



UNOG



Business Seminar

***“How to do business with
the United Nations in the
context of the SHP
Construction and
Renovation Project”***

Presented by: Neil Bradley - SHP/UNOG
Date: 23rd February 2016





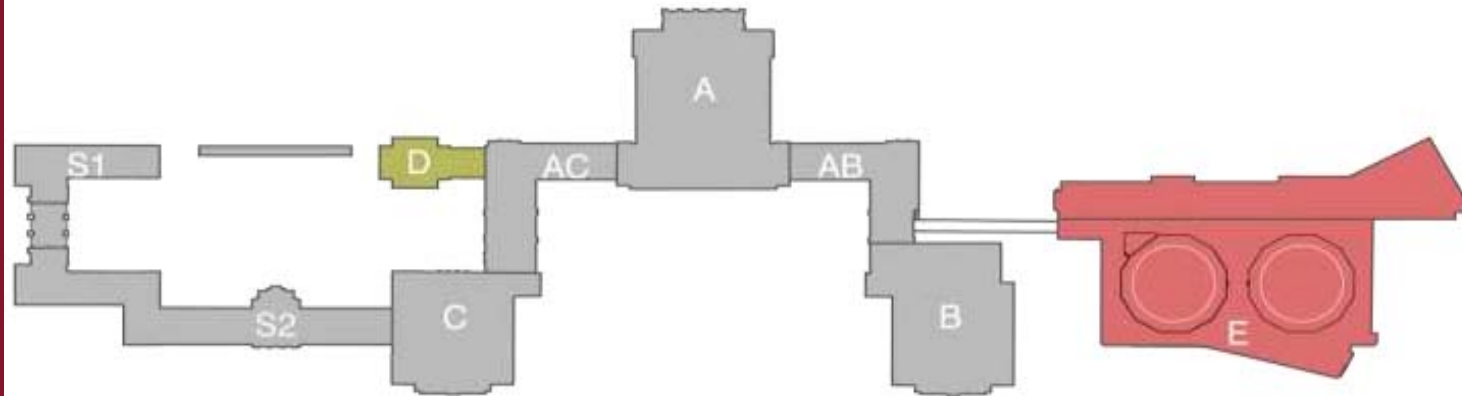
Palais des Nations

- Second largest UN Office after the UN Headquarters in New York
- The most active centre for multilateral diplomacy relating to Peace, Human Rights and Well-being in the world

Working for Peace, Rights and Well-being

Palais des Nations Today

- Ariana Park: 46 hectares
- Total floor area of entire complex : 234,000m² (gross)
- Total floor area of main buildings: 180,000m² (gross)
- Conference rooms: 34
- Number of workplaces: 2,800
- Delegates: 75,000+/year
- Visitors: 100,000+/year
- Meetings: 10,000+/year
- Events: 6,500+/year



Original Buildings Constructed 1929-1936:

- Assembly Rooms (A+AB+AC)
- Library & Archives (B)
- Council Chamber Area (C)
- Secretariat Offices (S1+S2)

Extension Building Constructed 1950 -1952:

- Offices (D)

Additional Building Constructed 1968-1973:

- Conference Building (E)

The need for the Strategic Heritage Plan



Examples of Existing Condition

Electrical panels

- End of lifespan installations

Air Handling Units:

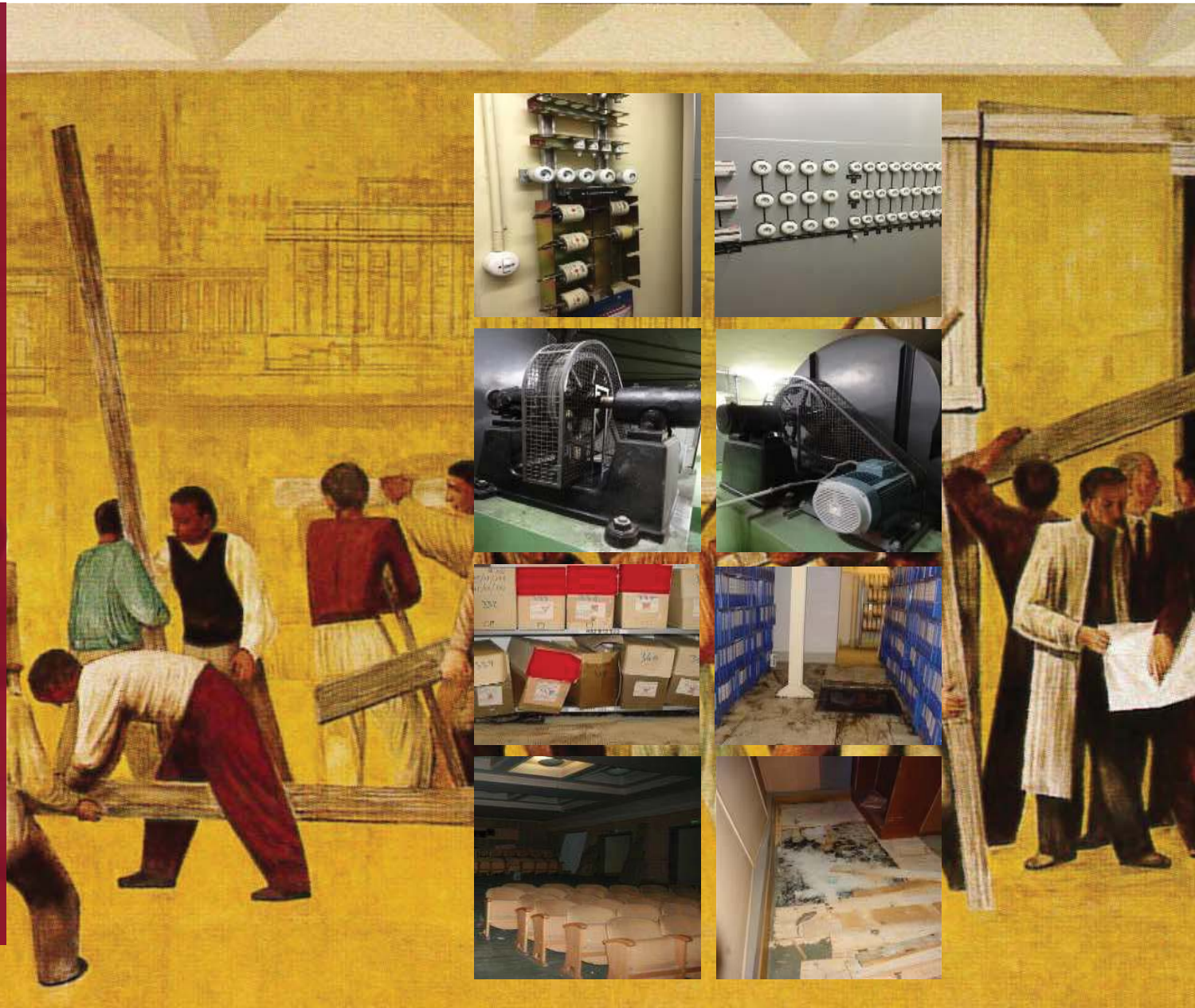
- No fire or smoke dampers
- Inefficient controls

