For discussion **PWSC(2021-22)15**
on 12 May 2021

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 703 – BUILDINGS

Recreation, Culture and Amenities – Cultural Facilities
61RE – Renovation and improvement project for the Sai Wan Ho Civic Centre
62RE – Facility Upgrading of Tai Po Civic Centre
63RE – Renovation of Tsuen Wan Public Library

Members are invited to recommend to the Finance Committee the upgrading of **61RE**, **62RE** and **63RE** to Category A at estimated costs of $280.6 million, $516.5 million and $143.8 million in money-of-the-day prices respectively.

PROBLEM

2. We need to carry out the above cultural works projects to support the development of culture and the arts as well as to better serve the needs of the community.

PROPOSAL

3. The Director of Architectural Services, with the support of the Secretary for Home Affairs, proposes to upgrade the following projects to Category A –

/(a)…….

(a) **61RE** at an estimated cost of $280.6 million in money-of-the-day (MOD) prices for the renovation and improvement of the Sai Wan Ho Civic Centre;

(b) **62RE** at an estimated cost of $516.5 million in MOD prices for the facility upgrading of Tai Po Civic Centre; and

(c) **63RE** at an estimated cost of $143.8 million in MOD prices for the renovation of Tsuen Wan Public Library.

PROJECT SCOPE AND NATURE

4. Details of the three projects above are provided at **Enclosures 1** to **3** respectively.

Home Affairs Bureau
May 2021

61RE - Renovation and improvement project for the Sai Wan Ho Civic Centre

PROJECT SCOPE AND NATURE

The project site is the existing site of the Sai Wan Ho Civic Centre (SWHCC), located at 111 Shau Kei Wan Road, Hong Kong.

2. The proposed scope of works of the project comprises –

Major facilities

(a) refurbishment of the Theatre, including (i) replacement of stage equipment and backstage facilities, and lighting and sound systems; and (ii) provision of an audio description room and a quiet room[1];

(b) refurbishment of the Cultural Activities Hall (CA Hall);

Ancillary facilities

(c) refurbishment of one Art Studio and two Music Practice Rooms, and conversion of another Art Studio into a rehearsal room;

(d) face-lifting of the foyer and improvement of public facilities, including provision of a babycare room and toilet facilities;

(e) improvement and upgrading of the existing barrier-free access and facilities;

Building services

(f) replacement of building services installations, including air-conditioning and mechanical ventilation, fire service, electrical, lighting, plumbing and drainage installations; and

/(g) …..

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[1] A quiet room in a theatre is a soundproofed room for watching performance. It is specially designed for audience, who are overwhelmed during performance, to settle down without affecting others in the auditorium.

(g) replacement of the three existing passenger lifts, conversion of the existing cargo lift into two smaller passenger-goods lifts, and provision of two lifting platforms.

3. A site and location plan, floor plans, a sectional drawing, an artist's impression and a plan of barrier-free access are at **Annexes 1 to 7 to Enclosure 1** respectively.

4. We plan to commence the proposed works upon obtaining funding approval from the Finance Committee for target completion in about two years[2].

JUSTIFICATION

5. The Government announced in the 2018 Policy Address its policy objective to support the development of culture and the arts, and set aside $20 billion in the 2018-19 Budget for the improvement and development of cultural facilities[3] in the coming ten years to align with the long-term development need of culture and the arts in Hong Kong. At present, the Leisure and Cultural Services Department (LCSD) is actively planning six performance venue-related projects[4], and one of which is the renovation and improvement project for SWHCC set out in this Enclosure.

6. The Chief Executive advocated in the 2019 Policy Address the incorporation of advanced innovative technology into the East Kowloon Cultural Centre now under construction, and mentioned in the 2020 Policy Address that the integration of arts and innovative technologies has become a new trend in arts

/development …..

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[2] Under the current agreement of the Venue Partnership Scheme of SWHCC, the partner arts group could use the venue up to March 2022. Therefore, we plan to commence the construction works in April 2022 and it will take about two years to complete.

[3] Paragraph 156 of the 2018-19 Budget Speech reads, "In order to continuously upgrade our cultural hardware, I will set aside $20 billion for the improvement and development of cultural facilities. Projects to be rolled out in the coming 10 years include the construction of the New Territories East Cultural Centre and the Heritage Conservation and Resource Centre; the expansion of the Hong Kong Science Museum, Hong Kong Museum of History and Hong Kong City Hall; and the renovation of the Hong Kong Cultural Centre."

[4] The five remaining performance venue-related projects are the expansion and renovation of the Hong Kong City Hall, renovation of the Hong Kong Cultural Centre, Phase II development of the Yau Ma Tei Theatre, construction of the New Territories East Cultural Centre and facility upgrading of the Tai Po Civic Centre. The last project is the subject of Enclosure 2 to this paper.

development. To align with the objectives mentioned above, we will introduce appropriate innovative technologies when planning for facility upgrading of performance venues to meet the requirements of the performing arts sector and their aspiration for professional performance venues. Examples of the innovative technologies include immersive projection and sound systems, projection mapping system, tracking enabled audio-visual-light system, and 4K live streaming system.

7. At present, the Theatre's stage facilities, such as the counterweight flying system, fails to meet the requirements of professional performance on operation and stage effects. The CA Hall also fails to optimise its flexibility in stage configurations typical of a multi-purpose hall as only very basic technical equipment is provided. Aging problem of the building services installations (including passenger lifts) in SWHCC continues to worsen as a result of prolonged use, and causes suspension of service from time to time. Improvement to the building services installations is therefore required. The cargo lift is essential for the transportation of scenery, props and equipment. As the supply of some spare parts of the existing cargo lift has already discontinued, replacement by a new lift is required to ensure smooth operation of the venue. While the absence of rehearsal facilities and a babycare room needs to be addressed, improvement is also required for the barrier-free access facilities that connect the foyer on the ground floor with the Theatre's main entrances and the auditorium with the stage.

8. Upon completion of the project, the performance facilities of SWHCC will be provided with professional stage facilities supporting innovative technologies to cater for the needs of performances in different art forms. The user-friendly public facilities and pleasant environment thus provided will enhance visitor experience.

FINANCIAL IMPLICATIONS

9. We estimate the capital cost of the project to be $280.6 million in money-of-the-day (MOD) prices, broken down as follows –

/(a) ……

			$million (in MOD prices)
(a)	Site works		0.2
(b)	Building		91.0
(c)	Building services		73.2
(d)	Professional stage facilities [5]		64.4
(e)	Additional energy conservation features		1.0
(f)	Furniture and equipment (F&E)[6]		7.9
(g)	Consultants' fees for		6.6
	(i) contract administration	6.0	
	(ii) management of resident site staff (RSS)	0.6	
(h)	Remuneration of RSS		10.9
(i)	Contingencies		25.4
	Total		280.6

10. We propose to engage consultants to undertake contract administration and site supervision of the project. A detailed breakdown of the estimate for consultants' fees and RSS costs by man-months is at **Annex 8 to Enclosure 1**. The construction floor area (CFA) of the project is about 4 840 square metres (m^2). The estimated construction unit cost of this project, represented by building and building services costs, is $33,933 per m^2 of CFA in MOD prices. We consider this unit cost comparable to that of similar projects built by the Government.

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[5] Professional stage facilities include design, supply and installation of stage lighting, stage machineries, sound systems, audio & visual equipment, and innovative arts technology equipment and systems as quoted in paragraph 6 above, etc.

[6] The estimated cost is based on an indicative list of F&E items and their estimated prices.

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

Year	$ million (in MOD prices)
2022 – 23	11.0
2023 – 24	59.9
2024 – 25	147.6
2025 – 26	22.9
2026 – 27	21.3
2027 – 28	17.9
	280.6

12. 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 2022 to 2028. We will deliver the construction works through a lump-sum contract as we can clearly define the scope of the works in advance. The contract will provide for price adjustment.

13. We estimate the additional annual recurrent expenditure arising from this project to be $3.1 million. The capital and recurrent costs arising from the project will be taken into consideration when reviewing the fees and charges in future.

PUBLIC CONSULTATION

14. We consulted the District Facilities Management Committee and the Facilities Management, Culture and Leisure Committee of the Eastern District Council in September 2009 and June 2020 respectively. Both committees greatly supported the project and urged for its early implementation. From May to November 2020, we also gauged the views of various stakeholders, including LCSD's Committee on Venue Partnership, venue partner of SWHCC, district arts groups and organisations for people with disabilities. The stakeholders unanimously supported the project.

/15. …..

15. We consulted the Legislative Council Panel on Home Affairs on 8 April 2021. The Panel supported the project and did not raise any objection to the submission of the funding proposal to the Public Works Subcommittee.

ENVIRONMENTAL IMPLICATIONS

16. The project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). The project will not cause long-term environmental impacts. We have included in the project estimates the cost to implement suitable mitigation measures to control short-term environmental impacts.

17. During construction, we will control noise, dust and site run-off nuisances to within established standards and guidelines through the implementation of mitigation measures in the contract. These measures 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 site, and the provision of wheel-washing facilities.

18. At the planning and design stages, we have 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, we will require the contractor to reuse inert construction waste (e.g. use of excavated materials for filling 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 facilities (PFRFs)[7]. 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 means 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 …..

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

facilities. We will control the disposal of inert and non-inert construction waste at PFRFs and landfills respectively through a trip-ticket system.

20. We estimate that the project will generate in total about 850 tonnes of construction waste. Of these, we will deliver 30 tonnes (3.5%) of inert construction waste to PFRFs for subsequent reuse. We will dispose of the remaining 820 tonnes (96.5%) of non-inert construction waste at landfills. The total cost for disposal of construction waste at PFRFs and landfill sites is estimated to be $0.2 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 proposed project does not require any land acquisition[8].

ENERGY CONSERVATION FEATURES

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

(a) demand control of supply air; and

(b) heat energy reclaim of exhaust air.

/24. …..

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[8] With a view to providing more female toilet cubicles in SWHCC, it is proposed to enlarge the existing 1/F female toilet by making use of the existing void in between G/F and 1/F. This proposal involves clarification of "Government Accommodation" under the Assignment of the subject premises and the Deed of Mutual Covenant (DMC) of the subject development. As the clarification may involve a legal process, a longer handling time is expected. The proposal will not be carried out in case the said void is not the "Government Accommodation" under the Assignment and DMC.

24. The total estimated additional cost for adoption of the above features is around $1.0 million, which has been included in the cost estimate of this project. The energy efficient features will achieve 3.5% energy savings in the annual energy consumption with a payback period of about eight years.

BACKGROUND INFORMATION

25. We upgraded **61RE** to Category B in September 2010. We engaged consultants to undertake various services including computational survey, asbestos survey, lead consultancy for schematic and detailed design, tender documentation and quantity surveying services at a total cost of about $11.7 million. The services and works provided 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 consultants have completed all the above services except for tender documentation and quantity surveying services.

26. This proposed project will not involve any tree removal or planting proposal.

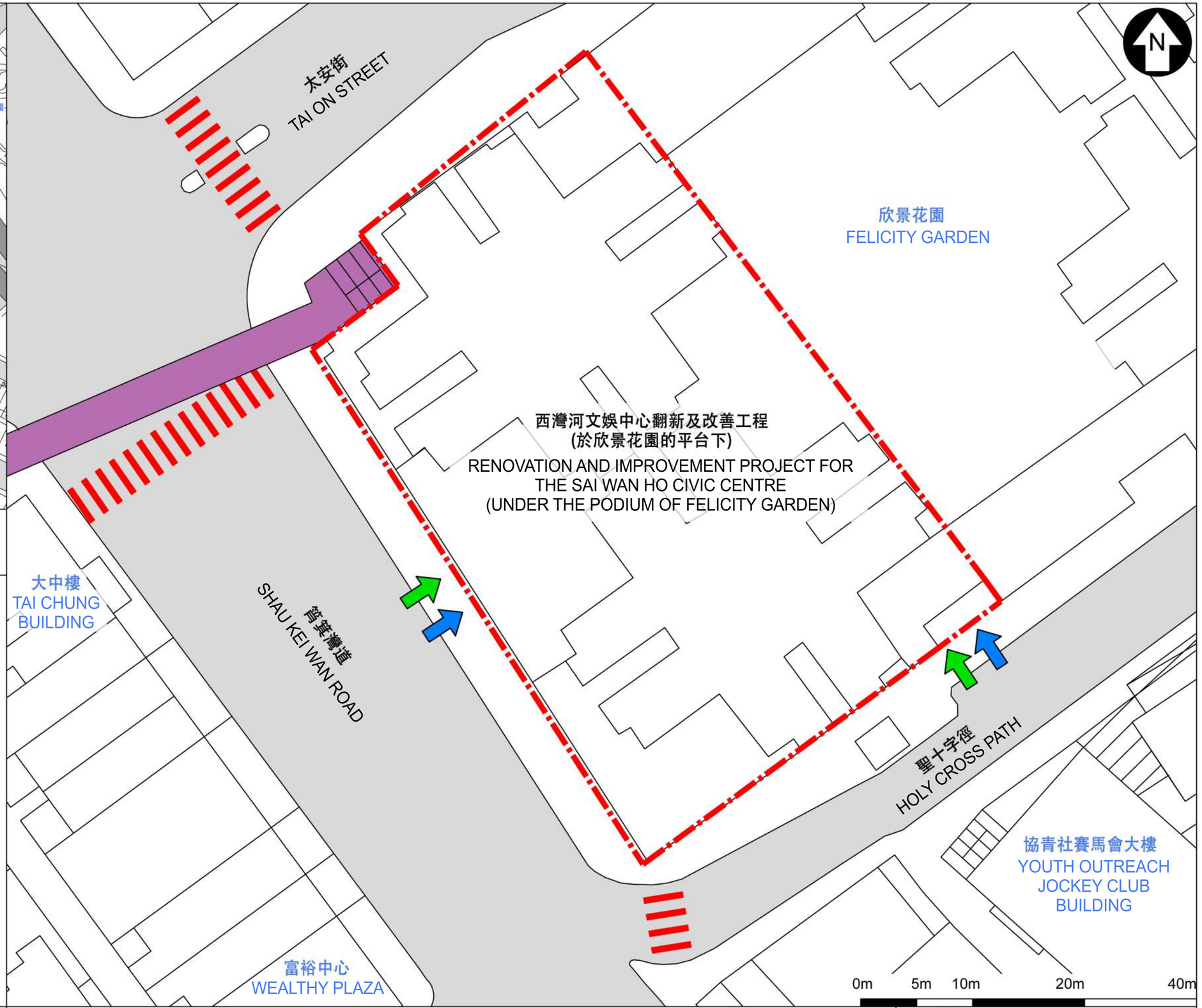
27. We estimate that the proposed works will create about 60 jobs (50 for labourers and ten for professional/technical staff) providing a total employment of 1 250 man-months.

