

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 703 – BUILDINGS

Government Offices – Intra-government services

118KA – Renovation works for the West Wing of the former Central Government Offices for office use by the Department of Justice and law-related organisations

Members are invited to recommend to the Finance Committee the upgrading of **118KA** to Category A at an estimated cost of \$1,078.9 million in money-of-the-day prices.

PROBLEM

We need to renovate the West Wing of the former Central Government Offices (CGO) for office use by the Department of Justice (DoJ) and law-related organisations (LROs).

PROPOSAL

2. The Director of Architectural Services, with the support of the Secretary for Justice, proposes to upgrade **118KA** to Category A at an estimated cost of \$1,078.9 million in money-of-the-day (MOD) prices for the renovation works for the West Wing of the former CGO for use by DoJ and LROs.

/PROJECT

PROJECT SCOPE AND NATURE

3. The project is mainly for conservation, restoration and conversion of West Wing to facilitate the use by DoJ and LROs. The proposed scope of works comprises –

- (a) renovation and enhancement of the existing West Wing to accommodate DoJ and LROs;
- (b) comprehensive conversion works for general office accommodation and ancillary facilities, including general offices for various DoJ divisions, conference rooms, a library and a mini-library, a mock court, training rooms, multi-purpose function rooms, building management offices, car parking spaces and other office supporting facilities;
- (c) basic conversion and refurbishment for the areas to be occupied by LROs and provision of related common facilities; and
- (d) other ancillary works related to the project.

4. In view of the historical significance of West Wing, which was built in 1959, we have taken steps to minimise the impact on or alteration to the original building in planning the works project for the building. The works in respect of West Wing are broadly divided into four parts as set out in the following paragraphs, and are in line with the heritage impact assessment (HIA) report (see paragraphs 26 to 28 below).

Conservation works

5. The objective of the conservation works is to preserve, repair and reinstate the character defining elements of the building with minimum intervention. The works include –

- (a) To preserve and restore external elevations and original finishes as appropriate. General repairs will be carried out on cracked or debonding finishes, spalled concrete and waterproof membranes, etc.

/(b)

- (b) To refurbish, alter and/or replace the steel windows as appropriate, to match the original profile and geometry and to enhance energy efficiency, acoustic and weatherproof performance.
- (c) To remove the marble cladding on the elevation of the main entrance on the ground floor facing Queen's Road Central and restore to the original design intent (with mosaic tiles) in 1959.
- (d) To preserve, refurbish and repair the existing projecting balconies and stairs between 5/F and 7/F (including the finishes and character of the open metal railings).
- (e) To preserve the existing internal staircases, involving repairs and refinishing the terrazzo dado panels and timber railings.

Restoration works

6. Restoration works include the demolition of obsolete facilities that are inconsistent with the proposed use of West Wing and/or project objectives and reinstatement of the original design intent of the building. The details are as follows –

- (a) *Enclosures to the original covered plaza design on 7/F*

The previous dental clinic enclosures and some plant rooms, which were later additions, are to be demolished to reinstate the original covered plaza design with some greenery features on 7/F as far as practicable.

- (b) *Additional lift tower, lobby and covered carport at the east end of 7/F*

The lift tower, lobby and covered carport at the east end of 7/F, which were later additions in 1998, currently restrict the north-south views between the Main Wing and the West Wing. It is proposed to demolish these structures, and the original external finishes will be repaired as necessary to restore the original design intent in 1959.

/(c)

(c) *Exposed building services facilities*

The exposed building services facilities on the roof surface will be removed and a new air-conditioning plant will be placed on the top of the main lift core. All replacement pipes will be tidied up and covered to reduce visual impact. The exposed building services facilities that have been added to the surface of the building facing the public areas and streets will be removed and relocated in a less conspicuous manner.

Conversion works

7. Works in this aspect mainly involve conversion works to meet statutory requirements, operational needs and present-day standards to facilitate future office use by DoJ and LROs. The relevant details are as follows –

(a) *Compliance with statutory requirements*

- (i) To provide a new fire escape stair at the centre of the long block to comply with maximum travel distances and allowable separation between stairs.
- (ii) To build a new fire escape stair and fireman's lift adjacent to the main lift core to comply with the relevant prevailing requirements.
- (iii) To alter the external access ramp at the ground floor main entrance to comply with barrier-free access requirements.

(b) *Enhancement works to lift service*

- (i) To provide a new fireman's lift at the east side of the lift core adjacent to the single existing lift.
- (ii) To construct two new lifts to serve the floors of the LROs.
- (iii) To upgrade the lifts at the west end of the building and extend these lifts to serve 13/F for barrier-free access compliance and operational convenience.

/(c)

- (c) *Improvement works to the roof*
 - (i) To provide a green roof with non-reflective solar panels to enhance greenery space and improve building environment. The new design will preserve the flat roof setting and will not impose excessive loading to the roof surface.
 - (ii) To provide enclosure at the existing deck at the west end of the building on 13/F for rain and solar protection to users.

Enhancements for site planning and public access to the open compound

8. Conversion works will be done to enhance site planning and public access to the open compound at the level of Lower Albert Road (i.e. at 7/F level of the West Wing) –

- (a) To provide a new two-way vehicle ramp to 6/F carpark and access to the former French Mission Building (FMB) and St. John's Cathedral, to facilitate improved safety and an efficient two-way traffic route through the site that allows the open compound to be made more amenable to pedestrian use.
- (b) To replace the existing tarmacadam surfacing at the open space and covered plaza on 7/F with granite pavers, which are more pedestrian friendly.
- (c) To construct one new passenger lift to allow a separate and independent means of access by the public (including disabled persons) to the open space at 7/F level from the ground floor facing Queen's Road Central.
- (d) To renovate part of the original canteen on 7/F to provide a publicly-accessible corridor to connect the new public lift to 7/F. Subject to further study, the corridor will provide space for display of items with heritage value for public interpretation.

9. A site and location plan, layout plans, a sectional plan, artist's impressions, a barrier-free access plan and a list of features with heritage value to be preserved (please see paragraph 26 below) for the project are at Enclosures 1 to 8. Subject to the funding approval of the Finance Committee in this legislative session, we plan to commence the works in the fourth quarter of 2016 for completion by the fourth quarter of 2018.

JUSTIFICATION

10. As announced in the 2009-10 Policy Address, the former CGO Main and East Wings would be preserved for use by DoJ after the relocation of the relevant bureaux to the new Central Government Offices at Tamar. The renovation works for the two wings have been completed. Some divisions or units of DoJ¹ have already been relocated to the two wings.

11. The Government decided in December 2012 to adopt a re-use plan for the West Wing, under which the main body of the West Wing would be preserved and renewed for use by DoJ to accommodate its remaining offices that cannot be relocated to the Main and East Wings, as well as for use by LROs. This arrangement, together with a separate project concerning the former FMB², will on the one hand, provide an opportunity for DoJ to integrate all its divisions in the former CGO for better operational efficiency; and on the other hand, implement the concept of "Legal Hub" with the presence of LROs.

