

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 703 – BUILDINGS

Environmental Hygiene – Retail markets and cooked food centres

35NM – Modernisation of Aberdeen Market cum Cooked Food Centre

Members are invited to recommend to the Finance Committee the upgrading of **35NM** to Category A at an estimated cost of \$254.0 million in money-of-the-day prices for carrying out the proposed works at Aberdeen Market cum Cooked Food Centre.

PROBLEM

We need to improve the operating environment of Aberdeen Market cum Cooked Food Centre (the Market) to benefit the community at large, particularly providing market patrons with a more pleasant shopping environment and more choices of fresh food provisions, and facilitating tenants to do business through improved market design and facilities.

PROPOSAL

2. The Director of Architectural Services, with the support of the Secretary for Food and Health, proposes to upgrade **35NM** to Category A at an estimated cost of \$254.0 million in money-of-the-day (MOD) prices for carrying out the proposed works at the Market.

/PROJECT

PROJECT SCOPE AND NATURE

3. The scope of the project comprises –
- (a) re-configuring the overall layout of the Market, including re-planning the stalls¹, widening the passageways, escalators and entrances;
 - (b) installing air-conditioning system, two new accessible lifts and two new goods lifts for exclusive use by the Market, as well as upgrading other building services installations;
 - (c) refurbishing the facade of the Market;
 - (d) refurbishing the refuse collection point including the provision of new facilities designated for recycling of discarded foam boxes; and
 - (e) other miscellaneous improvements, including the provision of more public space and seating, a baby care room and a breast-feeding room, increasing the number of toilets and upgrading of the barrier-free facilities, etc.

4. A site and location plan, floor plans, a sectional drawing, artist's impressions for the facade and the interior of the Market and a barrier-free access plan for the project are at **Enclosures 1 to 12**. The proposed works will be carried out in two phases, i.e. three months for pre-closure preparatory works² (Phase 1) and full closure of the Market for about 14 months for the proposed works (Phase 2). The tenants have preliminarily agreed to full closure of the Market for 14 months for the works to proceed. Upon obtaining funding approval of the Finance Committee, we target to commence the proposed works in the third quarter of 2021.

/JUSTIFICATION

¹ Under current planning, we expect that the overhauled Market will provide around 150 stalls (including 35 large stalls, 106 small stalls and nine cooked food stalls) and the average size of each stall will increase. For example, the area of large stalls (selling fish, meat, poultry, siu mei and lo mei) will increase by about 30% to 15 square metres (m²), whereas that of small stalls (selling vegetables, fruits, and other dry goods and wet goods, etc.) will approximately double to 6.75 m².

² Pre-closure preparatory works include drawing and equipment submissions, additional building condition surveys and on-site measurement and do not require full closure of the Market.

JUSTIFICATION

5. The Financial Secretary announced in the Budget Speech in February 2018 that \$2 billion would be earmarked for launching a 10-year Market Modernisation Programme (MMP) to carry out hardware improvement works for public markets under the Food and Environmental Hygiene Department (FEHD). We aim to improve the operating environment of public markets to benefit the community at large, particularly providing market patrons with a more pleasant shopping environment and more choices of fresh food provisions, and facilitating tenants to do business through improved market design and facilities.

6. The overhaul of the Market is the pioneering project of the MMP. The Market is situated in the Aberdeen Municipal Services Building of the Southern District and occupies four storeys with a total of 335 stalls at present. Commissioned in 1983, the Market was primarily used to re-site tenants of the old Aberdeen Market and hawkers in the district of the time. Subject to the constraints at the site area, the design of most stalls and the passageways in the Market can hardly meet tenants' current needs for space for daily operation and the existing facilities are also aging, affecting the shopping environment and leading to management issues.

7. Public markets are one of the major sources of fresh food provisions for the general public, which should be kept decent, clean, neat and tidy without being unduly upmarket. We also hope that public markets can serve a greater social function, for example, through making room for provision of seating so that the general public can enjoy the public space and markets can serve as meeting places for the public in addition to offering choices of fresh food provisions for them.

FINANCIAL IMPLICATIONS

8. We estimate the capital cost of the project to be \$254.0 million in MOD prices, broken down as follows –

/(a)

		\$ million (in MOD prices)
(a)	Site works	7.7
(b)	Building ³	113.0
(c)	Building services	85.9
(d)	Drainage	5.8
(e)	External works	1.7
(f)	Additional energy conservation features	1.0
(g)	Furniture and equipment ⁴	0.7
(h)	Consultants' fees for	7.1
	(i) contract administration	6.6
	(ii) management of resident site staff (RSS)	0.5
(i)	Remuneration of RSS	8.0
(j)	Contingencies	23.1
Total		<u>254.0</u>

9. We propose to engage consultants to undertake contract administration and site supervision for the project. A detailed breakdown of the estimates for consultants' fees and RSS costs by man-months is at **Enclosure 13**. The construction floor area (CFA) of this project is about 6 178 m². The estimated construction unit cost, represented by the building and building services costs, is \$ 32,195 per m² of CFA in MOD prices. We consider this unit cost comparable to that of similar projects built by the Government.

/10.

³ Building works cover the construction of the Market, refurbishment of facade and ancillary facilities.

⁴ The estimated cost is based on an indicative list of furniture and equipment required, including equipment designated for recycling of discarded foam boxes.

