



Governing Body

309th Session, Geneva, November 2010

GB.309/PFA/BS/4

Building Subcommittee

PFA/BS

FOR DEBATE AND GUIDANCE

FOURTH ITEM ON THE AGENDA

Other questions

Replacement of elevators

At its current session, the Programme, Financial and Administrative Committee will consider the attached document ¹ requesting authority to finance the replacement of the 16 main elevators in the headquarters building from the Building and Accommodation Fund. The Subcommittee may wish to provide its views on the request to the Committee.

Geneva, 25 October 2010

Submitted for debate and guidance

¹ GB.309/PFA/11/1.



Governing Body

309th Session, Geneva, November 2010

GB.309/PFA/11/1

Programme, Financial and Administrative Committee

PFA

FOR DECISION

ELEVENTH ITEM ON THE AGENDA

Other financial questions

Replacement of elevators

Overview

Issues covered

This paper explains the need to urgently replace the main elevators in the headquarters building.

Policy implications

None.

Financial implications

The paper contains a point for decision recommending approval of an allocation of 4.3 million Swiss francs from the Building and Accommodation Fund.

Decision required

Paragraph 6.

References to other Governing Body documents and ILO instruments

None.

1. The 16 main elevators in the ILO headquarters building (eight on the north side and eight on the south side) have been in use since 1975. In 2005, the elevators were the subject of a study that aimed at prolonging their life, pending the overall renovation of the building. On the basis of this study it was decided to stop the use of two elevators on each side of the building so that the spare parts could be used for the remaining 12 elevators.
2. The 2006 independent study on the state of the headquarters building proposed replacement of the elevators over a period of four years. Since then, the elevators have been subject to frequent repairs and the company responsible for the maintenance of the elevators has alerted the Office to the existing risks, including a possible breakdown of the central control unit which would immobilize the elevators permanently since spare parts are no longer available.
3. Earlier this year, the Office commissioned an independent expert to examine the elevators and make detailed recommendations as to the measures to be taken. The expert undertook an analysis of the earlier studies and recommendations and submitted the elevators to intensive testing during a 24-hour period. The conclusion of the examination is that replacement of the elevators is urgent since maintenance costs will continue to increase and the risk that all elevators may have to be immobilized is indeed considerable.
4. The expert estimates that the total cost of replacing the elevators, including drawing up the specifications and supervision of the works, would amount to 4.3 million Swiss francs (CHF), subject to an international competitive bidding exercise. The replacement process, including the preparation and tendering, would take some 26 months. The breakdown of the estimated cost is:

| | |
|-----------------------------|-----------|
| | CHF |
| Works | 4,000,000 |
| Preparation and supervision | 300,000 |

5. Given the urgency of the matter and in view of the fact that the elevators constitute an independent part of the building, the Office considers that it is preferable to undertake the replacement of the elevators ahead of the overall renovation of the building.
6. ***The Committee may wish to recommend to the Governing Body that it agree that the cost of replacing the 16 main elevators in the headquarters building, estimated at CHF4.3 million, be charged to the Building and Accommodation Fund.***

Geneva, 8 October 2010

Point for decision: Paragraph 6