/12.

¹ The relevant offices include –

- (a) the Secretary for Justice's Office;
- (b) the International Law Division;
- (c) the Law Drafting Division;
- (d) the Legal Policy Division;
- (e) some offices of the Civil Division; and
- (f) some offices of the Administration and Development Division.

The Prosecutions Division is still in the Queensway Government Offices.

² As announced in January 2014, DoJ would also take over the former FMB to provide space for use by LROs, on top of the space in the former CGO West Wing, after completion of necessary procedures. It would enable the former CGO and the former FMB to form a "Legal Hub". DoJ is taking forward the preparatory work for the renovation of the former FMB under a separate project.

12. The Government's decision to allocate the Main, East and West Wings for the use by DoJ, among others, demonstrates the emphasis it places on the rule of law and legal services. The re-use plan of the West Wing enables all the relevant offices of DoJ to be integrated in the three wings to achieve overall operational and service efficiency. Offices of DoJ now accommodated in buildings in the vicinity of Admiralty (including government-owned and leased properties) can then be released by phases for use by other government departments or be deleased to achieve rental saving. Moreover, the provision of space in the West Wing (and the former FMB) for use by LROs is conducive to achieving the policy objective of enhancing Hong Kong's position as a hub for international legal and dispute resolution services in the Asia-Pacific region as stated in the Chief Executive's 2013, 2014 and 2015 Policy Addresses as well as the Financial Secretary's 2014 Budget Speech.

Space provision for DoJ and LROs

13. The net operational floor area (NOFA) of the West Wing³ is about 12 900 square metres (m²), which will be fully utilised. The carpark area of 6/F and the space at 7/F to 13/F (amounting to about 9 900 m²) will be used by DoJ and office area of 1/F to 6/F (amounting to about 3 000 m²) will be used by LROs. The segregation of floors for DoJ and LROs will facilitate security and building management as well as enhance the independent image of LROs.

14. For DoJ offices, we plan to relocate to the West Wing the remaining offices in the Queensway Government Offices (QGO) and in the vicinity of Admiralty, mainly the Prosecutions Division as well as remaining offices of the Civil Division and the Administration and Development Division. Out of 9 900 m² for use by DoJ, about 7 600 m² will be occupied by existing offices to be relocated from the QGO and outstation offices in Admiralty and about 2 300 m²

/is

³ 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. The NOFA of the West Wing is based on information in record drawings and the final figure will be subject to verification on site.

is to cater for existing shortfall in provision⁴.

FINANCIAL IMPLICATIONS

15. We estimate the capital cost of the project to be \$1,078.9 million in MOD prices (please see paragraph 17 below), broken down as follows –

	\$ million
(a) Site works	5.0
(b) Building ⁵	422.0
(c) Building services ⁶	241.8
(d) Drainage	17.2

/(e)

⁴ Since DoJ moved to the QGO in 1986, the department has been taking up increasing workload, and hence additional manpower resources were required. However, the increase in the provision of accommodation could not meet the increase in space demand and thus officers are working in a congested environment. In planning the relocation project, efforts have been made to re-organise the offices and review the space requirement based on the prevailing space standards of the Government to ensure that sufficient space can be made available to the department to meet its accommodation need and to address shortfall. Taking into account the Main Wing, East Wing and West Wing in the former CGO as a whole, the overall area available is about 24 070 m² (11 170 m² in the Main and East Wings plus 12 900 m² in the West Wing), out of which about 17 300 m² (9 700 m² in the Main and East Wings plus 7 600 m² in the West Wing) is to be occupied by offices in QGO and outstation offices before relocation, about 3 300 m² (1 000 m² in the Main and East Wings plus 2 300 m² in the West Wing) to meet shortfall, about 3 000 m² (in the West Wing) for use by LROs and about 500 m² (in the Main and East Wings) for preserving features with heritage value and existing facilities which have now been put to gainful use.

⁵ The estimated cost for repair of the existing building and enhancement works for complying with statutory requirements is about 11% of the “building” and “building services” costs whereas the estimated cost for preservation works is about 6% of the “building” and “building services” costs. The remaining 83% relates to works for internal office layout restructuring and functional improvements. The item “building” involves renovation of the existing building, conservation works, provision of finishes, fittings and fixtures, landscaping and other associated works, which have to take into account the requirements for heritage conservation and constraints of the existing building structure.

⁶ The item “building services” includes electrical, air-conditioning, fire services, lift installations and other building services works, which have to take into account the requirements for heritage conservation and constraints of the existing building structure.

		\$ million	
(e)	External works	32.1	
(f)	Additional energy conservation, green and recycled features	14.5	
(g)	Furniture and equipment ⁷	45.2	
(h)	Consultants' fees for	38.2	
	(i) contract administration	36.6	
	(ii) management of resident site staff (RSS)	1.6	
(i)	Remuneration of RSS	12.1	
(j)	Information technology backbone system	3.0	
(k)	Contingencies	83.1	
	Sub-total	914.2	(in September 2015 prices)
(l)	Provision for price adjustment	164.7	
	Total	1,078.9	(in MOD prices)

16. We plan to engage consultants to undertake contract administration and site supervision for the project. A detailed breakdown of the estimate for consultants' fees and RSS costs by man-months is at Enclosure 9. The construction floor area (CFA) of **118KA** is about 28 517 m². The estimated construction unit cost, represented by the building and building services costs, is \$23,277 per m² of CFA in September 2015 prices. We consider this unit cost comparable to that of similar projects built by the Government.

/17.

⁷ The estimated cost is based on an indicative list of furniture and equipment required.

17. Subject to funding approval, we will phase the expenditure as follows –

Year	\$ million (Sept 2015)	Price adjustment factor	\$ million (MOD)
2016 – 2017	50.0	1.05775	52.9
2017 – 2018	300.0	1.12122	336.4
2018 – 2019	380.0	1.18849	451.6
2019 – 2020	120.0	1.25980	151.2
2020 – 2021	50.0	1.33539	66.8
2021 – 2022	14.2	1.40549	20.0
	<hr/> 914.2 <hr/>		<hr/> 1,078.9 <hr/>

18. 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 2016 to 2022. Subject to funding approval, we will deliver the 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.

19. We estimate the annual recurrent expenditure arising from this project to be \$39.5 million.

PUBLIC CONSULTATION

20. We consulted the Central and Western District Council on 21 May 2015 about the proposed project. District Council members had no in-principle objection to the project.