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

Year	\$ million (in MOD prices)
2021 – 2022	32.4
2022 – 2023	166.8
2023 – 2024	26.5
2024 – 2025	16.9
2025 – 2026	11.4
	<hr/> 254.0 <hr/>

11. We have derived the MOD estimates 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 from 2021 to 2026. We will deliver the construction works through a lump-sum contract as the scope of the works can be clearly defined in advance. The contract will provide for price adjustment.

12. We estimate the annual recurrent expenditure arising from this project to be \$6.0 million. The recurrent costs arising from the project would be taken into consideration when determining the relevant fees and charges in accordance with the "cost recovery" and "user pays" principles, where applicable.

/PUBLIC

PUBLIC CONSULTATION

13. FEHD has been liaising closely with tenants and relevant stakeholders including the Market Management Consultative Committee (MMCC) in respect of the MMP project in the Market. After consolidating the views collected from members of the District Development and Housing Committee of the Southern District Council (SDC) in August 2019, FEHD further consulted MMCC, SDC members concerned and tenant representatives of the trade in September 2019 on the initial idea of the overhaul of the Market, arrangements during the works period and options of the concessionary arrangement etc. FEHD met with each existing tenant of the Market again between October and December 2019 and explained to them the enhanced options in detail and collected the forms for confirmation of intention from all tenants in early 2020.

14. In February 2020, FEHD briefed the Environment, Hygiene and Healthcare Committee (EHHC) of SDC on the details and work progress of the overhaul of the Market and listened to the views of members on the proposed scope of works, major design features and measures during the works period, etc. EHHC agreed in-principle to the MMP project in the Market. In September 2020, FEHD reported the latest progress of the works project and presented the detailed layout design of the overhauled Market to EHHC.

15. Apart from the above, we conducted district consultation on the MMP through the Southern District Office in May 2020 and received no objection. FEHD and the Architectural Services Department attended a tripartite case conference on the MMP held by the Legislative Council alongside SDC in June 2020 to exchange views on the works project. The attendees took note of the project details. We will maintain communication with MMCC and relevant stakeholders in taking forward the project.

16. We consulted the Legislative Council Panel on Food Safety and Environmental Hygiene (the Panel) on the project on 25 January 2021. Members supported the project and had no objection to the Government submitting the funding proposal to the Public Works Subcommittee. At the meeting, apart from some general market-related issues, some members requested the Government to explore ways to further shorten the works period and ensure that the market design would take into account the future operation of the Market. We have already taken measures, including the use of pre-fabricated parts as appropriate, to compress the period of full closure of the Market to 14 months. We will explore whether the project programme could be further shortened and continue to engage the tenants and stakeholders on the market design. Supplementary information requested by Panel members was provided on 16 February 2021.

/ENVIRONMENTAL

ENVIRONMENTAL IMPLICATIONS

17. The project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). It will not cause long-term environmental impact. We have included in the project estimates the cost to implement suitable mitigation measures during construction phase to control the short-term environmental impact to within established standards and guidelines. These measures include the use of silencers, mufflers and temporary acoustic lining or shields for noisy construction activities, frequent cleaning and watering of the site, and the provision of wheel-washing facilities to minimise dust generation.

18. At the planning and design stages, we have considered measures to reduce the generation of construction waste wherever 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 (e.g. excavated materials) 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 facilities (PFRFs)⁵. We 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.

19. At the construction stage, we will require the contractor to submit for approval a plan setting out the waste management measures, which will include appropriate mitigation measures 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 and non-inert construction waste at PFRFs and landfills respectively through a trip-ticket system.

/20.

⁵ PFRFs are specified in Schedule 4 of the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N). Disposal of inert construction waste at PFRFs requires a licence issued by the Director of Civil Engineering and Development.

20. We estimate that the project will generate in total about 2 530 tonnes of construction waste. Of these, we will reuse about 50 tonnes (2.0%) of inert construction waste on site and deliver about 1 490 tonnes (58.9%) of inert construction waste to PFRFs for subsequent reuse. We will dispose of the remaining 990 tonnes (39.1%) of non-inert construction waste at landfills. The total cost for disposal of construction waste at PFRFs and landfill sites is estimated to be about \$0.3 million for this project (based on a unit charge rate of \$71 per tonne for disposal at PFRFs and \$200 per tonne at landfills as stipulated in the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N)).

HERITAGE IMPLICATIONS

21. 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

22. This project does not require any land acquisition.

ENERGY CONSERVATION FEATURES

23. This project will adopt various forms of energy efficient features, in particular –

- (a) variable speed drive for chillers; and
- (b) demand control of supply air.

24. The total estimated additional cost for adoption of the above energy efficient features is around \$1.0 million, which has been included in the cost estimate of this project. The energy efficient features will achieve 6.0% energy savings in the annual energy consumption with a payback period of about eight years.

/BACKGROUND

BACKGROUND INFORMATION

25. We upgraded **35NM** to Category B in September 2019. We engaged consultants to undertake various services, including design services, ground investigation, tree survey, building condition survey and quantity surveying services, at a total cost of \$8.3 million. The services and investigation works by the consultants were funded under block allocation **Subhead 3100GX** “Project feasibility studies, minor investigations and consultants’ fees for items in Category D of the Public Works Programme”. The design services, ground investigation, tree survey and building condition survey have been completed.

