



<https://www.ceel.hk>

Briefing Session - Proposed Nursing & Allied Health Facility at  
1111 Clear Water Bay Road, Sai Kung, Hong Kong  
IN DD 225 LOT 848

Version 6  
15<sup>th</sup> July 2023

# About Hong Kong Adventist College (HKAC)



Who we are:

- Established in 1903
- 4-year liberal arts co-educational college founded and supported by the Seventh-day Adventist Church; its education system is the world's second largest Christian school system
- Recognized to have historical buildings in Hong Kong



Our Mission:

- In the spirit of Adventist education, Hong Kong Adventist College promotes life-changing experiences for our students
- We empower students to grow in Christ:
  - Spiritually
  - Intellectually
  - Physically

# A 5-minute Video of HKAC



# About Christian Education Endowment Limited (CEEL)



Who we are:

- Founded in 2019
- Non-profit organization (section 88 of the Inland Revenue Ordinance)
- A small independent group to promote Christian-centered education through the growth of Hong Kong Adventist College (HKAC)



Our Mission:

- Complement The Seventh-Day Adventist's (SDA) education mission
- Make happen an environment to empower students to grow in Christ spiritually, intellectually, and physically
- Sustainable growth and quality of education in Hong Kong Adventist College (HKAC)



# Our Founding Members / Organization



May Lam  
*Founder & Chairman*



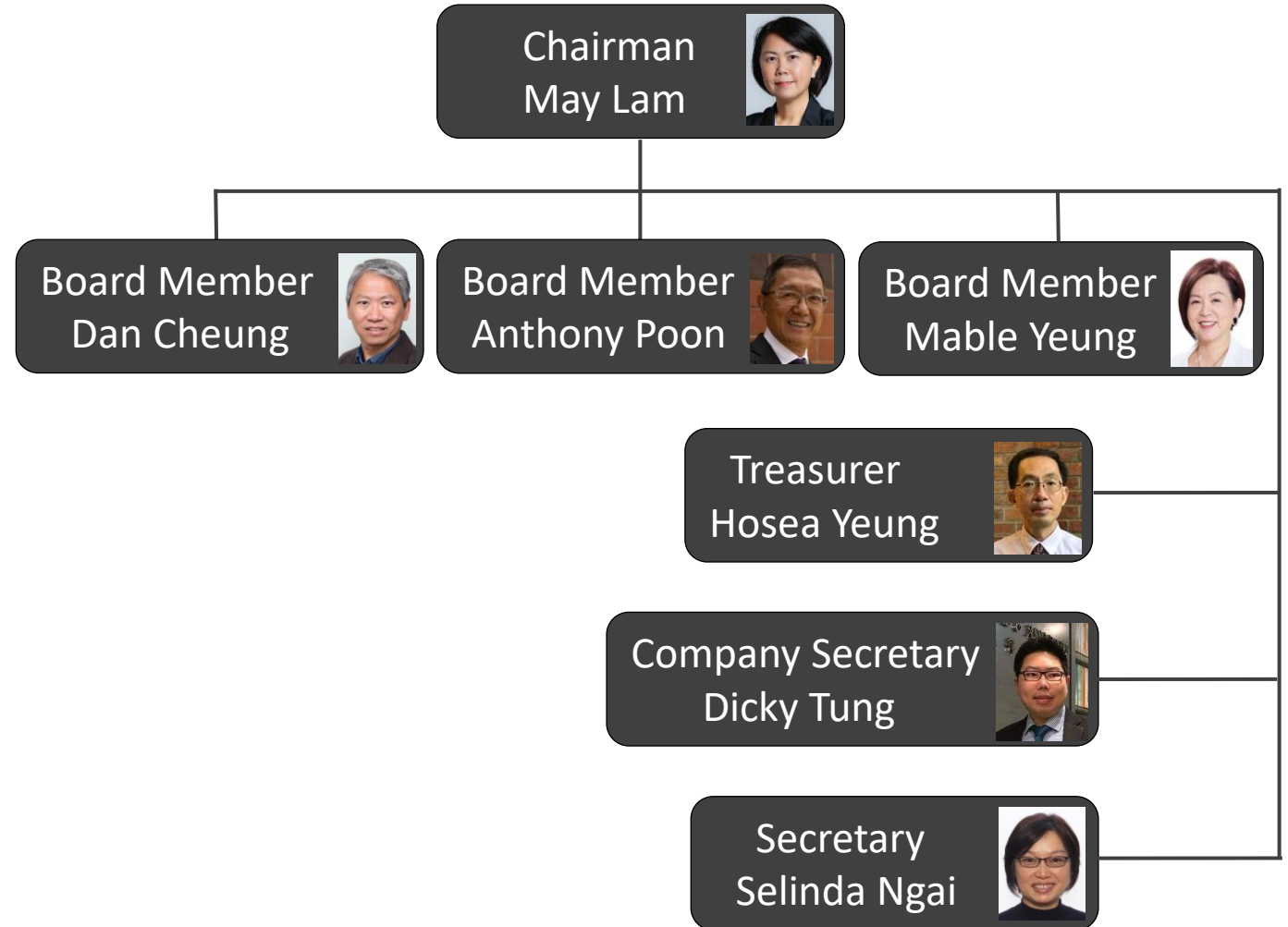
Dan Cheung PhD  
*Founder & President of Hong Kong Adventist College*



Anthony Poon  
*Founder & President of Hong Kong Adventist College Alumni Association*



