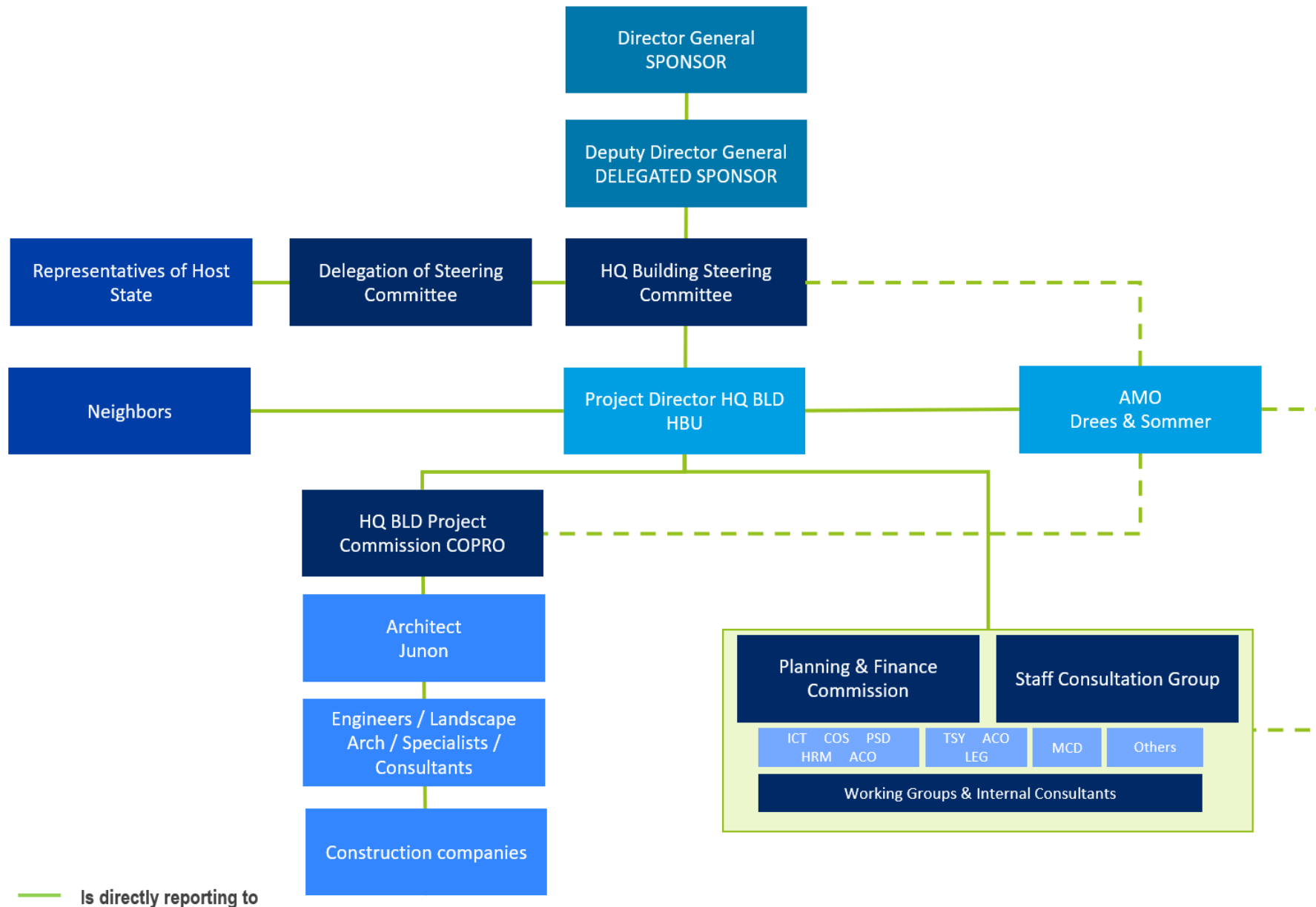




PLANS FOR THE IOM HEADQUARTER BUILDING

UPDATE 9

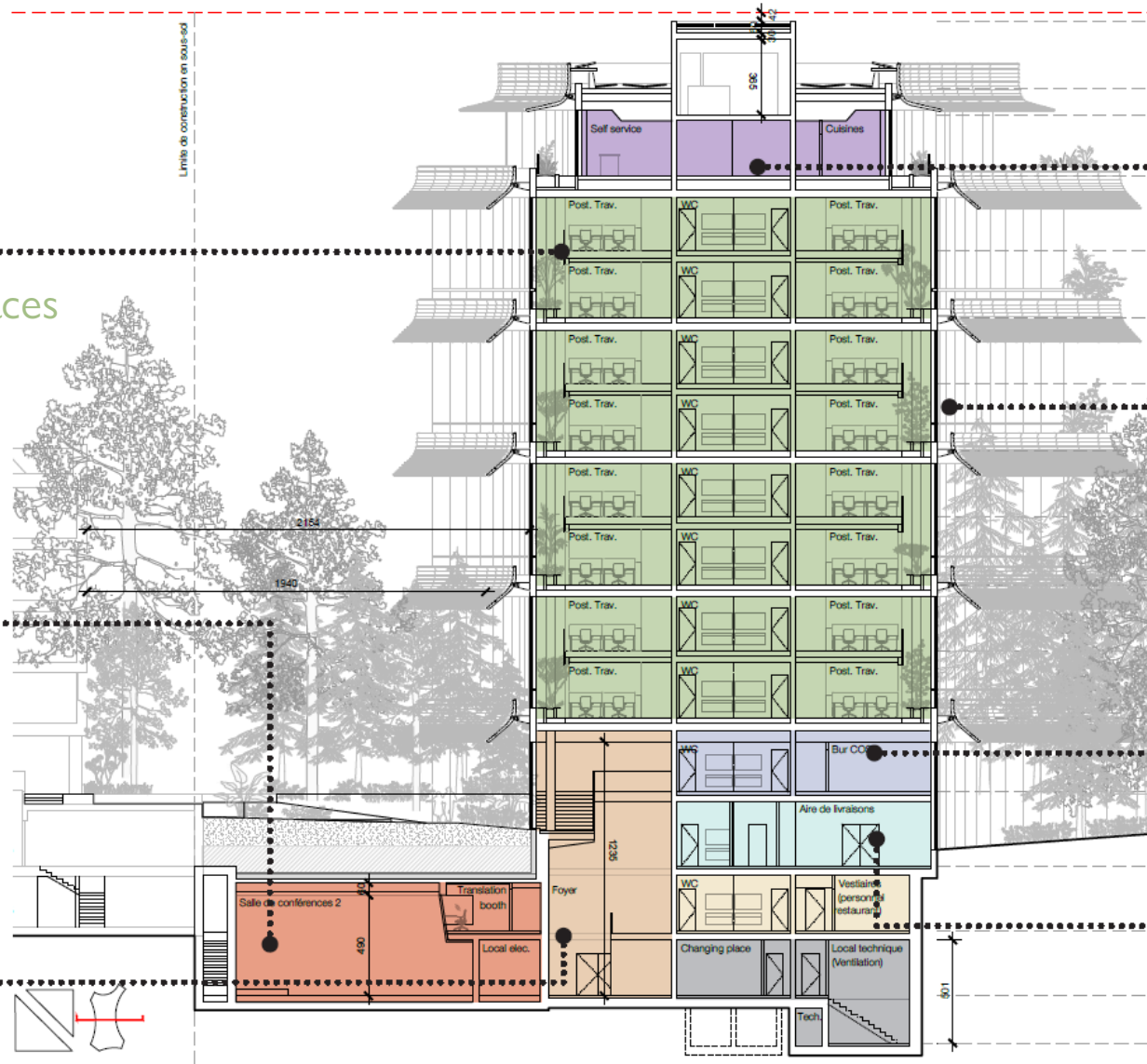


PROJECT AND COMMUNICATION CHART

SHARED OFFICES
420 workstations &
230 collaborative workspaces

CONFERENCE CENTER
300 delegates &
Support space

ENTRANCE SPACE
Access to staff &
To delegates



RESTAURANT
160 seats

CLIMATE CONTROL
TRANSPARENCY

STAFF SUPPORT
Welfare and IT

BACK OF HOUSE
Deliveries &
Facility Management

PROGRAMME

SCHEDULE



BUILDING PERMIT

The building request procedure is estimated to require one year to be processed.

PROCUREMENT

MOVE OUT

The procurement strategy will be selected according to the risks and opportunities identified in 2024-2025. The staff should move out of the existing premises by December 2025.