21. We consulted the Legislative Council Panel on Administration of Justice and Legal Services on 25 April 2016. The Panel supported the project and the submission of the funding proposal to the Public Works Subcommittee and Finance Committee. Some Members requested for supplementary information about the terms of reference and membership of the “Committee on Provision of Space in the Legal Hub” as well as the criteria adopted by the Committee for selecting LROs to be housed in the Legal Hub. The relevant information has been provided to the Panel on 18 May 2016.

ENVIRONMENTAL IMPLICATIONS

22. The project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). It 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. During the works, we will control noise, dust and site run-off nuisances to levels within established standards and guidelines through the implementation of mitigation measures as required.

23. At the planning and design stages, we have considered measures to reduce the generation of construction waste where possible. 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 facilities⁸. We will encourage the contractor to maximise the use of recycled/recyclable inert construction waste, and the use of non-timber formwork to further reduce the generation of construction waste.

24. 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

⁸ Public fill reception facilities are specified in Schedule 4 to the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N). Disposal of inert construction waste in public fill reception facilities requires a licence to be issued by the Director of Civil Engineering and Development.

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

25. We estimate that the project will generate in total 27 750 tonnes of construction waste. Of these, we will reuse 2 730 tonnes (9.8%) of inert construction waste on site and deliver 22 390 tonnes (80.7%) of inert construction waste to public fill reception facilities for subsequent reuse. We will dispose of the remaining 2 630 tonnes (9.5%) of non-inert construction waste at landfills. The total cost for accommodating construction waste at public fill reception facilities and landfill sites is estimated to be \$0.9 million for this project (based on a unit charge rate of \$27 per tonne for disposal at public fill reception facilities and \$125 per tonne at landfills as stipulated in the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N)).

HERITAGE IMPLICATIONS

26. The West Wing (together with the Main Wing and East Wing) of the former CGO were accorded Grade 1 status by the Antiquities Advisory Board (AAB) on 17 December 2012. In light of the historical significance of the West Wing, an HIA was carried out on the West Wing project. The HIA concluded that the proposed works to convert West Wing into offices of DoJ and LROs is feasible with proper conservation of the building. It was proposed in the HIA report that key character defining elements with heritage value be preserved, repaired or reinstated as far as possible with minimum intervention. For details, please refer to Enclosure 8.

27. The findings and mitigation measures recommended in the HIA report were accepted by the Antiquities and Monument Office (AMO) of the Leisure and Cultural Services Department and endorsed by the AAB at its meeting on 4 March 2015. We will further study the recommendations of the HIA report and decide on the most appropriate arrangement for public interpretation in consultation with the AMO, including the use of the publicly-accessible corridor on 7/F (which will connect the new passenger lift for public access from ground floor to 7/F) for displaying items with heritage value for public interpretation.

28. In line with the recommendations of the HIA report for the West Wing project, the fence at the top of the escarpment within the West Wing site along Lower Albert Road will be lowered and the gate within the site will be replaced by drop-arm barriers for vehicular control. DoJ will work closely with the relevant departments on the design of the fence in the West Wing site to tie in with those in the open compound between the West Wing and the Main Wing (which will be a separate public open space project) in a holistic manner.

LAND ACQUISITION

29. The project does not require any land acquisition.

ENERGY CONSERVATION, GREEN AND RECYCLED FEATURES

30. This project will adopt various forms of energy efficient features and renewable energy technologies, including in particular –

- (a) water-cooled chillers (evaporative cooling tower using fresh-water);
- (b) variable speed drive for chillers;
- (c) automatic demand control of supply air;
- (d) brushless direct current motor for fan coil units;
- (e) task lighting; and
- (f) photovoltaic system.

31. For greening features, we will provide greening at G/F, 7/F, slope at Lower Albert Road and on rooftop for environmental and amenity benefits.

32. For recycled features, we will adopt a rainwater harvesting system for landscape irrigation.

33. The total estimated additional cost for adoption of the above features is around \$14.5 million (including \$5.7 million for energy efficient features), which has been included in the cost estimate of the project. The energy efficient features will achieve 10.9% energy savings in the annual energy consumption with a payback period of about 7.6 years.

