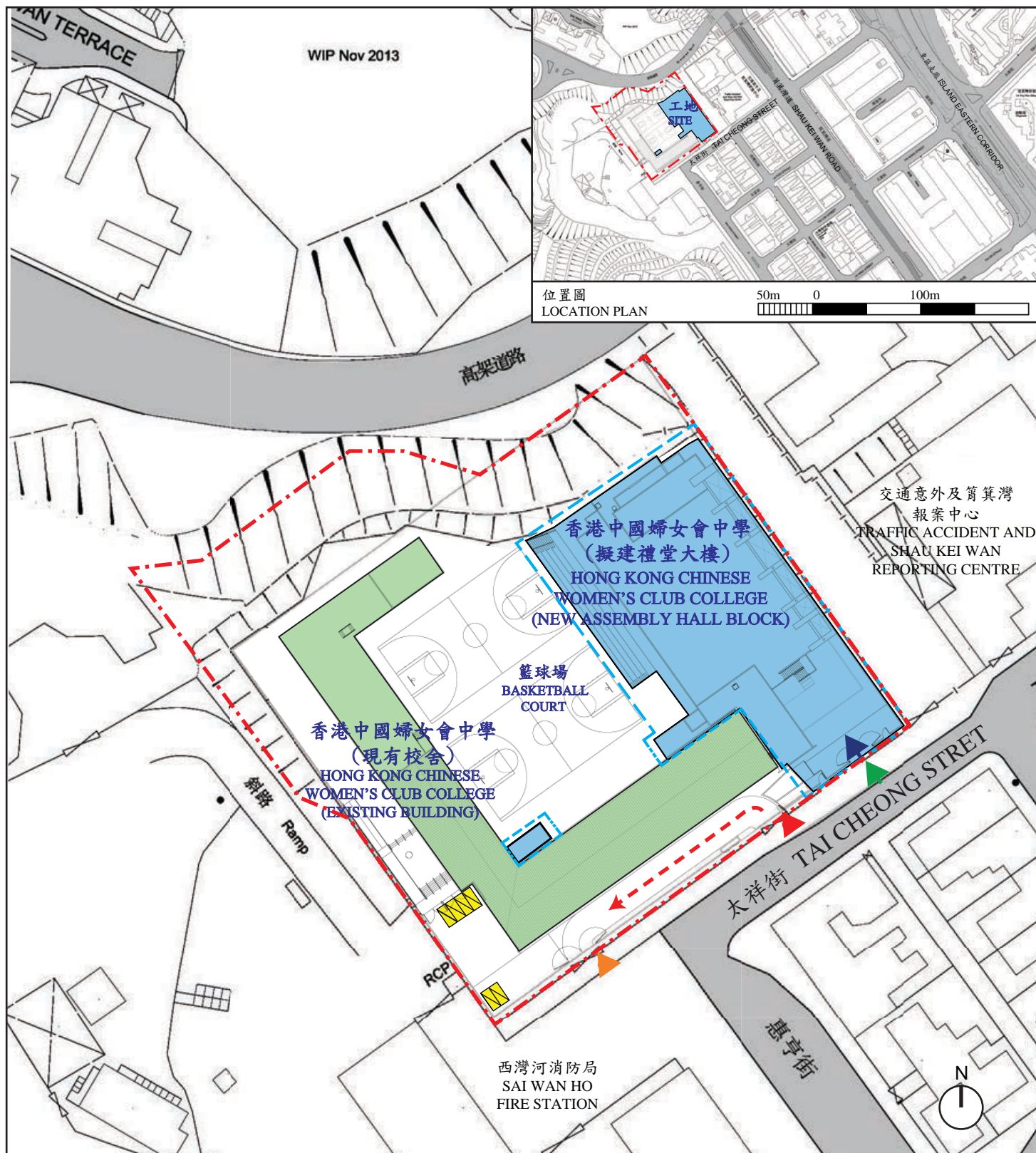
/33.

5 “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 (m) (measured at 1.3 m above ground level), or with height/canopy spread equal or exceeding 25 m.

33. We estimate that the proposed works will create about 85 jobs (70 for labourers and another 15 for professional or technical staff), providing a total employment of 2 500 man-months.