Edmond Sum  
*Founder*



# The Roadmap



1. Non-profit organization was formed with tax exemption under section 88 of the Inland Revenue Ordinance; board members of same vision onboard
2. Identified how to support Hong Kong Adventist College and find its key differentiator – becoming a health centric educator / institution
3. Fund raising activities to realize our objectives and mission
4. New facilities such as integrated complex for teaching and learning; home for the elderly
5. An eco system to sustain the growth of Hong Kong Adventist College

# HKAC – We have come a long way



Our student enrolment has doubled in the last 5 years

Financially we turned around from deficits to surplus in the year of 2016-17. Over the past 5 years our bottom line has grown more than 300%

Our nursing program finally was approved and accredited by the Nursing Council of Hong Kong in July and Hong Kong Council for Accreditation of Academic & Vocational Qualifications in September of 2022 after years of endeavor and working with various stakeholders

We upgraded most of the campus facilities such as the sports grounds, teaching venues, cafeteria, the chapel, multi purpose hall. The campus is refreshed!!

# 5-year Strategic Plan of HKAC – Department of Nursing

Program	2023-24	2025-26	2027
HDEN Year 1	48 + 100	100 + 100	100
HDEN Year 2	0 + 50	100 + 100	100
EN to RN / BSN Year 1	-	50 + 50	50
EN to RN / BSN Year 2	-	0 + 50	50
EN to RN / BSN Year 3	-	-	50
MN Year 1	-	-	40
Total	198	550	390

Remarks:

Higher Diploma in Enrolled Nursing (General) (HDEN) = 2-year program

Enrolled Nursing (EN) to Registered Nursing (RN) Conversion / Bachelor of Science in Nursing (BSN) = 5-year program

Master of Nursing (MN) = 3-year program

## Collaboration with Hong Kong Adventist Hospitals

- Up to 50% of students are provided with full time employment upon completion of program
- Clinical instructors are sponsored
- Various facilities from the hospitals are offered for training / teaching use





# Our Campus Constraints

Aging and insufficient facilities to fulfill our strategic plan of developing the integrated / health centric education programs



An excellent campus environment  
Make use of existing land lot  
Attractive historical buildings  
Improve aging facilities



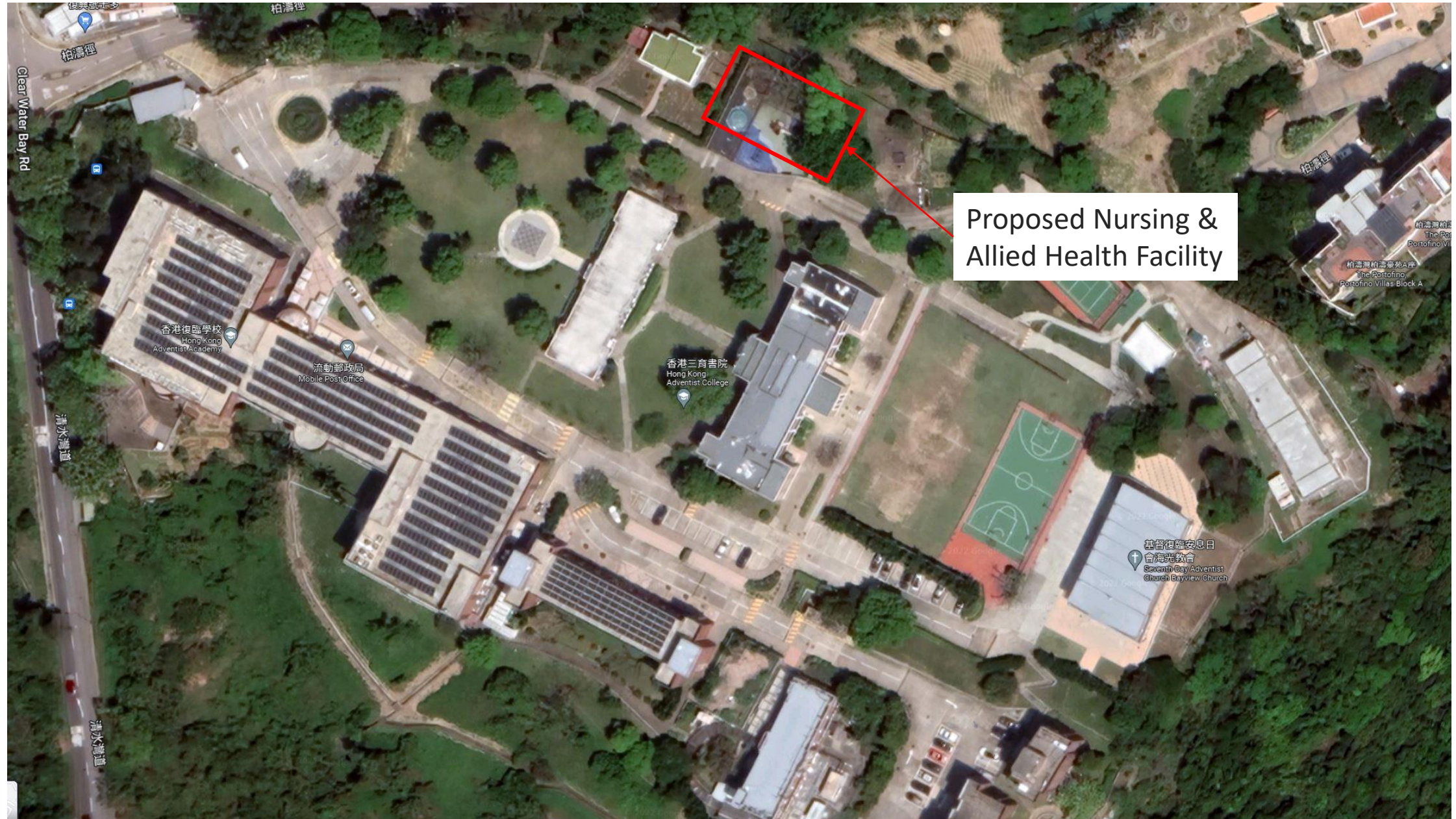
Small group to act faster  
Local fund raising available  
Christian-centered education and  
quality of education is ready



