

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 708 - CAPITAL SUBVENTIONS AND MAJOR SYSTEMS AND EQUIPMENT

Universities

The University of Hong Kong

67EG – Construction of a new academic building on an extension site east of No. 3 Sassoon Road

Members are invited to recommend to the Finance Committee the upgrading of part of **67EG** to Category A as **68EG** entitled “Construction of a new academic building on an extension site east of No. 3 Sassoon Road – Consultancy Study” at an estimated cost of \$56.0 million in money-of-the-day prices. The remainder of **67EG** is under preparation.

PROBLEM

The University of Hong Kong (HKU) needs to upgrade and increase its healthcare-relevant teaching facilities with a view to coping with the additional University Grants Committee (UGC)-funded healthcare training places as specified by the Government.

PROPOSAL

2. The Secretary-General, UGC, on the advice of the Director of Architectural Services as UGC’s Technical Adviser, and with the support of the Secretary for Food and Health and the Secretary for Education, proposes to upgrade part of **67EG** to Category A as **68EG** at an estimated cost of \$56.0 million in money-of-the-day (MOD) prices for carrying out technical services consultancy for

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the construction of a new academic building on an extension site east of No. 3 Sassoon Road.

PROJECT SCOPE AND NATURE

3. The part of **67EG** that we propose to upgrade to Category A as **68EG** includes –

- (a) a technical services consultancy to prepare technical specifications, conceptual drawings, detailed design, tender drawings; assess tenders and make statutory submissions for pre-construction activities and main works;
- (b) site investigation works and minor studies¹ to facilitate the design work described in paragraph 3(a) above; and
- (c) a quantity surveying consultancy to review the cost, prepare tender documents and assess tenders for pre-construction activities and main works.

4. HKU plans to commence the pre-construction activities upon obtaining funding approval from the Finance Committee (FC) for completion in around two years.

5. The remainder of **67EG** mainly includes the construction of a new academic building of some 26 000 square meters (m²) in net operational floor area (NOFA)² of teaching and research facilities, laboratories, lecture theatres, offices, ancillary facilities and necessary external works such as car parking spaces, provision of external landscaping, linkage bridges, covered walkways, engineering services, electrical and mechanical facilities, special furniture and equipment for teaching and research laboratories. Subject to progress of pre-construction activities, we plan to seek funding for the main works from the FC at a later stage.

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¹ Site investigation works and minor studies include topographical and tree surveys, utility mapping, traffic review, ecological impact assessment, landscape and visual impact assessment, drainage impact assessment, sewage impact assessment, air ventilation assessment, fire engineering study, etc.

² NOFA is the floor area actually allocated to the users of a building for carrying out the intended activities. Unlike the construction floor area which takes into account all areas within the building structure envelope, NOFA does not include areas for such facilities (if any) as toilets, bathrooms and shower rooms, lift lobbies, stair halls, public or shared corridors, stairwells, escalators and lift shafts, pipe or services ducts, barrier-free access facilities, gender mainstreaming facilities, refuse chutes and refuse rooms, balconies, verandas, open decks and flat roofs, parking spaces, loading and unloading areas and mechanical plant rooms, etc.

6. A site and location plan, a sectional plan and an artist's impression of the proposed new academic building are at **Enclosures 1 to 3**.

JUSTIFICATION

7. With a view to increasing the manpower of doctors and nurses, the Government increased substantially the UGC-funded medical and nursing training places from 250 and about 520 respectively in the 2005/06 academic year to 470 and 630 respectively in the 2018/19 academic year. In the 2019/20 to 2021/22 triennium, the Government has further increased the number of healthcare-related UGC-funded first-year-first-degree annual intake places of HKU by 57 (including 30 medical, 20 nursing and seven dental places) in order to relieve the acute shortage in medical and healthcare manpower in the foreseeable future.

8. In order to cater for the additional student intakes to meet the long-term healthcare manpower needs, the physical capacity of the entire medical campus of HKU must be expanded. To address the shortfall in space for teaching and learning needs, the following facilities are required in particular –

- (a) more lecture theatres with larger seating capacity;
- (b) more rooms for tutorials and small group learning;
- (c) more and larger teaching and simulation laboratories;
and
- (d) additional amenities to facilitate students in undertaking clinical training.

9. The development of a new academic building on the extension site east of No. 3 Sassoon Road will be able to address the medium-term needs for additional space for academic activities arising from the substantial increase in student intakes since the 2019/20 to 2021/22 triennium and beyond. It will allow HKU to re-organise its medical teaching activities as part of the Sassoon Road Campus expansion programme, with full integration with its teaching hospital (i.e. Queen Mary Hospital).