Education Bureau
April 2020



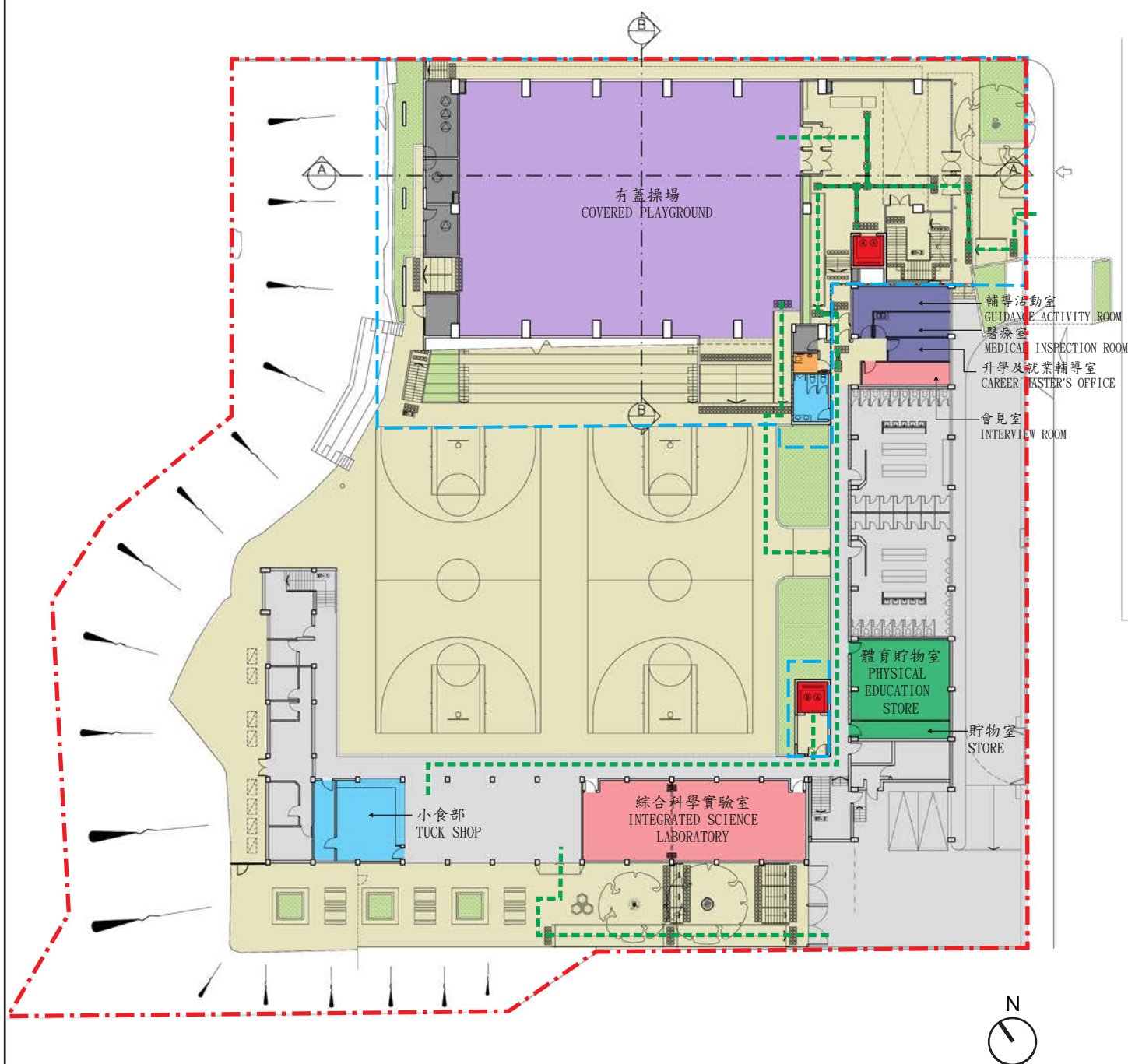
圖例 LEGEND

現時學校交通安排 EXISTING CIRCULATION	工程期間交通安排 CIRCULATION DURING CONSTRUCTION PERIOD
師生主出入口 SCHOOL USER ENTRANCE/EXIT	工程車輛及工作人員出入口 CONSTRUCTION SITE ENTRANCE/EXIT
學校車輛出入口 SCHOOL VEHICULAR INGRESS/EGRESS	學校車輛出入口 SCHOOL VEHICULAR INGRESS/EGRESS
學校側門 (關閉不常用) SCHOOL SIDE DOOR (RARE USE)	臨時師生出入口 SCHOOL USER TEMPORARY ENTRANCE/EXIT

	停車位 CAR PARK
	現有校舍 EXISTING BUILDING
	擬建禮堂大樓 NEW ASSEMBLY HALL BLOCK

工地平面圖
SITE PLAN

8095EB - 位於西灣河太祥街2號B香港中國婦女會中學的部分重建及改建工程
8095EB - Partial redevelopment and conversion of the Hong Kong Chinese Women's Club College at 2B, Tai Cheong Street, Sai Wan Ho