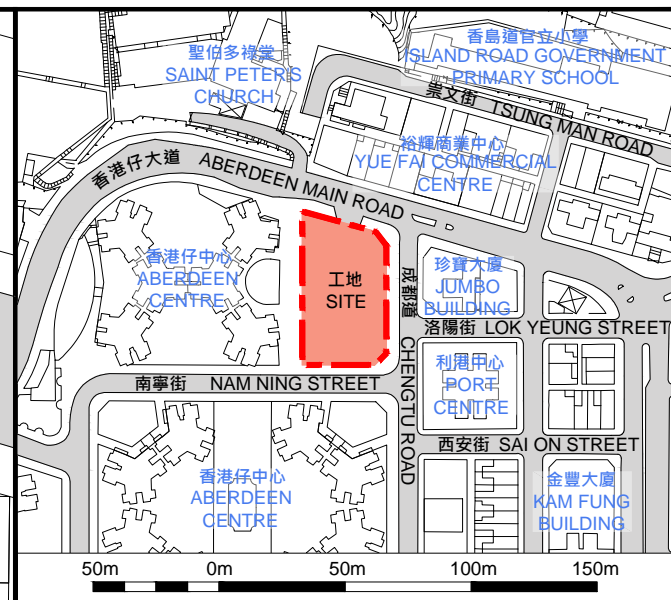
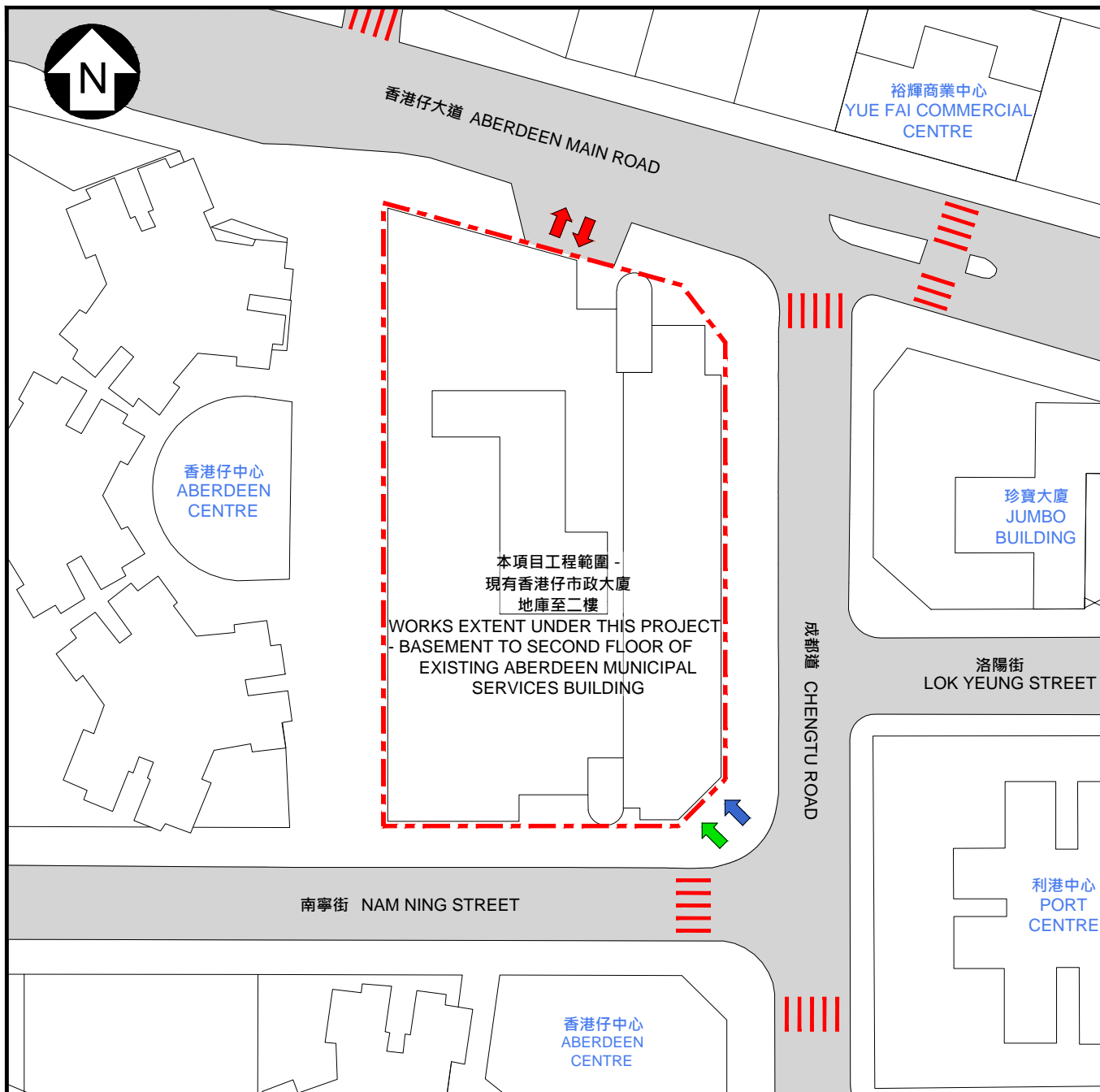
26. The proposed works will involve the removal of one tree within the building boundary. The tree to be removed is not an important tree⁶. We will incorporate planting proposals as part of the project, including the planting of one tree, seven shrubs and 131 ground covers.

27. We estimate that the proposed works will create about 200 jobs (170 for labourers and 30 for professional or technical staff) providing a total employment of 3 000 man-months.

Food and Health Bureau
February 2021

⁶ “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.