Archive

- Fire safety
- Water leaks

Old Cinema

- Repurposing opportunity from member state donation



Examples of Existing Condition

Library Archives

- Fire safety
- Protection of repository for humanity

Conference Rooms

- Obsolete congress systems
- Fire safety
- Disabled accessibility

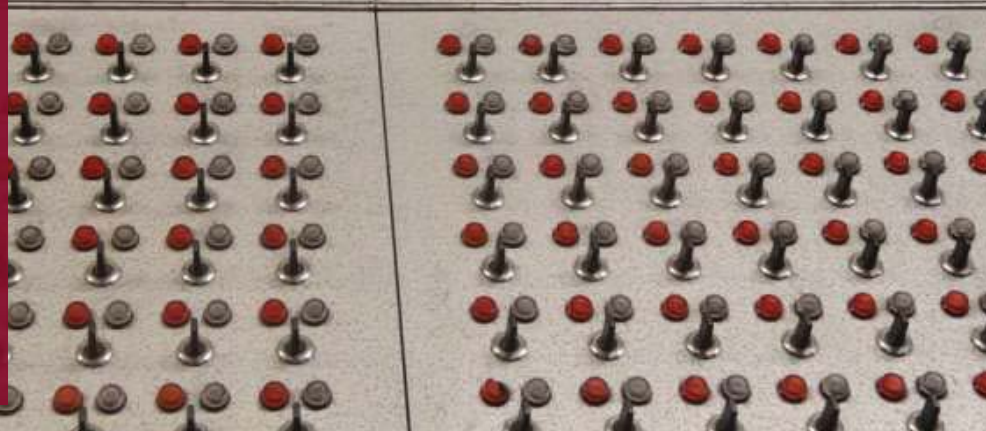
Asbestos

- Asbestos applied to structure
- Asbestos in miscellaneous uses and locations



SHP Project Objectives

- *Health* and life *safety*
- *Accessibility* for persons with disabilities
- Reduced *energy costs*
- *Upgrade* IT, broadcast and congress systems
- Flexible, *functional*, optimized interior and *conference spaces*
- *Heritage* preservation
- Deliver
 - within *budget*
 - on *schedule*
- Business and operational *continuity*



SHP Approved by UN General Assembly 2015

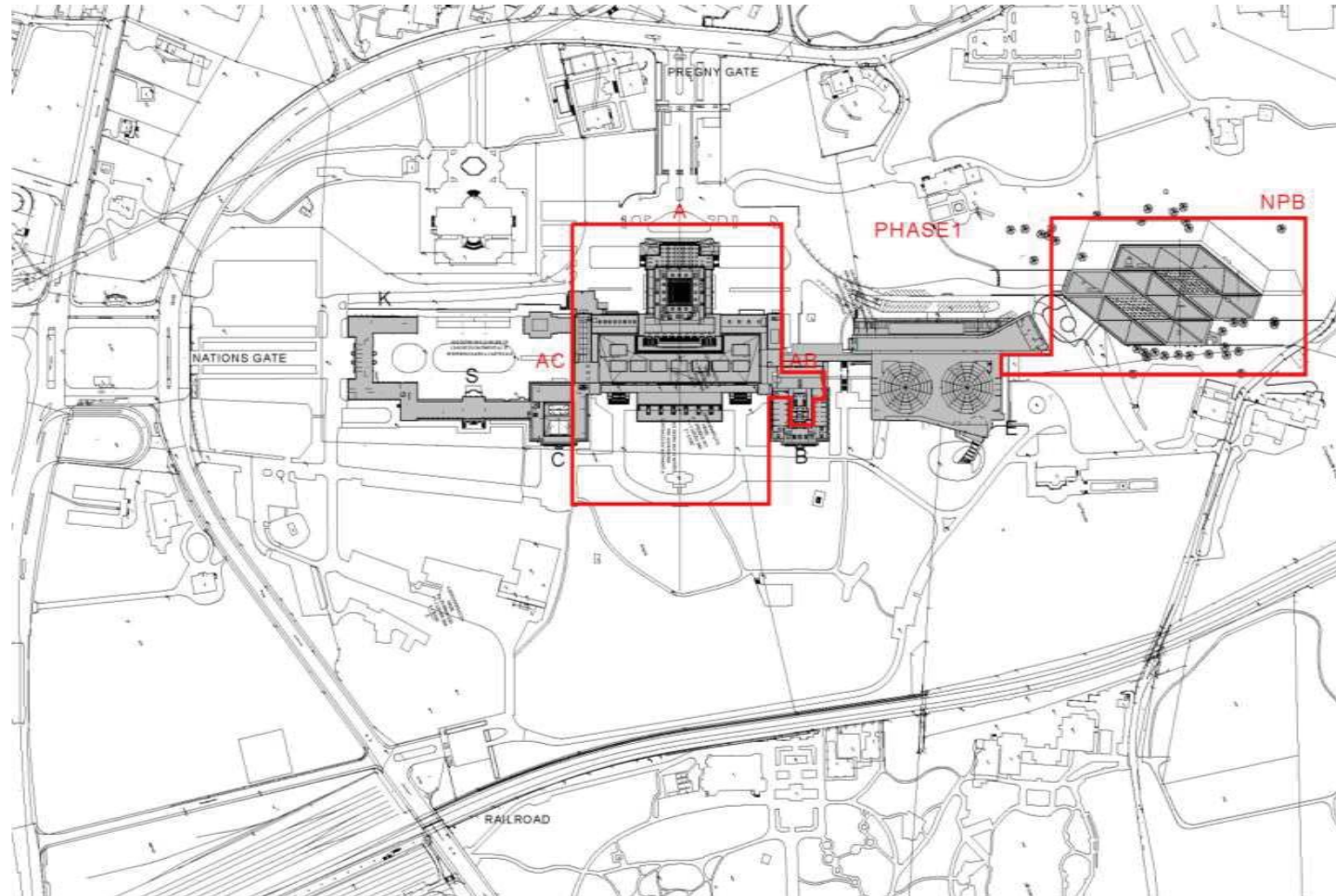
The Strategic Heritage Plan (SHP) scope, schedule and budget has now been approved for the following:

- Enabling /Site preparation works
- Construction of a new office building
- Renovation of existing Palais des Nations buildings
- Dismantling of E building office tower
- Final Completion in 2023
- **CHF 836.5 M Approved Total cost**
- Including use of Swiss loan for **CHF 400 M**



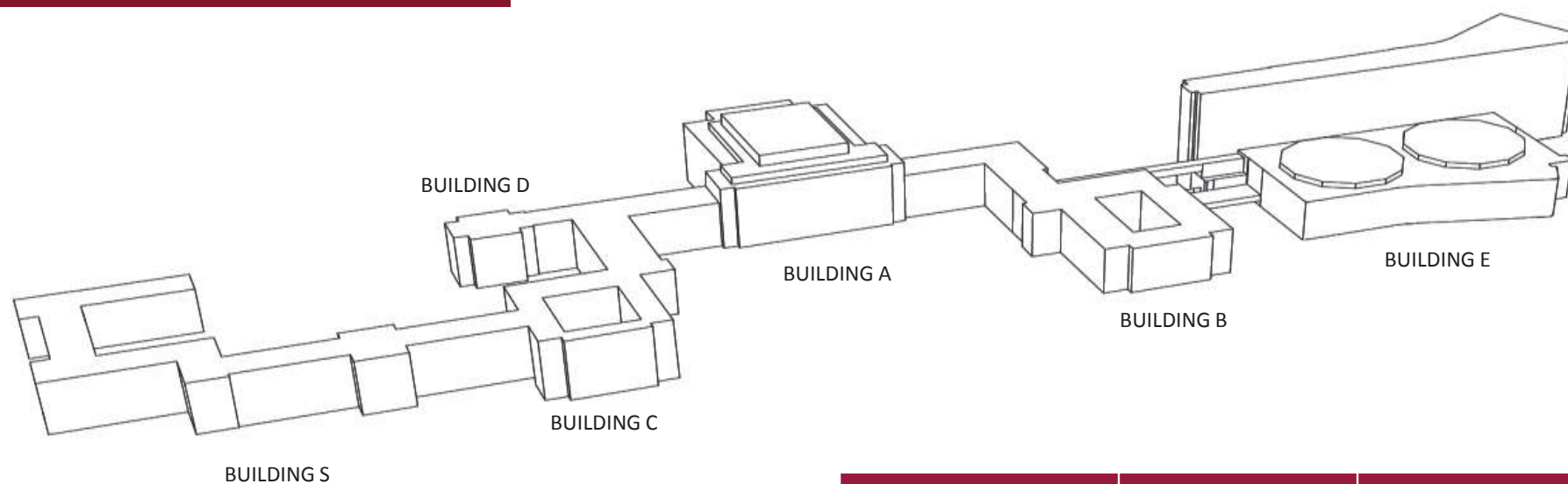
Currently at end of Detailed Design Stage

- New permanent office building
- Building A – Conference and Offices and Building B – Library Archive
- These areas prioritised due to the phasing strategy of utilising completed new building as temporary swing space
- Swing space allows the phased moves of staff to vacate areas to enable renovation of existing premises to take place