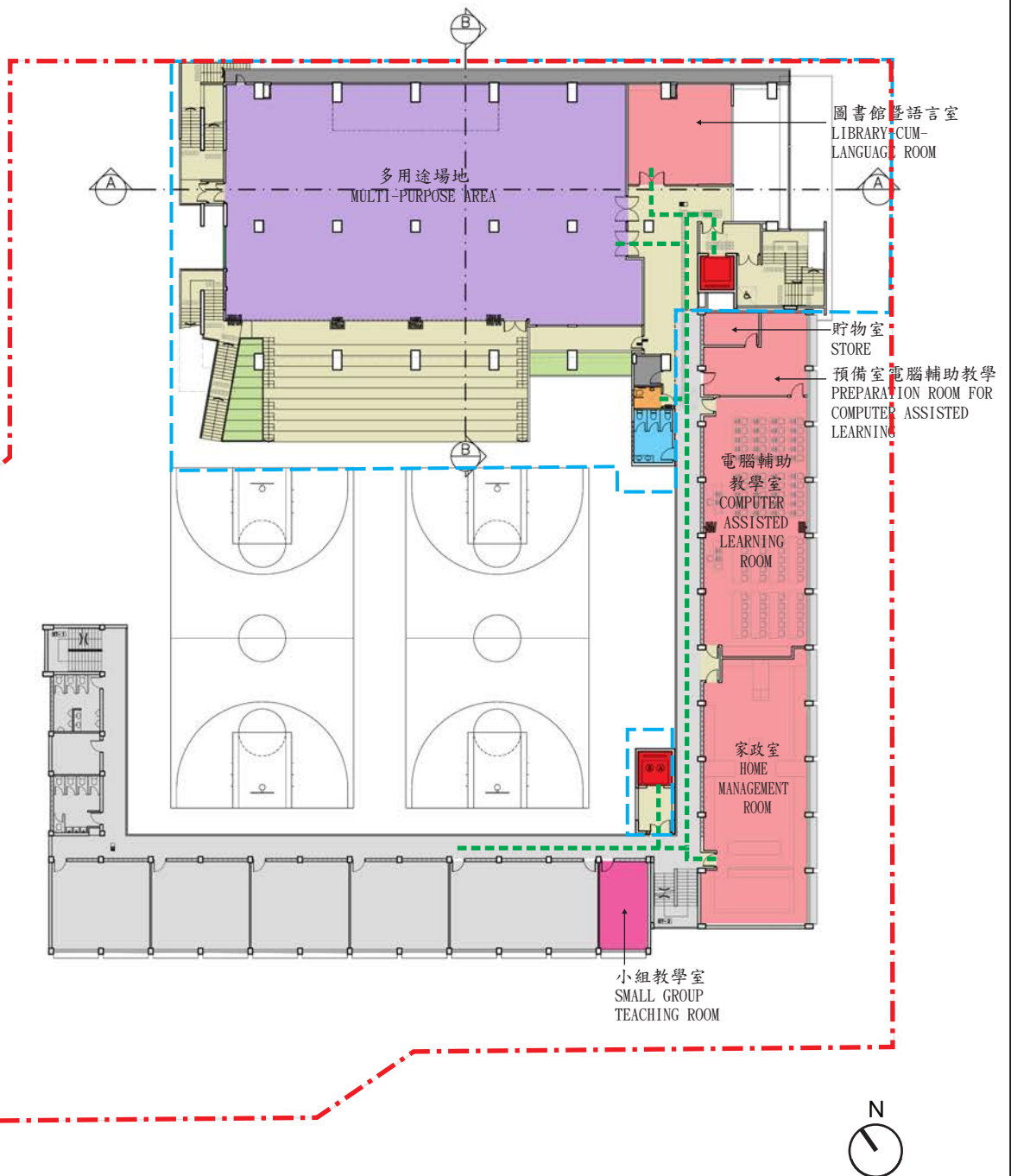


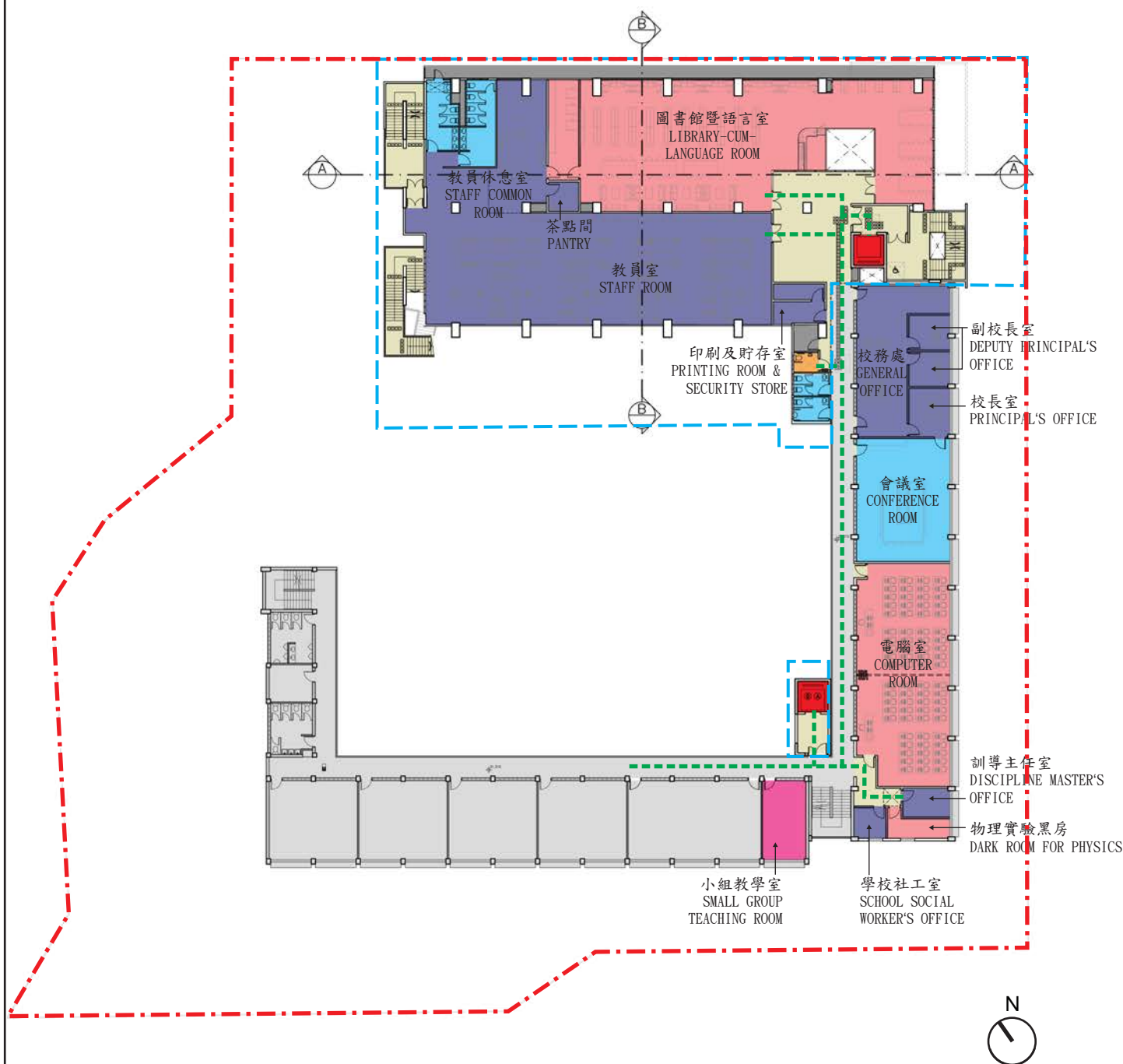
圖例 LEGEND

暢通易達升降機 ACCESSIBLE LIFT	通道/露天場地 CIRCULATION/OPEN AREA	綠化 GREENERY AREA	地段界線 LOT BOUNDARY
暢通易達洗手間 ACCESSIBLE TOILET	一般設施 GENERAL FACILITIES	有蓋操場 COVERED PLAYGROUND	工地界線 SITE BOUNDARY
機電房 PLANT ROOM	特別室 SPECIAL ROOMS	體育貯物室/貯物室 PHYSICAL EDUCATION STORE/STORE	無障礙通道 BARRIER-FREE ACCESS
現有校舍 EXISTING PREMISES	教職員範圍 STAFF AREA		

地下平面圖
GROUND FLOOR PLAN

8095EB - 位於西灣河太祥街2號B香港中國婦女會中學的部分重建及改建工程
8095EB - Partial redevelopment and conversion of the Hong Kong Chinese Women's Club College at 2B, Tai Cheong Street, Sai Wan Ho



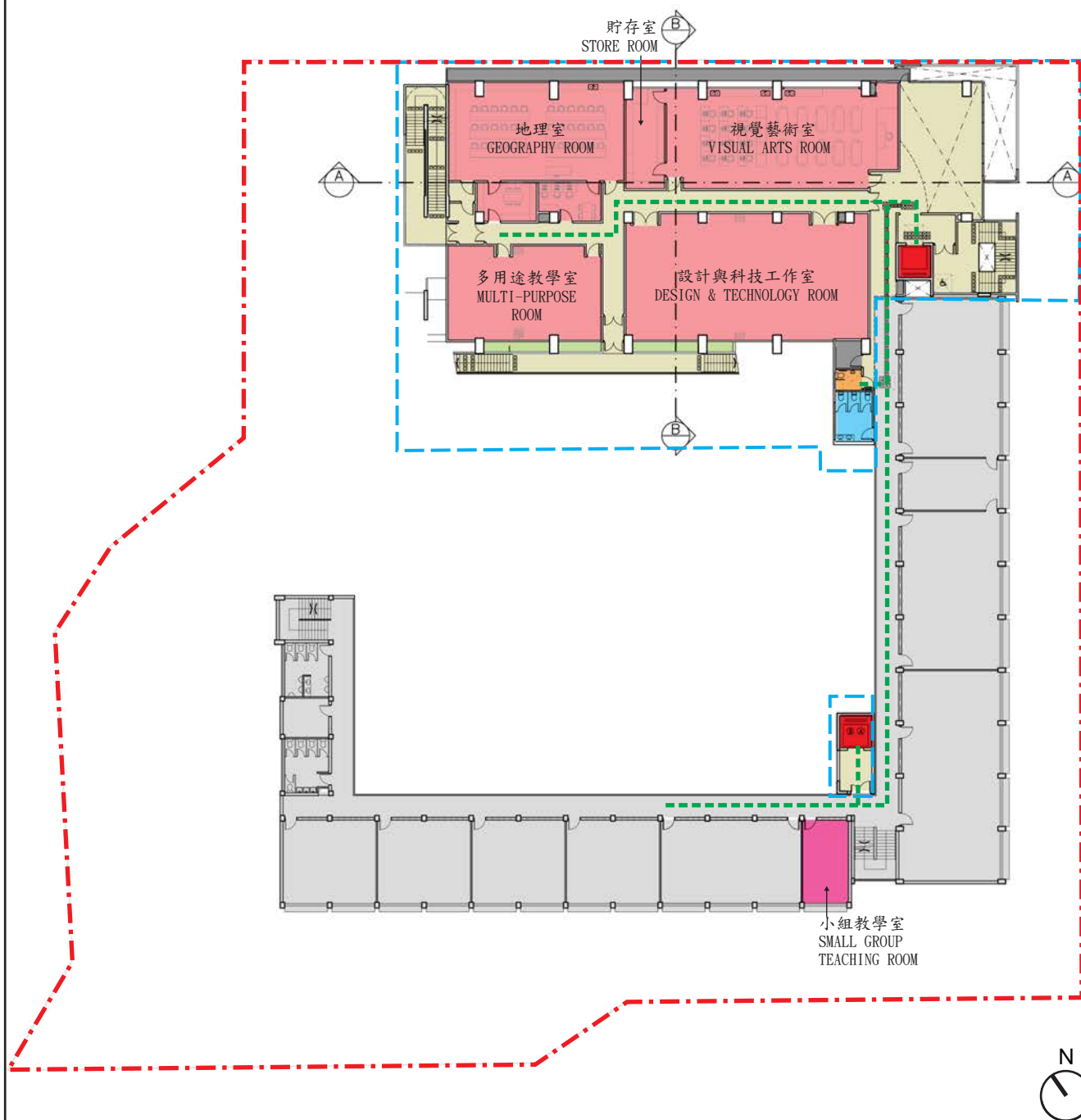


圖例 LEGEND

暢通易達升降機 ACCESSIBLE LIFT	通道/露天場地 CIRCULATION/OPEN AREA	課室 CLASSROOM	地段界線 LOT BOUNDARY
暢通易達洗手間 ACCESSIBLE TOILET	一般設施 GENERAL FACILITIES		工地界線 SITE BOUNDARY
機電房 PLANT ROOM	特別室 SPECIAL ROOMS		無障礙通道 BARRIER-FREE ACCESS
現有校舍 EXISTING PREMISES	教職員範圍 STAFF AREA		