位置圖
LOCATION PLAN

0m 40m

圖例 LEGEND

- 工地界線 SITE BOUNDARY
- 現有有蓋行人天橋 EXISTING COVERED FOOTBRIDGE
- 現有行人過路處 EXISTING AT-GRADE PEDESTRIAN CROSSING
- 無障礙出入口 BARRIER-FREE ENTRANCE / EXIT
- 行人出入口 PEDESTRIAN ENTRANCE / EXIT



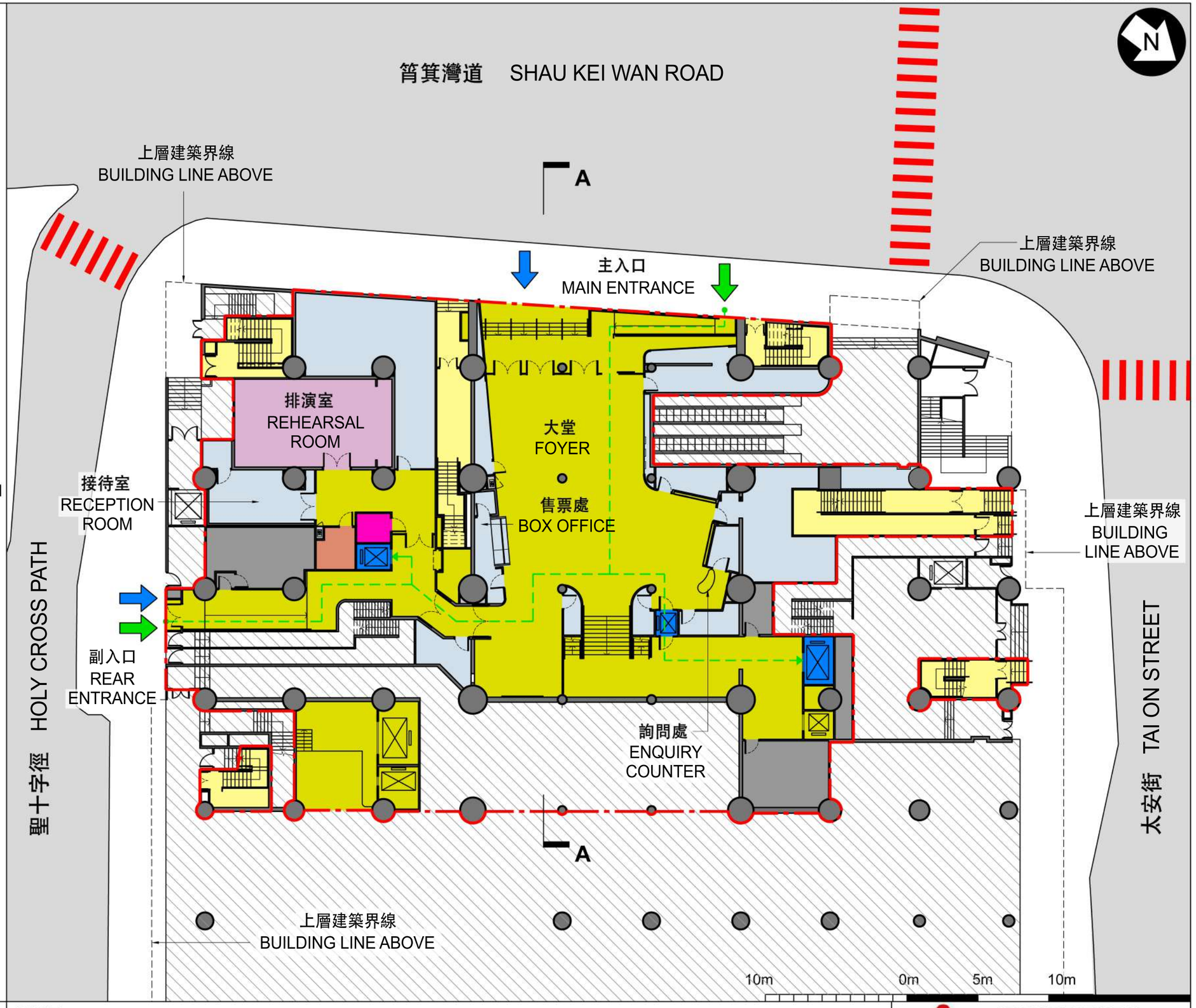
工地平面圖
SITE PLAN

61RE
西灣河文娛中心翻新及改善工程
RENOVATION AND IMPROVEMENT PROJECT FOR THE SAI WAN HO CIVIC CENTRE

ARCHITECTURAL SERVICES DEPARTMENT 建築署

圖例 LEGEND

- 工地界線 SITE BOUNDARY
- 無障礙通道 BARRIER-FREE ACCESS
- 現有行人過路處 EXISTING AT-GRADE PEDESTRIAN CROSSING
- 無障礙出入口 BARRIER-FREE ENTRANCE / EXIT
- 行人出入口 PEDESTRIAN ENTRANCE / EXIT
- 西灣河街市及熟食中心、港鐵西灣河站及欣景花園範圍 AREA OF SAI WAN HO MARKET AND COOKED FOOD CENTRE, SAI WAN HO MTR STATION AND FELICITY GARDEN
- 公用空間 / 通道 PUBLIC SPACE / CIRCULATION
- 供租用人使用的空間 SPACE FOR HIRER
- 暢通易達升降機 / 升降平台 ACCESSIBLE LIFT / LIFTING PLATFORM
- 職員專用範圍 AREA FOR STAFF
- 機房 PLANT ROOM
- 育嬰室 BABYCARE ROOM
- 通用洗手間 UNIVERSAL TOILET
- 逃生樓梯 MEANS OF ESCAPE STAIRCASE



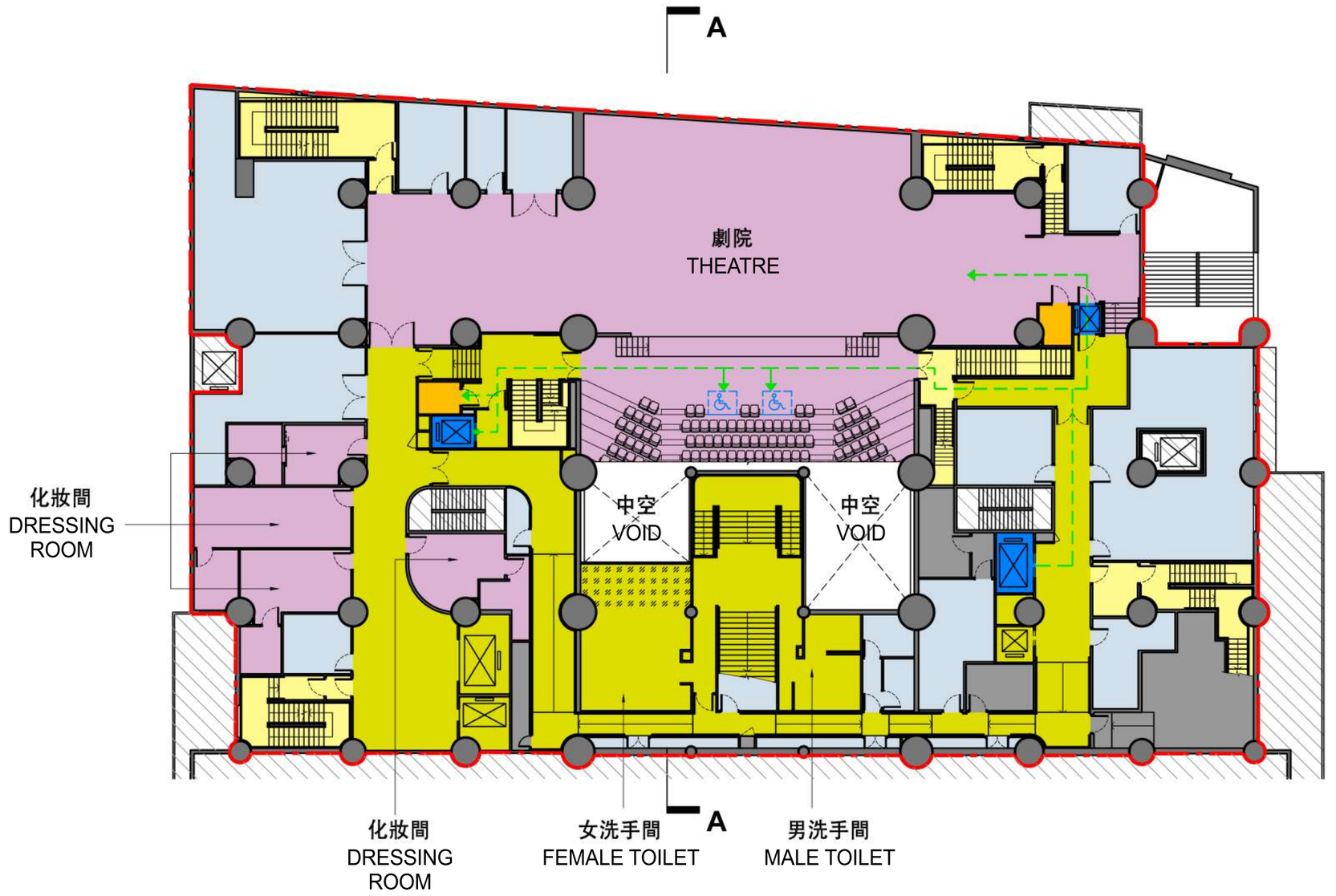
地下平面圖
GROUND FLOOR PLAN

61RE
西灣河文娛中心翻新及改善工程
RENOVATION AND IMPROVEMENT PROJECT FOR THE SAI WAN HO CIVIC CENTRE

ARCHITECTURAL SERVICES DEPARTMENT 建築署

圖例 LEGEND

- 工地界線 SITE BOUNDARY
- 無障礙通道 BARRIER-FREE ACCESS
- 西灣河街市及熟食中心、港鐵西灣河站及欣景花園範圍 AREA OF SAI WAN HO MARKET AND COOKED FOOD CENTRE, SAI WAN HO MTR STATION AND FELICITY GARDEN
- 擴建範圍 EXTENSION AREA
- 公用空間 / 通道 PUBLIC SPACE / CIRCULATION
- 供租用人使用的空間 SPACE FOR HIRER
- 暢通易達升降機 / 升降平台 ACCESSIBLE LIFT / LIFTING PLATFORM
- 職員專用範圍 AREA FOR STAFF
- 機房 PLANT ROOM
- 暢通易達洗手間 ACCESSIBLE TOILET
- 逃生樓梯 MEANS OF ESCAPE STAIRCASE
- 輪椅座位 WHEELCHAIR SEATS



