

# 32ND SESSION OF THE STANDING COMMITTEE ON PROGRAMMES AND FINANCE

## AGENDA ITEM 9

# Update on plans for the IOM Headquarters building

Christophe Favre

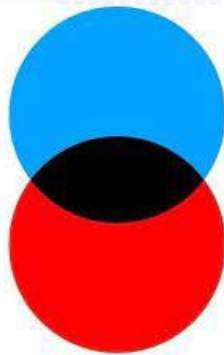
*Director*

*HQ Building Project Unit*

# PROJECT DEVELOPMENT

Architects **G8a**

(competition winners)



Local Partner **Localarchitecture**

(competition winners)

JUNON Group

(Associated architects with sub agents)

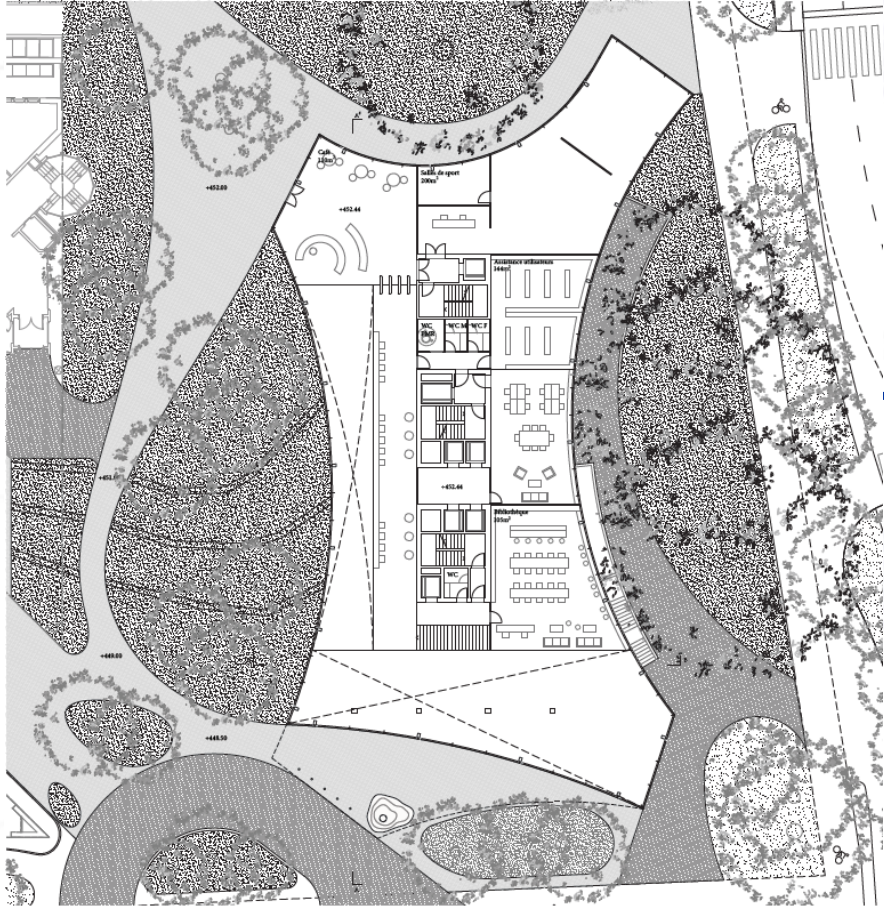
Sub-agents:

- Architecte conseil, economiste planificateur
- Ingénieur civil
- Travaux spéciaux
- Énergie
- Ingénieur électricité
- Ingénieur CVC
- Ingénieur sanitaire
- Acousticien
- Architecte paysagiste
- Ingénieur façade
- Ingénieur sécurité feu
- Cuisiniste
- Ingénieur environnement / diagnostic
- Ingénieur géomètre
- Géotechnique
- Ingénieur pédologue
- Physique du bâtiment
- Concepteur lumière
- Amenagiste intérieur
- Ingénieur mobilité