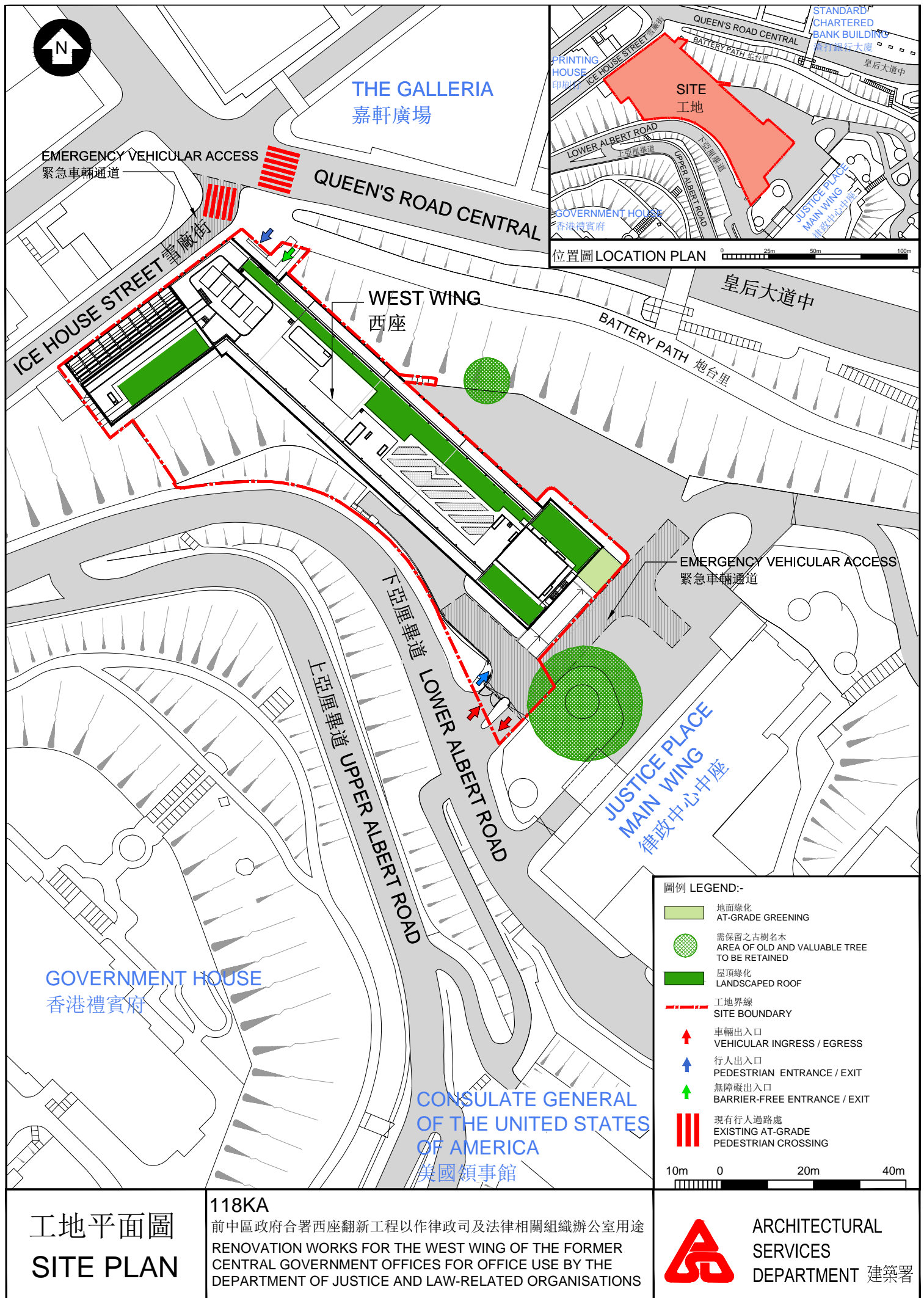
BACKGROUND INFORMATION

34. We upgraded **118KA** to Category B in September 2013. We engaged a lead consultant in July 2014 to undertake design and various services, including topographical survey, underground utility survey, structural survey and HIA, and a quantity surveying consultant in May 2015 to prepare tender documents. The total cost of the consultancy services and works is about \$28 million. The services and works by the consultants are funded under block allocation **Subhead 3100GX** “Project feasibility studies, minor investigations and consultants’ fees for items in Category D of the Public Works Programme”.

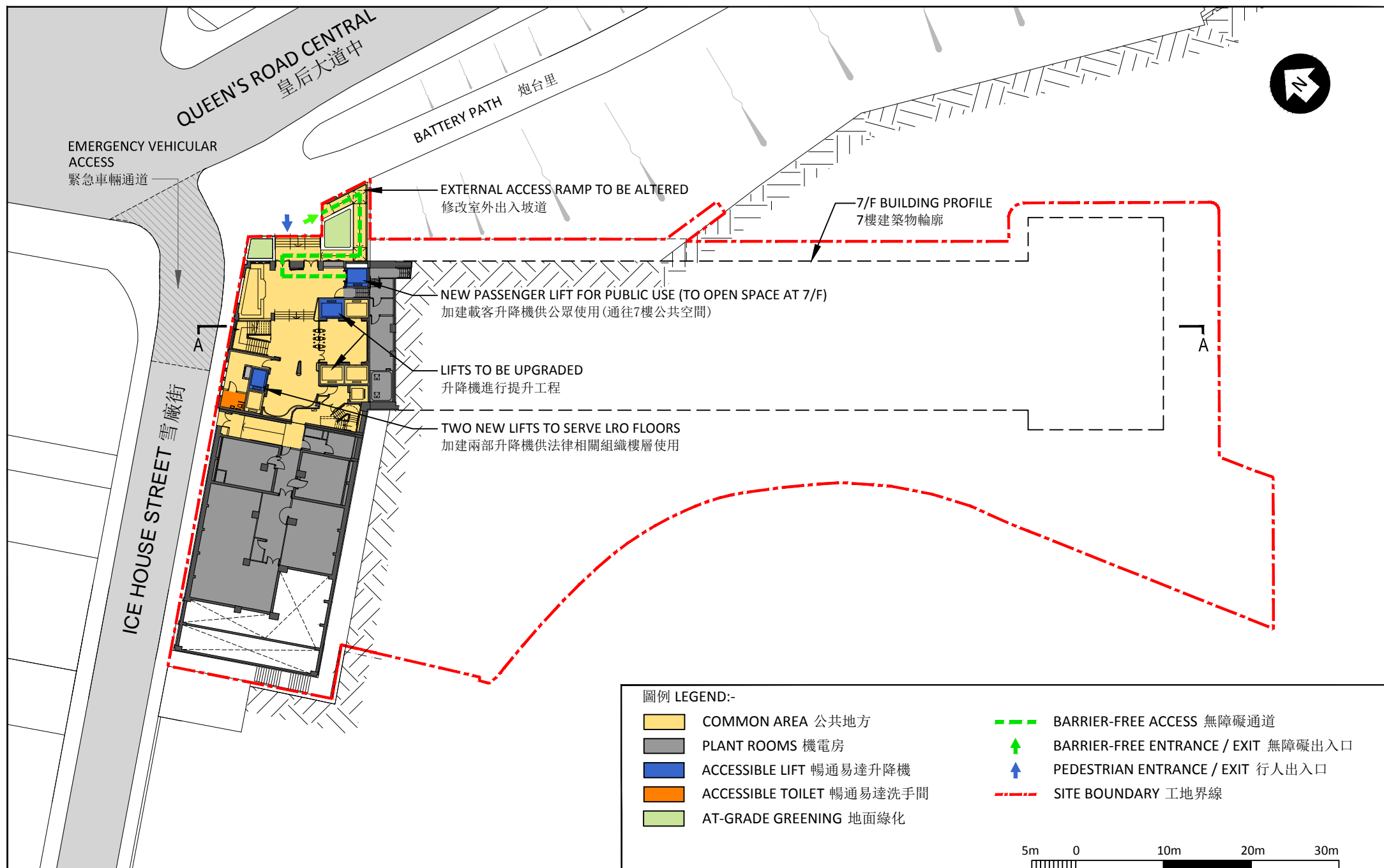
35. Of the 26 trees within the project boundary, all of them will be preserved. We will incorporate planting proposals as part of the project, including the planting of 2 181 shrubs, 51 991 groundcovers and 750 m² of climbers.

36. We estimate that the proposed works will create about 400 jobs (340 for labourers and 60 for professional or technical staff), providing a total employment of 7 550 man-months.