Sustainable growth of HKAC  
Empower students to grow in  
Christ  
Contribution to society

**Hence our immediate target is to develop a 5-year facility plan to accommodate the strategic plan of the nursing department**

# Proposed Nursing & Allied Health Facility - Aerial Photograph





# The Nursing & Allied Health Facility Provisions



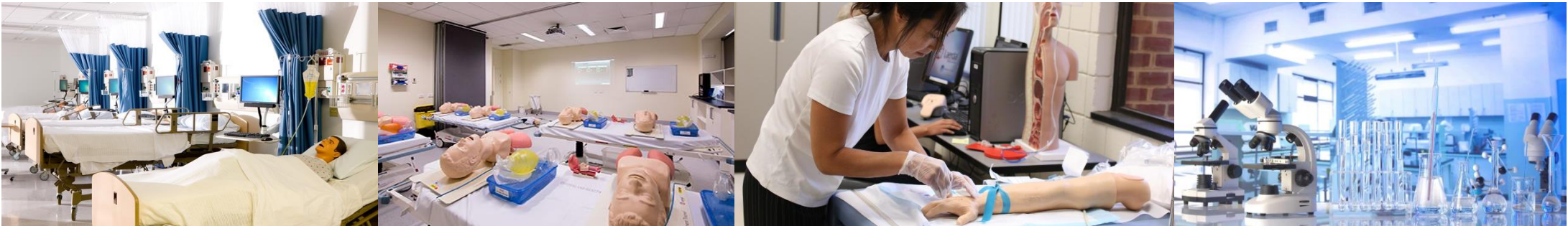
## Instructional

- Lecture hall x 2 – 100 students each
- Classrooms x 6 – 50 students each
- Skills lab x 2 – 15 manikins each
- Simulation lab x 2 – 2 simulators each
- Self-practice lab x 2 – 10 manikins each
- Science lab x 2



## Non-Instructional

- Faculty offices
- Library
- Conference room x 1
- Consultation room x 2
- Faculty lounge
- Student lounge



# Zoning Diagram

Gross Floor Area:

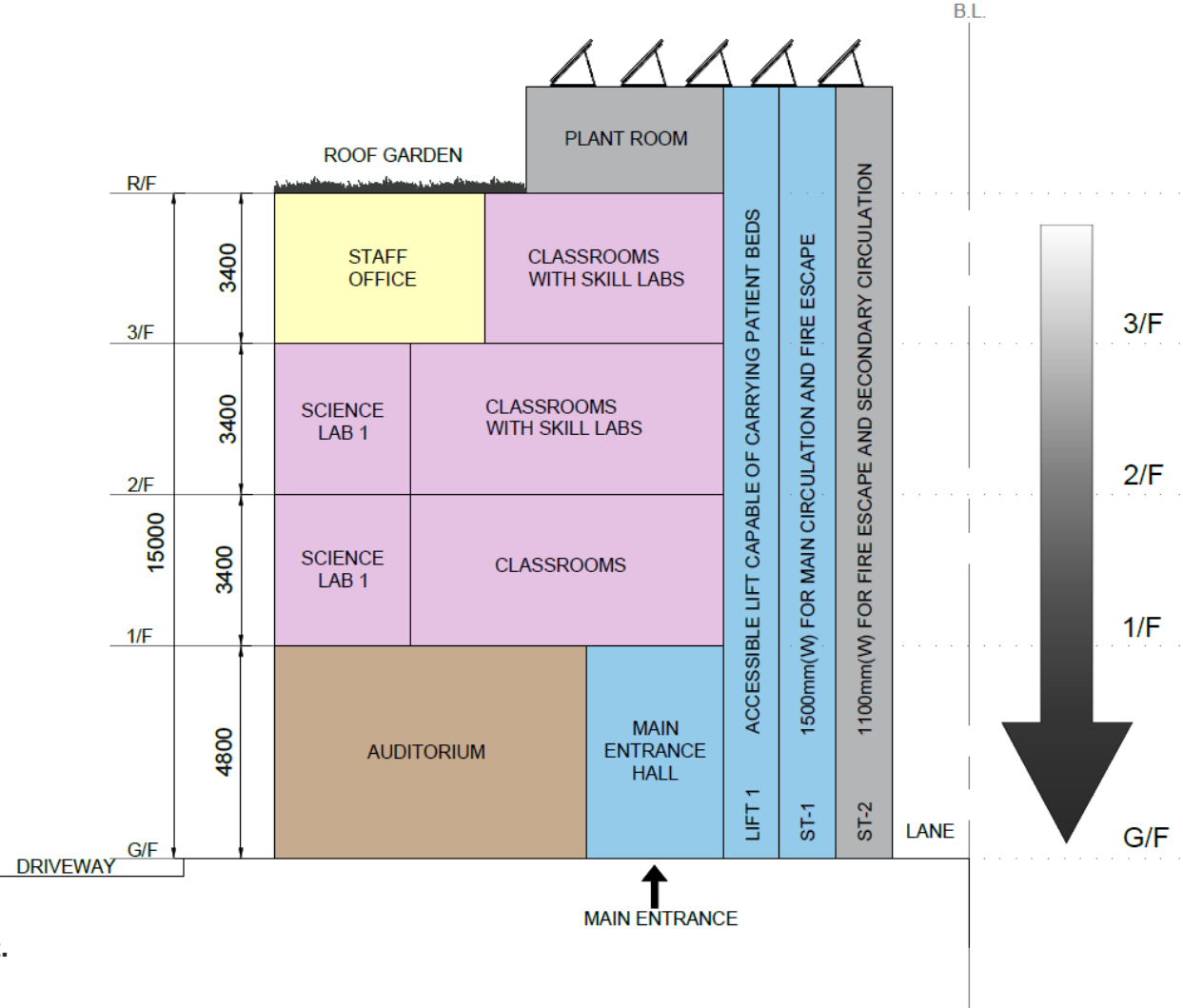
3/F = 496.875 sq.m. / 5,348.363 sq.ft.