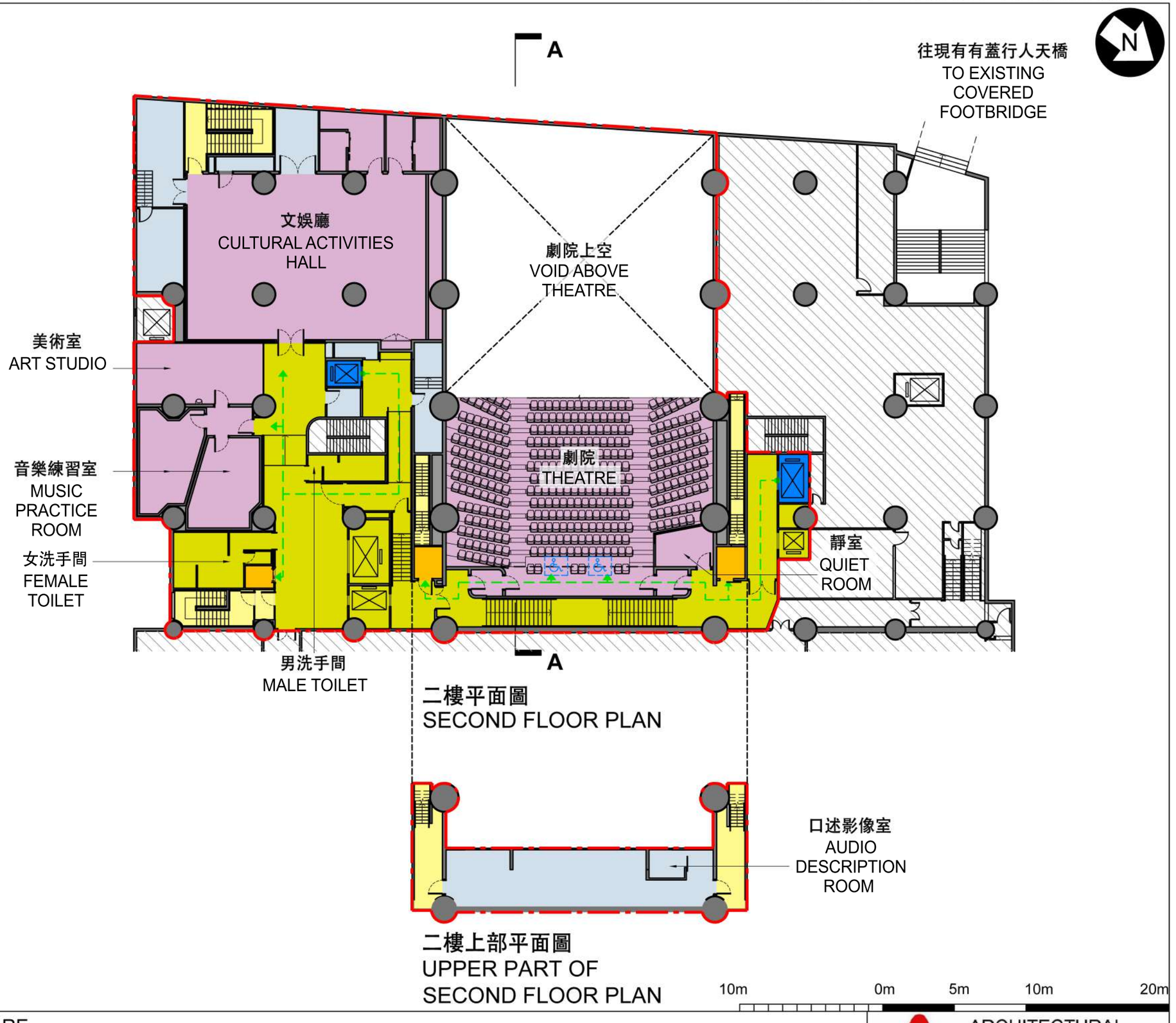
一樓平面圖
FIRST FLOOR PLAN

61RE
西灣河文娛中心翻新及改善工程
RENOVATION AND IMPROVEMENT PROJECT FOR THE SAI WAN HO CIVIC CENTRE

ARCHITECTURAL SERVICES DEPARTMENT 建築署

圖例 LEGEND

- 工地界線 SITE BOUNDARY
- 無障礙通道 BARRIER-FREE ACCESS
- 西灣河體育館及欣景花園範圍 AREA OF SAI WAN HO SPORTS CENTRE AND FELICITY GARDEN
- 公用空間 / 通道 PUBLIC SPACE / CIRCULATION
- 供租用人使用的空間 SPACE FOR HIRER
- 暢通易達升降機 ACCESSIBLE LIFT
- 職員專用範圍 AREA FOR STAFF
- 機房 PLANT ROOM
- 暢通易達洗手間 ACCESSIBLE TOILET
- 逃生樓梯 MEANS OF ESCAPE STAIRCASE
- 輪椅座位 WHEELCHAIR SEATS



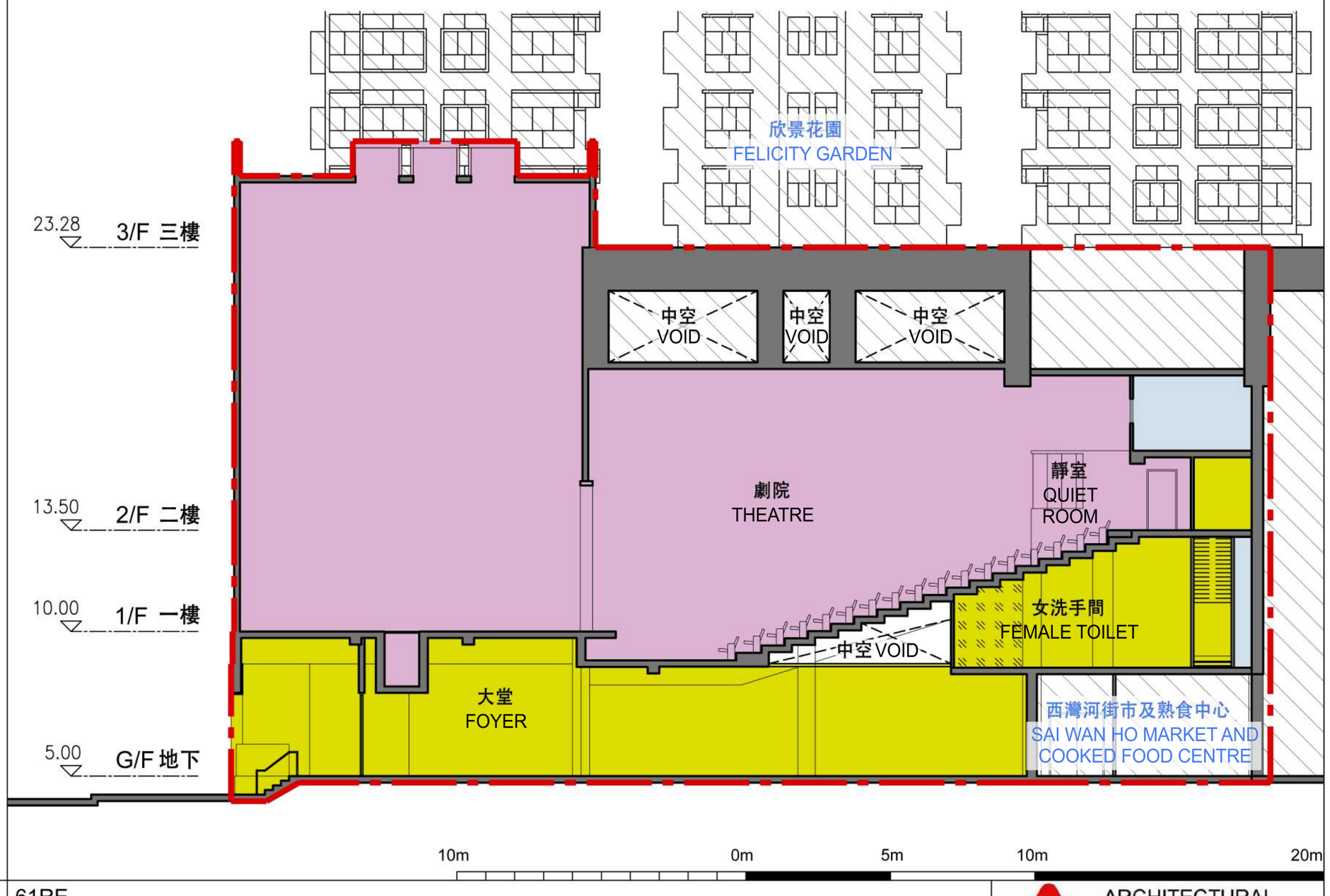
二樓及二樓上部平面圖
SECOND FLOOR AND UPPER PART OF SECOND FLOOR PLANS

61RE
西灣河文娛中心翻新及改善工程
RENOVATION AND IMPROVEMENT PROJECT FOR THE SAI WAN HO CIVIC CENTRE

ARCHITECTURAL SERVICES DEPARTMENT 建築署

圖例 LEGEND

- 工地界線 SITE BOUNDARY
- 西灣河街市及熟食中心及欣景花園範圍 AREA OF SAI WAN HO MARKET AND COOKED FOOD CENTRE AND FELICITY GARDEN
- 擴建範圍 EXTENSION AREA
- 公用空間 / 通道 PUBLIC SPACE / CIRCULATION
- 供租用人使用的空間 SPACE FOR HIRER
- 職員專用範圍 AREA FOR STAFF



剖面圖 A-A
SECTION A-A

61RE
西灣河文娛中心翻新及改善工程
RENOVATION AND IMPROVEMENT PROJECT FOR THE SAI WAN HO CIVIC CENTRE

ARCHITECTURAL SERVICES DEPARTMENT 建築署

大堂的構思透視圖
PERSPECTIVE VIEW FROM FOYER (ARTIST'S IMPRESSION)

構思圖 ARTIST'S IMPRESSION	61RE 西灣河文娛中心翻新及改善工程 RENOVATION AND IMPROVEMENT PROJECT FOR THE SAI WAN HO CIVIC CENTRE	ARCHITECTURAL SERVICES DEPARTMENT 建築署

圖例 LEGEND

- 工地界線 SITE BOUNDARY
- 現有有蓋行人天橋 EXISTING COVERED FOOTBRIDGE
- 現有行人過路處 EXISTING AT-GRADE PEDESTRIAN CROSSING
- 無障礙出入口 BARRIER-FREE ENTRANCE / EXIT
- 港鐵站出入口 MTR STATION ENTRANCE / EXIT
- 小巴站 MINIBUS STOP
- 巴士站 BUS STOP
- 無障礙通道 BARRIER-FREE ACCESS

無障礙通道平面圖
PLAN OF BARRIER-FREE ACCESS

61RE
西灣河文娛中心翻新及改善工程
RENOVATION AND IMPROVEMENT PROJECT FOR THE SAI WAN HO CIVIC CENTRE

ARCHITECTURAL SERVICES DEPARTMENT 建築署

61RE - Renovation and improvement project for the Sai Wan Ho Civic 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	–	–	–	2.7
		Technical	–	–	–	2.2
					Sub-total	4.9#
(b)	Resident site staff (RSS) costs (Note 3)	Professional	–	–	–	–
		Technical	196	14	1.6	9.5
					Sub-total	9.5
	Comprising -					
	(i) Consultants' fees for management of RSS				0.5#	
	(ii) Remuneration of RSS				9.0#	
					Total	**14.4**

* 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 contract administration and site supervision of **61RE**. The assignment will only be executed subject to the Finance Committee's funding approval to upgrade the project to Category A.
3. The consultants' fees and 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 Annex are shown in constant prices to correlate with the MPS salary point of the same year. The cost figures marked with # are shown in money-of-the-day prices in paragraph 9 of Enclosure 1.

62RE - Facility upgrading of Tai Po Civic Centre

PROJECT SCOPE AND NATURE

The project site is the existing Tai Po Civic Centre (TPCC) located at 12 On Pong Road, Tai Po, occupying an area of around 5 650 square metres (m^2).

2. The proposed scope of works of the project comprises –

Major facilities

(a) expansion of the Auditorium and enhancement of related facilities, including (i) provision of about 700 raked seats for improved sightline and comfort; (ii) upgrading of stage machinery, and lighting and sound equipment; and (iii) extension of back-of-house area and improvement of related facilities;

(b) expansion of the Black Box Theatre (BBT), including (i) enlargement of the performance space; (ii) provision of variable stage modes; (iii) addition of stage lighting equipment; and (iv) extension of back-of-house area and improvement of related facilities;

Ancillary facilities

(c) reprovisioning of two function rooms;

(d) expansion of the foyer and addition of toilet facilities, a babycare room, passenger lifts and an escalator;

(e) provision of barrier-free access and facilities; and

Outdoor facilities

(f) enhancement of outdoor landscaping to create an artistic and cultural ambience.

3. A site and location plan, floor plans, a sectional drawing, an artist's impression and a plan of barrier-free access are at **Annexes 1 to 7 to Enclosure 2** respectively.

/4. …..

4. We plan to commence the proposed works upon obtaining funding approval from the Finance Committee for target completion in about two and a half years.

JUSTIFICATION

5. The Government announced in the 2018 Policy Address its policy objective to support the development of culture and the arts, and set aside $20 billion in the 2018-19 Budget for the improvement and development of cultural facilities[1] in the coming ten years to align with the long-term development need of culture and the arts in Hong Kong. At present, the Leisure and Cultural Services Department (LCSD) is actively planning six performance venue-related projects[2], and one of which is the facility upgrading of TPCC set out in this Enclosure.

6. The Chief Executive advocated in the 2019 Policy Address the incorporation of advanced innovative technology into the East Kowloon Cultural Centre now under construction, and mentioned in the 2020 Policy Address that the integration of arts and innovative technologies has become a new trend in arts development. To align with the objectives mentioned above, we will introduce appropriate innovative technologies when planning for facility upgrading of performance venues to meet the requirements of the performing arts sector and their aspiration for professional performance venues. Examples of the innovative technologies include immersive projection and sound systems, projection mapping system, tracking enabled audio-visual-light system, and 4K live streaming system.

7. TPCC was modified from the assembly hall of the former Tai Po Government Secondary School (TPGSS), which was completed in 1985 with the provision of an Auditorium with a maximum of 756 seats and two function rooms. Owing to spatial and structural constraints of TPCC, the stage installations and facilities at the Auditorium can only cater for school events and very basic theatre productions, which falls below the standard of a professional performance venue.

/Currently …..

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[1] Paragraph 156 of the 2018-19 Budget Speech reads, "In order to continuously upgrade our cultural hardware, I will set aside $20 billion for the improvement and development of cultural facilities. Projects to be rolled out in the coming ten years include the construction of the New Territories East Cultural Centre and the Heritage Conservation and Resource Centre; the expansion of the Hong Kong Science Museum, Hong Kong Museum of History and Hong Kong City Hall; and the renovation of the Hong Kong Cultural Centre."

[2] The five remaining performance venue-related projects are the expansion and renovation of the Hong Kong City Hall, renovation of the Hong Kong Cultural Centre, Phase II development of the Yau Ma Tei Theatre, construction of the New Territories East Cultural Centre and renovation and improvement of the Sai Wan Ho Civic Centre. The last project is the subject of Enclosure 1 to this paper.