位置圖 LOCATION PLAN

圖例 LEGEND

- 工地界線 SITE BOUNDARY
- ↑ 行人出入口 PEDESTRIAN ENTRANCE / EXIT
- ↑ 無障礙出入口 BARRIER-FREE ENTRANCE / EXIT
- ↑ 車輛出入口 VEHICULAR INGRESS / EGRESS
- ||| 現有行人過路處 EXISTING AT-GRADE PEDESTRIAN CROSSING

10m 0m 10m 20m 30m

工地平面圖
SITE PLAN

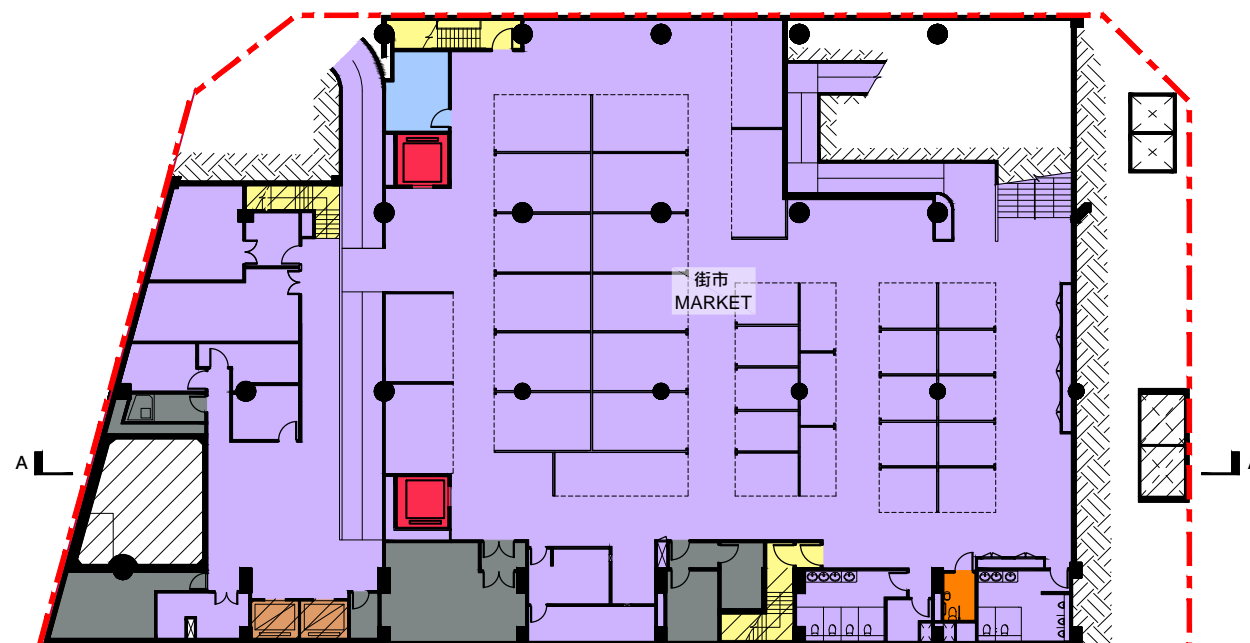
35NM
香港仔街市及熟食中心現代化計劃
MODERNISATION OF ABERDEEN MARKET CUM COOKED FOOD CENTRE