Department of Justice
June 2016



工地平面圖 SITE PLAN



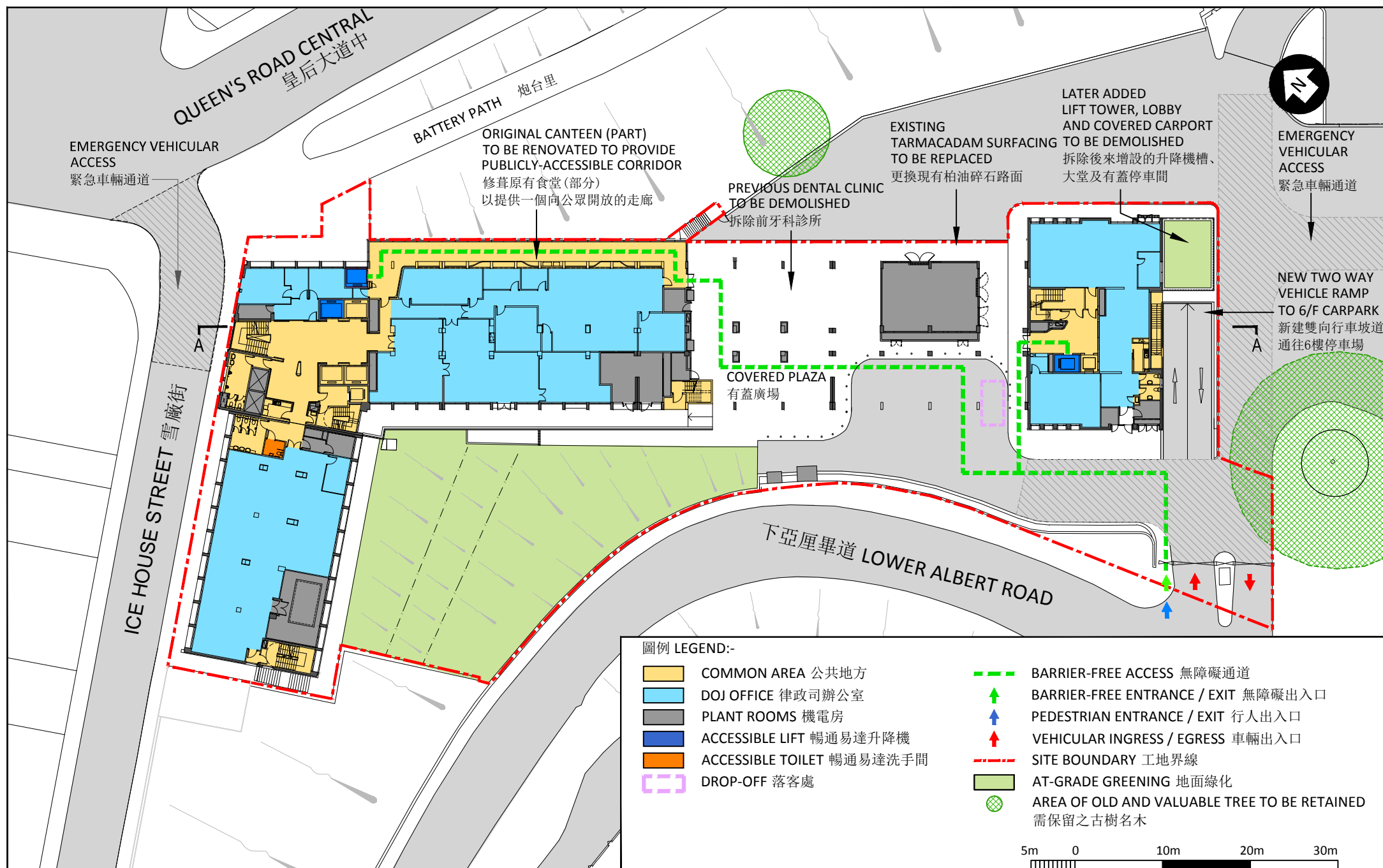
地面平面圖
G/F PLAN

118KA

前中區政府合署西座翻新工程以作律政司及法律相關組織辦公室用途
RENOVATION WORKS FOR THE WEST WING OF THE FORMER CENTRAL GOVERNMENT OFFICES FOR
OFFICE USE BY THE DEPARTMENT OF JUSTICE AND LAW-RELATED ORGANISATIONS



ARCHITECTURAL
SERVICES
DEPARTMENT 建築署



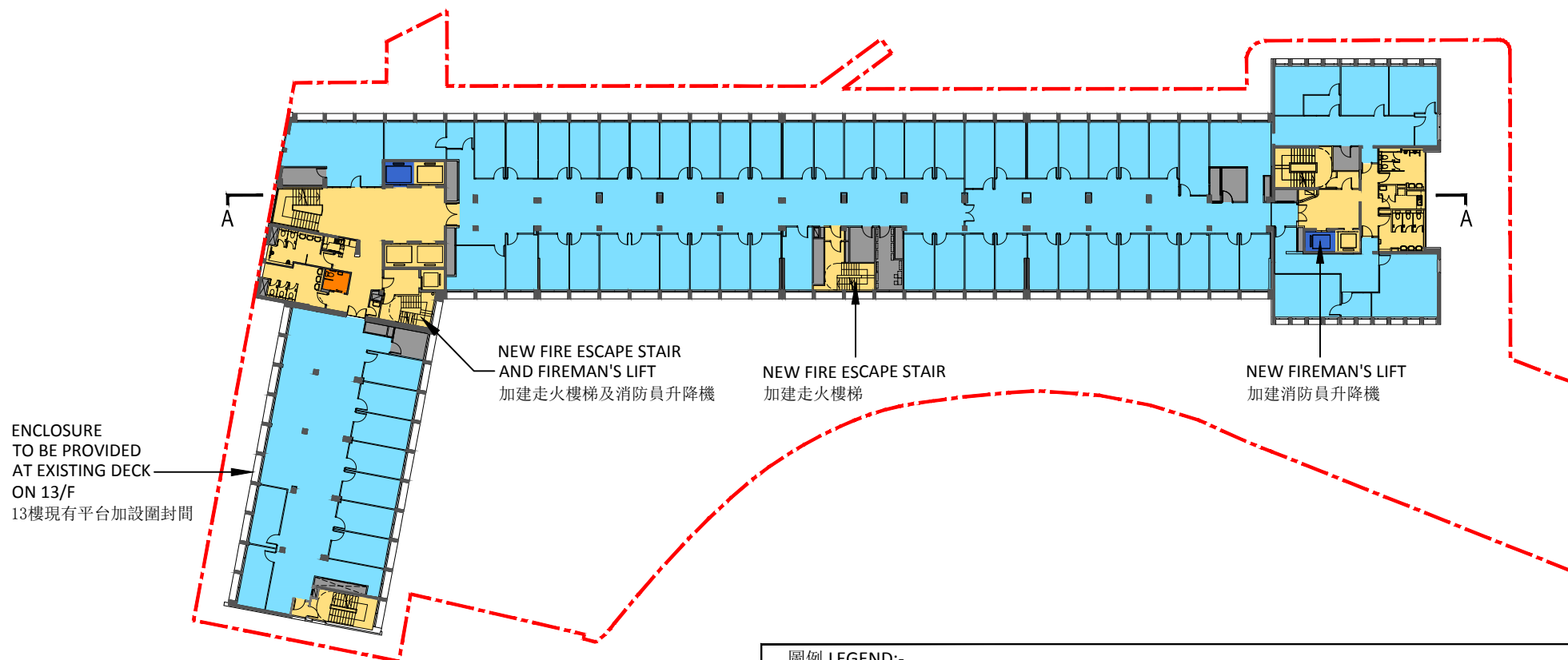
7樓平面圖
7/F PLAN

118KA




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ARCHITECTURAL
SERVICES
DEPARTMENT 建築署