2/F = 496.875 sq.m. / 5,348.363 sq.ft.

1/F = 496.875 sq.m. / 5,348.363 sq.ft.

G/F = 466.982 sq.m. / 5,026.594 sq.ft.

TOTAL = 1,987.50sq.m. / 21,071.683 sq.ft.



## EXPECTED FULL LOADED OCCUPANCY

3/F 70 PERSON

2/F 120 PERSON

1/F 180 PERSON

G/F 200 PERSON

\*THE ACCOMMODATIONS ARE DESIGNED IN A HIGHER FLOOR, THE LESS OCCUPANCY BASIS TO ENCOURAGE THE USE OF THE CIRCULATION STAIRCASE (ST-1)



# Construction Cost Estimate

N.B.

Assumption:

- Basic fitting-out works (OP standard) and exclude loose furniture and equipment
- No demolition work of any existing building allowed
- No pre-bored works for all sheet pile / pile foundation system allowed i.e. no underground large rock boulder allowed

Nursing & Allied Health Facility Budget	HK\$ (millions)
Site provision, formation & preparation	\$2.9
Road widening, trimming & civil works	\$2.0
Building construction	\$51.9
Piling works, foundation, evacuation / lateral support	\$27.2
Professional fees & others	\$8.5
Contingency (around 12% of construction cost \$51.9+\$27.2)	\$9.5
<b>First cut estimate</b>	<b>\$102m</b>

# Project Governance

A Steering Committee to be set up to govern the project progress:

- An experienced Project Lead appointed
- A professional business support manager is named

4-5 Committee members / Stakeholders to be identified

- Subject matter experts
- Stakeholders to the school
- Independent & reputational



# Project In Charge and Support



Billy Wong MBA, FHKIS – Project Lead (volunteer)

- *Fellow member of Hong Kong Institute of Surveyors, with over 25 years' experience in all elements for construction & corporate real estate industry in the Greater China region*
- *Extensively involve in institutional, public and voluntary services since 2004*
- *Currently the Head of Workplace & Construction in Hang Seng Bank*



Kaifeng Huang MBA – Business Manager (volunteer)

- *Over 10 years' experience in corporate real estate in financial institutions*
- *Keen charity supporter*
- *Currently the Vice President of Portfolio & Transaction Management, Corporate Real Estate Management, Asia in Morgan Stanley*

# Fundraising Plan and Timeframe

## Planning and Quiet Phase



Mar – Jun 2023

Chan Shun Foundation

Hong Kong Adventist  
College Alumni  
(Hong Kong and  
overseas)

Individual potential  
donors outside Alumni  
network

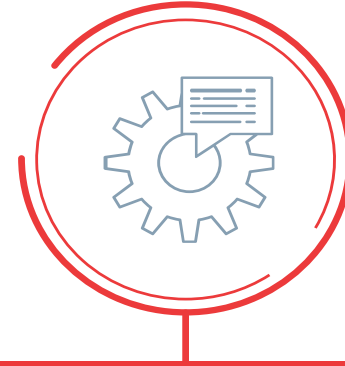
## Kick-off, Public Phase, Deadline and Follow-up



Jul – Sep 2023

Targeted local charity  
foundations

- Lee Shau Kee Foundation
- Li Ka Shing Foundation
- Chow Tai Fook Charity Foundation
- Kuok Foundation
- Swire Trust Tomorrow
- NWS Holdings Charities Foundation



Oct – Dec 2023

Social media campaigns  
to the public in Hong  
Kong and overseas

Finalization of all  
fundraising programs



2024

Ongoing updates to our  
donors of the donations  
status



# Appendix

# Projection of Student Numbers

Higher Diploma in Enrolled Nursing (General) (HDEN) = 2-year program

Enrolled Nursing (EN) to Registered Nursing (RN) Conversion / Bachelor of Science in Nursing (BSN) = 5-year program