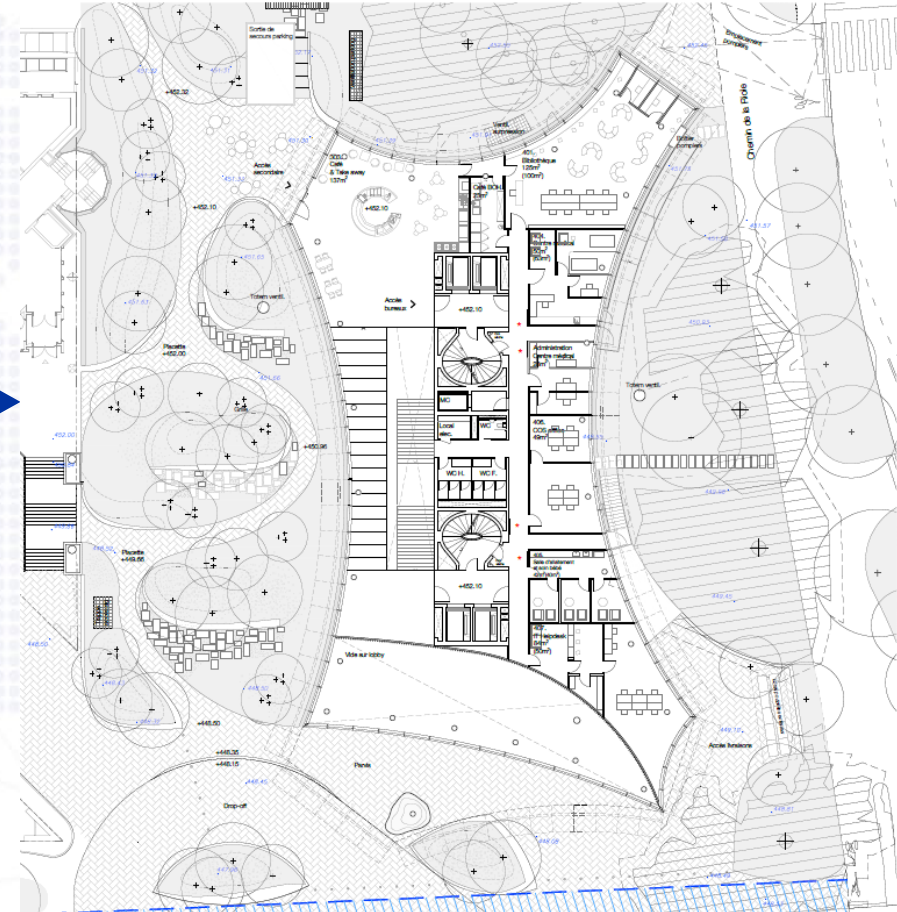
Fabio Fossati Architectes  
Schnetzer Puksas Ingénieur AG  
Karakas et français SA  
Transsolar KlimaEngineering  
Rhone Electra Engineering SA  
SRG Engineering  
Tapernoux SA  
AAB, Atelier Acoustique du Bâtiment  
Approches SA  
BCS Façades  
SRG Ingénieur  
LAMA Architecture  
Perreten et Milleret SA  
HKD Géomatique  
Karakas et français SA  
ecaVert Sarl  
Sorane SA  
Etienne Gillibert  
ABA Partenaires SA  
Citec