Currently, the Auditorium of TPCC lacks a flying system for use during performances and a cargo lift for delivery of scenery and stage technical equipment while the back-of-house area and storage space are gravely insufficient. As some seats are not raked, sightline and comfort of the audience are also being affected. Due to space limitation, the BBT which was converted from one of the function rooms in 2017 is only provided with minimal performance space and a single end stage mode, thus failing to optimise its flexibility in stage configurations typical of a BBT. Improvements are also required to address the issues such as the foyer being small as well as lack of passenger lifts and barrier-free access facilities. With this facility upgrading project, TPCC seeks to provide a pleasant environment by upgrading its stage facilities, and secure public safety by improving TPCC's equipment and building services installations to comply with the latest statutory requirements.

8. We envisaged that upon the facility upgrading, TPCC will generate synergy with the Tai Po Arts Centre (TPAC). TPAC was retrofitted from the former TPGSS premises under the Signature Project Scheme of Tai Po District Council (TPDC) and was officially opened in September 2019 with performing arts groups as its major tenants. Apart from providing performance space for tenants of TPAC, TPCC may also join hands with TPAC to establish a cultural landmark in the Tai Po district in order to attract visitors and users.

FINANCIAL IMPLICATIONS

9. We estimate the capital cost of the project to be $516.5 million in money-of-the-day (MOD) prices, broken down as follows -

		$million (in MOD prices)
(a)	Site works	6.3
(b)	Foundation	17.6
(c)	Building[3]	205.3
(d)	Building services	80.6
(e)	Drainage	7.2

/(f) …..

[3] Building works include demolition, alteration and addition works to TPCC.

(f)	External works		13.8
(g)	Professional stage facilities [4]		84.9
(h)	Additional energy conservation, green and recycled features		8.7
(i)	Furniture and equipment (F&E)[5]		15.0
(j)	Consultants' fees for		14.5
	(i) contract administration	12.8	
	(ii) management of resident site staff (RSS)	1.7	
(k)	Remuneration of RSS		15.7
(l)	Contingencies		46.9
	Total		516.5

10. We propose to engage consultants to undertake contract administration and site supervision of the project. A detailed breakdown of the estimate for consultants' fees and RSS costs by man-months is at **Annex 8 to Enclosure 2**. The construction floor area (CFA) of the project is about 7 538 m^2. The estimated construction unit cost of this project, represented by building and building services costs, is $37,928 per m^2 of CFA in MOD prices. We consider this unit cost comparable to that of similar projects built by the Government.

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

/**Year** …..

[4] Professional stage facilities include design, supply and installation of stage lighting, stage machineries, sound systems, audio & visual equipment, and innovative arts technology equipment and systems as quoted in paragraph 6 above, etc.

[5] The estimated cost is based on an indicative list of F&E items and their estimated prices.

Year	$ million (in MOD prices)
2021 – 22	5.2
2022 – 23	82.3
2023 – 24	139.4
2024 – 25	176.6
2025 – 26	69.9
2026 – 27	33.2
2027 – 28	9.9
	516.5

12. 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 2021 to 2028. We will deliver the construction works through a lump-sum contract because we can clearly define the scope of the works in advance. The contract will provide for price adjustment.

13. We estimate the additional annual recurrent expenditure arising from this project to be $30.0 million. The capital and recurrent costs arising from the project will be taken into consideration when reviewing the fees and charges in future.

PUBLIC CONSULTATION

14. We consulted the District Facilities Management Committee (DFMC) of TPDC on the proposed scope of works and conceptual design of the project in July 2009 and November 2018 respectively. In December 2018, a site visit was also arranged for the DFMC members. DFMC supported the project and urged for its early implementation.

/15. …..

15. In view of a large number of new councillors in TPDC at its new term commencing in 2020, we arranged another site visit for members of its District Facilities Management and Culture, Recreation and Sports Committee in November 2020 to brief them on the project. Members participating in the visit expressed their support for the project.

16. From November 2018 to January 2019, we also gauged the views of various stakeholders, including LCSD's Committee on Venue Partnership, Art Form Panels under the Programme and Development Committee, major arts groups of various art forms, district arts groups, major users of TPCC and organisations for people with disabilities. The stakeholders unanimously supported the project.

17. We consulted the Legislative Council Panel on Home Affairs on 15 March 2021. The Panel supported the project and did not raise any objection to the submission of the funding proposal to the Public Works Subcommittee.

ENVIRONMENTAL IMPLICATIONS

18. The project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). The project will not cause long-term environmental impacts. We have included in the project estimates the cost to implement suitable mitigation measures to control short-term environmental impacts.

19. During construction, we will control noise, dust and site run-off nuisances to within established standards and guidelines through the implementation of mitigation measures in the contract. These measures 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 site, and the provision of wheel-washing facilities to prevent dust nuisance.

20. At the planning and design stages, we have 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, we will require the contractor to reuse inert construction waste (e.g. use of excavated materials for filling within the site) on site or in other suitable construction sites as far as possible, in order to minimise

/the …..

the disposal of inert construction waste at public fill reception facilities (PFRFs)[6]. 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.

21. 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 means 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.

22. We estimate that the project will generate in total about 15 600 tonnes of construction waste. Of these, we will reuse about 200 tonnes (1.3%) of inert construction waste on site and deliver 12 970 tonnes (83.1%) of inert construction waste to PFRFs for subsequent reuse. We will dispose of the remaining 2 430 tonnes (15.6%) of non-inert construction waste at landfills. The total cost for disposal of construction waste at PFRFs and landfill sites is estimated to be $1.4 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

23. 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

24. This proposed project does not require any land acquisition.

/**ENERGY** …..

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

ENERGY CONSERVATION, GREEN AND RECYCLED FEATURES

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

(a) variable speed drive for chillers;

(b) demand control of supply air;

(c) heat energy reclaim of exhaust air; and

(d) photovoltaic system.

26. For greening features, we will provide landscaping and greening features on ground, podium levels and rooftop surfaces of TPCC as appropriate for environmental and amenity benefits.

27. For recycled features, we will adopt a rainwater harvesting system for landscape irrigation with a view to conserving water.

28. The total estimated additional cost for adoption of the above features is around $8.7 million (including $2.8 million for energy efficient features), which has been included in the cost estimate of this project. The energy efficient features will achieve 11.0% energy savings in the annual energy consumption with a payback period of about eight years.

BACKGROUND INFORMATION

29. We upgraded **62RE** to Category B in October 2010. We engaged consultants to undertake various services including topographical survey, asbestos survey, utility mapping, ground investigation, lead consultancy for schematic and detailed design, tender documentation and quantity surveying services at a total cost of about $19.8 million. The services and works provided 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 consultants have completed all the above services except for tender documentation and quantity surveying services.

/30. …..

30. Of the 61 trees within the project boundary, six trees will be retained. The proposed works will involve the removal of 55 trees, including 45 trees to be felled and ten trees to be replanted within the project site. All trees to be felled are not important trees[7]. We will incorporate planting proposals as part of the project, including the planting of 55 trees, 1 073 shrubs and 15 970 groundcovers.

31. We estimate that the proposed works will create about 130 jobs (110 for labourers and 20 for professional/technical staff) providing a total employment of 2 800 man-months.

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[7] "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 –

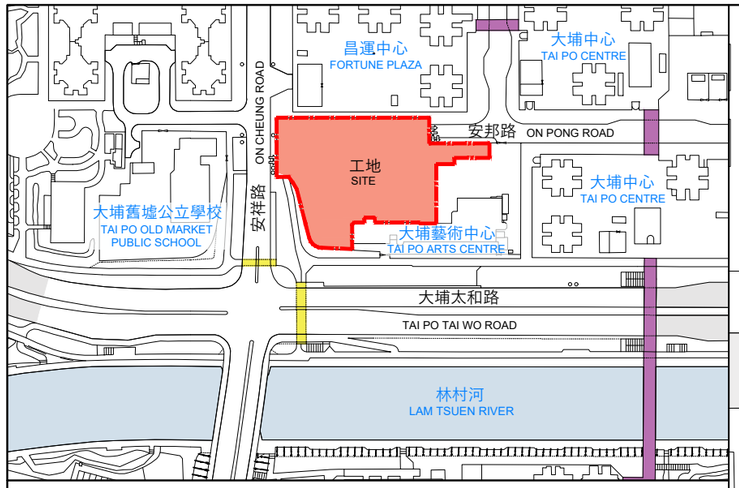
(a) trees of 100 years old or above;

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

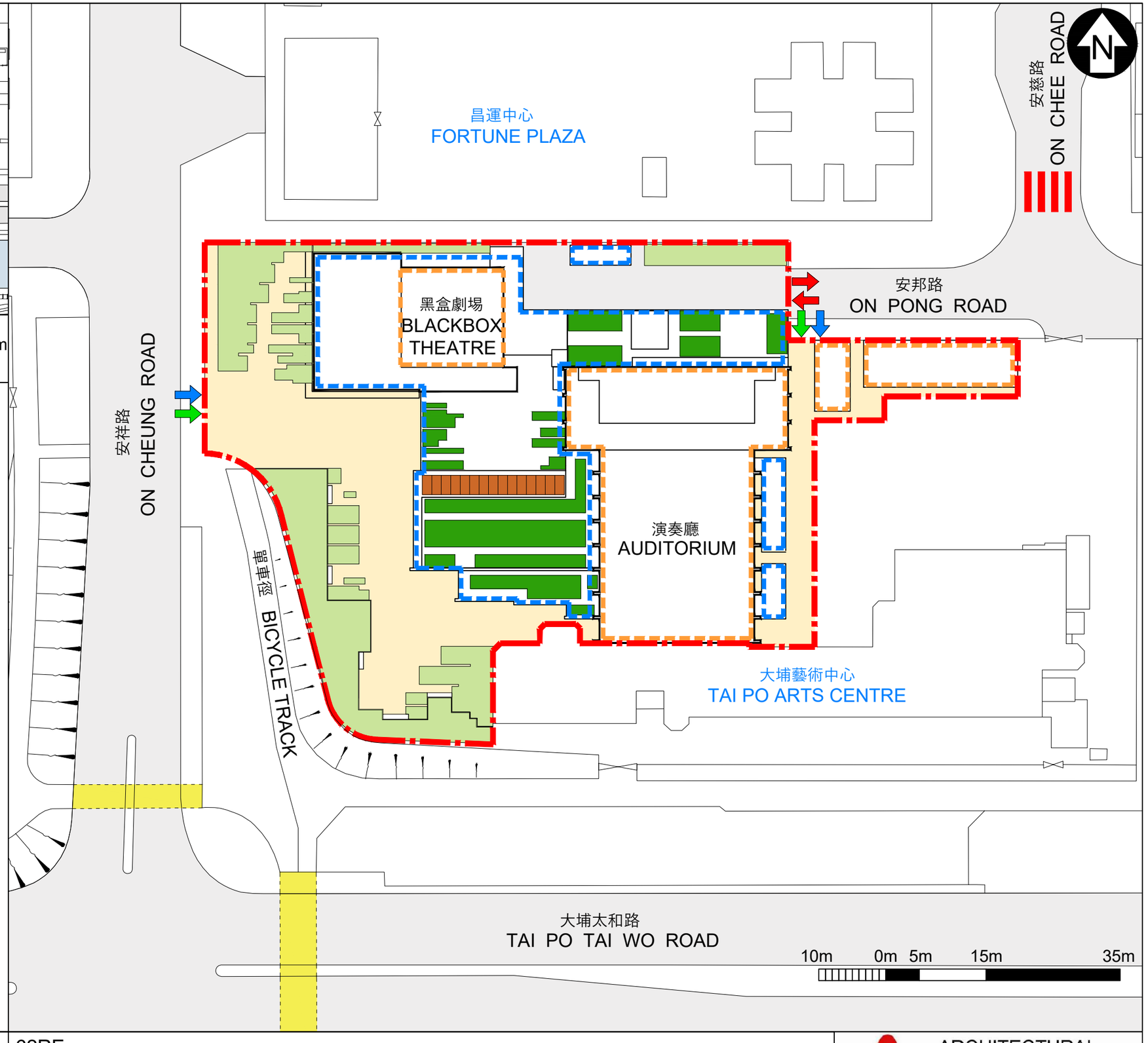


位置圖
LOCATION PLAN

50m 0m 20m 100m 150m

圖例 LEGEND

- 工地界線 SITE BOUNDARY
- 改建範圍 RENOVATION AREA
- 新建範圍 EXTENSION AREA
- 地面綠化 AT-GRADE GREENING
- 天台綠化 LANDSCAPED ROOF
- 露天場地 / 通道 OPEN SPACE / CIRCULATION
- 現有隧道 EXISTING SUBWAY
- 現有有蓋行人天橋 EXISTING COVERED FOOTBRIDGE
- 太陽能光伏板 PHOTOVOLTAIC PANEL
- 車輛出入口 VEHICULAR INGRESS / EGRESS
- 無障礙出入口 BARRIER-FREE ENTRANCE / EXIT
- 行人出入口 PEDESTRIAN ENTRANCE / EXIT
- 現有行人過路處 EXISTING AT-GRADE PEDESTRIAN CROSSING