10. For the remaining short, medium and long-term works projects for enhancing the healthcare-related teaching facilities in the universities, funding proposals will be submitted to the Legislative Council (LegCo) as soon as practicable after the completion of relevant consultancy studies.

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FINANCIAL IMPLICATIONS

11. We estimate the capital cost of the project to be \$56.0 million in MOD prices, broken down as follows –

	\$ million (in MOD prices)
(a) Consultants' fee for design and preparation of tender documents	45.9
(b) Site investigation works and minor studies	5.0
(c) Contingencies	5.1
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Total	56.0
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12. HKU will engage consultants to undertake the design and preparation of tender documents for the project. A detailed breakdown of the estimates for consultants' fees by man-months is at **Enclosure 4**.

13. Subject to funding approval, HKU plans to phase the expenditure as follows –

Year	\$ million (in MOD prices)
2021 – 22	13.7
2022 – 23	26.5
2023 – 24	10.1
2024 – 25	5.7
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	56.0
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14. We have derived the MOD estimates on the basis of the Government's latest forecast of trend rate of change in the prices of public sector building and construction output for the period from 2021 to 2025. Subject to FC's funding approval, HKU will engage consultants and contractors to undertake the pre-construction consultancies and surveying work on a lump-sum basis. The ground investigation works will be delivered under a re-measurement contract because the quantity for works involved may vary depending on actual ground conditions.

15. The proposed pre-construction activities have no impact on tuition fees. The proposal has no additional recurrent financial implications for the Government.

PUBLIC CONSULTATION

16. The project was presented and discussed at the Southern District Council in January 2020 and at its Economy, Development and Planning Committee in May 2021. A meeting was held with the local community (including residents living in the vicinity) in June 2021. Separate meetings were held with Ebenezer School & Home for the Visually Impaired and Caritas Wu Cheng-chung Secondary School, which are located next to the site concerned, in August 2021 to discuss and exchange ideas for the project. Students, teachers and staff of HKU's Faculty of Medicine were informed of the development of the project through various means including committee meetings and emails, and no adverse comment was received.

17. We consulted the LegCo Panel on Health Services and Panel on Education on 5 March 2021. Members supported submitting the funding proposal to the Public Works Subcommittee for consideration. In response to Members' requests for supplementary information on the two local medical schools' curricula and the financial position of the two universities concerned (i.e. The Chinese University of Hong Kong (CUHK) and HKU), an information note was issued on 26 May 2021.

ENVIRONMENTAL IMPLICATIONS

18. The proposed construction of the new academic building, including this consultancy, is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). It has very little potential for giving rise to adverse environmental impact. We have included in the project estimates the cost to implement suitable mitigation measures to control short-term environmental impacts arising from the site investigation works under the consultancy.

19. The proposed consultancy study will only generate very little construction waste. We will require the consultant to fully consider measures to minimise the generation of construction waste and to reuse/recycle construction waste as much as possible in the future implementation of the construction projects.

HERITAGE IMPLICATIONS

20. The proposed pre-construction activities will not affect any heritage site, i.e. all declared monuments, proposed monuments, graded historic sites or building and government historic sites identified by the Antiquities and Monuments Office.

LAND ACQUISITION

21. The proposed pre-construction activities do not require clearance of any government land.

BACKGROUND INFORMATION

22. To support the second 10-year hospital development plan, improve the clinic facilities in the Department of Health, and upgrade and increase healthcare teaching facilities, the Government has set aside \$300 billion as announced in the 2018-19 Budget. Out of this \$300 billion provision, the Government has earmarked about \$20 billion for short, medium and long-term works projects to upgrade and increase the healthcare teaching facilities of CUHK, HKU and The Hong Kong Polytechnic University (PolyU). The latest packages of works projects are set out below –

(a) CUHK

- (i) Renovation of facilities in Choh-Ming LI Basic Medical Science Building (short-term project);
- (ii) Construction of a teaching-research complex in Tai Po Area 39 (medium-term project); and
- (iii) Construction of a multi-purpose building for CUHK's Faculty of Medicine and student residence around the Prince of Wales Hospital (long-term project);

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(b) HKU

- (i) Enhancement of facilities cum medical campus development (short-term project);
- (ii) Construction of additional academic building and ancillary facilities for Faculty of Medicine of the HKU (medium-term project); and
- (iii) Redevelopment of Patrick Manson Building at No. 7 Sassoon Road and construction of a university corridor at Sassoon Road Campus (long-term project);

(c) PolyU

- (i) Renovation of healthcare-related teaching facilities on campus (short-term project);
- (ii) Campus expansion at Ho Man Tin Slope (medium-term project); and
- (iii) Construction of an integrated teaching building (long-term project).