# PROJECT DEVELOPMENT

Competition scheme



Pre-project plans



# PROJECT DEVELOPMENT

## Climate control – energy efficiency

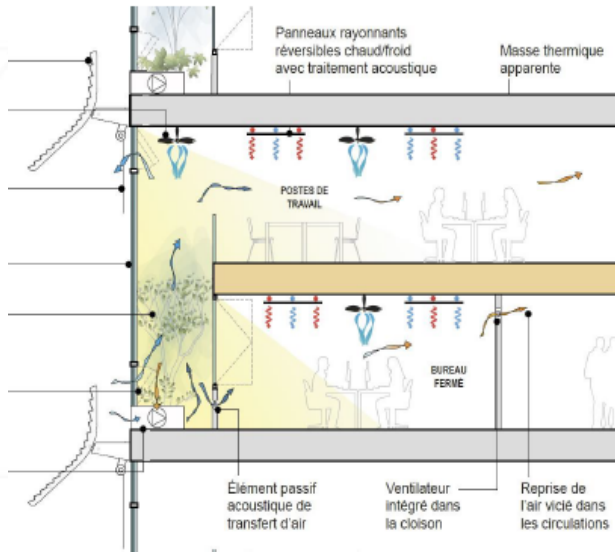


Figure 51 : Concept climatique des villages

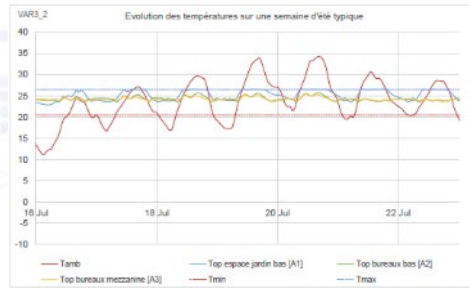
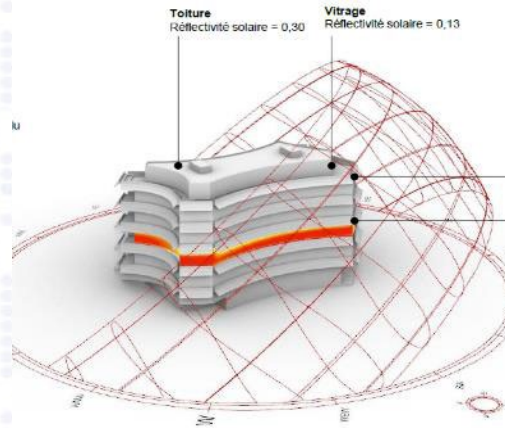


Figure 83 : Evolution des températures sur une semaine d'été typique

### 12.1 Certification BREEAM



Building Research Establishment Environmental Assessment Method (BREEAM) a été créé en 1990 par le Building Research Establishment (BRE). Actuellement, plus de 83 pays l'utilisent comme référence et plus de 500'000 bâtiments ont été certifiés BREEAM.

