

STANDING COMMITTEE ON PROGRAMMES AND FINANCE

Twenty-sixth Session

PLANS FOR THE IOM HEADQUARTERS BUILDING:

UPDATE 3

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Background

1. At its 109th Session, the Council adopted Resolution No. 1373 of 27 November 2018 on a plan for the Headquarters building, which requested the Director General: (a) to prepare and submit a mortgage application to finance the construction of a new Headquarters building at a preliminary estimated amount of CHF 68.1 million for consideration by the Government of Switzerland; (b) in consultation with the relevant authorities of the host State, to develop a construction project detailing the requirements and the total costs; and (c) to submit the total project cost to the Council for approval when finalized.

2. The Administration is committed to providing regular information to Member States and this document is a third update since Resolution No. 1373 was adopted, covering the period from November 2019 to May 2020.

Recruitment of the Project Director

3. The selection of the Project Director was completed by the Headquarters Building Steering Committee and the successful candidate started work in March 2020. The Project Director is responsible for the development and management of plans and scheduling for each phase, including funding and structural requirements. Other duties include the development of a detailed temporary relocation solution and a business continuity plan.

4. The Project Director is working with the consultancy firm Irbis Consulting SA to develop the requirements for the new Headquarters building and will manage all future consultancy arrangements for the project.

Consultancy firm activities: Irbis Consulting SA

5. As a project consultant (*assistant maître d'ouvrage* (AMO)), Irbis Consulting SA is supporting the Administration in the preparation of the study loan application. Irbis has so far undertaken the following tasks:

- (a) Conducted a needs analysis through consultations with staff via workshops, interviews and online surveys, together with physical observations on the use of current office premises;
- (b) Assisted the Organization to define its needs based on the analysis described above;
- (c) Consulted with the local Swiss authorities on a number of issues, including a land survey, assessment of the health of trees on the site and the available land for building.

6. Ongoing work before the end of the assignment includes the following:

- (a) Assess, analyse and revise previously adopted assumptions related to the project strategy;
- (b) Assist the Organization to develop different occupancy models;
- (c) Provide a comparative analysis of possible approaches and procedures to guide the tender process and the selection of the most suitable companies (e.g. the architectural design competition and selection procedures for companies specializing in mechanical and electrical engineering, plumbing, etc.);
- (d) Develop and structure a budget for the loan by analysing and adapting the currently available estimates from the preliminary study;

- (e) Draft the project schedule, including timelines for the various project management structures;
- (f) Undertake a risk assessment and establish a framework for risk mitigation.

Issues identified

7. Following consultations with local Swiss authorities by Irbis Consulting SA, it has been established that the available land for construction on the existing site is limited by tree conservation regulations, existing and planned public roads and walkways, and height restrictions for air traffic. Further studies to explore options to address these issues will be undertaken, together with the development of test office configuration models which could help address the Organization's needs.

Coordination with the Swiss authorities

8. The Administration is consulting the relevant host government officials for guidance on the loan process to ensure that the loan application conforms with all requirements. The Building Foundation for International Organizations (FIPOI) is supporting the Administration on technical matters related to the project.

9. The Operational Group – which discusses operational and technical issues – has been established and will meet as soon as possible. There have been regular exchanges between IOM and FIPOI to discuss coordination matters and the impact of other projects under development in the vicinity of IOM, and to prepare for the next meeting of the Coordination Committee.¹

10. At the request of the Permanent Mission of Switzerland to the United Nations Office and to the other international organizations in Geneva, IOM provided an update on the status of the project to the relevant subcommittee of the Finance Committees of the National Council on 25 February 2020 in Geneva. The Administration highlighted the collaboration and guidance received from host government officials, the broad consultations with staff and the ongoing work to complete the study loan application.

Next steps

11. FIPOI has notified IOM that, having considered the age of the Annex building (the Centre Administratif des Morillons (CAM)), which is due for renovation, it is undertaking a survey to determine the best course of action. In order to benefit from potential synergies, IOM has been invited to participate in the survey at no cost. With the approval of the Director General, the Operational Group will engage in discussions in this respect between FIPOI, IOM and other stakeholders. This collaboration could help to mitigate some of the identified risks, including the site limitations mentioned above.

12. Having consulted staff to determine their needs, the focus now is on translating those needs into project requirements by developing different occupancy models.

13. Meanwhile, a broad risk analysis is being undertaken to ensure the success of the project and mitigate any potential risks.

14. Limited office space continues to be a problem; the Administration is integrating interim measures to address this into its plans, by reassessing its needs and the availability of workspace both in the Headquarters building and in rented premises.

¹ The Coordination Committee comprises representatives of the host Government (Federal Department of Foreign Affairs), the Canton of Geneva, FIPOI and IOM to discuss political, financial and legal questions pertaining to the project.