



## FIRST ITEM ON THE AGENDA

**Premises for the Regional Office  
for the Americas, Lima**

1. Following the approval in March 2003 by the Governing Body of the results of the invitation to tender for the construction of the premises for the Regional Office for the Americas in Lima (GB.286/PFA/BS/1(Add.1)), the Office awarded the construction contract to the successful enterprise, J.E. Construcciones Generales S.A., on 26 March 2003, for the amount of US\$1,921,000. This enabled the Office to keep a contingency reserve of US\$79,000 in relation to the maximum budget of US\$2 million approved by the Governing Body. At the same time, the Office asked the district of San Isidro for the engineering reports on the geological features of the site and also requested administrative authorization for the construction.
2. At the beginning of April, the Office authorized the construction company to progressively start to demolish the building, first by salvaging any material or equipment that could be reused in the new building, and then by demolishing the old building. On 16 April 2003, work on the foundations began. Following a specific request made by the Office, the contractor paid particular and meticulous attention to all safety measures concerning the workmen employed on the building site, as well as those relating to supply, sanitary and electrical installations, inter alia. In view of the close proximity of the ILO site to two neighbouring tall buildings and a 5-metre high wall, without foundations, which separates the ILO plot from that of the adjacent villa, specific measures were adopted with regard to the structure plans and site organization.
3. Since Lima is located in an active seismic zone, the foundations of any building of this size require specific construction techniques that also take neighbouring buildings into account. Such work is meticulous and time-consuming. This essentially manual technique produces buildings that are more stable. Moreover, on 28 May 2003, there was an earth tremor (measuring 4.5 on the Richter scale) in Lima, but work on the building site was not affected.
4. In keeping with national tradition, a ceremony for the laying of the foundation stone of the new ILO Regional Office building was held on 24 May 2003 and was attended by the Minister of Labour and Employment Promotion, representatives of employers' and workers' organizations, the Mayor of San Isidro, the United Nations Resident Representative, as well as the Regional Director and his staff.

5. To date, project management officials have visited the building site on two occasions. The first visit took place when the demolition of the old building commenced in order to ensure that the architect and the contractor were fully respecting the Office's technical, administrative and financial requirements. The second visit took place at the end of August 2003, when the construction of the three underground car park levels was completed and the conference room flooring was laid. By mid-September, the ceiling of the first floor of the main part of the building was completed, and the second floor was under construction. The foundations of the part of the building situated alongside the main structure were also finished, thereby completing the entire underground section of the foundations, namely the most complex and time-consuming work.
6. We recall that at its 285th Session (November 2002), the Governing Body took a series of decisions on improving safety measures at ILO offices in the field, particularly as regards safe areas for staff working in the offices and passive protection measures mainly relating to the buildings. Accordingly, the Office provided for the structural reinforcement of the first level of the underground car park to improve the safety and reliability of the building's installations most at risk (wiring, electricity, sanitation, etc.) and also decided that the glass used should be stronger than that ordinarily employed in Lima.
7. The work is currently on schedule, and the building should be finished in April 2004. Arrangements for the reimbursement of general sales tax (IGV) were concluded between the Lima Office and the Ministry of Finance and should come into effect as construction expenses are incurred by the contractor and the ILO.
8. If necessary, the office can provide the Building Subcommittee with a series of pictures showing the various stages of construction, from the demolition of the old building to the most recent work completed to date, and can also give the Subcommittee information on any other issues relating to the construction of the office.

Geneva, 20 October 2003.