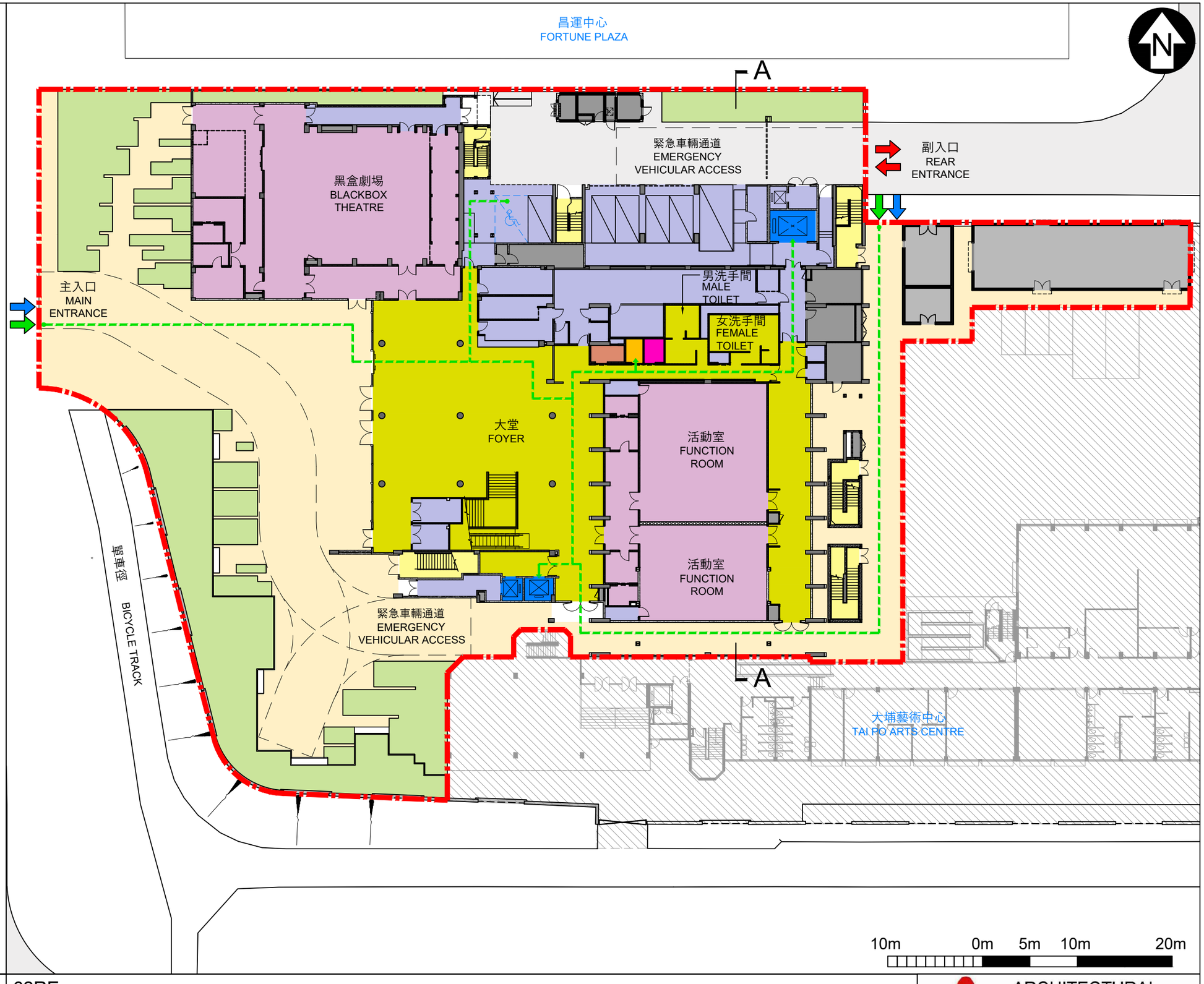
工地平面圖
SITE PLAN

62RE
大埔文娛中心設施提升工程
FACILITY UPGRADING OF TAI PO CIVIC CENTRE

ARCHITECTURAL SERVICES DEPARTMENT 建築署

圖例 LEGEND

- 工地界線 SITE BOUNDARY
- 無障礙通道 BARRIER-FREE ACCESS
- 暢通易達停車位 ACCESSIBLE PARKING SPACE
- 公用空間 / 通道 PUBLIC SPACE / CIRCULATION
- 露天場地 / 通道 OPEN SPACE / CIRCULATION
- 地面綠化 AT-GRADE GREENING
- 供租用人使用的空間 SPACE FOR HIRER
- 暢通易達升降機 ACCESSIBLE LIFT
- 附屬設施 ANCILLARY FACILITIES
- 機房 PLANT ROOM
- 育嬰室 BABYCARE ROOM
- 暢通易達洗手間 ACCESSIBLE TOILET
- 通用洗手間 UNIVERSAL TOILET
- 逃生樓梯 MEANS OF ESCAPE STAIRCASE
- 車輛出入口 VEHICULAR INGRESS / EGRESS
- 無障礙出入口 BARRIER-FREE ENTRANCE / EXIT
- 行人出入口 PEDESTRIAN ENTRANCE / EXIT



地下平面圖
GROUND FLOOR PLAN

62RE
大埔文娛中心設施提升工程
FACILITY UPGRADING OF TAI PO CIVIC CENTRE

ARCHITECTURAL SERVICES DEPARTMENT 建築署

圖例 LEGEND

- 工地界線 SITE BOUNDARY
- 無障礙通道 BARRIER-FREE ACCESS
- 公用空間 / 通道 PUBLIC SPACE / CIRCULATION
- 天台綠化 LANDSCAPED ROOF
- 供租用人使用的空間 SPACE FOR HIRER
- 暢通易達升降機 ACCESSIBLE LIFT
- 附屬設施 ANCILLARY FACILITIES
- 機房 PLANT ROOM
- 暢通易達洗手間 ACCESSIBLE TOILET
- 逃生樓梯 MEANS OF ESCAPE STAIRCASE
- 輪椅座位 WHEELCHAIR SEATS

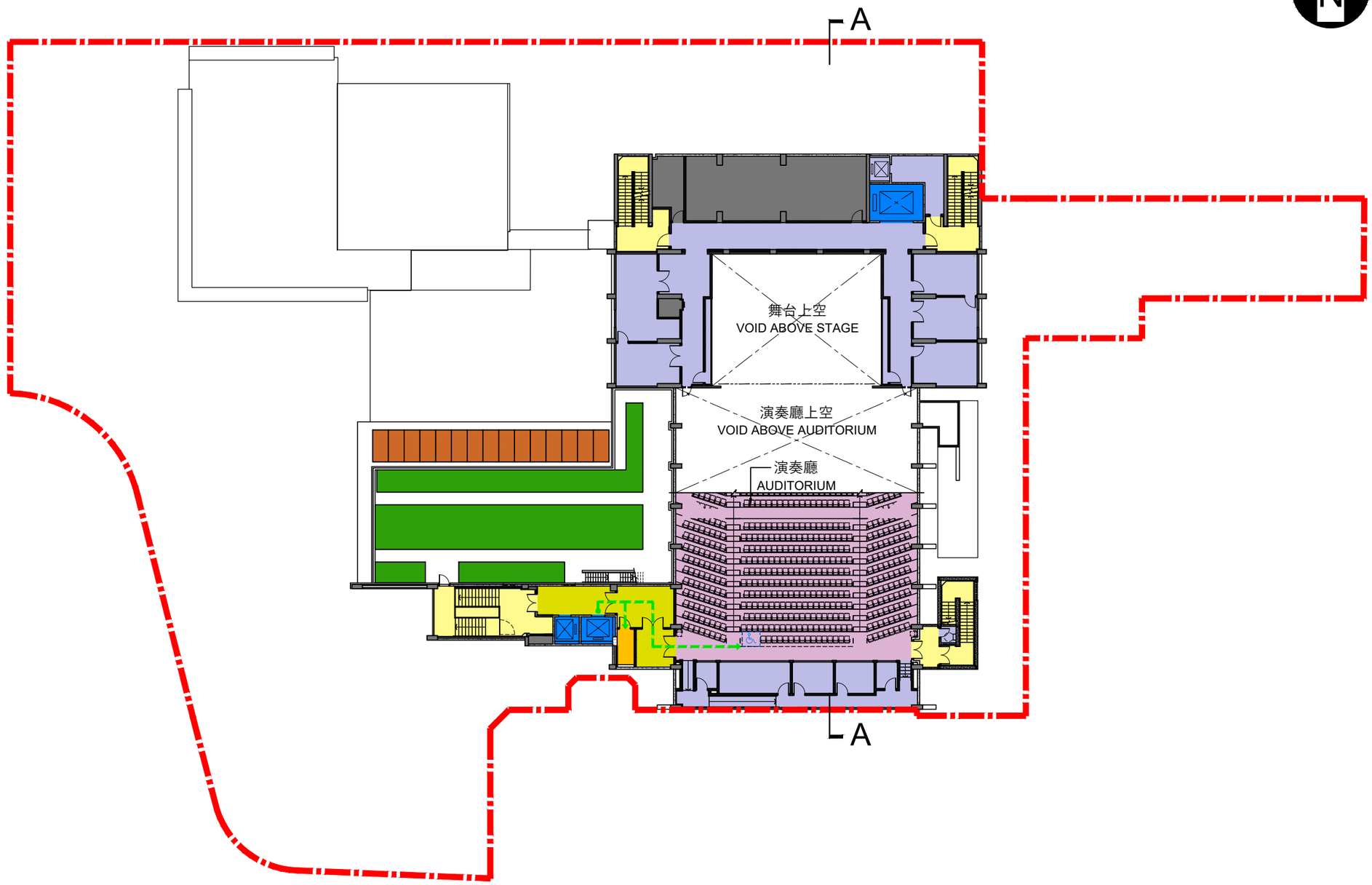
夾層及一樓平面圖
MEZZANINE AND
FIRST FLOOR PLAN

62RE
大埔文娛中心設施提升工程
FACILITY UPGRADING OF TAI PO CIVIC CENTRE

ARCHITECTURAL SERVICES DEPARTMENT 建築署

圖例 LEGEND

- 工地界線 SITE BOUNDARY
- 無障礙通道 BARRIER-FREE ACCESS
- 公用空間 / 通道 PUBLIC SPACE / CIRCULATION
- 天台綠化 LANDSCAPED ROOF
- 供租用人使用的空間 SPACE FOR HIRER
- 暢通易達升降機 ACCESSIBLE LIFT
- 附屬設施 ANCILLARY FACILITIES
- 機房 PLANT ROOM
- 暢通易達洗手間 ACCESSIBLE TOILET
- 太陽能光伏板 PHOTOVOLTAIC PANEL
- 逃生樓梯 MEANS OF ESCAPE STAIRCASE
- 輪椅座位 WHEELCHAIR SEATS



10m 0m 5m 10m 20m

二樓平面圖
SECOND FLOOR PLAN

62RE
大埔文娛中心設施提升工程
FACILITY UPGRADING OF TAI PO CIVIC CENTRE

ARCHITECTURAL SERVICES DEPARTMENT 建築署

圖例 LEGEND

- 工地界線 SITE BOUNDARY
- 公用空間 PUBLIC SPACE
- 地面綠化 AT-GRADE GREENING
- 天台綠化 LANDSCAPED ROOF
- 供租用人使用空間 SPACE FOR HIRER
- 附屬設施 ANCILLARY FACILITIES
- 機房 PLANT ROOM

剖面圖 A-A
SECTION A-A

62RE
大埔文娛中心設施提升工程
FACILITY UPGRADING OF TAI PO CIVIC CENTRE

ARCHITECTURAL SERVICES DEPARTMENT 建築署

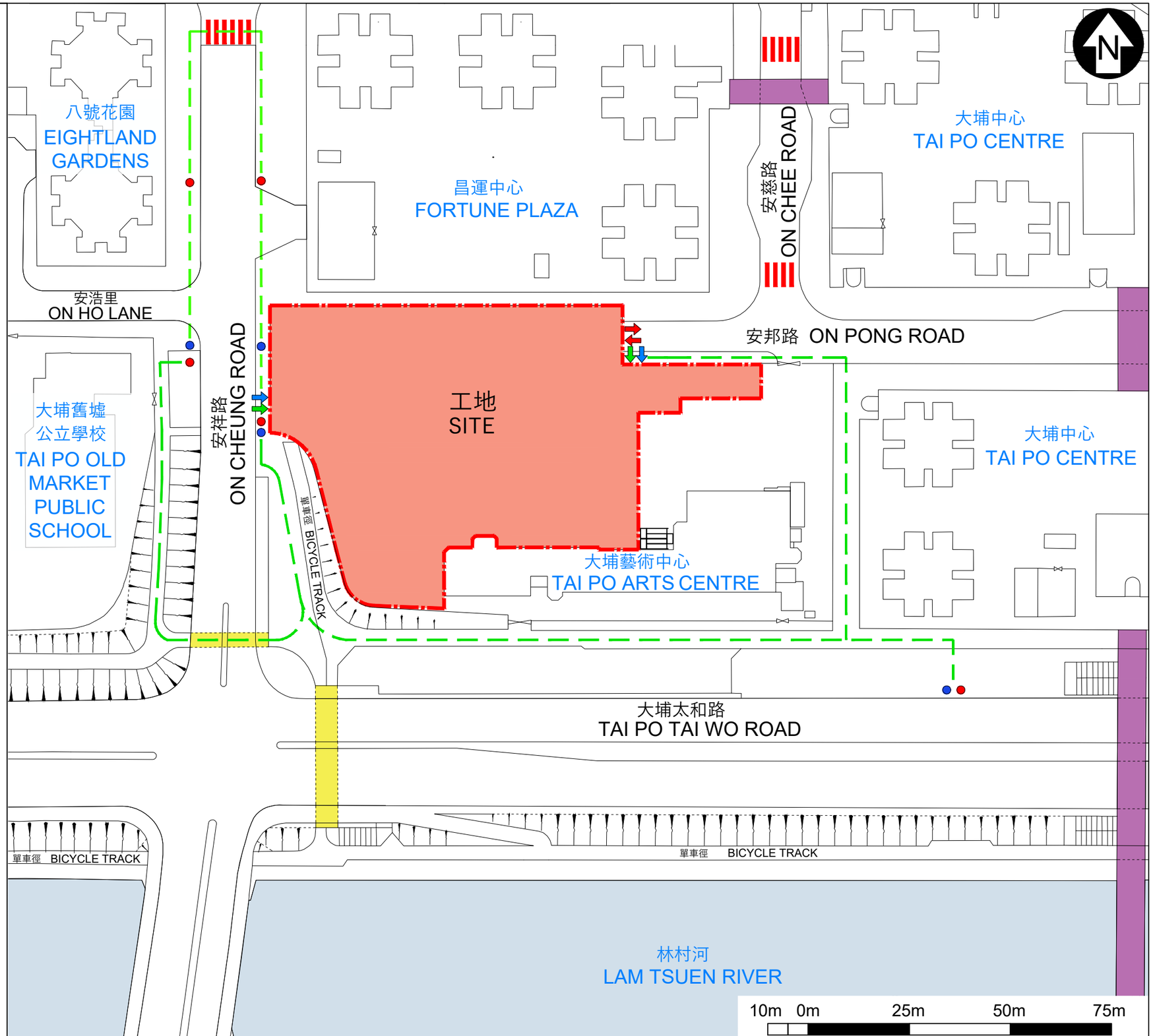
從安祥路望向大埔文娛中心的構思透視圖

PERSPECTIVE VIEW FROM ON CHEUNG ROAD (ARTIST'S IMPRESSION)