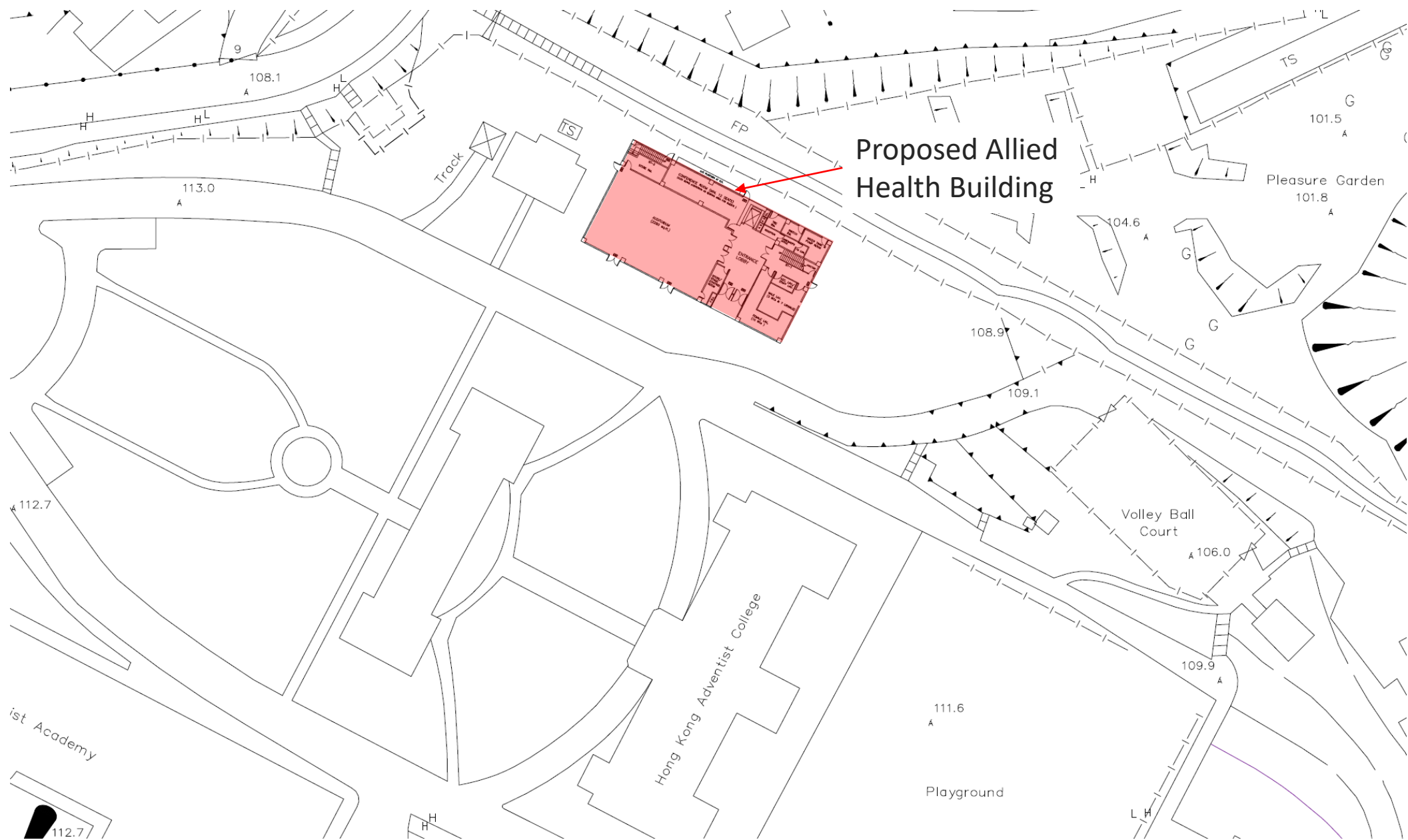
Master of Nursing (MN) = 3-year program

Program	2023	2024	2025	2026-27	2027
HDEN Year 1	48	100	100	100	100
HDEN Year 2	48	48	48	100	100
EN to RN / BSN Year 1	-	-	50	50	50
EN to RN / BSN Year 2	-	-	-	50	50
EN to RN / BSN Year 3	-	-	-	-	50
MN Year 1	-	-	-	-	40
Total	96	148	198	300	390