Indicative Phasing

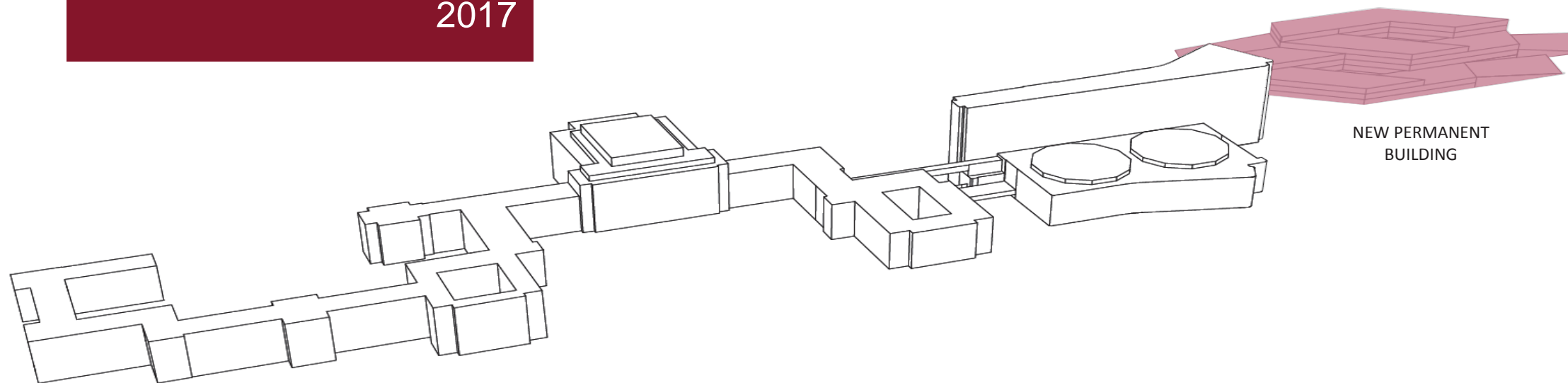
Current



	Year of Construction	Gross Internal Area (m ² in 2016 / current)
BUILDING A	1937	39,746
BUILDING B	1937	15,757
BUILDING C	1937	15,325
BUILDING D	1952	5,088
BUILDING E	1973	79,725
BUILDING S	1937	23,673
		179,314

Indicative Phasing

2017

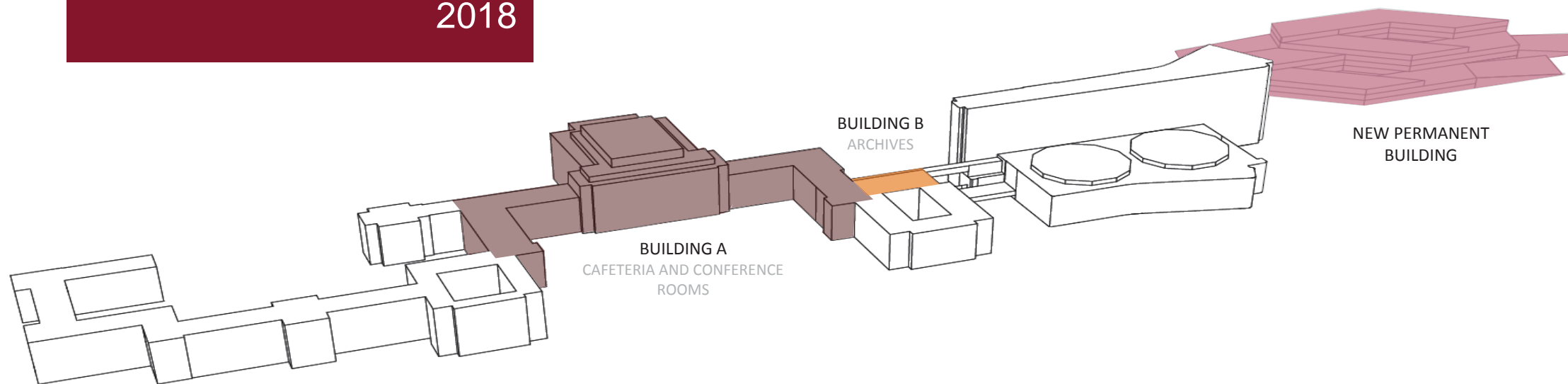


INDICATIVE CONSTRUCTION PHASING (2017 - 2023)

	2017	2018	2019	2020	2021	2022	2023
New area under Construction (m2)	22,371	22,371	22,371	-	-	-	-
Existing areas progressively under Refurbishment (m2)	-	37,626	37,626	54,086	97,962	70,919	59,101
Existing area being dismantled (m2)	-	-	-		(20,624)	(20,624)	-
GRAND TOTAL (m2)	22,371	59,997	59,997	54,086	97,962	70,919	59,101