構思圖 ARTIST'S IMPRESSION	62RE 大埔文娛中心設施提升工程 FACILITY UPGRADING OF TAI PO CIVIC CENTRE	ARCHITECTURAL SERVICES DEPARTMENT 建築署

圖例 LEGEND

- 工地界線 SITE BOUNDARY
- 無障礙通道 BARRIER FREE ACCESS
- 車輛出入口 VEHICULAR INGRESS / EGRESS
- 無障礙出入口 BARRIER-FREE ENTRANCE / EXIT
- 無障礙出入口 BARRIER-FREE ENTRANCE / EXIT
- 現有巴士站 EXISTING BUS STOP
- 現有小巴站 EXISTING MINIBUS STOP
- 現有行人過路處 EXISTING AT-GRADE PEDESTRIAN CROSSING
- 現有有蓋行人天橋 EXISTING COVERED FOOTBRIDGE
- 現有隧道 EXISTING SUBWAY



無礙障通道平面圖
PLAN OF BARRIER-FREE ACCESS

62RE
大埔文娛中心設施提升工程
FACILITY UPGRADING OF TAI PO CIVIC CENTRE

ARCHITECTURAL SERVICES DEPARTMENT 建築署

62RE - Facility upgrading of Tai Po Civic 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	–	–	–	5.3
		Technical	–	–	–	5.5
					Sub-total	10.8#
(b)	Resident site staff (RSS) costs (Note 3)	Professional	23	38	1.6	3.2
		Technical	235	14	1.6	11.4
					Sub-total	14.6
	Comprising -					
	(i) Consultants' fees for management of RSS				1.4#	
	(ii) Remuneration of RSS				13.2#	
					Total	**25.4**

* 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 38 = $85,870 per month and 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 contract administration and site supervision of **62RE**. The assignment will only be executed subject to the Finance Committee's funding approval to upgrade the project to Category A.
3. The consultants' fees and 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 Annex are shown in constant prices to correlate with the MPS salary point of the same year. The cost figures marked with # are shown in money-of-the-day prices in paragraph 9 of Enclosure 2.

63RE - Renovation of Tsuen Wan Public Library

PROJECT SCOPE AND NATURE

The project site is located on 3/F to 7/F of the Lower Block of Tsuen Wan Government Offices (TWGO), 38 Sai Lau Kok Road, Tsuen Wan.

2. The proposed scope of works of the project comprises –

(a) alteration of 6/F and 7/F of the Lower Block of TWGO to provide more library spaces;

(b) refurbishment of 3/F to 5/F of the existing Tsuen Wan Public Library (TWPL); and

(c) addition of a passenger lift.

3. A site and location plan, floor plans, a sectional drawing, an artist's impression and a plan of barrier-free access are at **Annexes 1 to 7 to Enclosure 3** respectively.

4. We plan to commence the proposed works upon obtaining funding approval from the Finance Committee for target completion in about three and a half years.

JUSTIFICATION

5. According to the Planning Department, the projected population of Tsuen Wan district is about 315 700 in 2021. Currently, there are one major library (TWPL), one small library (Shek Wai Kok Public Library) and seven mobile library stops in Tsuen Wan district providing free library services to members of the public.

6. TWPL, opened in July 1993, is located on 3/F to 5/F of the Lower Block of TWGO. It is a major library with a total floor area of around 3 000 square metres (m^2). Apart from the provision of standard library services and a students' study room, TWPL has a reference library offering comprehensive reference materials to meet the lifelong learning and information needs of the public.

/7. …..

7. To provide a more spacious and comfortable reading environment and to accommodate more seats, we propose to convert the areas on 6/F and 7/F of the Lower Block of TWGO, originally used for office and backend support, into spaces to accommodate library facilities for public use, and further refurbish the areas on 3/F to 5/F of TWPL through a full scale renovation. Upon completion of the renovation, TWPL will occupy five floors, with a net operating floor area increased to around 3 600 m^2.

8. While TWPL has continuously improved and upgraded its facilities through minor works since its opening, some of the facilities no longer conform to the current design standards. Thus, it is necessary to refurbish the existing library on 3/F to 5/F and implement a full scale renovation to enhance the building services (for example improve barrier-free access) as well as add toilets, a babycare room and drinking water dispensers. Moreover, through renovation and increase of space, facilities will be re-organised and added, such as providing a leisure reading area in the adult library, setting up an activity space in the children's library, and integrating the multimedia library and the computer and information centre to form an e-Zone. Upon completion of the renovation, there will be more reading space and seating facilities to address the public demand on library facilities and reading environment. With the development of the Smart Library System to bring in more diversified and self-service equipment, the facilities of TWPL will be enhanced as a whole and the services will be upgraded to better meet the needs of the public.

9. In addition, we propose to provide an additional passenger lift serving from 3/F to 7/F of TWPL to improve barrier-free access.

10. The renovation works of 3/F to 5/F of TWPL will be carried out in phases. During the works period, services including borrowing and returning of library materials, newspapers and periodicals, Internet, access to reference materials and the students' study room will be maintained on a limited scale. To reduce the impact of the renovation works on library services, more mobile services will be arranged to maintain library services for the Tsuen Wan community. All facilities will be reopened to the public once the works are completed.

FINANCIAL IMPLICATIONS

11. We estimate the capital cost of the project to be $143.8 million in money-of-the-day (MOD) prices, broken down as follows –

/(a) …..

			$million (in MOD prices)
(a)	Site works		1.2
(b)	Building		57.9
(c)	Building services		45.6
(d)	Additional energy conservation and green features		1.0
(e)	Furniture and equipment (F&E)[1]		8.9
(f)	Consultants' fees for		6.0
	(i) contract administration	5.1	
	(ii) management of resident site staff (RSS)	0.9	
(g)	Remuneration of RSS		10.1
(h)	Contingencies		13.1
	Total		143.8

12. We propose to engage consultants to undertake contract administration and site supervision of the project. A detailed breakdown of the estimate for consultants' fees and RSS costs by man-months is at **Annex 8 to Enclosure 3**. The construction floor area (CFA) of the project is about 4 597 m^2. The estimated construction unit cost of this project, represented by building and building services costs, is $22,515 per m^2 of CFA in MOD prices. We consider the unit cost comparable to that of similar projects built by the Government.

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

/**Year** …..

[1] The estimated cost is based on an indicative list of F&E items and their estimated prices.

Year	$ million (in MOD prices)
2021 – 22	11.5
2022 – 23	39.5
2023 – 24	34.6
2024 – 25	25.4
2025 – 26	14.0
2026 – 27	12.0
2027 – 28	6.8
	143.8

14. 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 2021 to 2028. We will deliver the construction works through a lump-sum contract because we can clearly define the scope of the works in advance. The contract will provide for price adjustment.

15. We estimate the additional annual recurrent expenditure arising from this project to be $7.1 million. The capital and recurrent costs arising from the project will be taken into consideration when reviewing the fees and charges in future.

PUBLIC CONSULTATION

16. We consulted the District Facilities Management Committee (DFMC) of the Tsuen Wan District Council on the scope of works and conceptual layout of the project in July 2009 and May 2019 respectively. DFMC supported the project and urged for its early implementation.

/17. …..

17. We consulted the Legislative Council Panel on Home Affairs on 8 February 2021. The Panel supported the project and did not raise any objection to the submission of the funding proposal to the Public Works Subcommittee .

ENVIRONMENTAL IMPLICATIONS

18. The project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). The project will not cause long-term environmental impacts. We have included in the project estimates the cost to implement suitable mitigation measures to control short-term environmental impacts.

19. During construction, we will control noise, dust and site run-off nuisances to within established standards and guidelines through the implementation of mitigation measures in the contract. These measures 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 site.

20. At the planning and design stages, we have 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, we will require the contractor to reuse inert construction waste 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)[2]. 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.

21. 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 means 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.

/22. …..

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

22. We estimate that the project will generate in total about 390 tonnes of construction waste. Of these, we will deliver about 30 tonnes (7.7%) of inert construction waste to PFRFs for subsequent reuse. We will dispose of the remaining 360 tonnes (92.3%) of non-inert construction waste at landfills. The total cost for disposal of construction waste at PFRFs and landfill sites is estimated to be $0.1 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

23. 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

24. This proposed project does not require any land acquisition.

ENERGY CONSERVATION AND GREEN FEATURES

25. This project will adopt various forms of energy efficient features, in particular demand control of supply air.

26. For greening features, we will provide landscaping and greening features on 6/F green roof for environmental and amenity benefits.

27. The total estimated additional cost for adoption of the above features is around $1.0 million (including $0.9 million for energy efficient features), which has been included in the cost estimate of this project. The energy efficient features will achieve 5.5% energy savings in the annual energy consumption with a payback period of about eight years.

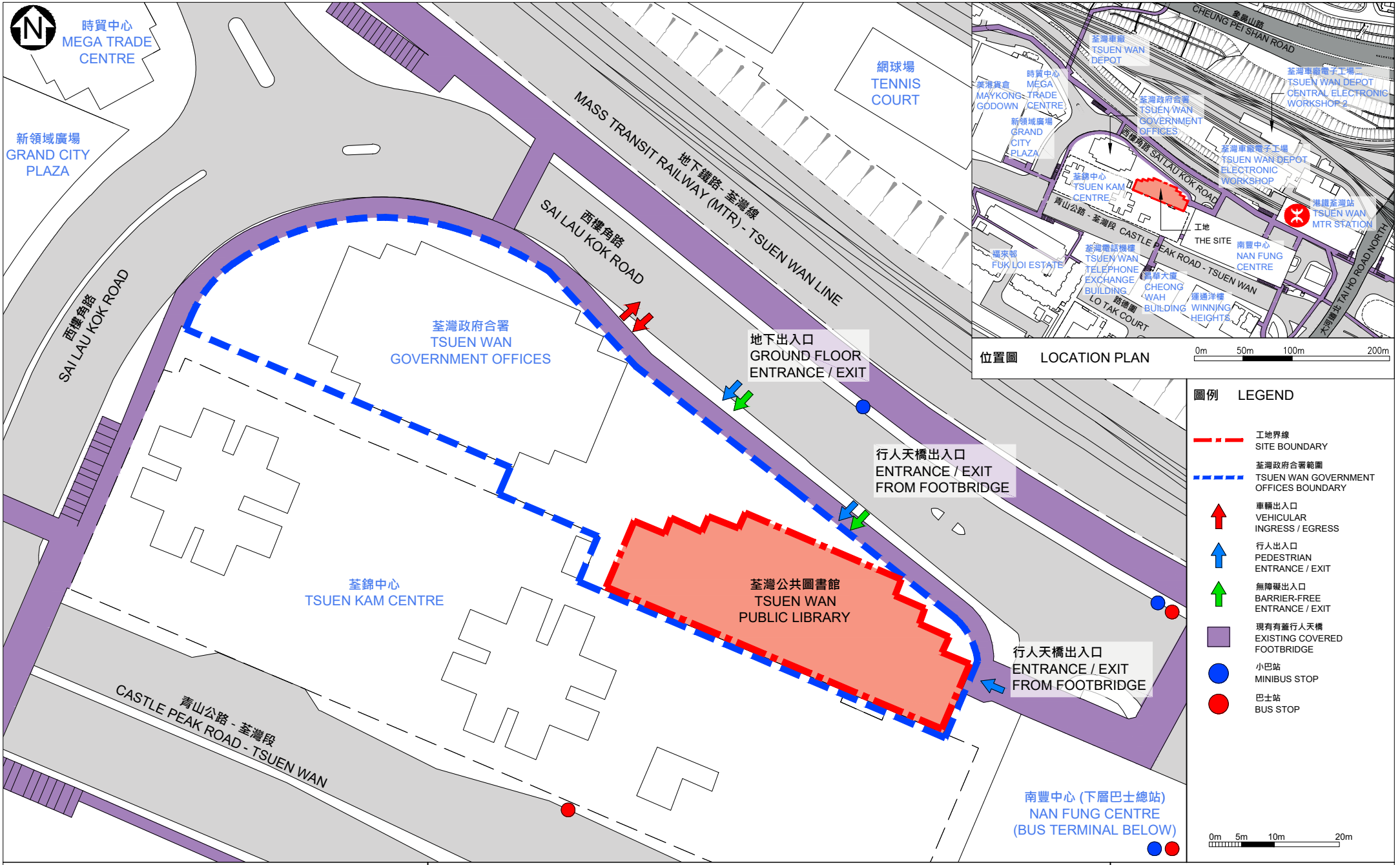
/**BACKGROUND** …..