二樓平面圖
SECOND FLOOR PLAN

8095EB - 位於西灣河太祥街2號B香港中國婦女會中學的部分重建及改建工程
8095EB - Partial redevelopment and conversion of the Hong Kong Chinese Women's Club College at 2B, Tai Cheong Street, Sai Wan Ho



圖例 LEGEND

0 1 2 3 4 5m 10m 15m

暢通易達升降機
ACCESSIBLE LIFT

暢通易達洗手間
ACCESSIBLE TOILET

機電房
PLANT ROOM

現有校舍
EXISTING PREMISES

通道/露天場地
CIRCULATION/OPEN AREA

一般設施
GENERAL FACILITIES

特別室
SPECIAL ROOMS

綠化
GREENERY AREA

課室
CLASSROOM

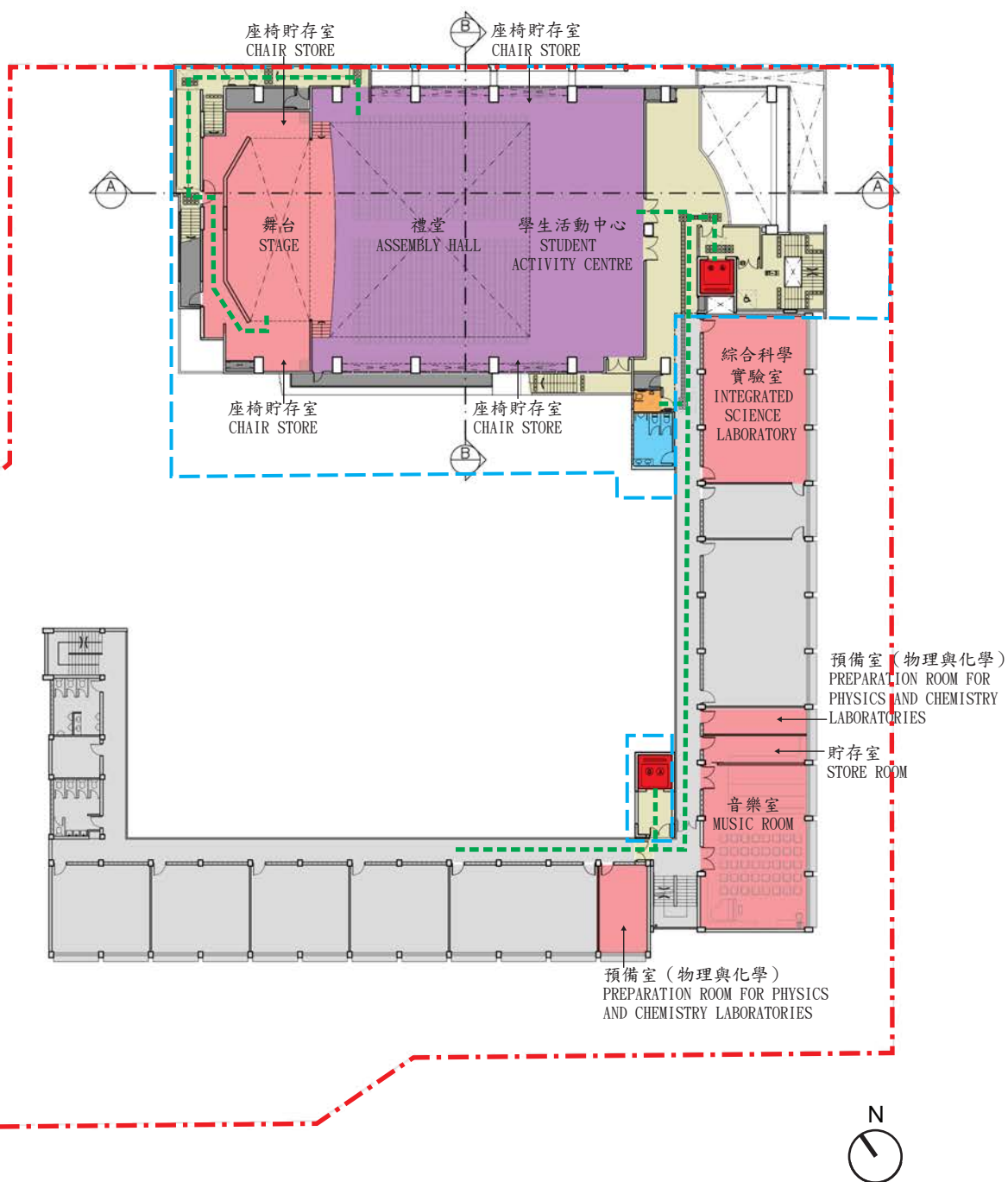
地段界線
LOT BOUNDARY

工地界線
SITE BOUNDARY

無障礙通道
BARRIER-FREE ACCESS

三樓平面圖
THIRD FLOOR PLAN

8095EB - 位於西灣河太祥街2號B香港中國婦女會中學的部分重建及改建工程
8095EB - Partial redevelopment and conversion of the Hong Kong Chinese Women's Club College at 2B, Tai Cheong Street, Sai Wan Ho



