



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.353/PFA/INF/3; 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(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. 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. It will be recalled that:
 - At its 341st Session (March 2021), the Governing Body approved the final scope of phase 2 of the headquarters building renovation project.¹
 - 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 ILO land.²
 - 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
 - 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

► Phase 2 of the headquarters building renovation project

2. The second stage of works, stage 1B, is reaching completion with the renovation of Rooms III, IV, V, VI, VII, VIII, IX, X, XI and XII, as well as the surrounding areas and offices.
3. Following successful tests and inspections by the local authorities, it is expected that authorizations will be issued by the local authorities in mid-October, in time for the meetings during the November session of the Governing Body to be held in the newly renovated rooms.
4. Starting mid-October, all conference rooms in the temporary building will be converted into offices and storage areas to accommodate the next stage of renovation. These renovations will affect the service areas located on floors R3, R2, R1, S1, S2 and S3, at the northern end of the building. This phase, defined as stages 2A and 2B of the renovation works, is scheduled to begin in November 2025, starting with the archiving space in the basement. By the end of 2025, the renovations on floors R2 and R3 will become visible. In the restaurant area, the work will be divided into two sub-stages to ensure continuous service while maintaining similar seating capacity.
5. The Office continues to work closely with the main contractor to minimize costs and ensure high-quality work while limiting the impact on the schedule. The current estimate for completion of the full renovation remains mid-2027. Despite the delay, the Office remains

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.

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 been the priority over meeting the schedule.

► Headquarters security perimeter project

6. At the end of May, the Welcome Pavilion's basement experienced significant flooding, which delayed the internal fit-out works by approximately three months. After the insurance investigation concluded, the internal works resumed and are expected to be completed by November. This includes the commissioning of the mechanical and electrical installations. Landscaping and earthworks are currently under way, with some turnstiles already installed.
7. The external works are projected to be finished by the end of the year, depending on weather conditions. A key milestone in November will be the installation of the walkway bridge, which will connect the path to the pond and ensure level access for all visitors to the main building.
8. The host country's CHF4 million financial contribution will be fully utilized this year as per the agreement with the host country.
9. Despite the delay due to the bankruptcies of two key suppliers and the flood, the project is expected to remain within the budget estimates of CHF22.9 million as approved by the Governing Body at its 344th Session (March 2022).

► Conclusion

10. The Office will provide the Governing Body with an updated progress report on the headquarters building renovation project and the headquarters security perimeter project at its next session (March 2026).