



Governing Body

310th Session, Geneva, March 2011

GB.310/PFA/BS/1

Building Subcommittee

PFA/BS

FOR INFORMATION

FIRST ITEM ON THE AGENDA

Update on the headquarters renovation project

Overview

Issue(s) covered

This paper provides information on the progress of the headquarters renovation project.

Policy implications

None.

Financial implications

None.

Action required

None.

References to other Governing Body documents and ILO instruments

GB.309/PFA/BS/2 and GB.309/PFA/11/1.

Introduction

1. At its 309th Session (November 2010), the Governing Body approved a comprehensive plan for the renovation of the headquarters building.¹ It also approved the replacement of the 16 main elevators in the headquarters building.² This paper outlines the different activities undertaken and under way since these approvals.

Replacement of elevators

2. The Office has asked the independent expert who in 2010 recommended the urgent replacement of the 16 main elevators to prepare the detailed technical specifications for the international bidding process. This expert will also assist the Office in evaluating the bids received. The bidding process should be completed by the middle of 2011. The actual replacement of the elevators is expected to take up to 20 months and should be completed early in 2013.

Asbestos survey

3. The Office has prepared the necessary technical specifications and started the bidding process for the comprehensive asbestos survey of the headquarters building. In order to comply with local regulations, particularly in respect of the eventual removal of any asbestos that may need to be undertaken, the bidding process will be limited to qualified and certified enterprises approved by the Geneva cantonal authorities. The bidding process should be completed by the end of March 2011 and the survey, which is expected take up to a year, will start shortly thereafter.

Kitchens

4. With the help of an independent consultant, the Office is preparing the technical specifications necessary to start the international bidding process for the structural repairs to the floors, the ventilation, plumbing and electrical installations in the kitchen areas. This consultant will also assist the Office in evaluating the bids received. The bidding process should be completed by the middle of 2011 and work will start in the second half of 2011.

Floors 1–11 of the headquarters building

5. The Office is preparing the necessary documentation to invite bids for a project “pilot”. The main functions of the “pilot” will be to prepare the technical specifications for all the works related to the renovation of floors 1–11 of the headquarters building, including the purchase and installation of temporary offices; to assist the Office in evaluating the bids received; and to provide technical advice and support to the Office in the supervision of the works during the execution phase (2013–16). The bidding process is expected be completed by June 2011.

¹ For details of the plan, see GB.309/PFA/BS/2.

² See GB.309/PFA/11/1.

Management of the project

6. The project steering committee is meeting on a monthly basis. Since its first meeting in December 2010, it has discussed a range of practical issues related to the renovation project such as the composition of the project management team, the project communication strategy, the experience of other organizations with similar projects, legal aspects of the project, and issues related to the size and location of the temporary offices. The communication strategy will include the creation of a dedicated website, a staff survey and regular information meetings.
7. The project manager undertook a one-day mission to Paris in December 2010 to discuss with his counterparts in UNESCO their successful experience in renovating most of UNESCO's headquarters. He has also met with his counterparts of the following international organizations in Geneva to learn from their respective construction and renovation experiences: the joint United Nations Programme on HIV/AIDS; the United Nations Office at Geneva; the World Health Organization; the World Intellectual Property Organization; and the World Trade Organization. In April 2011, the project manager will visit United Nations headquarters in New York to discuss and observe the implementation of the ongoing headquarters building renovation.

Financing of the completion phase

8. The Working Group on the development and use of ILO property (made up of representatives of the ILO, the Swiss federal Government, the Geneva State Council and the Geneva city government) met in December 2010 to discuss the different aspects related to the "Jardin des Nations" master plan, including the re-zoning of the two non-strategic plots that the ILO envisages selling to partially finance the completion phase of the renovation project (2016–18). As usual, the discussions took place in an excellent atmosphere and progress continues to be made. The Swiss authorities are considering the manner to best address the reservations and concerns expressed by the ILO, the World Health Organization and the United Nations Office at Geneva on the draft legislation concerning the re-zoning that affects their land. The completion of the re-zoning process in satisfactory terms for the ILO is a precondition for any sale process.

Risk register

9. A complete risk register for the whole renovation project is in preparation and will be submitted to the Governing Body in November 2011, following a detailed internal process of consultations to ensure that all risks are included and can be appropriately mitigated.

Geneva, 14 January 2011

Submitted for information