 ARCHITECTURAL
SERVICES
DEPARTMENT 建築署



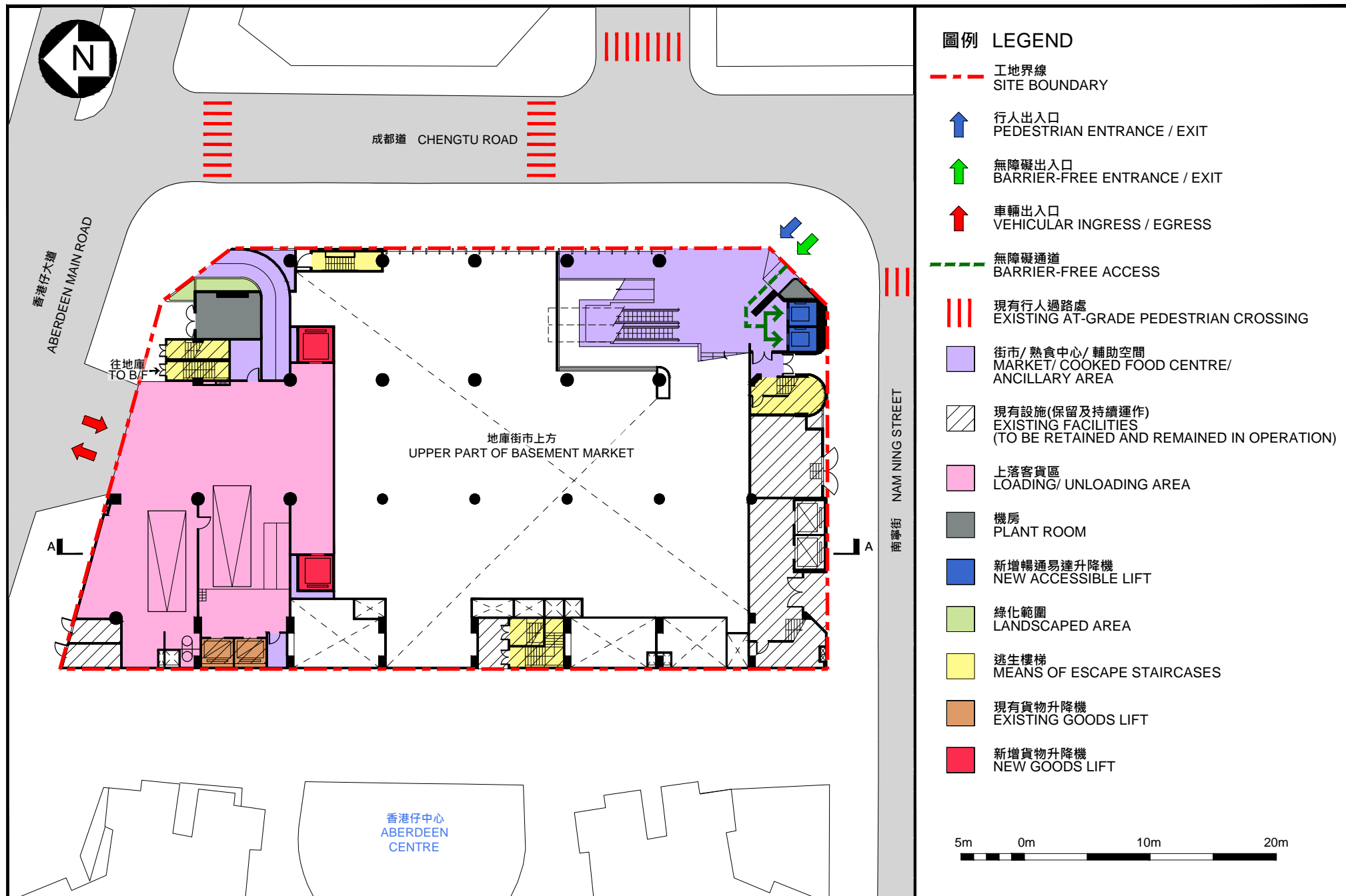
圖例 LEGEND

- 工地界線
SITE BOUNDARY
- 街市/ 熟食中心/ 輔助空間
MARKET/ COOKED FOOD CENTRE/
ANCILLARY AREA
- 值勤室/ 辦公室
DUTY ROOM/ OFFICE
- 機房
PLANT ROOM
- 暢通易達洗手間
ACCESSIBLE TOILET
- 現有設施(保留及持續運作)
EXISTING FACILITIES
(TO BE RETAINED AND REMAINED IN OPERATION)
- 逃生樓梯
MEANS OF ESCAPE STAIRCASES
- 現有貨物升降機
EXISTING GOODS LIFT
- 新增貨物升降機
NEW GOODS LIFT



