



Governing Body

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Programme, Financial and Administrative Section

PFA

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Update on the headquarters building renovation project

Summary: This report provides the Governing Body with an update on phase 2 of the renovation works and on the status of the building works for the headquarters security perimeter project.

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Related documents: GB.350/PFA/INF/2; GB.349/PFA/INF/2; GB.347/PFA/INF/2; GB.344/PFA/4/1; GB.343/PFA/1; GB.341/PFA/3(Rev.1); GB.341/PFA/3(Add.1); GB.340/PV; GB.340/PFA/3; GB.337/PV; GB.337/PFA/2; GB.337/PFA/2(Add.1); GB.335/PFA/3; GB.335/PFA/3(Add.); GB.334/PV; GB.334/PFA/2; GB.332/PFA/3; GB.326/PFA/3.

► Introduction

1. At its 341st Session (March 2021), the Governing Body approved the final scope of phase 2 of the headquarters building renovation project.¹
2. At its 343rd Session (November 2021), the Governing Body approved the proposed budget for phase 2 of the headquarters building renovation project set out in document GB.343/PFA/1, in line with the resources available from the sale of the land.²
3. At its 344th Session (March 2022), the Governing Body approved the proposed budget for the headquarters security perimeter project set out in document GB.344/PFA/4/1, in line with the resources available from the sale of ILO land.³
4. At its 346th Session (October–November 2022), the Office informed the Governing Body that the host country had confirmed a financial contribution of CHF4 million towards the security perimeter project.⁴
5. This document provides the Governing Body with an update on the progress in the phase 2 renovation works and on the building works for the headquarters security perimeter project.

► Phase 2 of the headquarters building renovation project

6. The second stage of works, stage 1B, continues its progress with the renovation of Rooms III, IV, V, VI, VII, VIII, IX, X, XI and XII, including the surrounding areas and offices. The number of rooms available during the renovation remains the same as pre-renovation due to the additional rooms in the temporary building and the installation of two temporary conference rooms in the Library space.
7. Following an extensive design review and optimization process, the main contractor of the renovation project is rebuilding the internal infrastructure of the electrical, mechanical, and plumbing works. This optimization will improve efficiencies in the project, ensuring improved user experience for staff, visitors and constituents during the works and facilitate maintenance after the renovation and reduce overall cost.
8. This will have an impact on the schedule of delivery, and it is estimated that the overall delay will be some 10–12 months. The Governing Body will recall that priority has always been given to limiting costs, above meeting the schedule. The impact of the revised schedule for the remaining stages of works will be carried out by the end of 2024 and will be reported to the Governing Body in March 2025.
9. The Office continues to work closely with the main contractor, to limit the cost, to ensure the quality of the work, and to find the appropriate solutions for users and maintenance. The Office

¹ GB.341/PV, para. 881.

² GB.343/PV, para. 572.

³ GB.344/PV, para. 776.

⁴ GB.346/PFA/2/1, para. 9.

remains confident that through this constant evaluation and value engineering, the project will meet the agreed budget of CHF130.4 million.

► Headquarters security perimeter project

10. Mechanical, electrical and plumbing works are well under way, together with some plasterwork and insulation work. Landscaping and earthworks will begin this autumn.
11. The site's perimeter fencing is progressing well, the associated spending for 2024 is in line with the latest agreements with the host country regarding the CHF4 million financial contribution by the host country.
12. The project is expected to be within the budget of CHF22.9 million, plus or minus 10 per cent, approved by the Governing Body at its 344th Session (March 2022). However, the contractor for the glass facade of the Welcome Pavilion has had financial liquidity problems which has led it to go bankrupt. This has had a considerable impact on the delivery of the glass which in turn delays the completion of the buildings. The main contractor is actively working on finding solutions with engineers, contractors, and the authorities to limit the impact to the schedule. However, at the time of writing this report the full impact is unknown.
13. The Governing Body will recall that it had reaffirmed its wish to have a covered walkway from the Welcome Pavilion to the main entrance of the building. However, despite the Swiss Mission's support, the local authorities have reaffirmed their opposition to any cover over this accessible pathway which acts as the walkway for all visitors.

► Conclusion

14. The Office will provide the Governing Body with an update progress report on the headquarters building renovation project and the headquarters security perimeter project at its next session (March 2025).