



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.352/PFA/INF/2; 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(Rcv.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, is progressing steadily with the renovation of Rooms III, IV, V, VI, VII, VIII, IX, X, XI and XII, as well as the surrounding areas and offices.
7. The renovation is being carried out in sequence, with priority given to level R3 (Rooms III, IV, V and VI). Significant progress is already very visible, with some of the rooms featuring fine wood panelling and fitted carpets. It is anticipated that all the rooms will be completed in the second quarter of this year, with the final tests being conducted and authorizations being issued by the local authorities in the third quarter, after the 2025 session of the International Labour Conference.
8. Once the renovated conference rooms are operational, all conference rooms in the temporary building will be repurposed as offices and storage areas and will continue to serve as swing space for the next stage of the renovation works. The relocation of archives and storage areas has already begun in preparation for the next stage of works due to commence this autumn.
9. The Office continues to collaborate closely with the main contractor to minimize costs and ensure the quality of the work, while limiting the impact on the schedule. The current estimate for completing the full renovation is mid-2027. Despite the delay, the Office remains confident that through constant evaluation and value engineering, the project will adhere to the agreed budget of CHF130.4 million. The Governing Body is reminded that cost limitation has always taken priority over meeting the schedule.

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.

► Headquarters security perimeter project

10. Mechanical, electrical and plumbing works are progressing well, along with plasterwork and insulation. To minimize disruption to the Governing Body sessions, landscaping and earthworks have been rescheduled for this spring.
11. The host country's CHF4 million financial contribution will be fully utilized this year as per the agreement with the host country.
12. The bankruptcy of the glass façade contractor caused another contractor to go bankrupt. Although solutions have been found and work has resumed, this situation has significantly impacted project delivery. The completion of the site security perimeter is scheduled for this summer, with tests being conducted and security clearance being granted in time for the November 2025 session of the Governing Body.
13. The project is expected to remain within the budget of CHF22.9 million, plus or minus 10 per cent, approved by the Governing Body at its 344th Session (March 2022).

► 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 (November 2025).