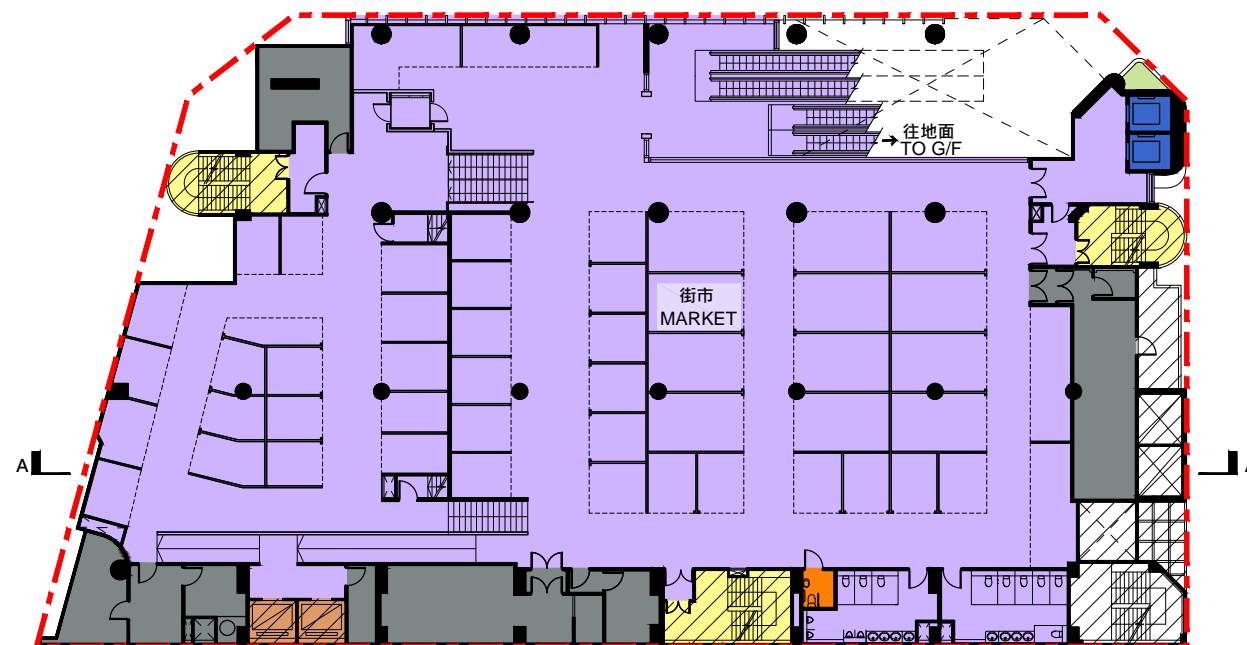
地庫平面圖
BASEMENT
PLAN

35NM
香港仔街市及熟食中心現代化計劃
MODERNISATION OF ABERDEEN MARKET CUM COOKED FOOD CENTRE



地面平面圖
GROUND FLOOR
PLAN

35NM
香港仔街市及熟食中心現代化計劃
MODERNISATION OF ABERDEEN MARKET CUM COOKED FOOD CENTRE



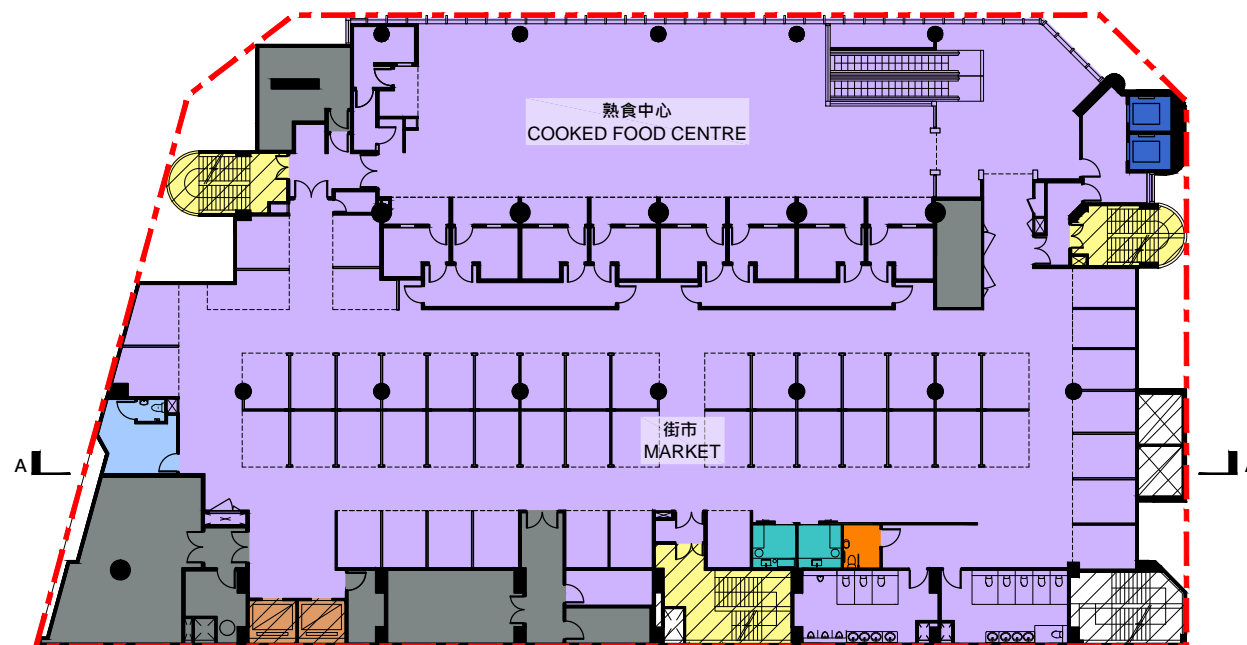
圖例 LEGEND

- 工地界線
SITE BOUNDARY
- 街市/ 熟食中心/ 輔助空間
MARKET/ COOKED FOOD CENTRE/ ANCILLARY AREA
- 機房
PLANT ROOM
- 暢通易達洗手間
ACCESSIBLE TOILET
- 新增暢通易達升降機
NEW ACCESSIBLE LIFT
- 綠化範圍
LANDSCAPED AREA
- 現有設施(保留及持續運作)
EXISTING FACILITIES
(TO BE RETAINED AND REMAINED IN OPERATION)
- 逃生樓梯
MEANS OF ESCAPE STAIRCASES
- 現有貨物升降機
EXISTING GOODS LIFT



一樓平面圖
FIRST FLOOR
PLAN

35NM
香港仔街市及熟食中心現代化計劃
MODERNISATION OF ABERDEEN MARKET CUM COOKED FOOD CENTRE



圖例 LEGEND

- 工地界線
SITE BOUNDARY
- 街市/ 熟食中心/ 輔助空間
MARKET/ COOKED FOOD CENTRE/
ANCILLARY AREA
- 值勤室/ 辦公室
DUTY ROOM/ OFFICE
- 機房
PLANT ROOM
- 暢通易達洗手間
ACCESSIBLE TOILET
- 新增暢通易達升降機
NEW ACCESSIBLE LIFT
- 現有設施(保留及持續運作)
EXISTING FACILITIES
(TO BE RETAINED AND REMAINED IN OPERATION)
- 逃生樓梯
MEANS OF ESCAPE STAIRCASES
- 現有貨物升降機
EXISTING GOODS LIFT
- 新增育嬰室 / 新增母乳餵哺室
NEW BABY CARE ROOM /
NEW BREAST-FEEDING ROOM