圖例 LEGEND:-

- | | | | |
|---|-------------------|---|---------------------------|
|  | COMMON AREA 公共地方 |  | ACCESSIBLE LIFT 暢通易達升降機 |
|  | DOJ OFFICE 律政司辦公室 |  | ACCESSIBLE TOILET 暢通易達洗手間 |
|  | PLANT ROOMS 機電房 |  | SITE BOUNDARY 工地界線 |

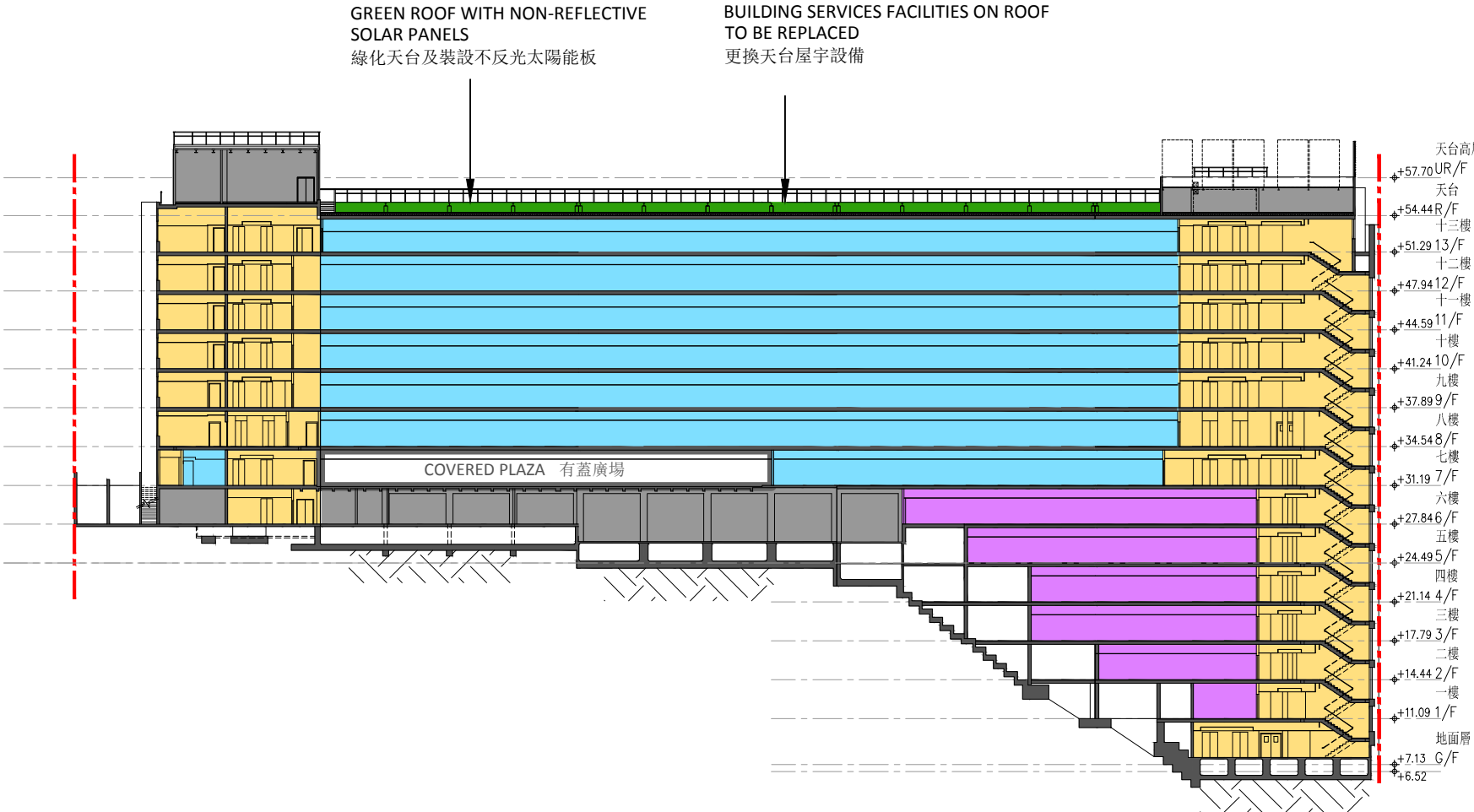
5m 0 10m 20m 30m

標準層平面圖
TYPICAL FLOOR PLAN








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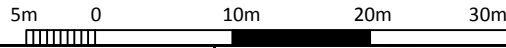