BACKGROUND INFORMATION

28. We upgraded **63RE** to Category B in September 2010. We engaged consultants to undertake various services including lead consultancy for schematic and detailed design, tender documentation and quantity surveying services at a total cost of about $6.0 million. The services and works provided 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 consultants have completed all the above services except for tender documentation and quantity surveying services.

29. The proposed project will not involve any tree removal. We will incorporate planting proposals as part of the project, including the planting of about 1 619 groundcovers within the site boundary.

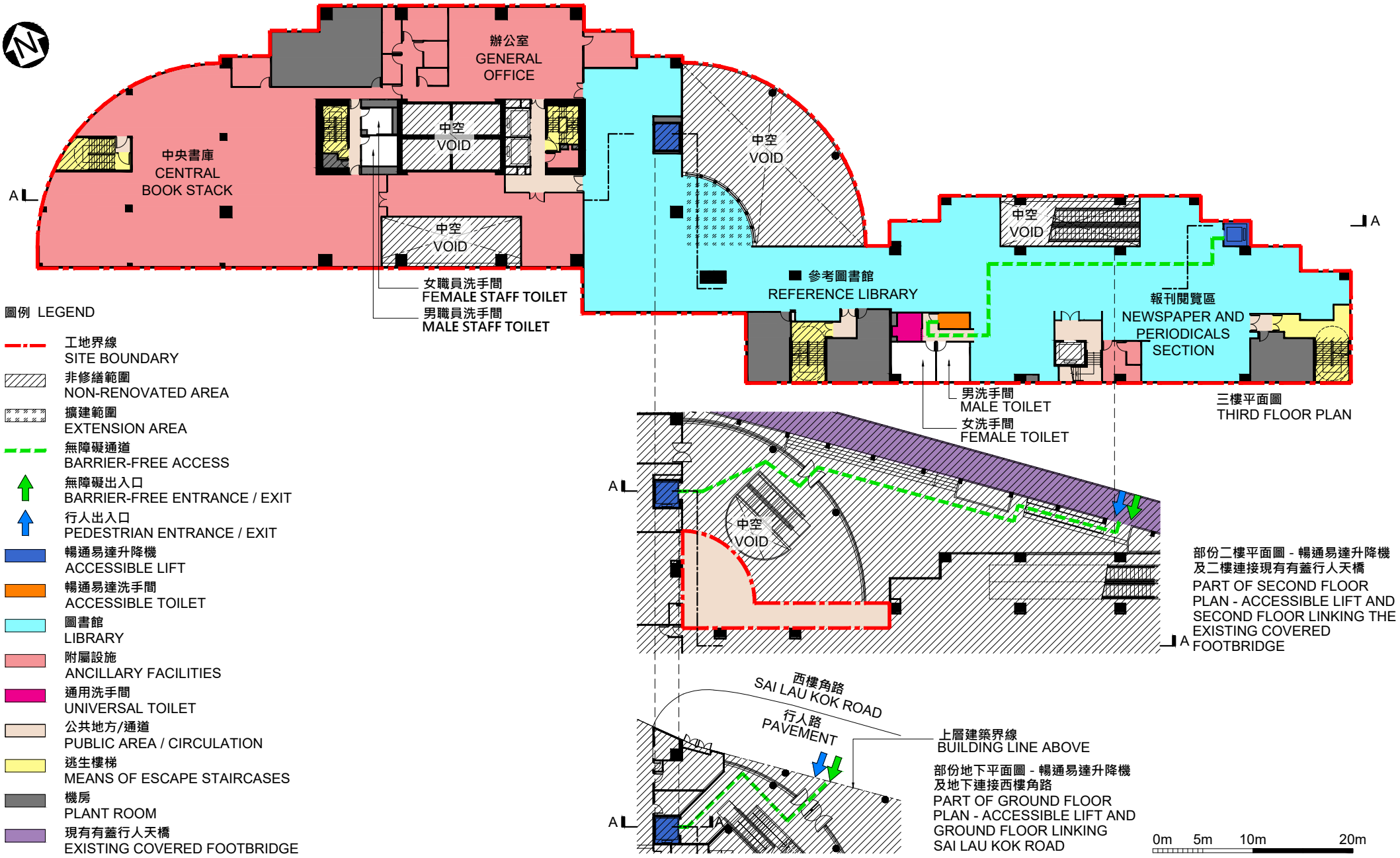
30. We estimate that the proposed works will create about 25 jobs (20 for labourers and five for professional/technical staff) providing a total employment of 720 man-months.



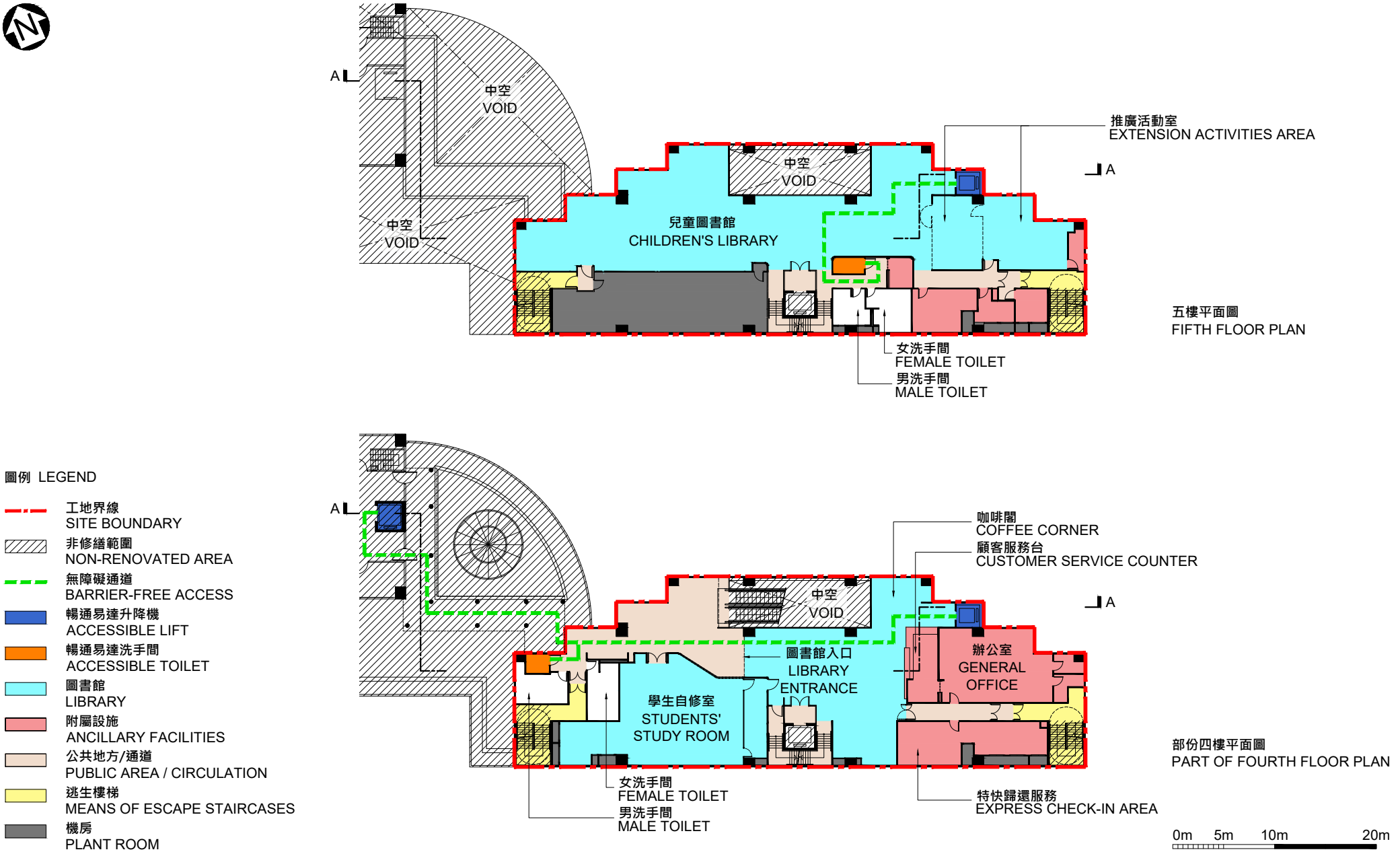
工地平面圖
SITE PLAN

63RE
荃灣公共圖書館修繕工程
RENOVATION OF TSUEN WAN PUBLIC LIBRARY

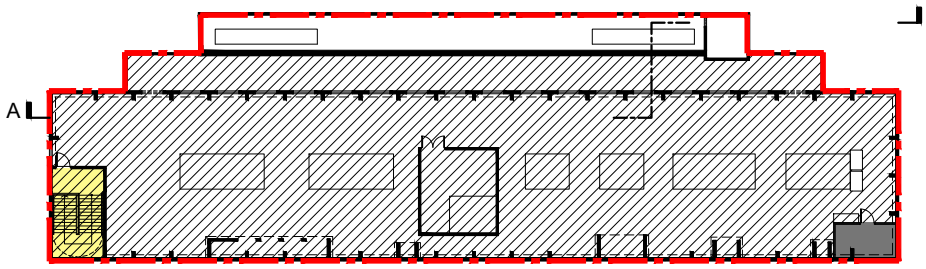
ARCHITECTURAL SERVICES DEPARTMENT 建築署



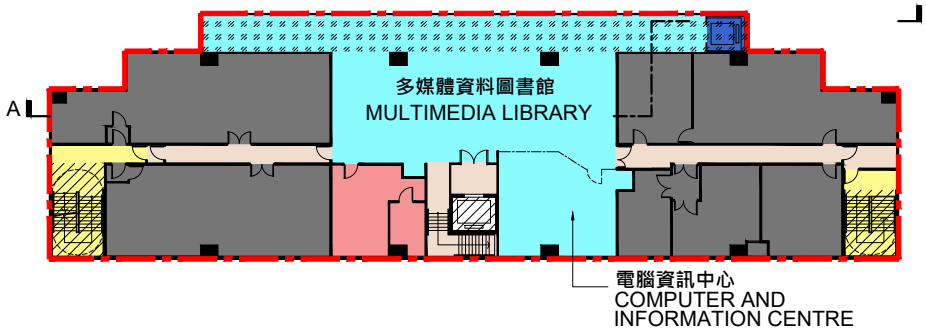
部份地下、部份二樓及三樓平面圖 PART OF GROUND FLOOR, PART OF SECOND FLOOR AND THIRD FLOOR PLANS	63RE 荃灣公共圖書館修繕工程 RENOVATION OF TSUEN WAN PUBLIC LIBRARY	ARCHITECTURAL SERVICES DEPARTMENT 建築署



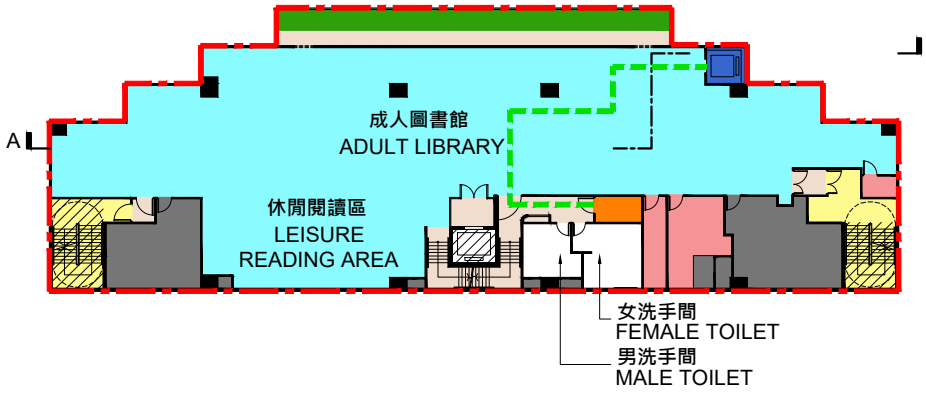
部份四樓及五樓平面圖 PART OF FOURTH FLOOR AND FIFTH FLOOR PLANS	63RE 荃灣公共圖書館修繕工程 RENOVATION OF TSUEN WAN PUBLIC LIBRARY	ARCHITECTURAL SERVICES DEPARTMENT 建築署