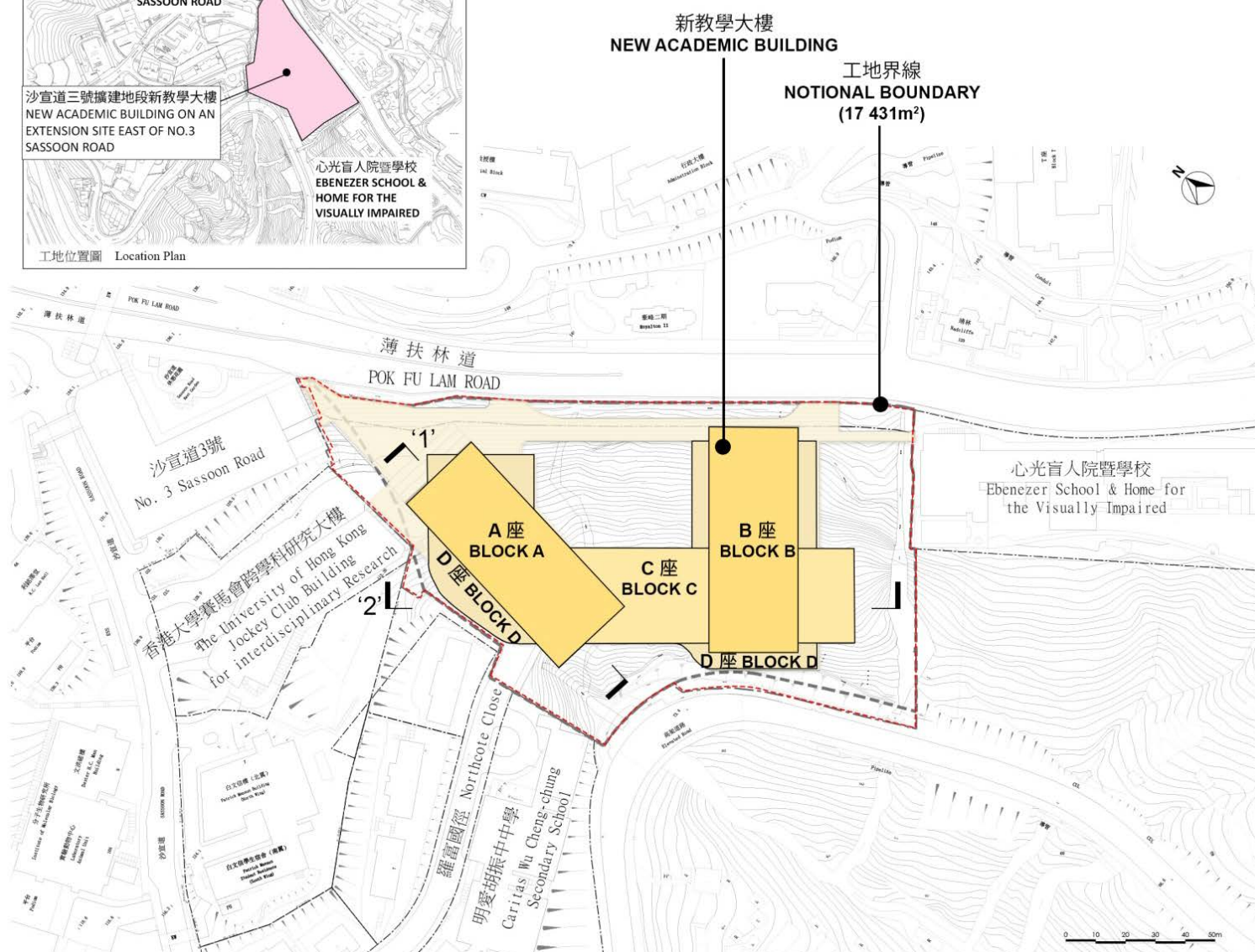
23. We upgraded **68EG** to Category B in August 2019. The proposed pre-construction activities will not involve any tree removal or planting proposals. HKU will require the consultants to take into consideration the need for tree preservation during the planning and design stages of the project, and incorporate tree planting proposals, where possible, in the construction phase in future.