DEMOLITION

Following the signature of the construction loan, preliminary works should start by Q1 2026. Foundation stone planned for Q3 2026.

CONSTRUCTION

Structure and envelope should be finished by Q4 2027.

CONSTRUCTION

COMMISSIONING

Second fix, equipment and finishes will be ready by Q4 2028 to allow sufficient commissioning time.

MOVE IN 2029

Staff is planned to move in the new structure by stages from January 2029.

BUDGETS



CONSTRUCTION BUDGET

Paid via the construction loan

The construction budget is confirmed at CHF 72M and is disbursed by the host State via FIPOI from 2022 (Study loan) to 2028 (Construction loan from 2026). IOM reports to FIPOI on a quarterly base on budget management.



FFE, Business Continuity, Move, etc

Paid by IOM

The total cost for Furniture, Fittings and Equipment (FFE) has been revised based on the Junon Project and following extensive consultations with Staff and International Organizations on their HQ building project. The costs for the swing move and the rental of temporary premises will be updated later when all available options are assessed.



RISKS

Paid by IOM if occurring

A comprehensive risk register has been developed and is regularly updated by Drees & Sommer to assess the project and identify the potential impact of future project activities and their costs. When some risks included in the register will be mitigated or avoided, the cost to IOM will be updated accordingly and reported on a regular base.

CONSTRUCTION BUDGET

ONE TIME INVESTMENT, FUNDED BY LOAN		BUDGET IN SWISS FRANCS (CHF)
CONSTRUCTION COST	This budget line includes demolition and construction costs, landscaping and taxes.	52 512 000
CONSTRUCTION MANAGEMENT FEE	This budget line includes all service providers' fees until completion of the project (architect, engineers, consultants and specialists).	9 500 000
CONTIGENCY	Following the risk assessment process, which identified and mitigated a number of issues, this budget line has been revised with 5% for contingency and 5% for inflation of construction costs. The assessed costs of the risks have been compiled in a separate financial risk register.	7 200 000
AUDIT AND RISK ASSESSMENT	Following the procurement of Drees and Sommer as risk assessment specialist, the updated budget reflects the agreed terms of reference.	850 000
CONFERENCE FACILITY EQUIPMENT	As per host State requirements, the cost of mobile equipment and furniture is excluded from the construction budget and only the cost of immovable items is included in this budget line.	662 000
CAFETERIA EQUIPMENT	As per host State requirements, the cost of mobile equipment and furniture is excluded from the construction budget and only the cost of immovable items is included in this budget line.	1 586 000
TOTAL		71 810 000

FURNITURE, SWING MOVE, PROJECT MANAGEMENT BUDGETS

COST TO IOM FROM 2022 TO 2029	FUNDED FROM THE OPERATIONAL SUPPORT INCOME (OSI) RESERVE	BUDGET IN SWISS FRANCS (CHF)
PROJECT MANAGEMENT COSTS	This budget line includes the cost of OM staff related to the HQ Building project.	1 500 000
CONFERENCE FACILITY FFE	The cost of furniture, fittings and equipment for the conference centre has been updated based on the preliminary project delivered by Junon, and the lessons learned and consultation exercise with WHO, which runs a similar facility.	770 055
OFFICE & COLLABORATIVE SPACE FFE	This budget reflects an in-depth investigation on IOM needs for collaborative space and shared workspace, drawn upon lessons learned from other international organization that IOM consulted.	3 668 158
CAR PARK REFURBISHMENT	Optimizing use of the car park will require new parking management equipment, which will be repaid over time by parking fees.	200 000
RENTAL OF TEMPORARY PREMISES	Strategies for the relocation of staff from 2026 to 2029 are being assessed and discussed. This budget line will be updated in 2024 to reflect the chosen scenario for the swing move.	4 860 000
MOVING COST	Strategies for the relocation of staff from 2026 to 2029 are being assessed and discussed. This budget line will be updated in 2024 to reflect the chosen scenario for the swing move.	1 000 000
ICT & BUSINESS CONTINUITY COST	The cost of ICT equipment at the temporary premises during the move and in the new building has been re-evaluated based on the preliminary project delivered by Junon and according to current technology requirements.	4 342 000
TOTAL		16 340 213