ARCHITECTURAL
SERVICES
DEPARTMENT 建築署



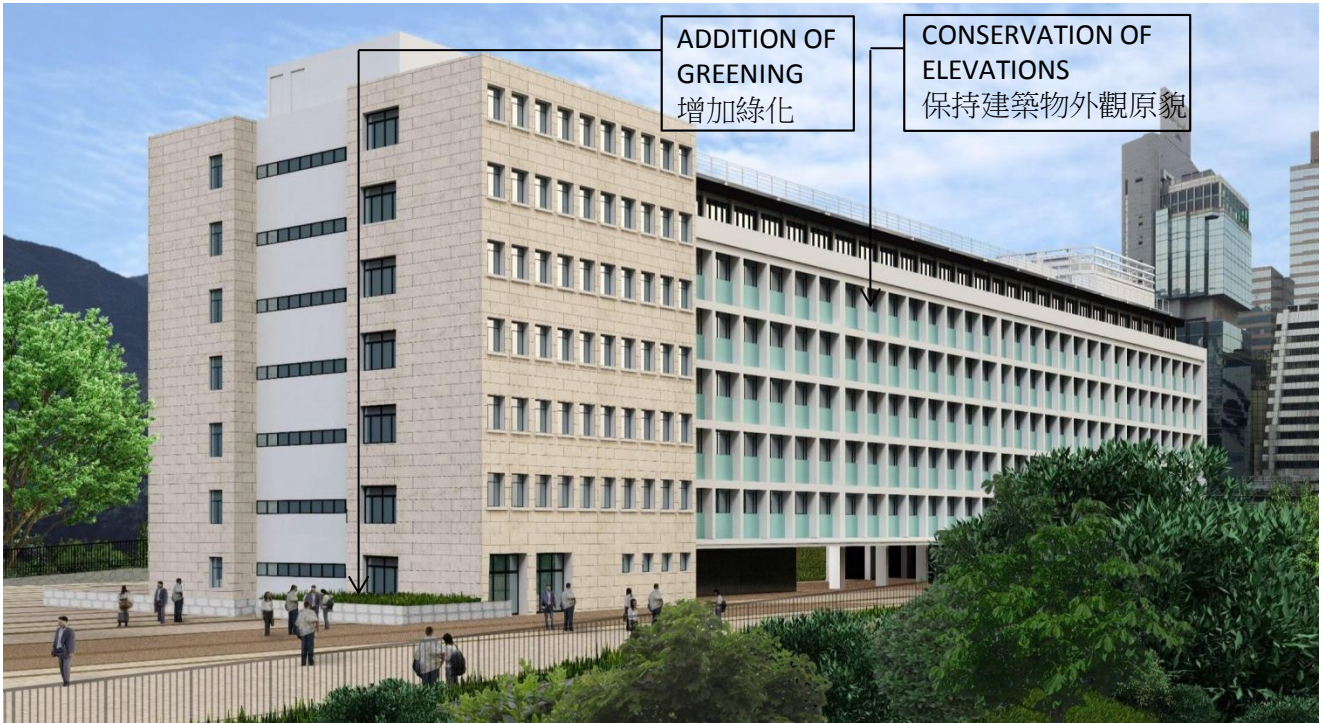
圖例 LEGEND:-

- | | |
|--|--|
|  COMMON AREA 公共地方 |  SITE BOUNDARY 工地界線 |
|  DOJ OFFICE 律政司辦公室 |  LANDSCAPED ROOF 屋頂綠化 |
|  LRO OFFICE 法律相關組織辦公室 |  SOIL 土壤 |
|  PLANT ROOMS 機電房 | |



剖面圖 A-A
SECTION A-A

118KA
前中區政府合署西座翻新工程以作律政司及法律相關組織辦公室用途
RENOVATION WORKS FOR THE WEST WING OF THE FORMER CENTRAL GOVERNMENT OFFICES FOR
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從炮台里望向建築物的構思圖
VIEW OF THE BUILDING FROM BATTERY PATH (ARTIST'S IMPRESSION)



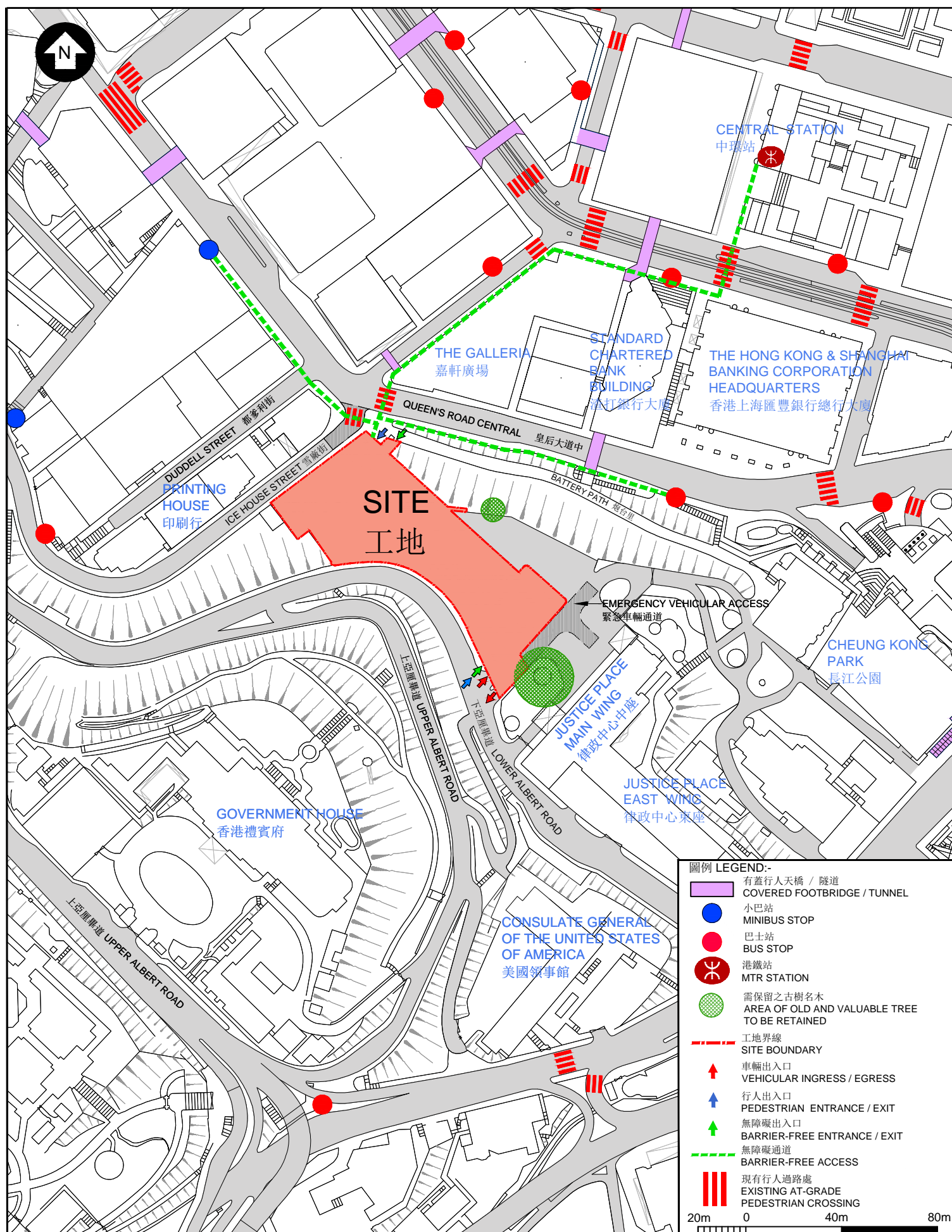
從皇后大道中鳥瞰建築物的構思圖
BIRD'S EYE VIEW OF THE BUILDING FROM QUEEN'S ROAD CENTRAL (ARTIST'S IMPRESSION)

構思圖
ARTIST'S IMPRESSION

118KA
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ARCHITECTURAL
SERVICES
DEPARTMENT 建築署



無障礙通道平面圖
PLAN OF
BARRIER-FREE
ACCESS

118KA

前中區政府合署西座翻新工程以作律政司及法律相關組織辦公室用途
RENOVATION WORKS FOR THE WEST WING OF THE FORMER
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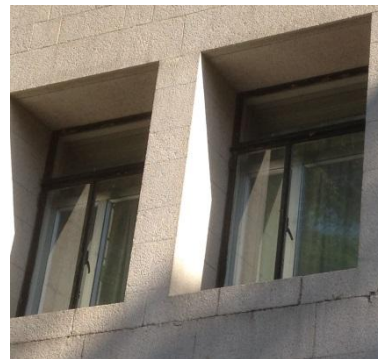
FEATURES WITH HERITAGE VALUE TO BE PRESERVED