圖例 LEGEND

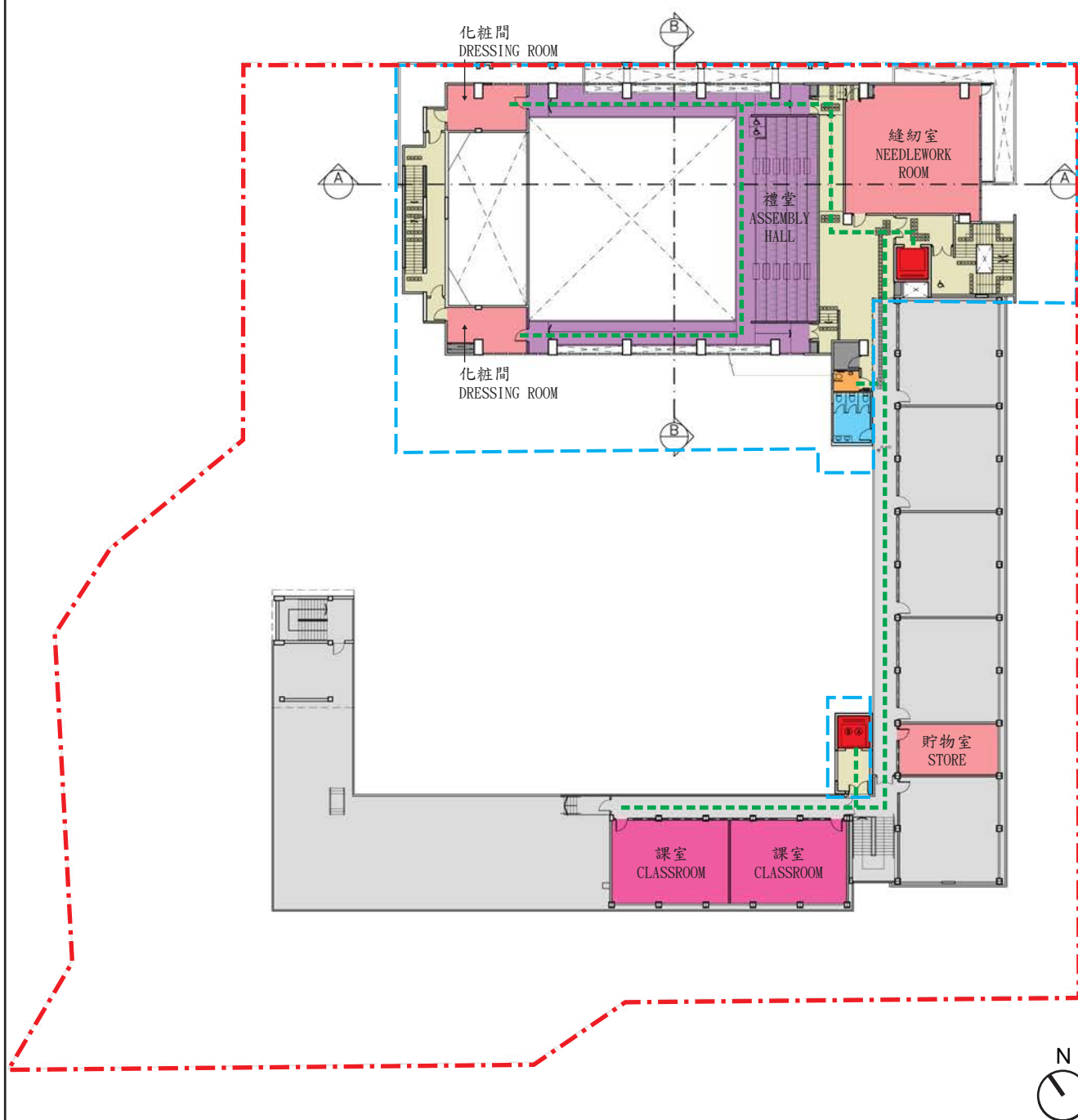
0 1 2 3 4 5m 10m 15m

暢通易達升降機 ACCESSIBLE LIFT	通道/露天場地 CIRCULATION/OPEN AREA	課室 CLASSROOM
暢通易達洗手間 ACCESSIBLE TOILET	一般設施 GENERAL FACILITIES	
機電房 PLANT ROOM	特別室 SPECIAL ROOMS	
現有校舍 EXISTING PREMISES	舞台/禮堂/學生活動中心 STAGE/ASSEMBLY HALL/STUDENT ACTIVITY CENTRE	

地段界線 LOT BOUNDARY
工地界線 SITE BOUNDARY
無障礙通道 BARRIER-FREE ACCESS

四樓平面圖
FOURTH FLOOR PLAN

8095EB - 位於西灣河太祥街2號B香港中國婦女會中學的部分重建及改建工程
8095EB - Partial redevelopment and conversion of the Hong Kong Chinese Women's Club College at 2B, Tai Cheong Street, Sai Wan Ho

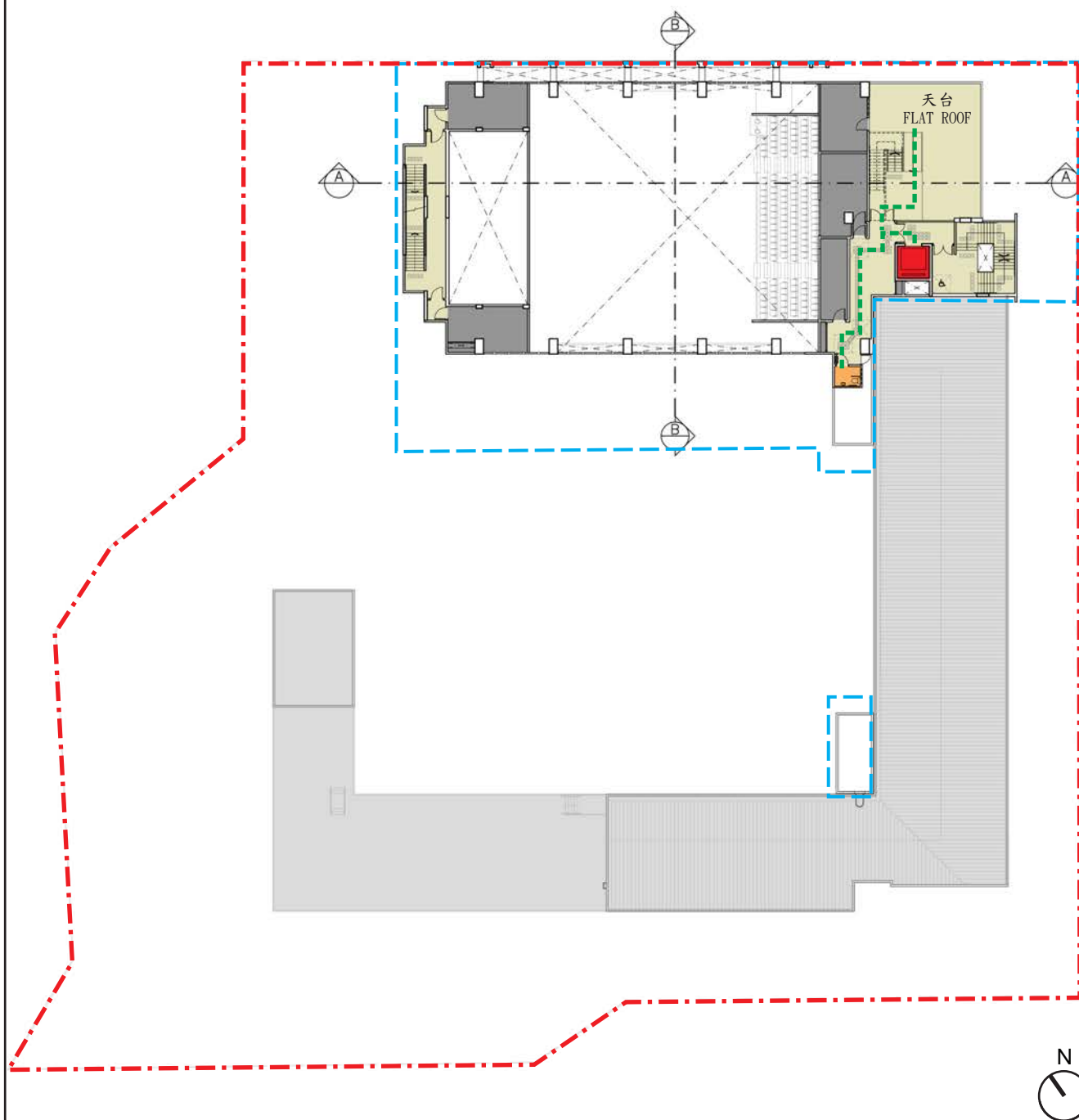


圖例 LEGEND

暢通易達升降機 ACCESSIBLE LIFT	通道/露天場地 CIRCULATION/OPEN AREA	課室 CLASSROOM	地段界線 LOT BOUNDARY
暢通易達洗手間 ACCESSIBLE TOILET	一般設施 GENERAL FACILITIES		工地界線 SITE BOUNDARY
機電房 PLANT ROOM	特別室 SPECIAL ROOMS		無障礙通道 BARRIER-FREE ACCESS
現有校舍 EXISTING PREMISES	禮堂 ASSEMBLY HALL		

五樓平面圖
FIFTH FLOOR PLAN

8095EB - 位於西灣河太祥街2號B香港中國婦女會中學的部分重建及改建工程
8095EB - Partial redevelopment and conversion of the Hong Kong Chinese Women's Club College at 2B, Tai Cheong Street, Sai Wan Ho