24. We estimate that the proposed works will create about 22 jobs (two for labourers and 20 for professional or technical staff), providing a total employment of 360 man-months.

68EG - 於沙宣道 3 號以東的擴展地段建造一座新的教學大樓 - 顧問研究

68EG - Construction of a new academic building on
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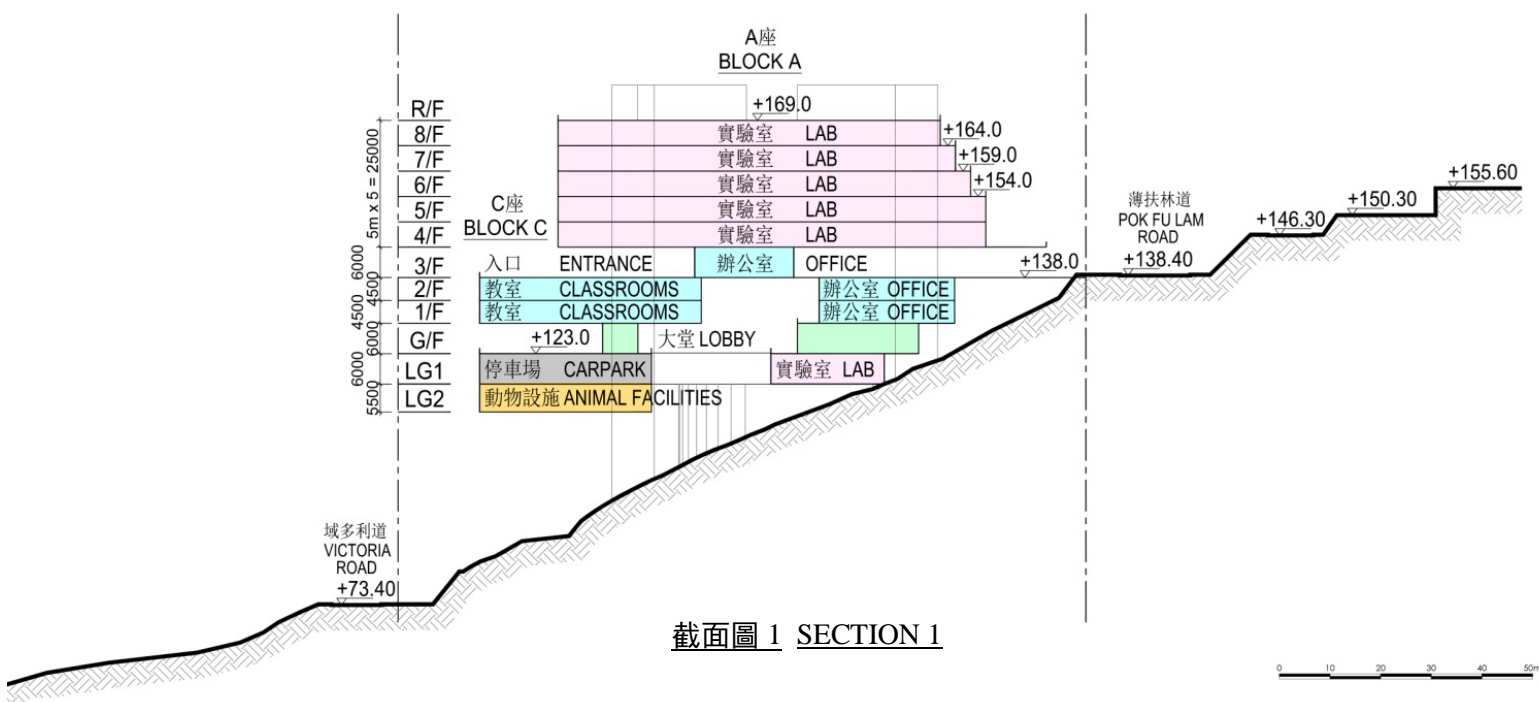
工地平面圖及工地位置圖
Site Plan and Location Plan



