



FIRST ITEM ON THE AGENDA

Status report on ongoing renovation activities

1. The purpose of this document is to inform the Building Subcommittee of the status of the ongoing renovation activities at the headquarters building in Geneva.

Parking, roof and terraces

2. The workplan submitted to the Subcommittee in November 2008 in relation to these three items was adhered to and the works were completed in September 2009. Some minor adjustments and finishing work will be required during November 2009.

Pond

3. Work to ensure that the pond is completely sealed has involved a complete renovation of the pond and the surrounding areas. A number of improvements have been made, including the installation of a water circulation system using water from Lake Geneva (via the “Genève Lac–Nations” (GLN) system), rather than water from the mains supply.

Service lifts

4. The service lift (South) is now operational with some minor final adjustments being made. The service lift (North) is currently being renovated and is due to become operational at the end of October 2009, in accordance with the initial workplan. Work on both service lifts should be completed before the end of December 2009.
5. Of the 7.7 million Swiss francs (CHF) approved by the Governing Body for these works, some CHF5.8 million have been required for the work on the underground parking areas, main roof, east and west terraces, pond and service lifts. The appendix provides a summary of the financial status as at 31 August 2009 and shows an available balance of some CHF1.9 million.

Other works in progress

Lift for persons with disabilities

6. Work is under way on the installation of a lift for persons with disabilities. This gave rise to other related work including asbestos removal and construction of an access ramp in compliance with the applicable standards. This lift should be operational in November 2009.

Replacement of two boilers

7. In March 2009, the Governing Body authorized the replacement of two boilers. The cost of replacement was estimated at CHF1 million. Following a public procurement process, the cost of replacement is CHF834,700. The old boilers have been removed and replaced. The new boilers should be operational on 1 December 2009.

Conference rooms

8. The faulty sound equipment in the four meeting rooms refurbished in 2008 has been repaired in accordance with the original specifications and at no additional cost to the ILO.

Genève Lac–Nations (GLN) project

9. The new cooling system using water from Lake Geneva came into service in the ILO in June 2009 and is now fully operational. The Office has also reached an agreement with the *Services Industriels de Genève* to use water from the GLN system to water the grounds and supply the pond, thereby reducing consumption of mains water.

Additional works in the car parks

10. Renovation of the P3(A) and P4 car parking areas was not included in phase 1 of the works as it was not identified as “urgent” from the point of view of structural safety. A new floor surface, like the one provided in the renovated parking areas would improve safety in the P3(A) and P4 areas as the current flooring is worn and slippery. The estimated cost of this work, based on the specifications used in the upper levels, would be some CHF750,000.
11. The Office recommends that the unspent resources referred to in paragraph 5 above be used in part to finance the resurfacing of the floors in P3(A) and P4. The balance of resources would remain in the Building and Accommodation Fund.

- 12. *The Subcommittee may wish to propose to the Programme, Financial and Administrative Committee that it recommend to the Governing Body that it approve the use of up to CHF750,000 of the funds remaining from the urgent works allocation for the resurfacing of the floors in the P3(A) and P4 parking areas.***

Geneva, 13 October 2009.

Point for decision: Paragraph 12.

Appendix

Financial status (as at 31 August 2009)

	Swiss francs
Roof	558 379
East and west terraces	895 811
Parking	3 054 125
Pond	23 365
Service lifts	393 620
Project management	361 944
Consultants	414 462
Insurance	11 340
Reserve for unforeseen completion costs	50 000
Total expenditure	5 763 046
Approved budget	7 700 000
	1 936 954