圖例 LEGEND

0 1 2 3 4 5m 10m 15m

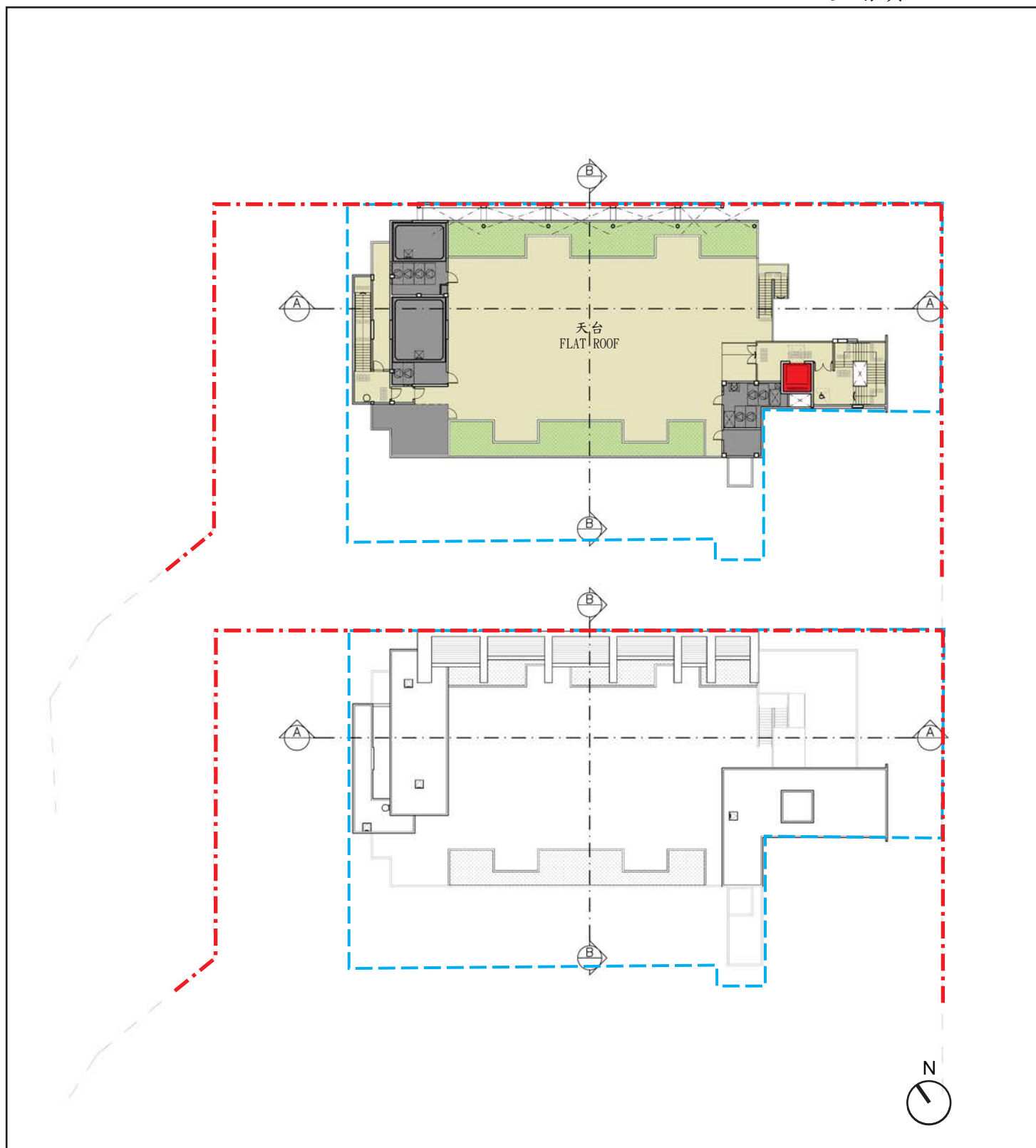
- 暢通易達升降機
ACCESSIBLE LIFT
- 暢通易達洗手間
ACCESSIBLE TOILET
- 機電房
PLANT ROOM
- 現有校舍
EXISTING PREMISES

- 通道/露天場地
CIRCULATION/OPEN AREA

- 地段界線
LOT BOUNDARY
- 工地界線
SITE BOUNDARY
- 無障礙通道
BARRIER-FREE ACCESS

六樓平面圖
SIXTH FLOOR PLAN

8095EB - 位於西灣河太祥街2號B香港中國婦女會中學的部分重建及改建工程
8095EB - Partial redevelopment and conversion of the Hong Kong Chinese Women's Club College at 2B, Tai Cheong Street, Sai Wan Ho



