



Governing Body

344th Session, Geneva, March 2022

Programme, Financial and Administrative Section

PFA

Programme, Financial and Administrative Segment

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Matters relating to ILO premises

Update on the headquarters building renovation project

Purpose of the document

This report provides the Governing Body with a progress update on phase 2 of the renovation works and provides the proposed budget and schedule for the headquarters security perimeter project. The Governing Body is invited to approve the budget for the headquarters security perimeter project (see the draft decision in paragraph 13).

Relevant strategic objective: None.

Main relevant outcome: None.

Policy implications: None.

Legal implications: None.

Financial implications: Yes.

Follow-up action required: Further reports at future sessions of the Governing Body.

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Related documents: [GB.343/PFA/1](#); [GB.341/PFA/3\(Rev.1\)](#); [GB.341/PFA/3\(Add.1\)](#); [GB.340/PFA/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/PFA/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 and requested the Office to present the final budget of phase 2 at a later session. It also authorized the Director-General to finalize an agreement with a main contractor for the phase 2 works within the funds available.¹
2. At its 343rd Session (November 2021), the Office provided the Governing Body with the proposed budget for phase 2 of the headquarters building renovation project and informed it that the Office had concluded an agreement with a contractor. It also provided additional information on the headquarters security perimeter project, taking into account the progress of consultations with the United Nations Department of Safety and Security (UNDSS), architects and engineers.² At that session, the Governing Body:
 - (a) 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; and
 - (b) requested the Office to present the budget for the headquarters security perimeter project to the Governing Body at its 344th Session (March 2022).³
3. This document provides the Governing Body with an update on the progress in the phase 2 renovation works, and the proposed schedule and estimated budget for the headquarters security perimeter project.

▶ Phase 2 of the headquarters building renovation project

4. The renovation of the conference rooms commenced in late 2021. Worksite areas have been walled off to ensure clean and safe working conditions. These walls provide fire compartmentation and acoustic dampening to adjacent rooms. This initial stage of works, involving half of the conference rooms, the library and surrounding spaces, is due to be completed in late 2022. The following phase, comprising the renovation of the remaining conference rooms and adjoining spaces and offices, is due to start shortly thereafter.
5. Work on the installation and fit-out of the temporary building has now been completed. It will act as the temporary location for the Governing Body room, room I, room II and the library, until late 2022. This 2,100 m² temporary structure will act as swing space throughout the renovation works, and will house conference rooms, offices and storage areas.
6. Work on the facades of the Colonnades are being finalized to provide a more insulated and energy-efficient space, in keeping with the ILO's environmental goals.

¹ GB.341/PFA/PV, para. 94.

² GB.343/PFA/1.

³ GB.343/PFA/PV, para. 3.

▶ Headquarters security perimeter project

7. At its 341st Session (March 2021), the Governing Body endorsed the revised comprehensive security plan, which consists of layered security protection that will allow the Office to address current and emerging security and safety issues. Since the last report to the Governing Body, meetings have been held with representatives of the host country and the cantonal authorities with a view to accommodating the host country's land management and environmental plans, while maintaining the essential security considerations.
8. The Office is finalizing the detailed design of the security perimeter project and expects to file for a building permit in March 2022. The design is in full compliance with UNDSS regulations, meeting occupational safety and health and United Nations Disability Inclusion Strategy requirements. Particular measures have been taken to limit the impact of the design on the surrounding flora and on pedestrians. The security measures will to the maximum extent possible be set back from the boundary perimeter and be woven in with the vegetation.
9. The Office estimates the duration of the perimeter works to be some 18 months, with work on the pavilion and guard house commencing by the end of 2022 and the procurement process starting in mid-2022. Work on the perimeter fencing would begin in late 2023. It is envisaged that the new security centre will be operational before the renovation of the current security control area begins (in late 2024), so as to ensure a smooth transition and continuity of security operations.
10. It is proposed that an accessible pathway will be installed to provide ease of access for mobility-impaired visitors from the reception pavilion to the main building. This will ensure appropriate security of access while allowing improved access for all visitors. The Office will incorporate the costs for this pathway within the existing resources.
11. The Office has worked closely with the phase 2 contractor, architects and engineers to define the cost estimate and works schedule for the security project, ensuring its effective integration with the programme of work for the renovation project. Currently this results in an estimated cost of some CHF22.9 million, plus or minus 10 per cent. A breakdown of the major elements of the cost estimates are shown in the appendix. In line with established procedures, the Office and the main contractor will undertake competitive bidding processes for this work and, as in phase 1 of the renovation, all opportunities for reducing the final costs will be explored.
12. This estimated cost is in line with the resources currently available from the sale of ILO land and a financial contribution from the host country.⁴ Further discussions will be held with the Government of the host country regarding its proposed contribution. The contract for the sale of plot 4057 included a provision for additional funds to be paid to the ILO depending on the development density approved for the use of the land. The availability and magnitude of these additional funds will likely be determined within the next two years.

⁴ The Government of the host country had proposed a potential contribution of CHF4 million for the initial security project; see GB.335/PFA/3, para. 32.

▶ Draft decision

13. The Governing Body:

- (a) approved the proposed budget for the perimeter security project of the headquarters building, in line with the resources available from the sale of ILO land; and**
- (b) requested the Director-General to continue to engage with the Government of the host country regarding a potential financial contribution and coordination of the implementation of the security perimeter project.**

► Appendix

Proposed budget for the headquarters security perimeter project
(in thousands CHF)

Item	Description	Preparatory works	Building and infrastructure	External works	Total
Welcome pavilion and guard house	Fully functional buildings with all heating, ventilation and the necessary safety and security features; includes secondary security control centre, demolition works, disposal and waste treatment.	1 002	11 309	1 798	14 109
Accessibility pathway	Horizontal pathway from the welcome pavilion to the main building for easy wheelchair access. Entrance to the main building will be through door 2 on the northern end of the Colonnades on level R3.	6	500	255	761
Cover for pathway	Cover over the main section of the accessibility pathway.	0	1 704	0	1 704
Perimeter protection	In addition to the fencing, it includes the earthworks, the foundations and the rehabilitation of local flora.	91	0	4 263	4 354
Security systems	Includes active road blocks, installation of identification and detection devices, video surveillance equipment, improved access control systems and their integration into the functions of the control centre.	0	866	1 105	1 971
Total		1 099	14 379	7 421	22 899