# Staffing Plan

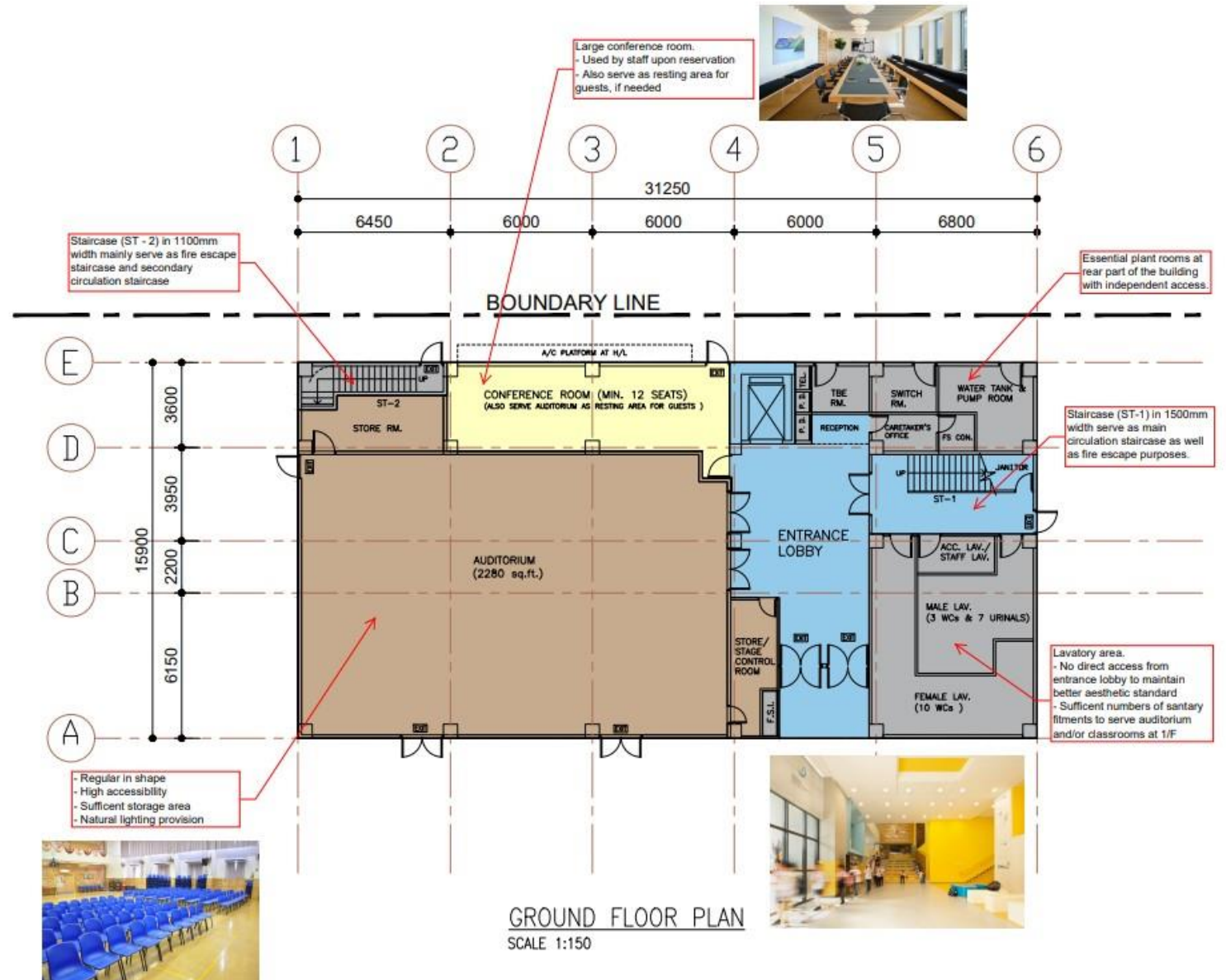
Staff Category	2023	2024	2025	2026	2027
Department Chair	1	1	1	1	1
Director	1	1	1	1	1
Professor / Associate Professor / Assistant Professor	3	4	5	6	9
Clinical Associate	3	3	3	3	4
Clinical Instructor	4 part time	4 part time	4 part time	4 part time	4 part time
Administrative Staff	1.5	2	2.5	3	4
Total	11.5	15	16.5	18	23