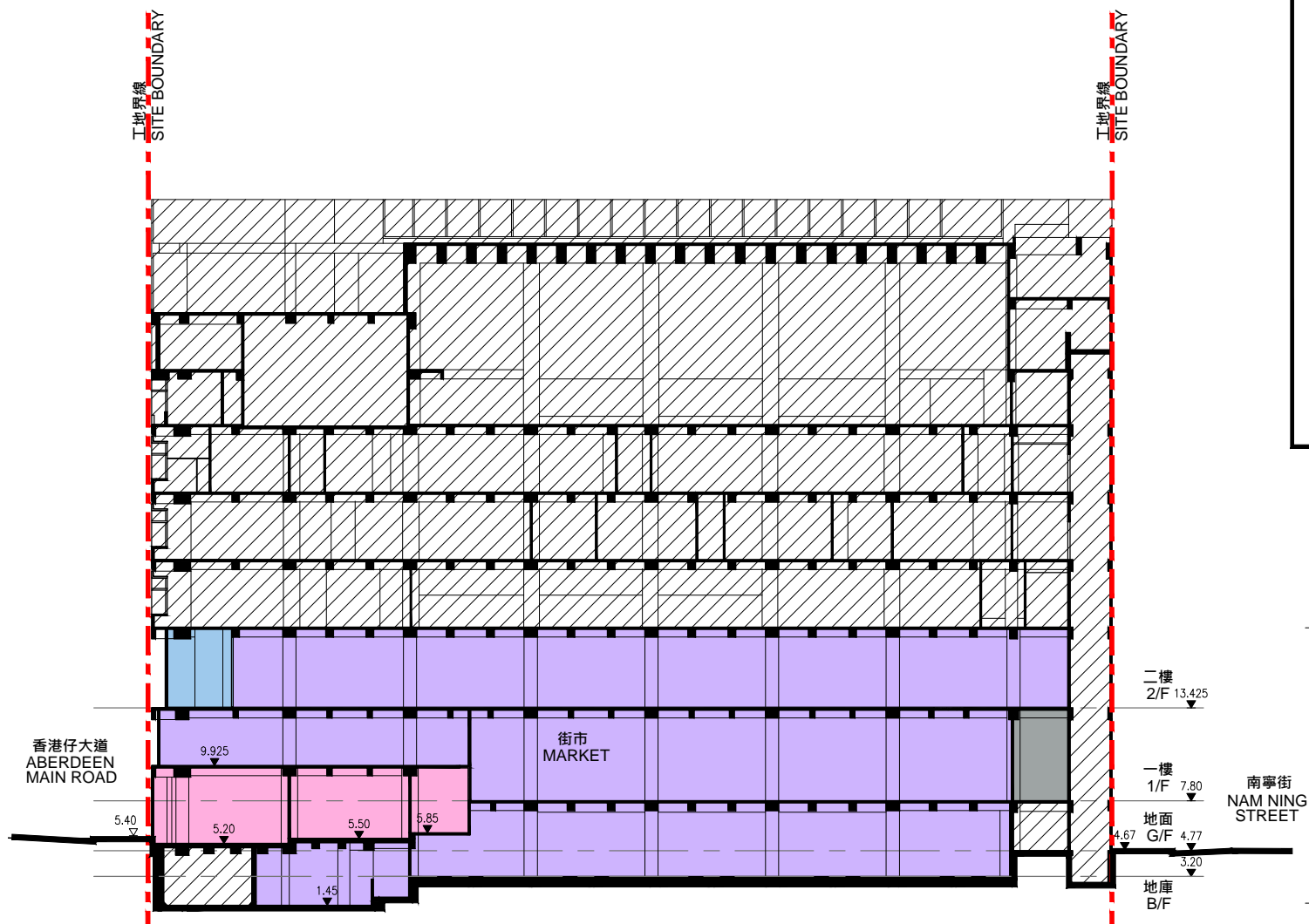
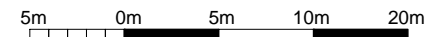
5m 0m 10m 20m

二樓平面圖
SECOND FLOOR
PLAN

35NM
香港仔街市及熟食中心現代化計劃
MODERNISATION OF ABERDEEN MARKET CUM COOKED FOOD CENTRE

圖例 LEGEND

- 工地界線
SITE BOUNDARY
- 街市/ 熟食中心/ 輔助空間
MARKET/ COOKED FOOD CENTRE/
ANCILLARY AREA
- 值勤室/ 辦公室
DUTY ROOM/ OFFICE
- 上落客貨區
LOADING/ UNLOADING AREA
- 機房
PLANT ROOM
- 現有設施(保留及持續運作)
EXISTING FACILITIES
(TO BE RETAINED AND
MAINTAINED IN OPERATION)



本項目
工程範圍
WORKS
EXTENT
UNDER
THIS PROJECT

剖面圖 A
SECTION A

35NM
香港仔街市及熟食中心現代化計劃
MODERNISATION OF ABERDEEN MARKET CUM COOKED FOOD CENTRE



本項目
工程範圍
WORKS
EXTENT
UNDER
THIS PROJECT

從東面望向大樓的構思透視圖
PERSPECTIVE VIEW FROM EAST DIRECTION (ARTIST'S IMPRESSION)

構思圖
ARTIST'S
IMPRESSION

35NM
香港仔街市及熟食中心現代化計劃
MODERNISATION OF ABERDEEN MARKET CUM COOKED FOOD CENTRE

 ARCHITECTURAL
SERVICES
DEPARTMENT 建築署



街市內部的構思透視圖
 PERSPECTIVE VIEW OF MARKET INTERIOR (ARTIST'S IMPRESSION)

構思圖
 ARTIST'S
 IMPRESSION

35NM
 香港仔街市及熟食中心現代化計劃
 MODERNISATION OF ABERDEEN MARKET CUM COOKED FOOD CENTRE



街市內部的構思透視圖
PERSPECTIVE VIEW OF MARKET INTERIOR (ARTIST'S IMPRESSION)

構思圖
 ARTIST'S
 IMPRESSION

35NM
 香港仔街市及熟食中心現代化計劃
 MODERNISATION OF ABERDEEN MARKET CUM COOKED FOOD CENTRE



街市內部的構思透視圖
PERSPECTIVE VIEW OF MARKET INTERIOR (ARTIST'S IMPRESSION)