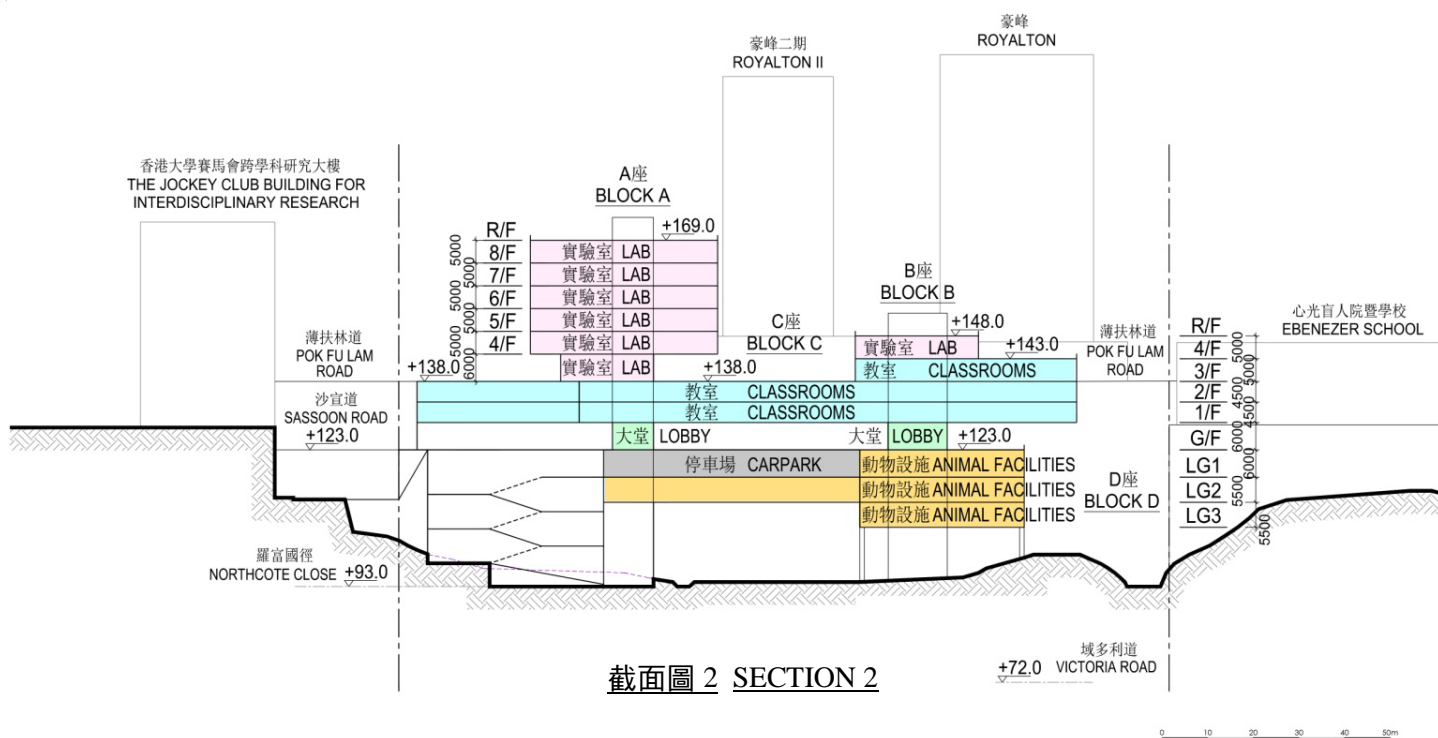
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截面圖 Sectional Plan



截面圖 1 SECTION 1



截面圖 2 SECTION 2

68EG - 於沙宣道 3 號以東的擴展地段建造一座新的教學大樓 – 顧問研究

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從西南面望向新教學大樓的構思圖

View of the New Academic Building from South West (Artist's impression)



**68EG – Construction of a new academic building on an extension site east of No. 3
Sassoon Road – Consultancy Study**

**Breakdown of estimates for consultants' fees
(in September 2020 prices)**

		Estimated man- months	Average MPS* salary point	Multiplier (Note 1)	Estimated fee (\$ million)
Consultants' fee for design and preparation of tender documents (Note 2)	Professional	167	38	2.0	28.6
	Technical	213	14	2.0	12.9
Total					41.5#

*MPS = Master Pay Scale

Note

1. A multiplier factor of 2.0 is applied to the average MPS point to estimate the full staff costs including the consultants' overheads and profit, as the staff will be employed in the consultants' offices. (As at now, MPS point 38 = \$85,870 per month and MPS point 14 = \$30,235 per month.)
2. The actual man-months and actual fees will only be known after selection of the consultants.

Remarks

The figure in this Enclosure is shown in constant prices to correlate with the MPS salary point of the same year. The figure marked with # is shown in money-of-the-day prices in paragraph 11 of the main paper.