# Site Plan

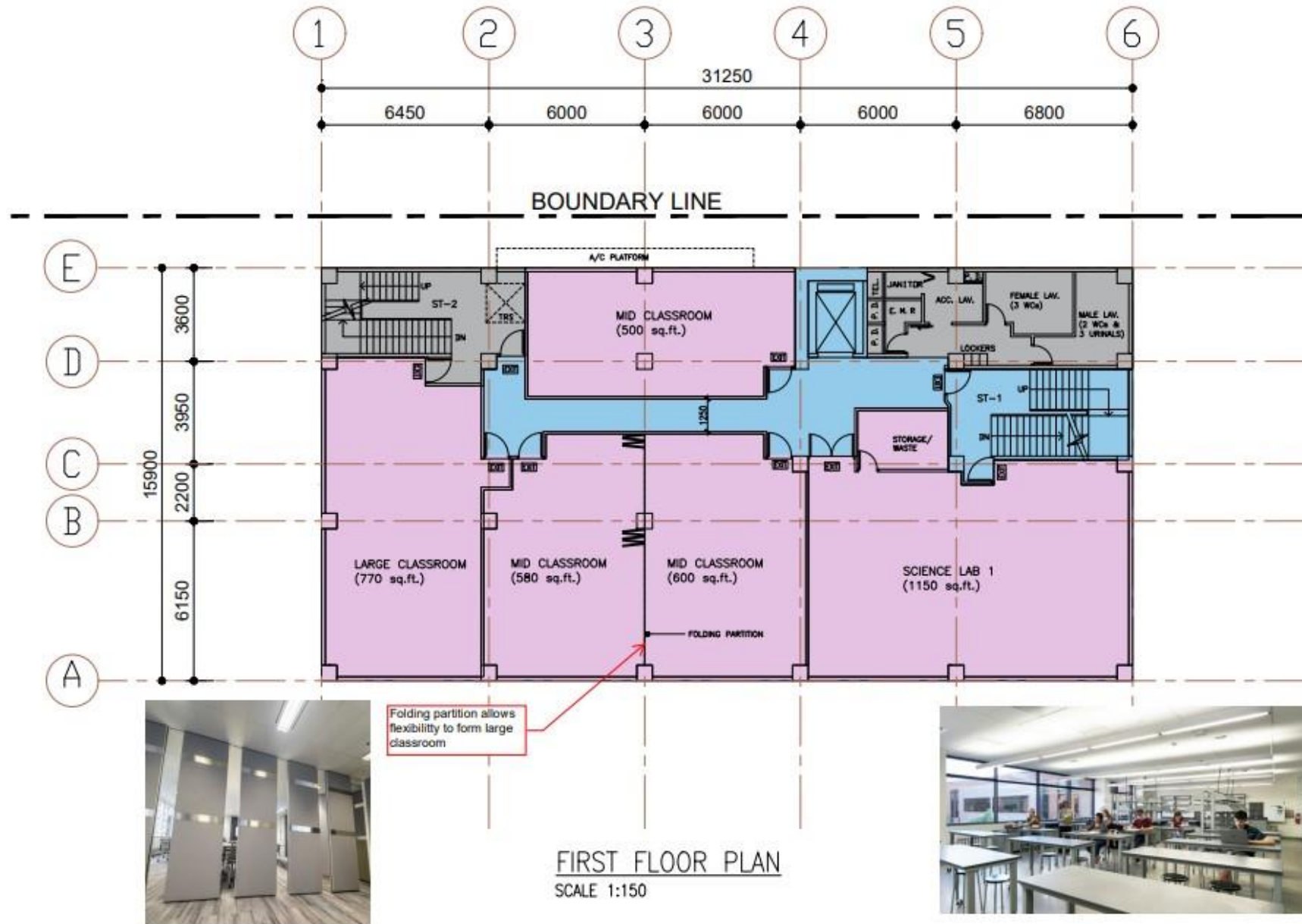




# Proposed Layout

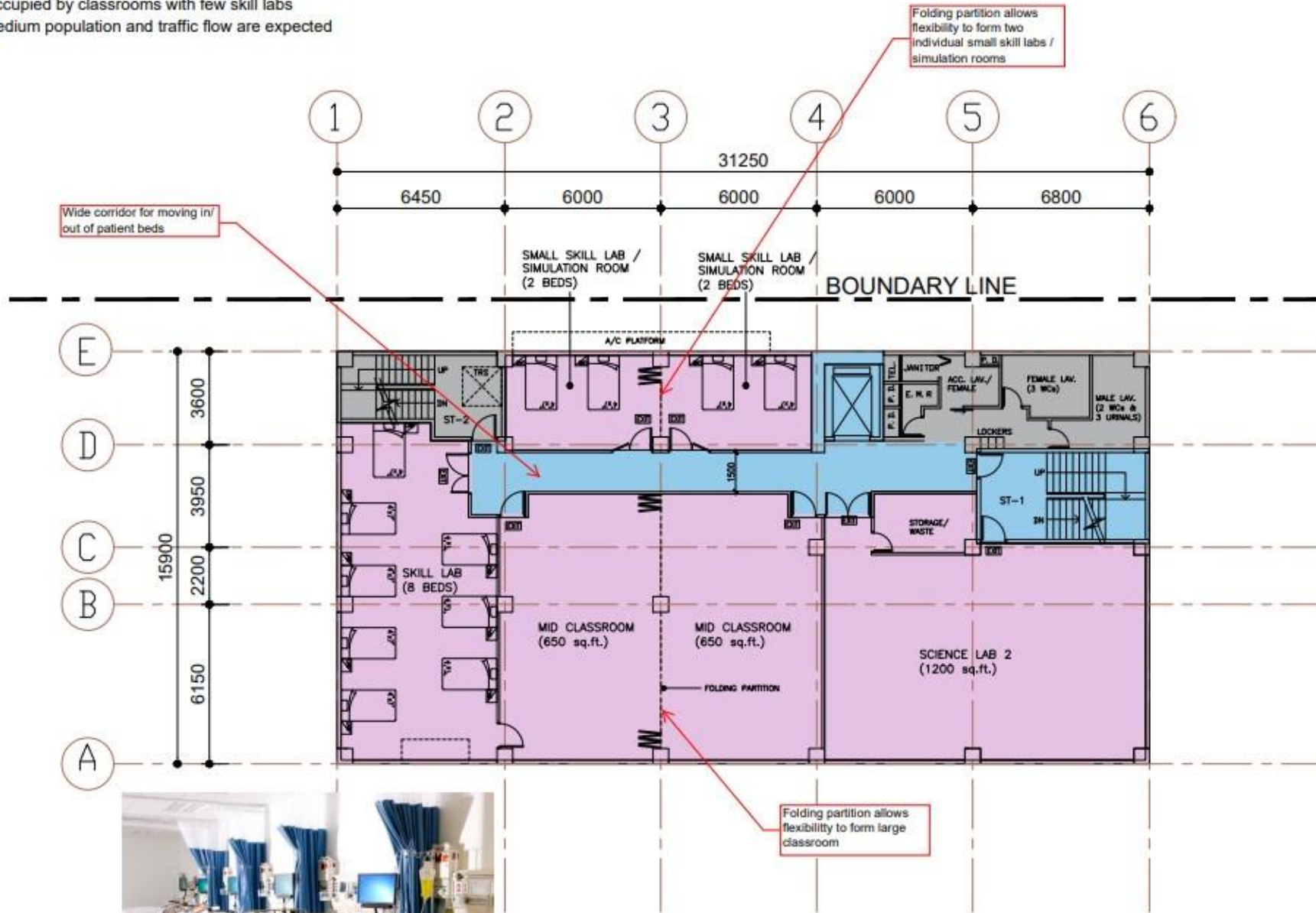


- Occupied by classrooms without skill labs
- Accommodate the most numbers of students (heavy traffic flow is expected)
- Encourage use of the circulation staircase



General design considerations:-

- Occupied by classrooms with few skill labs
- Medium population and traffic flow are expected