保育項目

- (a) The original design of all elevations
所有立面的原設計

Key conservation works –
主要保育工程–

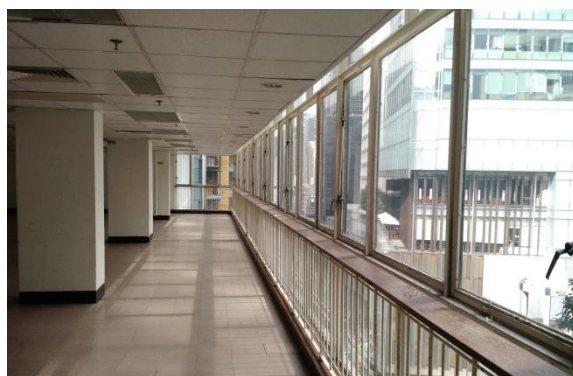
- To preserve and restore external elevations
保存及修復外部立面
- To refurbish, alter and/or replace the steel windows
翻新、改動及/或更換鋼窗
- To remove the marble cladding on the elevation of the main entrance and restore to the original design intent (with mosaic tiles) in 1959
移除主入口立面的雲石裝修，並修復至1959年原設計理念(使用馬賽克)



- (b) The projecting windows in the original canteen on 7/F
7樓原來食堂位置凸出的窗戶

Key conservation works –
主要保育工程–

- To preserve, refurbish and repair the projecting windows
保存、翻新及修補凸出的窗戶



保育項目
FEATURES WITH
HERITAGE VALUE TO
BE PRESERVED

118KA

前中區政府合署西座翻新工程以作律政司及法律相關組織辦公室用途
RENOVATION WORKS FOR THE WEST WING OF THE FORMER
CENTRAL GOVERNMENT OFFICES FOR OFFICE USE BY THE
DEPARTMENT OF JUSTICE AND LAW-RELATED ORGANISATIONS



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FEATURES WITH HERITAGE VALUE TO BE PRESERVED
保育項目

- (c) The projecting balconies and stairs between 5/F and 7/F
5樓至7樓之間的凸出陽台和樓梯

Key conservation works –

主要保育工程–

To preserve, refurbish and repair the projecting balconies and stairs between 5/F and 7/F

保存、翻新及修補5樓至7樓之間的凸出陽台及樓梯



- (d) The external signage at the main entrance at Queen's Road Central
皇后大道中入口外面的建築物名稱標示牌

Key conservation works –

主要保育工程–

To preserve and repair the external signage

保存及修補外面的建築物名稱標示牌



- (e) The overall flat roof design with curved corner projecting main lift core and tapered upper elevation at Ice House Street
建築物整體突顯主升降機槽的平頂圓角設計，以及雪廠街建築上層的漸窄立面

Key conservation works –

主要保育工程–

To preserve the overall design

保存建築物的整體設計



保育項目
FEATURES WITH
HERITAGE VALUE TO
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118KA

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FEATURES WITH HERITAGE VALUE TO BE PRESERVED
保育項目

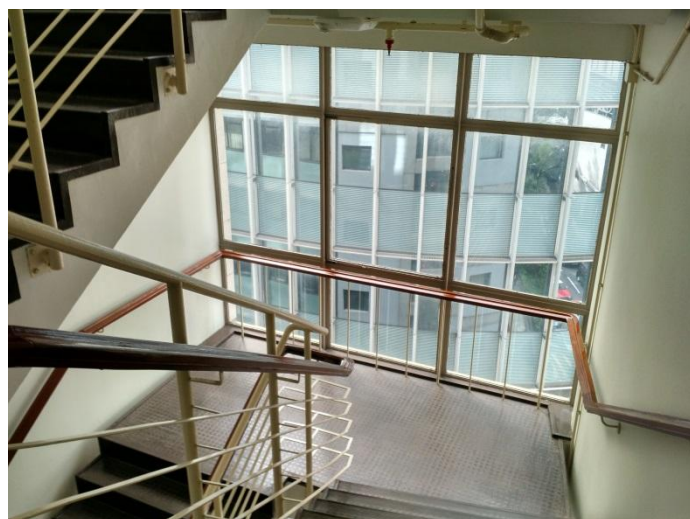
- (f) The original main open staircase conjoined with the lift lobby at each floor level at the west end of the building
位於大樓西端連接各樓層升降機大堂的原有主開放式樓梯

Key conservation works –

主要保育工程–

To preserve, repair and refinish the internal staircases

保存、修補及重新修飾內部樓梯



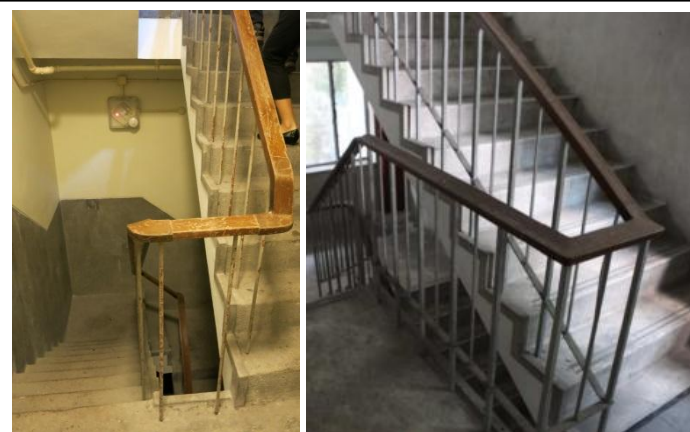
- (g) The original fire escape staircase with old fittings and setting, terrazzo dado finishes and timber railings at the end of the short block
位於短翼末端原有的走火樓梯，包括其舊式配件及環境、水磨石牆裙及木欄桿

Key conservation works –

主要保育工程–

To preserve, repair and refinish the internal staircases

保存、修補及重新修飾內部樓梯



- (h) The beech hardwood doors and frames in some offices
位於部分辦公室的硬櫟木門及門框

Key conservation works –

主要保育工程–

To salvage the beech hardwood doors and frames as far as practicable

盡量保存硬櫟木門及門框



保育項目
FEATURES WITH
HERITAGE VALUE TO
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118KA – Renovation works for the West Wing of the former Central Government Offices for office use by the Department of Justice and law-related organisations

**Breakdown of the estimates for consultants' fees and resident site staff costs
(in September 2015 prices)**

		Estimated man- months	Average MPS* salary point	Multiplier (Note 1)	Estimated fee (\$ million)
(a) Consultants' fees for contract administration (Note 2)	Professional	—	—	—	18.3
	Technical	—	—	—	18.3
				Sub-total	36.6
(b) Resident site staff (RSS) costs (Note 3)	Professional	26	38	1.6	3.1
	Technical	260	14	1.6	10.6
				Sub-total	13.7
Comprising –					
(i) Consultants' fees for management of RSS					1.6
(ii) Remuneration of RSS					12.1
				Total	50.3

*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 = \$74,210 per month and MPS salary point 14 = \$25,505 per month).
2. The consultants' fees for contract administration are calculated in accordance with the existing consultancy agreement for the design and construction of **118KA**. The assignment will only be executed subject to Finance Committee's funding approval to upgrade **118KA** to Category A.
3. The actual man-months and actual costs will only be known after completion of the construction works.