天台平面圖
ROOF FLOOR PLAN



七樓平面圖
SEVENTH FLOOR PLAN



六樓平面圖
SIXTH FLOOR PLAN

0m　5m　10m　20m

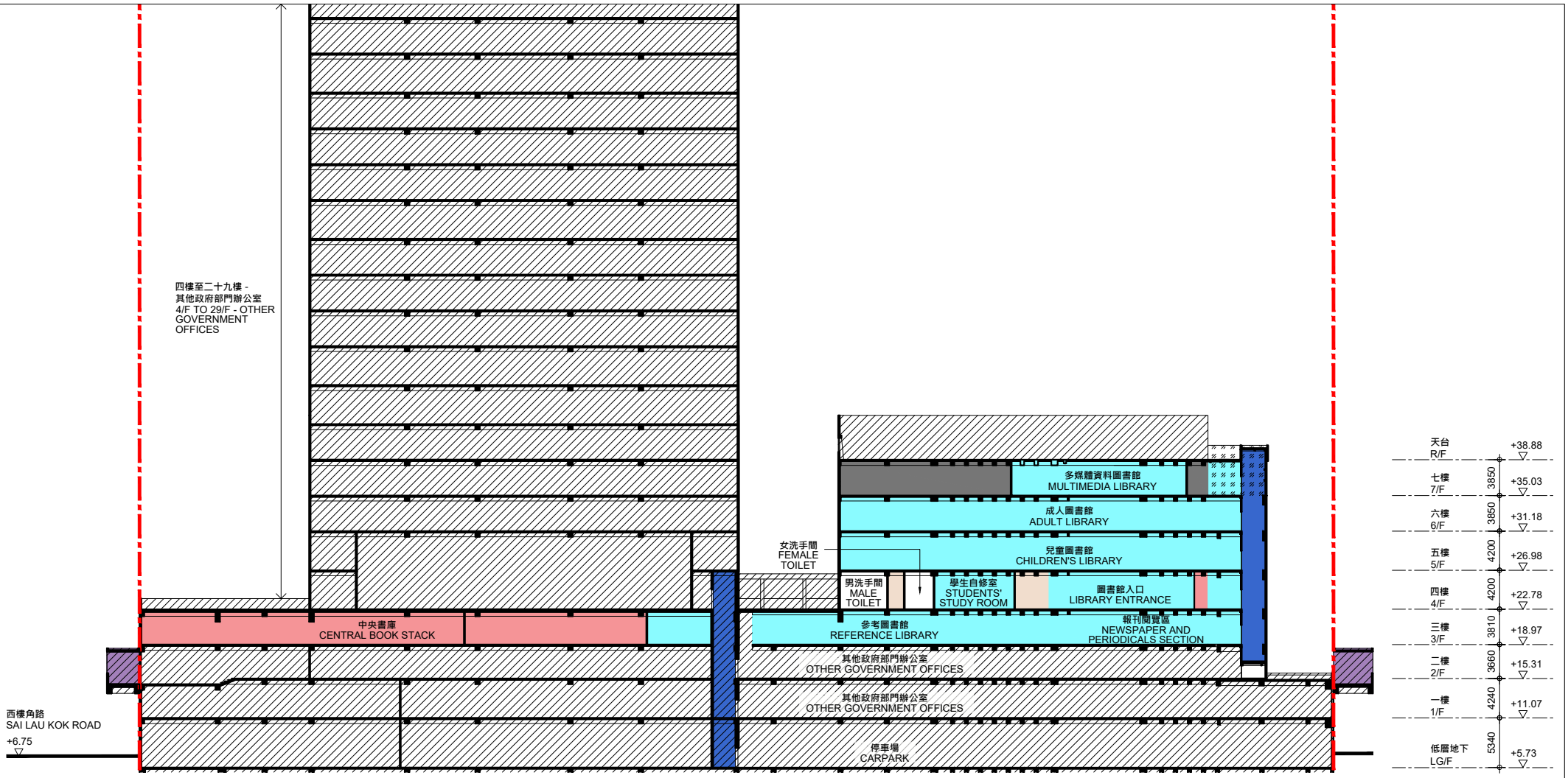
圖例 LEGEND

- 工地界線 SITE BOUNDARY
- 非修繕範圍 NON-RENOVATED AREA
- 擴建範圍 EXTENSION AREA
- 無障礙通道 BARRIER-FREE ACCESS
- 暢通易達升降機 ACCESSIBLE LIFT
- 暢通易達洗手間 ACCESSIBLE TOILET
- 圖書館 LIBRARY
- 附屬設施 ANCILLARY FACILITIES
- 天台綠化 LANDSCAPED ROOF
- 公共地方/通道 PUBLIC AREA / CIRCULATION
- 逃生樓梯 MEANS OF ESCAPE STAIRCASES
- 機房 PLANT ROOM

六樓至天台平面圖
SIXTH TO ROOF FLOOR PLANS

63RE
荃灣公共圖書館修繕工程
RENOVATION OF TSUEN WAN PUBLIC LIBRARY

ARCHITECTURAL SERVICES DEPARTMENT 建築署



圖例 LEGEND

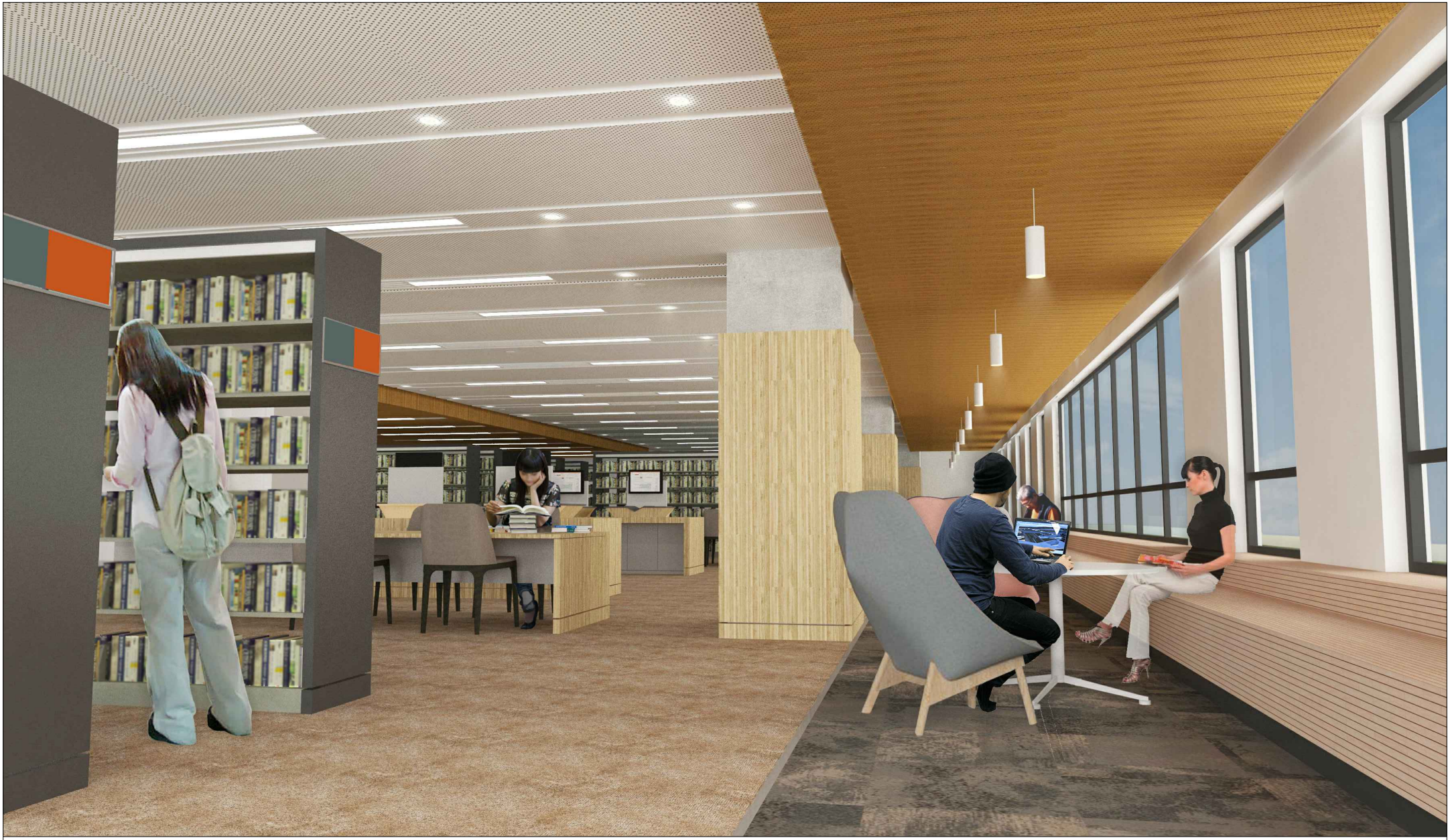
- 工地界線 SITE BOUNDARY
- 非修繕範圍 NON-RENOVATED AREA
- 擴建範圍 EXTENSION AREA
- 暢通易達升降機 ACCESSIBLE LIFT
- 圖書館 LIBRARY
- 附屬設施 ANCILLARY FACILITIES
- 公共地方/通道 PUBLIC AREA / CIRCULATION
- 現有有蓋行人天橋 EXISTING COVERED FOOTBRIDGE
- 機房 PLANT ROOM

0m 5m 10m 20m

剖面圖 A-A
SECTION A - A

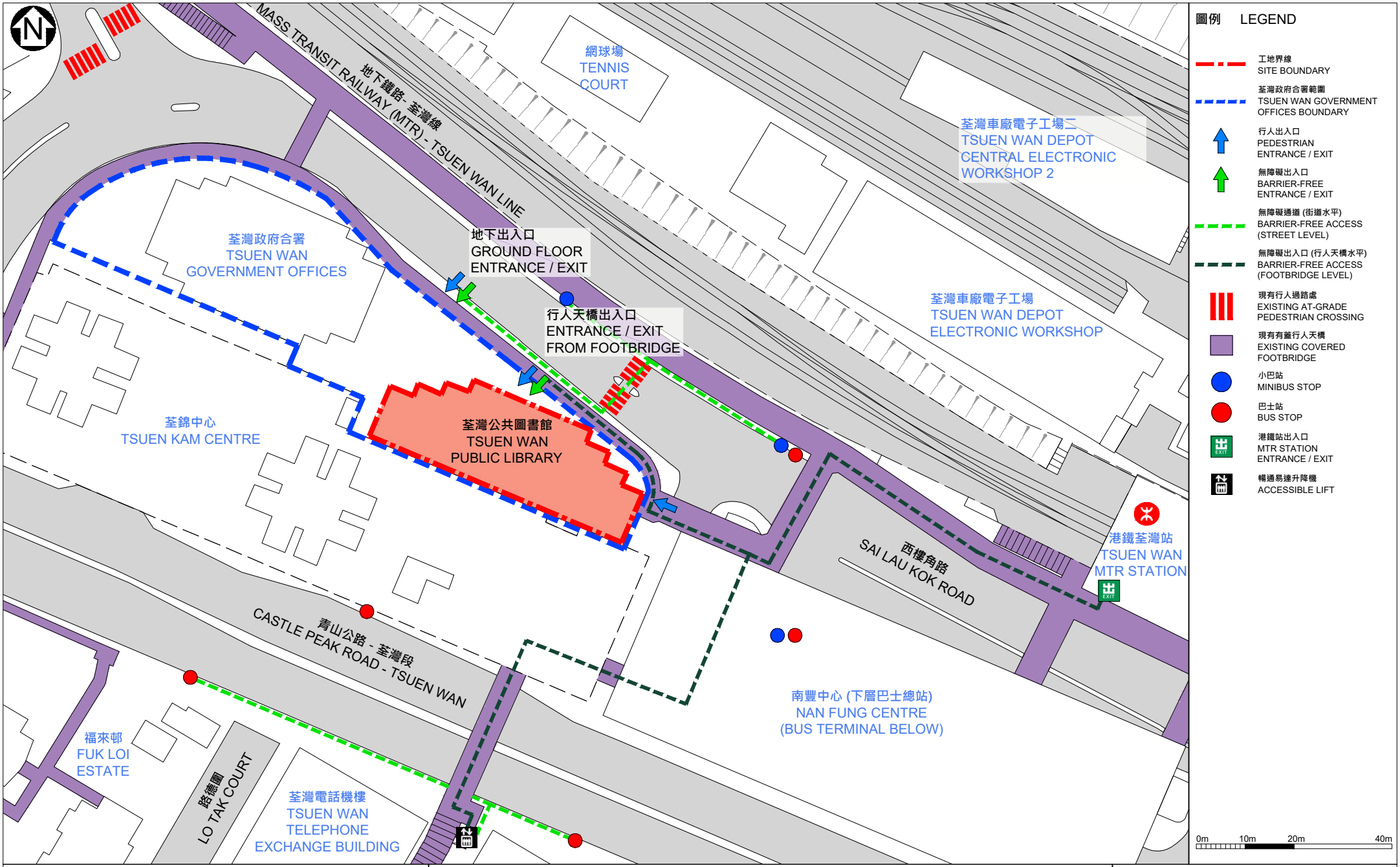
63RE
荃灣公共圖書館修繕工程
RENOVATION OF TSUEN WAN PUBLIC LIBRARY

ARCHITECTURAL SERVICES DEPARTMENT 建築署



成人圖書館的構思透視圖
PERSPECTIVE VIEW FROM ADULT LIBRARY (ARTIST'S IMPRESSION)

構思圖 ARTIST'S IMPRESSION	63RE 荃灣公共圖書館修繕工程 RENOVATION OF TSUEN WAN PUBLIC LIBRARY	ARCHITECTURAL SERVICES DEPARTMENT 建築署



無障礙通道平面圖
PLAN OF BARRIER-FREE ACCESS

63RE
荃灣公共圖書館修繕工程
RENOVATION OF TSUEN WAN PUBLIC LIBRARY

ARCHITECTURAL SERVICES DEPARTMENT 建築署

63RE – Renovation of Tsuen Wan Public Library

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	–	–	–	3.4
		Technical	–	–	–	0.9
					Sub-total	4.3#
(b)	Resident site staff (RSS) costs (Note 3)	Professional	–	–	–	–
		Technical	192	14	1.6	9.3
					Sub-total	9.3
	Comprising -					
	(i) Consultants' fees for management of RSS				0.8#	
	(ii) Remuneration of RSS				8.5#	
					Total	**13.6**

* 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' fees for contract administration are calculated in accordance with the existing consultancy agreement for contract administration and site supervision of **63RE**. The assignment will only be executed subject to the Finance Committee's funding approval to upgrade the project to Category A.
3. The consultants' fees and 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 Annex are shown in constant prices to correlate with the MPS salary point of the same year. The cost figures marked with # are shown in money-of-the-day prices in paragraph 11 of Enclosure 3.