構思圖
 ARTIST'S
 IMPRESSION

35NM
 香港仔街市及熟食中心現代化計劃
 MODERNISATION OF ABERDEEN MARKET CUM COOKED FOOD CENTRE

 ARCHITECTURAL
 SERVICES
 DEPARTMENT 建築署

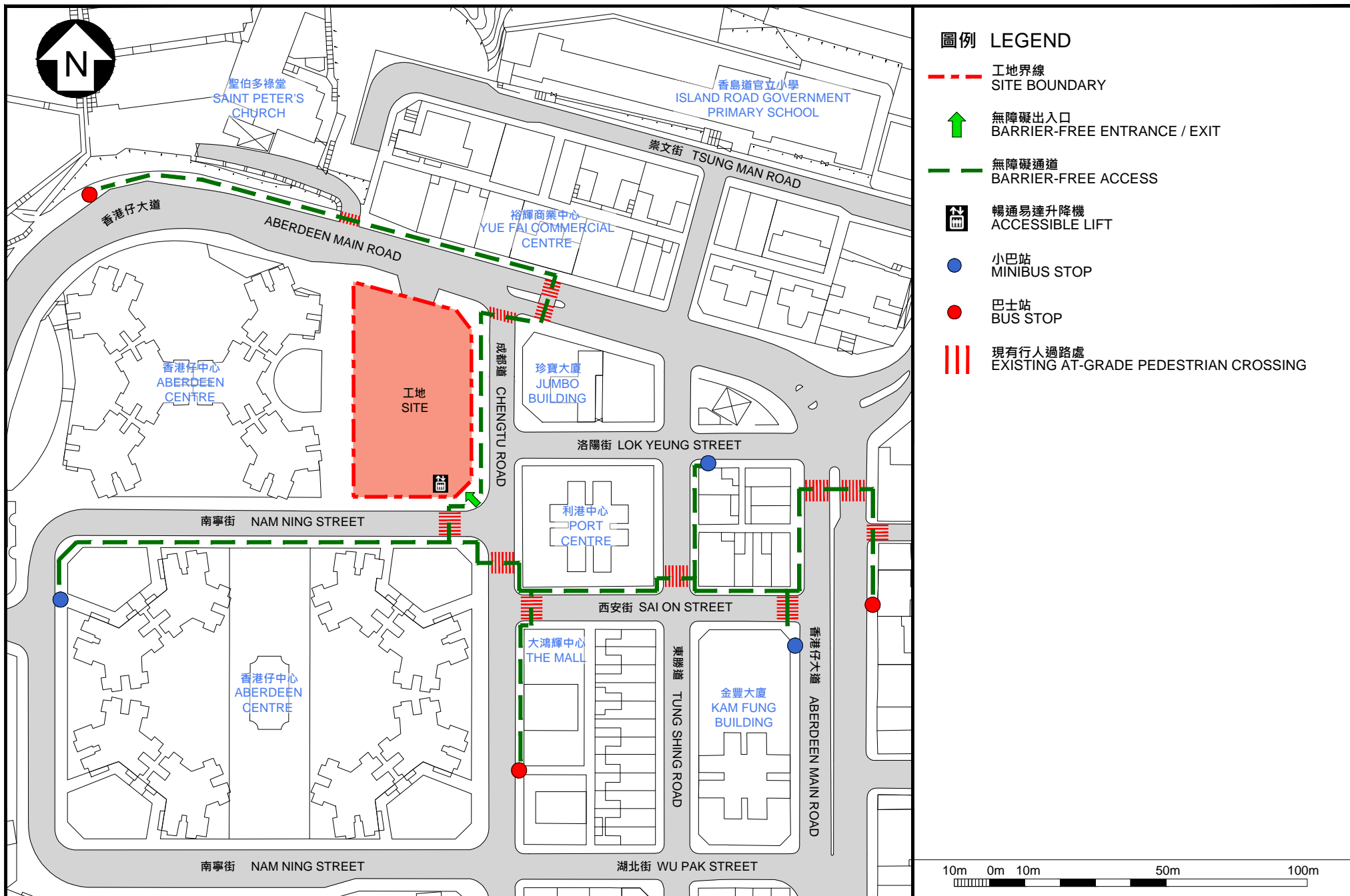


二樓多用途空間的構思透視圖
PERSPECTIVE VIEW OF PLACEMAKING AREA AT 2/F (ARTIST'S IMPRESSION)

構思圖
ARTIST'S
IMPRESSION

35NM
香港仔街市及熟食中心現代化計劃
MODERNISATION OF ABERDEEN MARKET CUM COOKED FOOD CENTRE

 ARCHITECTURAL
SERVICES
DEPARTMENT 建築署



無障礙通道平面圖
PLAN OF
BARRIER-FREE
ACCESS

35NM
香港仔街市及熟食中心現代化計劃
MODERNISATION OF ABERDEEN MARKET CUM COOKED FOOD CENTRE

35NM – Modernisation of Aberdeen Market cum Cooked Food Centre

**Breakdown of the estimates for consultants' fees and resident site staff costs
(in September 2020 prices)**

		Estimated man- months	Average MPS* salary point	Multiplier (Note 1)	Estimated fee (\$ million)
(a) Consultants' fees for contract administration (Note 2)	Professional	–	–	–	5.1
	Technical	–	–	–	0.9
	Sub-total				<u>6.0</u> #
(b) Resident site staff (RSS) costs (Note 3)	Professional	–	–	–	–
	Technical	157	14	1.6	7.6
	Sub-total				<u>7.6</u>
Comprising –					
(i) Consultants' fees for management of RSS			0.4	#	
(ii) Remuneration of RSS			7.2	#	
Total					<u>13.6</u>

* 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' fees for contract administration are calculated in accordance with the existing consultancy agreement for the provision of contract administration and site supervision of **35NM**. The assignment will only be executed subject to Finance Committee's funding approval to upgrade **35NM** 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.

Remarks

The cost figures in this 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 8 of the main paper.