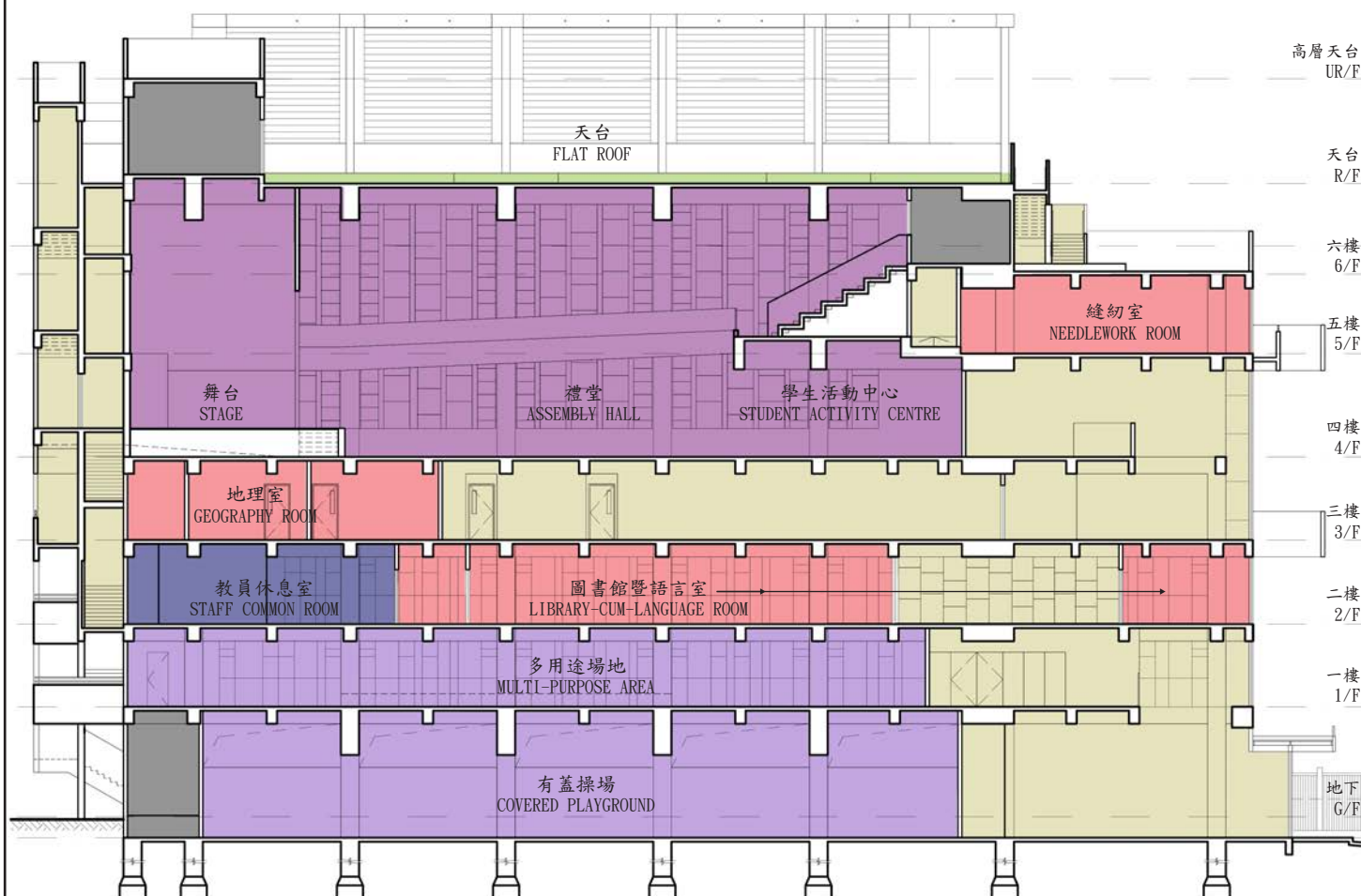
圖例 LEGEND

- 暢通易達升降機
ACCESSIBLE LIFT
- 通道/露天場地
CIRCULATION/OPEN AREA
- 機電房
PLANT ROOM
- 綠化
GREENERY AREA

- 地段界線
LOT BOUNDARY
- 工地界線
SITE BOUNDARY
- 無障礙通道
BARRIER-FREE ACCESS

天台及高層天台平面圖
ROOF & UPPER ROOF FLOOR PLAN

8095EB - 位於西灣河太祥街2號B香港中國婦女會中學的部分重建及改建工程
8095EB - Partial redevelopment and conversion of the Hong Kong Chinese Women's Club College at 2B, Tai Cheong Street, Sai Wan Ho



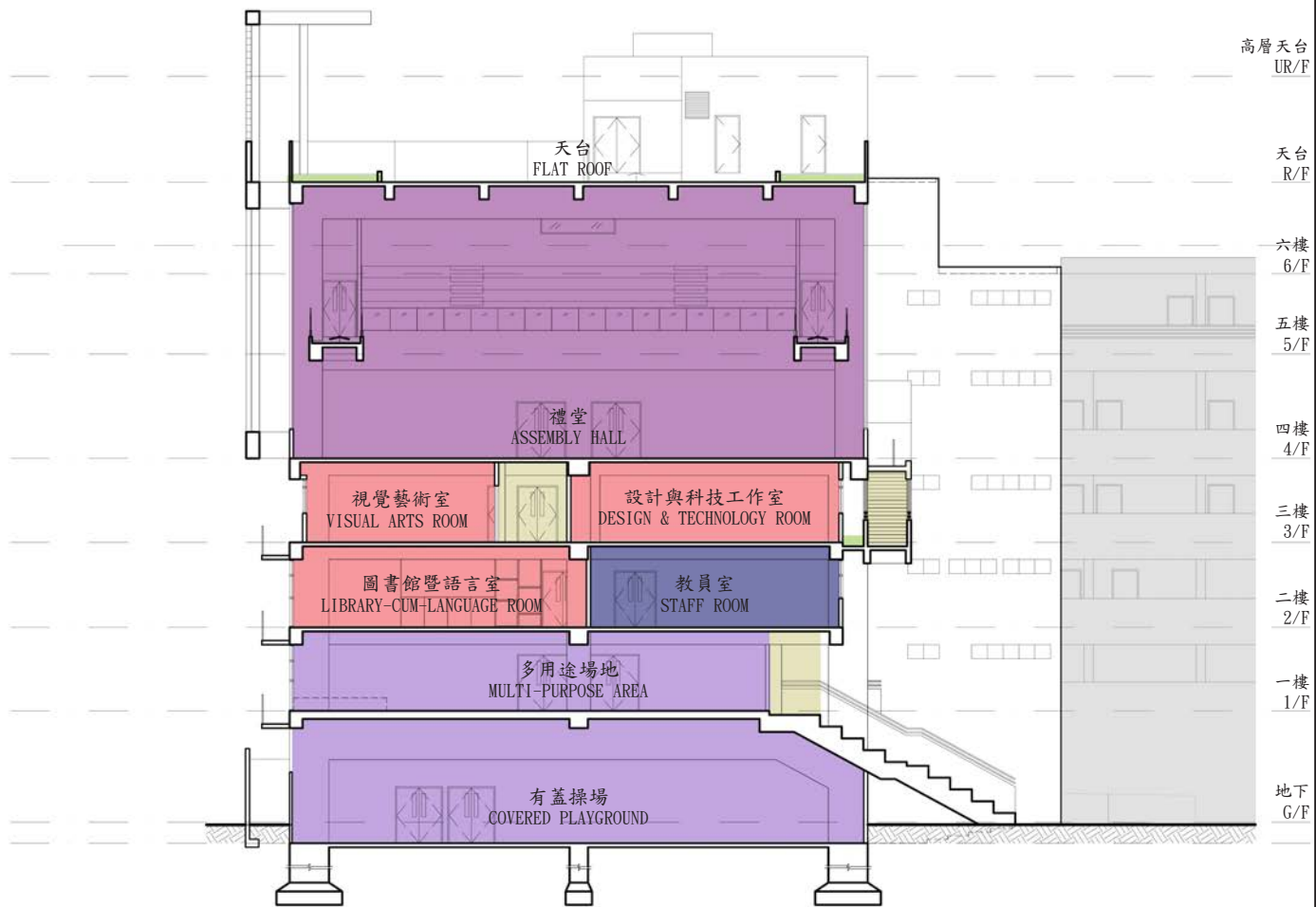
圖例 LEGEND

0 1 2 3 4 5m 10m 15m

通道/露天場地 CIRCULATION/OPEN AREA	禮堂 ASSEMBLY HALL
機電房 PLANT ROOM	綠化 GREENERY AREA
特別室 SPECIAL ROOMS	有蓋操場/多用途場地 COVERED PLAYGROUND/MULTI-PURPOSE AREA
教職員範圍 STAFF AREA	








剖面圖 A-A
SECTION A-A

8095EB - 位於西灣河太祥街2號B香港中國婦女會中學的部分重建及改建工程
8095EB - Partial redevelopment and conversion of the Hong Kong Chinese Women's Club College at 2B, Tai Cheong Street, Sai Wan Ho



圖例 LEGEND

0 1 2 3 4 5m 10m 15m

- | | |
|---|---|
|  通道/露天場地
CIRCULATION/OPEN AREA |  綠化
GREENERY AREA |
|  禮堂
ASSEMBLY HALL |  現有校舍
EXISTING PREMISES |
|  特別室
SPECIAL ROOMS |  有蓋操場/多用途場地
COVERED PLAYGROUND/MULTI-PURPOSE AREA |
|  教職員範圍
STAFF AREA | |

剖面圖 B-B
SECTION B-B

8095EB - 位於西灣河太祥街2號B香港中國婦女會中學的部分重建及改建工程
8095EB - Partial redevelopment and conversion of the Hong Kong Chinese Women's Club College at 2B, Tai Cheong Street, Sai Wan Ho