RISKS' POSSIBLE FINANCIAL IMPACT

COST TO IOM	FUNDED FROM THE OPERATIONAL SUPPORT INCOME (OSI) RESERVE	BUDGET IN SWISS FRANCS (CHF)
UNDSS SECURITY MEASURES	Limited stand-off distance of the building from the public space due to site limitations necessitate close collaboration with the host State. Discussions are ongoing on the protection measures to be implemented and which would be paid IOM instead of the host State. Risk rating: MEDIUM	755 000
COMMON TECHNICAL FACILITIES	All the technical rooms shared with CAM buildings are located in IOM's basement, which is due to be demolished. Major adaptations will therefore be necessary before construction work begins on the new Headquarters building. IOM's contribution to the reconstruction of the electrical and water plant rooms, heating systems and data entry room is being discussed with FIPOI and UNESCO. Risk rating: HIGH	380 000
COMMON LANDSCAPING (CAM)	IOM and its neighbors, FIPOI and UNESCO, share common landscaping and hardscaping that will need to be transformed and refurbished. Discussions are being held with FIPOI and UNESCO to agree on how the construction and maintenance costs will be shared. If unsuccessful, the full cost of the new landscaping and hardscaping would fall to IOM. Risk rating: MEDIUM	250 000
PROJECT CLARIFICATION	Some technical parts of the construction, that are still under discussion with third parties, could increase the overall construction budget. These risks will be mitigated during the project development process. Risk rating: MEDIUM	515 000
TOTAL		1 900 000



VIEW OF THE PLANNED COMMON LANDSCAPING – CAM & IOM

RISKS' POSSIBLE FINANCIAL IMPACT

COST TO IOM	FUNDED FROM THE OPERATIONAL SUPPORT INCOME (OSI) RESERVE	BUDGET IN SWISS FRANCS (CHF)
HIGH INFLATION RATE	The construction budget includes a provision for a cost increase of CHF 3.6 million, which could cover an annual inflation rate of around 1.5 per cent until 2028, but not unusually high inflation rates similar to those observed in 2021 and 2022. Risk rating: HIGH	2 900 000
CHANGES DUE TO NEW REGULATION	Between 2024 and 2028, changes in regulations or construction standard are expected, particularly concerning environmental and safety issues. Since the scope of these changes cannot be known yet, a provision to cover the project future modifications and adaptations is recommended by the risk assessment specialist. Risk rating: HIGH	2 500 000
TOTAL		5 400 000
TOTAL FOR ALL RISKS		7 300 000

ESTIMATED MAINTENANCE AND RUNNING COSTS UPON COMPLETION

COST TO IOM FROM 2029	FUNDED FROM THE OPERATIONAL SUPPORT INCOME (OSI) RESERVE	BUDGET IN SWISS FRANCS (CHF)
BUILDING SYSTEMS AND COMPONENTS MAINTENANCE	This recurring budget, based on the compulsory and necessary maintenance costs of the new HQ building includes fire detection and protection systems, climate control equipment, electric installation, lifts, interior planting maintenance, etc.	315 000
TECHNICAL SYSTEMS / ICT MAINTENANCE	This recurring budget covers the update and maintenance of meeting rooms reservation system and access control equipment.	40 000
LEASING COSTS FOR SERVICED EQUIPMENT	This budget line covers the leasing cost of printers as well as the audio and video equipment for the future conference center.	274 000
WASTE MANAGEMENT & MISC.	Estimated for building and restaurant waste management as well as recurring acquisition of small items for commodities and office usage.	41 000
COMMODITIES	This recurring budget includes the estimated energy costs for heating and cooling the building, electric and water consumption, as well as network connectivity.	680 000
TOTAL		1 350 000

Please note that the future maintenance and running costs will be 33% lower than the yearly rental and running costs for all HQ premises, identified during the year 2022 for a total of CHF 2 015 000.

NEXT STEPS



December 2023 : construction loan request

The final revised project draft of the project, including IOM considerations will be delivered by the project development team Junon. A comprehensive set of documents will be developed by the Administration for validation by the Director General before formal submission of the construction loan request to the host State by the end of 2023.



June 2024 : Building permit request

Upon the conclusion of agreements with the neighboring CAM building owners and the host State administration at cantonal and communal level, a comprehensive set of legal and technical documents will be developed by Junon, validated by the Director General and submitted for processing by the host State administration. A formal building permit should be obtained by June 2025.



Questions