## Accessibility



Direct Access Consultancy Ltd

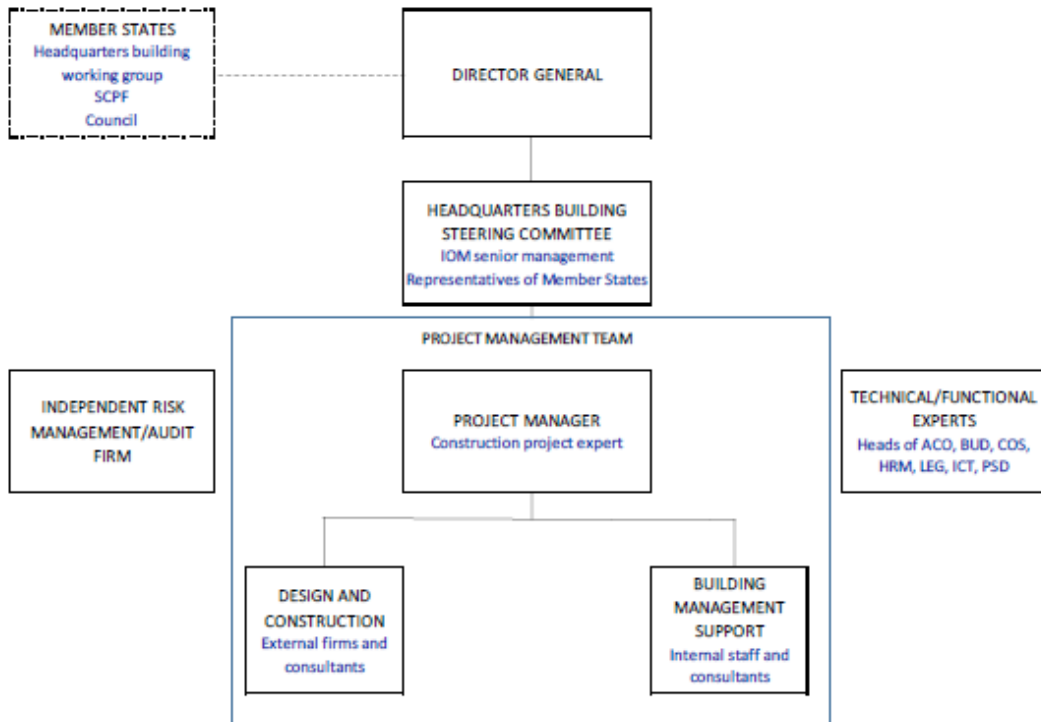
UN IOM Headquarters  
Geneva

Stage 2 Design  
Disability Access Appraisal  
Revision 2  
13/06/23

51.	Gym / IOM_31_ARG8_PLA_0 00002 _230526_niveau_5S1		Sports area should include some activities for disabled people.	Gym equipment and layout should be designed to accommodate disabled people with level access, specialist equipment and level access.	Low								
52.	Accessible WC / IOM_31_ARG8_PLA_0 00001 _230526_niveau_5S2		Accessible WC specification is unclear with large area specified for disabled people.	Clarify design. Any specialist provision, such as Changing Places, must be provided as additional to an Accessible WC. This is because specialist spaces can often be occupied for much longer periods.	High								
53.	Doors / Approaches / IOM_31_ARG8_PLA_0 00001 _230526_niveau_5S2		There are instances where structure restricts the pull-side approach to below the minimum required by a wheelchair user.	In front of manually operated swing doors a minimum width of 600mm must be provided on the side where the leaf opens next to the handle. In accordance with SIA500:3.3.3.1, see 4.4	High								
54.	Conference Rooms / Wheelchair Spaces / IOM_31_ARG8_PLA_0 00001 _230526_niveau_5S2		Wheelchair accessible spaces must be provided to accommodate disabled people.	<p>Wheelchair spaces to be provided in accordance with SIA500:A.5.2, table below.</p> <table border="1"> <tbody> <tr> <td>up to 50</td> <td>2</td> </tr> <tr> <td>51-100</td> <td>3</td> </tr> <tr> <td>101-200</td> <td>4</td> </tr> <tr> <td>Per additional group up to 200</td> <td>+1</td> </tr> </tbody> </table>	up to 50	2	51-100	3	101-200	4	Per additional group up to 200	+1	High
up to 50	2												
51-100	3												
101-200	4												
Per additional group up to 200	+1												

