

**STANDING COMMITTEE ON PROGRAMMES AND FINANCE**

**Twenty-eighth Session**

**PLANS FOR THE IOM HEADQUARTERS BUILDING:**

**UPDATE 5**



## PLANS FOR THE IOM HEADQUARTERS BUILDING: UPDATE 5

### Background

1. At its 109th Session, the Council adopted Resolution No. 1373 of 27 November 2018 on a plan for the Headquarters building. Following the development of the project, at its 111th Session, the Council adopted Resolution No. 1391 of 24 November 2020 on the new Headquarters building, which (1) approved the final budget level of 72.0 million Swiss francs and (2) authorized the Director General to prepare and submit a study loan application in the amount of 5.7 million Swiss francs – which forms part of the total project budget – for consideration by the host Government.
2. The Administration is committed to providing regular information to Member States and this document provides information on the progress of the project since the last update (S/27/13/Rev.1).

### Study Loan Application

3. The project consultant (*assistant maître d'ouvrage* (AMO)) engaged to help prepare the study loan application completed their assignment in October 2020 with the assistance of specialized firms, taking into account all the risk elements to be considered. The Director General then submitted the application to the Permanent Representative of Switzerland to the United Nations Office and other international organizations in Geneva on 30 November 2020.
4. The study loan application included the following information, in line with the requirements of the host State:
  - (a) the results of a thorough analysis of needs in consultation with staff to define the requirements for the project;
  - (b) an occupancy model, overall programme and space requirements based on the findings of the on-site observation, the results of a staff survey and the outcomes of workshops with staff representatives and senior management;
  - (c) a schedule and budget for the preferred tender process for the efficient, qualitative and rapid selection of service providers through the Société des Ingénieurs et Architectes Suisses (SIA) 142 architectural competition. This process is recognized as an urban planning tool, which will facilitate the building authorization process and ensure that the procurement process is carried out at reasonable cost and with sufficient quality control;
  - (d) a risk assessment and a framework for risk mitigation;
  - (e) a project schedule, including timelines and milestones for the various stages to guide the process, taking into account external factors such as the administrative processes of the host State, and aiming to complete the project by 2028;
  - (f) the cost details of the project, following an in-depth analysis of construction processes, established at CHF 72.0 million, taking into account risk mitigation requirements and a confirmed revision to parts of the broad initial estimated costs.

Host State representatives acknowledged receipt of the study loan application on 9 December 2020 and informed the Administration that on 5 March 2021 the Federal Council of Switzerland had endorsed the application for the study loan in the amount of 5.7 million Swiss francs. This will be submitted to the Swiss Parliament at the end of 2021 for approval. The loan will then be available for the Organization in January 2022, following the signature of a loan contract, which will be coordinated during the third quarter of 2021.

## **Project Activities**

5. While the host State is considering the Study loan application, the Administration is making preliminary preparations for all the necessary documents and processes for the procurement of the project architect and the development of the plans, with a view to launching an SIA 142 architectural competition, as planned, in 2022. The preparation of the architectural competition will involve:
- (a) establishing a detailed description of the programme and project parts, through broad consultations with the project stakeholders and end users. A Staff Consultation Group (SCG) has been established to ensure continued engagement with staff throughout the project;
  - (b) developing a disability inclusion strategy and sustainability strategies for the project, in coordination with experts;
  - (c) engaging an external consultant to guide the compilation of a list of firms to be invited to participate in the SIA 142 architectural competition for the project design, based on specific criteria including a record of major projects undertaken, any previous engagement with non-governmental organizations or United Nations agencies, their track record of equality, diversity and inclusion, their environmental approach and their engagement in regional development;
  - (d) defining the study area and the general framework of the architectural competition;
  - (e) selecting jury members, which will include IOM representatives, independent architects and host State representatives, in line with SIA 142 regulations, to ensure balance and a fair appraisal of the anonymous competition entries, as well as hiring technical experts.

## **Issues identified**

6. To ensure full compliance with regulatory requirements and local construction laws, the Administration regularly consults with the local Swiss authorities regarding the conditions and scope of the project, considering the limitations placed on the available land for construction due to tree preservation regulations, existing and planned wider public roads and walkways, and height restrictions for air traffic.
7. The Administration is also discussing with the relevant authorities of the host State possible ways to integrate the two remaining buildings of the adjoining Centre Administratif des Morillons (CAM) into the architectural competition, in order to provide an overall vision of the site and identify options for shared services, as well as potential impacts on existing shared outdoor spaces.
8. One of the shared underground structures in need of refurbishment or reconstruction is the heating system serving all three buildings. IOM and neighboring building owners are discussing options with Services Industriels de Geneve (SIG), which provides clean energy that meets the sustainable energy requirements of the host State. SIG, which is a local State-owned company, invests in the infrastructure that provides energy to all the international organizations in the quartier des Nations, sourcing the power used to heat and cool the buildings from lake water, and could provide IOM with sustainable energy at a competitive price.
9. Studies and reports on how the COVID-19 pandemic might affect the design and workplace layout are being closely monitored by the Administration and consideration is being given to a more flexible and adaptable building configuration.

### **Coordination with the Swiss authorities**

10. The Administration has been informed that the loan request was formally agreed upon by the Federal Council of Switzerland in March 2021 and will subsequently be incorporated into the Swiss federal budget for 2022. The Administration has requested that a draft of the loan contract be shared so that the loan conditions can be reviewed in advance, in order to be ready to finalize the document by December 2021.

11. The Operational Group – comprising representatives of the Canton of Geneva, the Building Foundation for International Organizations (FIPOI) and IOM – discusses operational and technical issues and met on 14 April 2021. There continue to be regular exchanges between IOM, the Canton of Geneva and FIPOI related to IOM's building project development.

12. The Coordination Committee, which is composed of representatives of the host Government (Federal Department of Foreign Affairs), the Canton of Geneva, FIPOI and IOM, has not met since 2020. No pressing issues necessitate such a meeting until discussions on the loan contract and the land lease agreement renewal take place.

13. As it is expected that the footprint of the future IOM Headquarters building will not be in exactly same position as the current premises, a revision of the current land lease agreement between IOM (as building owner) and the Canton of Geneva (as landowner), dating back to 1984, will be necessary. A new contract model for the land lease agreement was submitted by the Canton of Geneva to IOM in November 2020. Following discussions and clarifications by exchange of email, the Administration informed the Canton of Geneva of its position on the new conditions in April 2021. Discussions are ongoing with regard to the duration of the lease, the rent payable by IOM, and the conditions regarding the transfer of the land lease to a third party, as well as the obligations upon the return of the building at the end of the contractual term.