

STANDING COMMITTEE ON PROGRAMMES AND FINANCE

Thirty-fourth Session

PLANS FOR THE IOM HEADQUARTERS BUILDING:

UPDATE 10

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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. 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 approved the final budget level of CHF 72 million and authorized the Director General to prepare and submit a study loan application in the amount of CHF 5.7 million – 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. This document provides information on the progress of the project since the last update provided in November 2023 (S/33/6).

Study loan from host State and financial reporting

3. Since the contract for the study loan of CHF 5.7 million was signed by the Director General and the Building Foundation for International Organizations (FIPOI) on 7 March 2022, the Administration has submitted quarterly reports to FIPOI as requested by the terms of the contract.
4. For the term of the project development phases from November 2022 to December 2025, the study loan will cover the fees for the architect, engineers, risk management specialist and client adviser, as well as some limited consultation fees.

Project activities completed to date

5. The architectural practice G8A, based in Viet Nam, and their local partner, Localarchitecture, based in Lausanne, working together as the general planning and design consortium Junon, have developed the project on time and within the established budget. Since then, there has been regular interaction with Junon on the preparation of the building permit documentation.
6. Direct Access, a specialist consultant in universal design and accessibility based in the United Kingdom, has regularly reviewed the project to ensure the highest standards of accessibility.
7. In December 2023, the Administration officially submitted the required documentation to the host State to request the construction loan of CHF 66.3 million.

Risk register

8. IOM and Drees & Sommer have regularly reviewed the risk register during the development phase of the project to provide guidance on achieving Building Research Establishment Environmental Assessment Method (BREEAM) certification. The project committee regularly undertakes an in-depth analysis of the risk register and reports its findings to the Steering Committee. The IOM Institutional Risk Division also provides oversight on the risk register. Developments since the latest update related to the most significant risks from the register are described below.
9. The Headquarters building project will be constructed on a restricted site adjacent to the basement shared with two adjacent buildings owned by FIPOI and UNESCO. Extensive consultations have been carried out with the co-owners on the costs of refurbishment and transformation works

that need to be carried out in common areas. As a result, FIPOI and UNESCO have agreed to contribute CHF 2.2 million to help cover these costs. A formal agreement to this effect is being drafted; this figure will be excluded from the risk register once the agreement has been signed.

10. The site restrictions limit the options for blast-resistant facades and public entry points. Following regular meetings with representatives of the host State, it has been established that the definition of the exact measures to be taken by the host State and their convergence with United Nations Department of Safety and Security (UNDSS) standards will not be clarified before the construction process has started. Therefore, supplementary security measures have been planned for the facades of the building. The revised definition of blast resistance measures for the building components could raise the financial risk from CHF 255,000, as initially planned, to CHF 1 million. Detailed planning is being undertaken by the engineers in coordination with UNDSS with the aim of reducing this risk.

11. The construction of the Headquarters building is scheduled to take place from 2026 to 2028. Unforeseen variation in construction costs, for example the impact of the COVID-19 pandemic on supply chains, is being monitored and procurement strategies are being developed to maintain the budget based on the preliminary project until the start of the procurement phase, which is planned for the second quarter of 2025. Based on the risk assessment, the existing provision of CHF 2.9 million allocated to cover exceptional inflation rates is maintained.

Project schedule

12. Junon, in coordination with Drees & Sommer, is responsible for monitoring, reviewing and updating the design and construction schedule.

13. As the construction loan request was submitted on time, it is expected that the host State should provide the funds necessary for the construction phase by January 2026. In the meantime, a building permit will be requested, the necessary construction procurement documentation prepared, and relocation and business continuity plans developed.

14. Relocation from the premises should take place by the end of 2025, for a period of three years – the time expected for the demolition and reconstruction process. The end of construction is planned for the end of 2028, with the occupancy of the new premises expected by early 2029.

Coordination with the Swiss authorities

15. There continue to be regular exchanges between IOM, the Permanent Mission of Switzerland to the United Nations Office and to the other international organizations in Geneva, the Canton of Geneva and FIPOI related to IOM's study loan and the land lease agreement.

16. IOM also undertakes continuous coordination with the communal and cantonal authorities to mitigate the risks associated with the management of multiple adjacent projects and their financial impact.

Cost estimates

17. Following the risk assessment based on the project design delivered by Junon, the one-time investment budget remains unchanged at CHF 72 million (to be funded by the loan from the host State). Some risks listed in the risk register are being mitigated and reduced, but, at the present development stage, the financial risk will remain unchanged until the procurement process is finalized. The cost to IOM for project expenditure not covered by the loan is also regularly reassessed and remains unchanged.