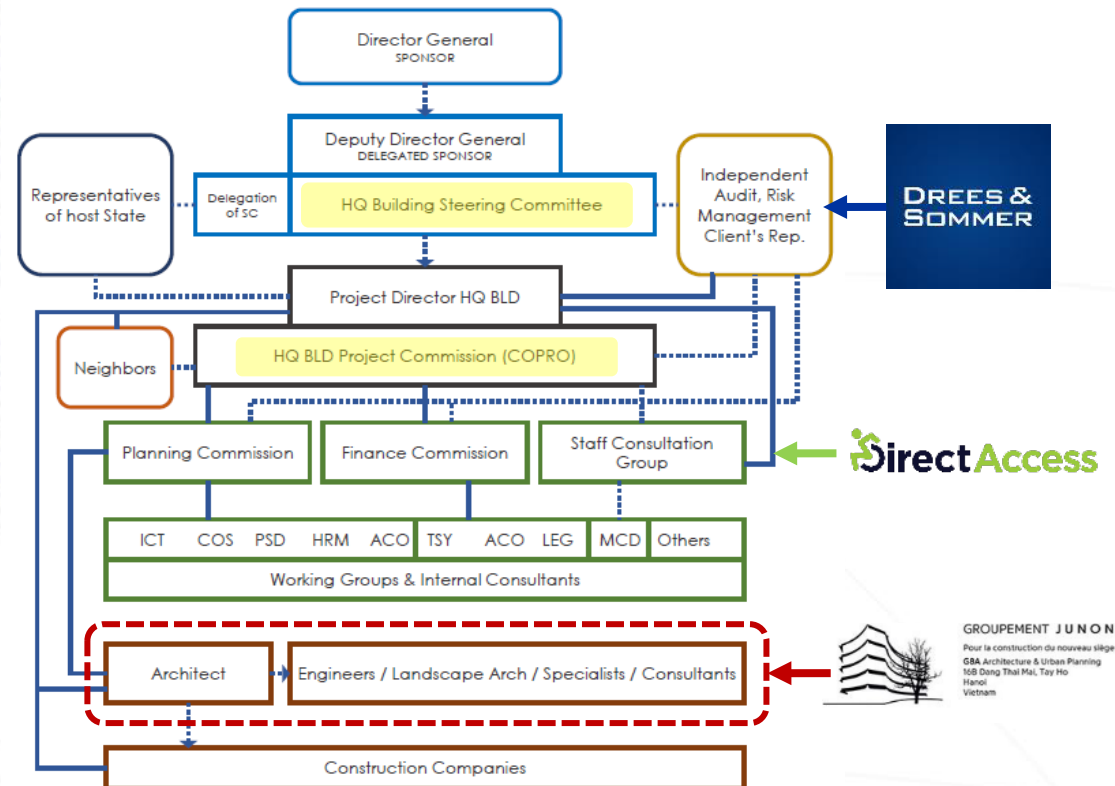
# PROJECT MANAGEMENT

Project management and governance structure  
2018 – 23<sup>rd</sup> SCPF

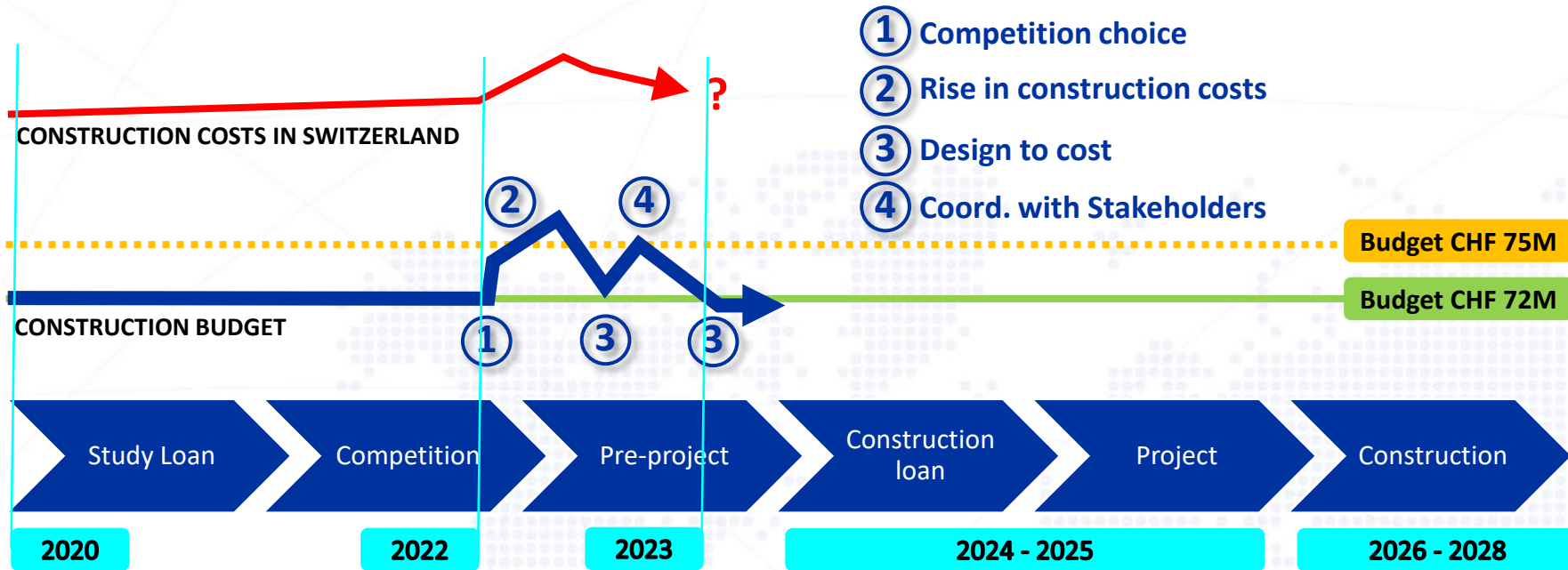


ACO: Accounting Division; BUD: Budget Division; COS: Common Services Unit; HRM: Human Resources Management Division; LEG: Office of Legal Affairs; ICT: Information and Communications Technology Division; PSD: Procurement and Supply Division

Evolution of the project management and governance structure - 2023



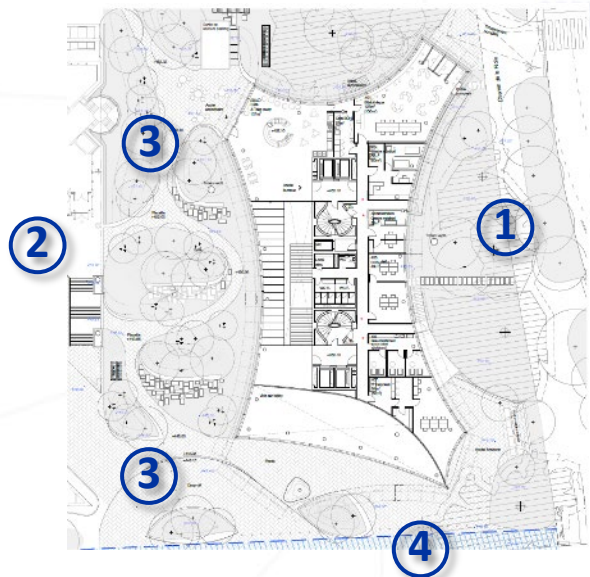
# RISKS (financial)



- ① Competition choice
- ② Rise in construction costs
- ③ Design to cost
- ④ Coord. with Stakeholders

Two main factors create risks for the HQ Building project:

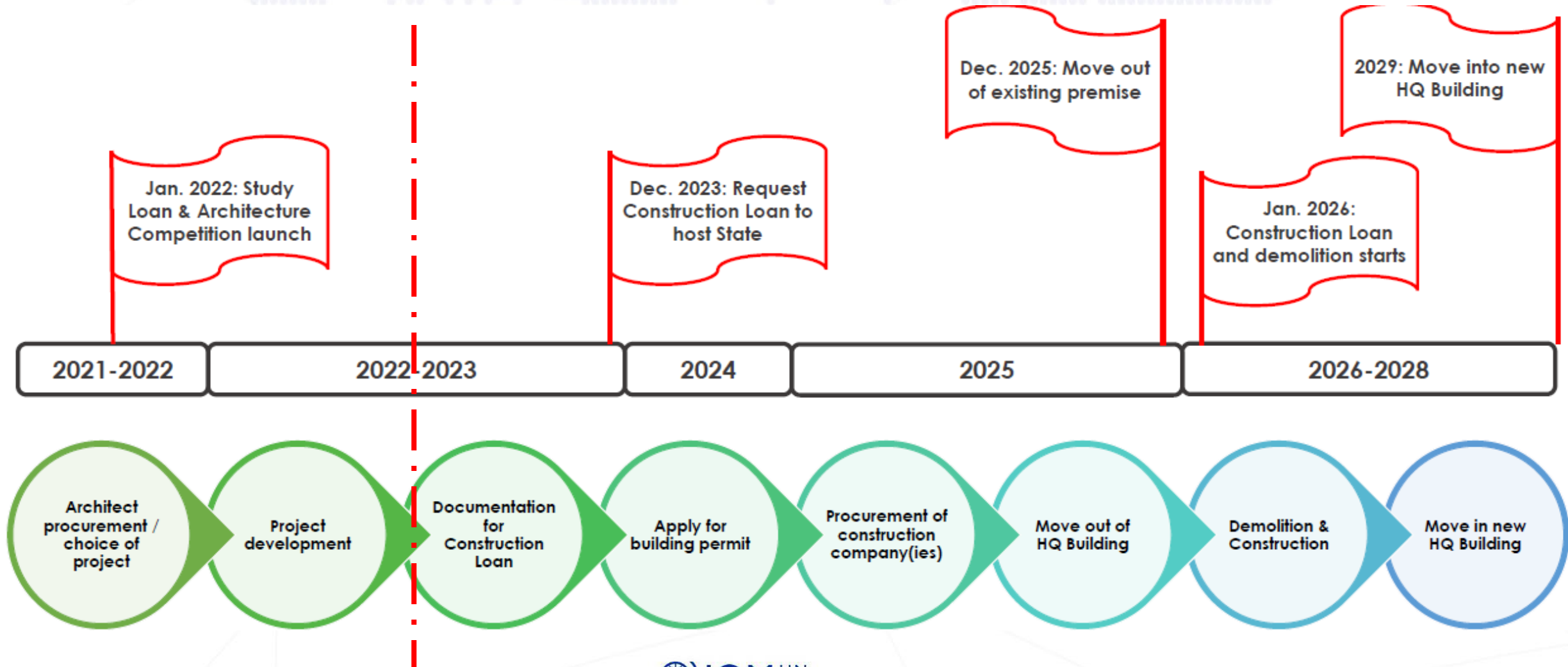
1 Long duration of the project process (planning and construction)



- ① Financing the peripheric defense: to be defined by host State
- ② Financing the equipment shared with neighbors: to be defined with FIPOI and UNESCO
- ③ Financing the common landscaping: to be defined with FIPOI and UNESCO
- ④ Financial impact on new route des Morillons: to be defined by host State

2 External stakeholders and neighboring projects that will be developed by Third parties between 2024 and 2026.

# Project schedule



## NEXT STEPS

1. Update risk registers to present at the 33<sup>rd</sup> session of the SCPF
2. Present a finalized construction budget at CHF 72M to the 33<sup>rd</sup> session of the SCPF
3. Update the list of cost related to the project, paid by IOM (swing move, furniture and mobile equipment, IT, etc)
4. Present a revised budget for annual recurring costs based on project Junon to the 33<sup>rd</sup> session of the SCPF
5. Prepare a Council resolution for consideration at its 114<sup>th</sup> session
6. Prepare a construction loan application documentation for host State coordination
7. Request formally a construction loan for host State consideration by December 2023



QUESTIONS

?



# THANK YOU

Christophe FAVRE

Director HBU

[cfavre@iom.int](mailto:cfavre@iom.int)

