



# Conversion of the Old Wan Chai Police Station into the International Organization for Mediation Headquarters

## Contract Information

- Contract no.: RF M522
- Contract title: Design and Construction of Renovation Works for Setting up the Headquarters of an International Organization
- Contractor: China State Construction Engineering (Hong Kong) Limited
- Contract sum: \$ 366.00 M
- Contract form: NEC4 ECC Option E

The International Organization for Mediation Headquarters (IOMed Headquarters) is established in the Hong Kong Special Administrative Region (HKSAR)

### Excellence in Partnering

Collaborative Partnering  
Mutual Trust and Cooperation

Old Wan Chai Police Station	Built in 1932	Grade 2 Historic building	4 Floors	1,960 sq m Site area with total floor area of about 5,080 sq m
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14 months Design and construction period

40% less than Other projects with similar scale and nature

Cost effective design To overcome challenges





## Major Challenges and Opportunities

### Heritage Context:

- Grade 2 historic building constructed of brick and concrete
- Features with 1930s Neoclassical architectural styles and Art Deco design, highly distinctive
- One of the very few pre-war police station compounds preserved in the HKSAR
- Principle of minimal intervention and reversibility should be adopted
- Conversion of the Old Wan Chai Police Station (OWCPS) faced crucial challenges of ensuring structural integrity, regulatory compliance and heritage preservation, in the balance of meeting the new functionality of IOMed Headquarters
- Opened design opportunities to revitalize the OWCPS for modern use while preserving its heritage
- Design of IOMed Headquarters not only embody symbolism and solemnity, but also provides a sense of peace in the spatial context, highlighting internationalization while promoting Chinese culture

### Highly Time-critical:

- Conversion carried out on an extremely fast-tracked basis
- Design and construction period of 14 months, around 40% less than projects with similar scale and nature
- Opened opportunities to overcome the challenges by leveraging collaborative partnering spirit in the framework of NEC 4 ECC Option E contract

### Building Outlook before Conversion Works



### Building Outlook after Conversion Works



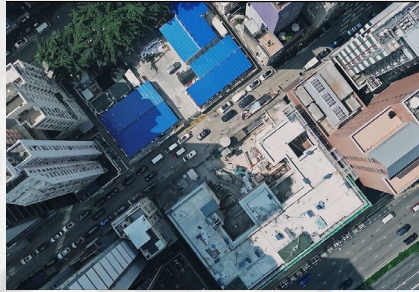
# Building Beyond Obstacles



Successful completion of conversion of OWCPs into IOMed Headquarters showcased the effective project management and collaboration partnering in the basis of NEC 4 ECC Option E contract

## Proactive Risk Management and Collaboration to Overcome Challenges

Thorough assessments were conducted to identify potential issues of the project at early planning stage. Inter-departmental meetings were held with mutual collaboration among various Government Departments to expedite the coordination works, facilitate the conversion progress, resolve problems and mitigate risks in effective manner.



Allocation of another site office area due to limited space in OWCPs



Close coordination on heritage conservation proposal



Erection of scaffolding at busy Gloucester Road side



Temporary traffic arrangement to facilitate entry of heavy vehicles and material delivery from congested Jaffe Road

## Partnering and Seamless Communication

To ensure the conversion works achieved balance among heritage conservation, functional requirements of IOMed Headquarters and compliance with current building and safety standards, seamless communications were executed through direct, frequent meetings and joint on-site inspections to highly reduced communication errors. Through close collaboration with project client, user and other stakeholders, the target operational and maintenance requirements were clearly established. Regular and ad-hoc risk assessment meetings were held to apply strategies in real-time. Advanced solutions were explored with motivation to effectively overcome challenges of time constraint.