**SECOND FLOOR PLAN**  
SCALE 1:150

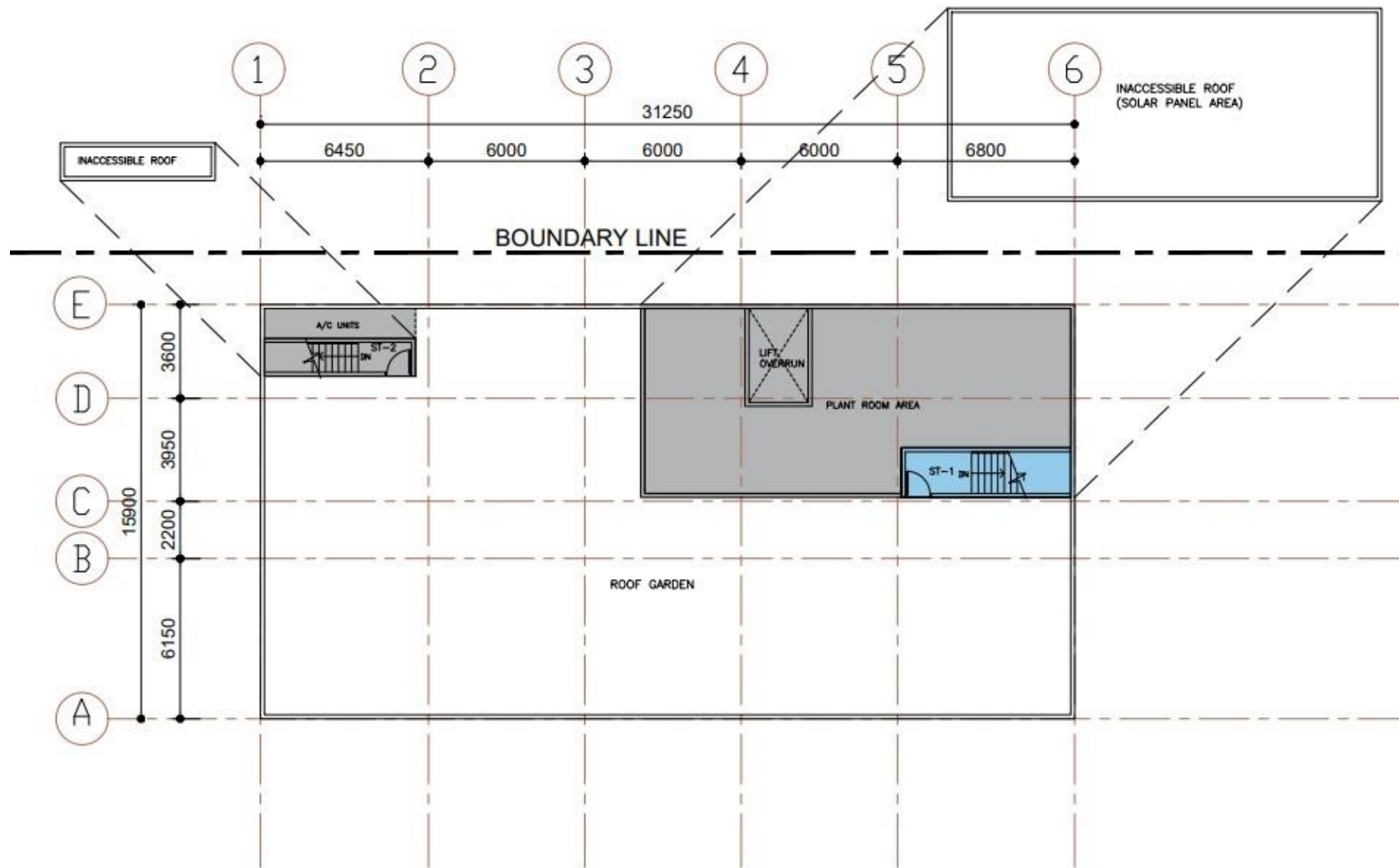


General design considerations:-

- Occupied by 1 classroom with a number of skill labs & staff office / facilities
- Less population and traffic flow are expected







ROOF FLOOR PLAN  
SCALE 1:150

# Construction Cost Estimate

N.B.

Assumption:

- Basic fitting-out works (OP standard) and exclude loose furniture and equipment
- No demolition work of any existing building allowed
- No pre-bored works for all sheet pile / pile foundation system allowed i.e. no underground large rock boulder allowed

## Cost Estimate

	<u>Works Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate</u>	<u>Amount (HK\$)</u>	<u>Amount (HK\$)</u>	<u>Remarks</u>
A	<u>Construction Cost</u>						
1	Site Preparation / Formation / Hoarding & Covered Walkway	497	m2	5,900	2,932,300		In-house
2	Sheet Piling Works	566	m2	1,840	1,041,440		In-house
3	Pile Foundation	497	m2	48,800	24,253,600		In-house
4	Excavation / Lateral Support & Structing	1	sum	2,000,000	2,000,000		In-house
5	Superstructure – School Building including MEP Services	1987.5	m2	26,100	51,873,750		Arcadis' cost book
						82,101,090	
B	<u>Provisional Sum Items</u>						
1	Trimming & Transplanting of an existing tree within site	1	sum	2,000,000	2,000,000		
2	Contingency (around 12% of item A)	1	sum	9,860,000	9,860,000		
						11,860,000	
C	<u>Professional Fee</u>						
1	Allowed for Architect, AP, RSE, RGE, MEP consultant, landscape / tree consultant	1	sum	8,460,000		8,460,000	
					Estimate Total Cost :	102,421,090	

	Square feet	Cost/Square feet
Total Gross Floor Area :	21,072	4,861