從學校主入口望向新禮堂大樓的構思透視圖
PERSPECTIVE VIEW FROM SCHOOL ENTRANCE

構思圖
ARTIST'S IMPRESSION

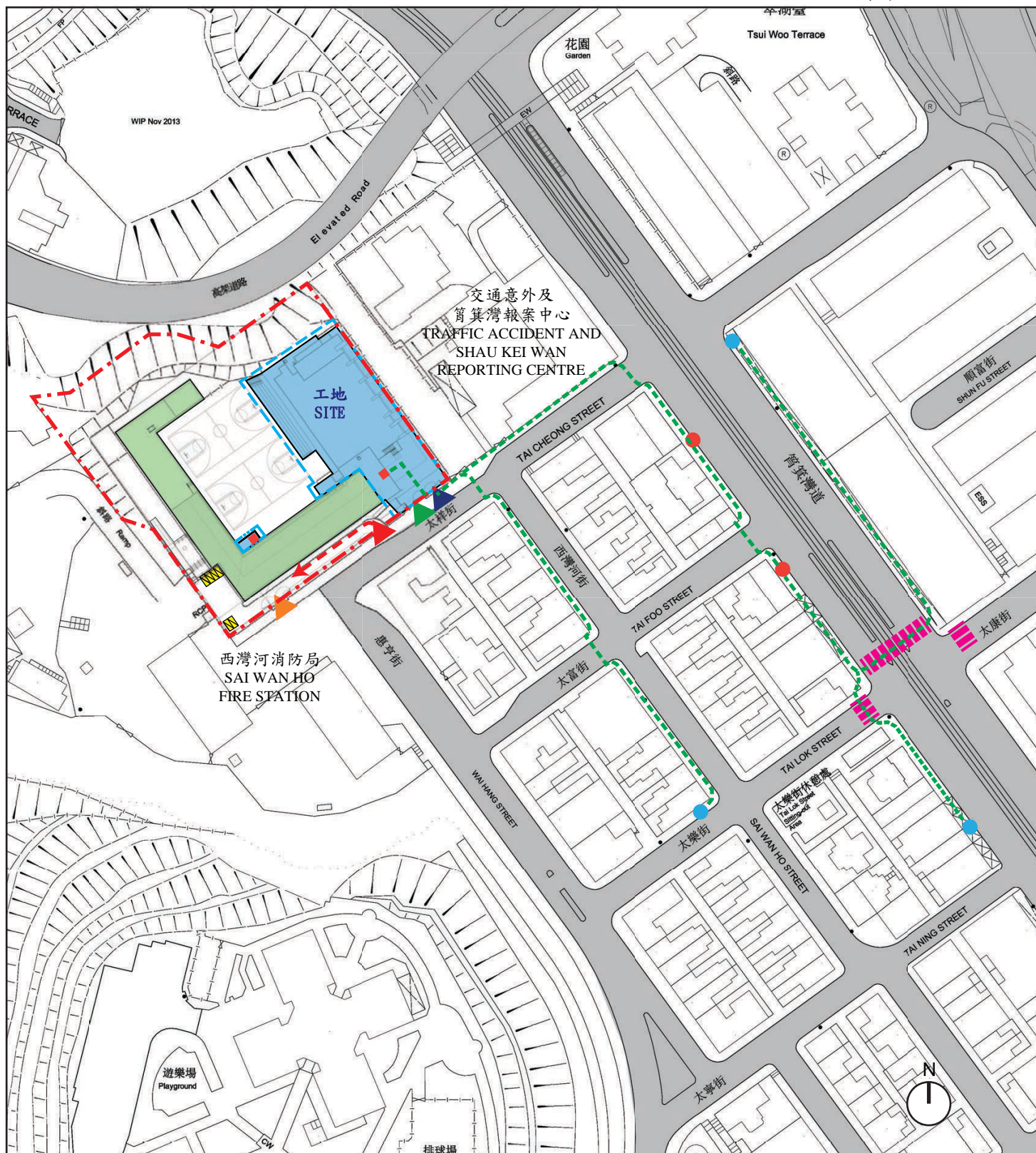
8095EB - 位於西灣河太祥街2號B香港中國婦女會中學的部分重建及改建工程
8095EB - Partial redevelopment and conversion of the Hong Kong Chinese Women's Club College at 2B, Tai Cheong Street, Sai Wan Ho



從西南面望向新禮堂大樓的構思鳥瞰圖
AERIAL VIEW FROM SOUTH-WEST DIRECTION

構思圖
ARTIST'S IMPRESSION

8095EB - 位於西灣河太祥街2號B香港中國婦女會中學的部分重建及改建工程
8095EB - Partial redevelopment and conversion of the Hong Kong Chinese Women's Club College at 2B, Tai Cheong Street, Sai Wan Ho



圖例 LEGEND

10m 0 20m

現時學校交通安排 EXISTING CIRCULATION	工程期間交通安排 CIRCULATION DURING CONSTRUCTION PERIOD
師生主出入口 SCHOOL USER ENTRANCE/EXIT	工程車輛及工作人員出入口 CONSTRUCTION SITE ENTRANCE/EXIT
學校車輛出入口 SCHOOL VEHICULAR INGRESS/EGRESS	學校車輛出入口 SCHOOL VEHICULAR INGRESS/EGRESS
學校側門（關閉不常用） SCHOOL SIDE DOOR (RARE USE)	臨時師生出入口 SCHOOL USER TEMPORARY ENTRANCE/EXIT

暢通易達升降機 ACCESSIBLE LIFT	地段界線 LOT BOUNDARY
現有小巴站 EXISTING MINI BUS STOP	工地界線 SITE BOUNDARY
現有巴士站 EXISTING BUS STOP	無障礙通道 BARRIER-FREE ACCESS
現有行人過路處 EXISTING AT-GRADE PEDESTRIAN CROSSING	

無障礙通道平面圖
PLAN OF BARRIER FREE ACCESS

8095EB - 位於西灣河太祥街2號B香港中國婦女會中學的部分重建及改建工程
8095EB - Partial redevelopment and conversion of the Hong Kong Chinese Women's Club College at 2B, Tai Cheong Street, Sai Wan Ho

95EB – Partial Redevelopment and Conversion of the Hong Kong Chinese Women's Club College at 2B, Tai Cheong Street, Sai Wan Ho

**Breakdown of the estimates for consultants' fees and resident site staff costs
(in September 2019 prices)**

		Estimated man- months	Average MPS* salary point	Multiplier (Note 1)	Estimated fee (\$ million)
(a) Consultants' fees for contract administration (Note 2)	Professional	-	-	-	3.1
	Technical	-	-	-	-
				Sub-total	3.1#
(b) Resident site staff (RSS) costs (Note 3)	Professional	-	-	-	-
	Technical	114	14	1.6	5.5
				Sub-total	5.5
Comprising—					
(i) Consultant's fees for management of RSS (Note 3)				0.3#	
(ii) Remuneration of RSS				5.2#	
				Total	8.6

*MPS = Master Pay Scale

Notes

1. A multiplier of 1.6 is applied to the average MPS salary point to estimate the cost of RSS supplied by the consultants (As at now, MPS salary point 14 = \$30,235 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 **95EB**. The assignment will only be executed subject to FC's funding approval to upgrade **95EB** to Category A.
3. The actual man-months and actual costs will only be known after completion of the construction works.

Remarks

The cost figures in the Enclosure are shown in constant prices to correlate with the MPS salary point of the same year. The figures marked with # are shown in money-of-the-day prices in paragraph 12 of the main paper.