Indicative Phasing

2018

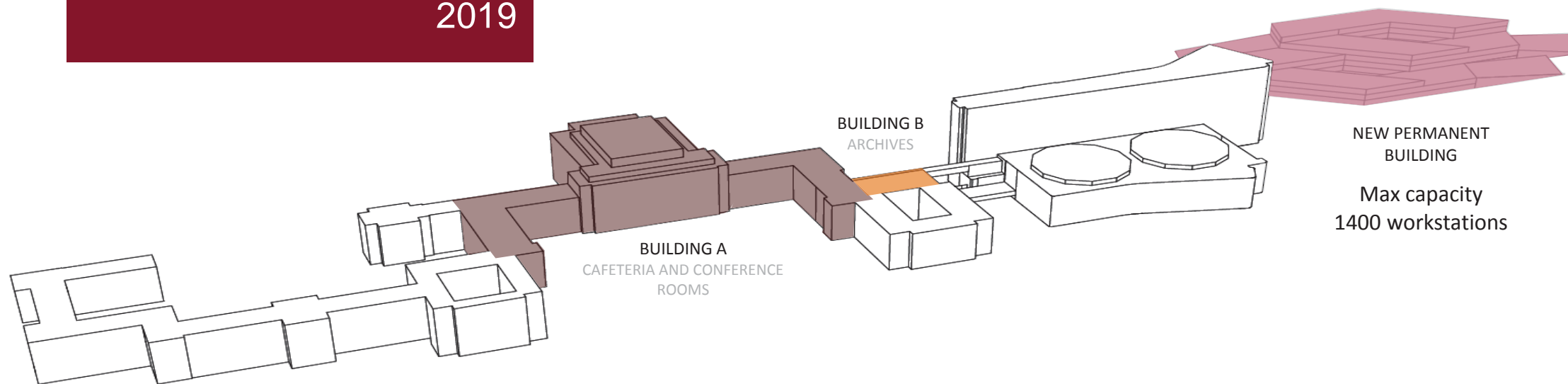


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Indicative Phasing

2019

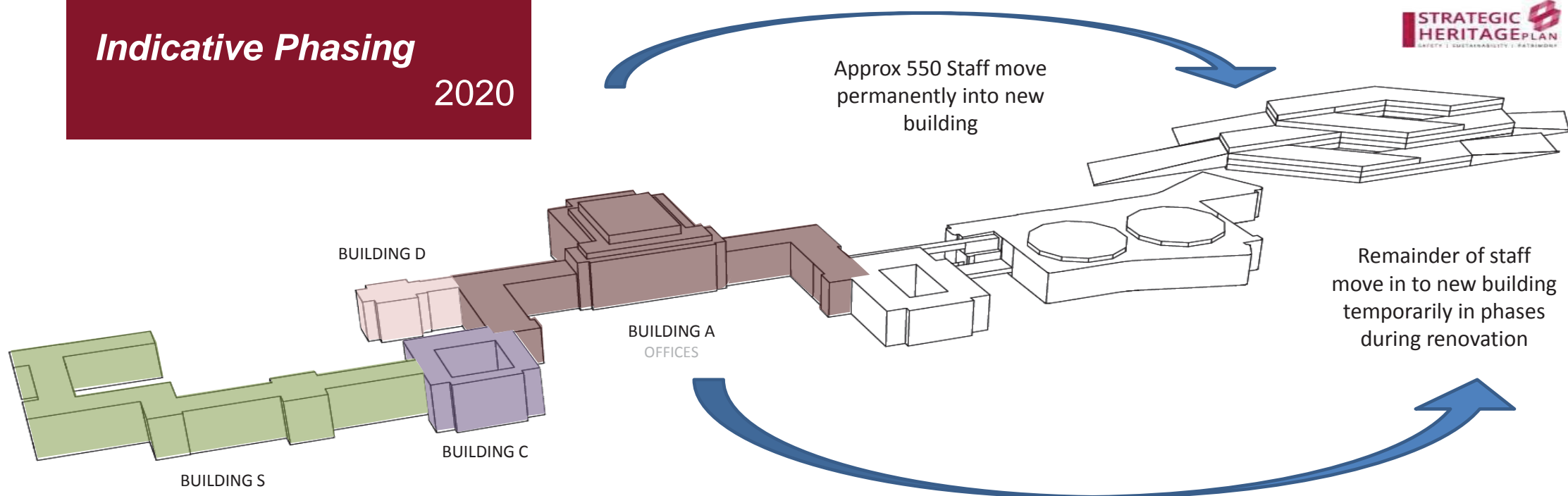


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Indicative Phasing

2020

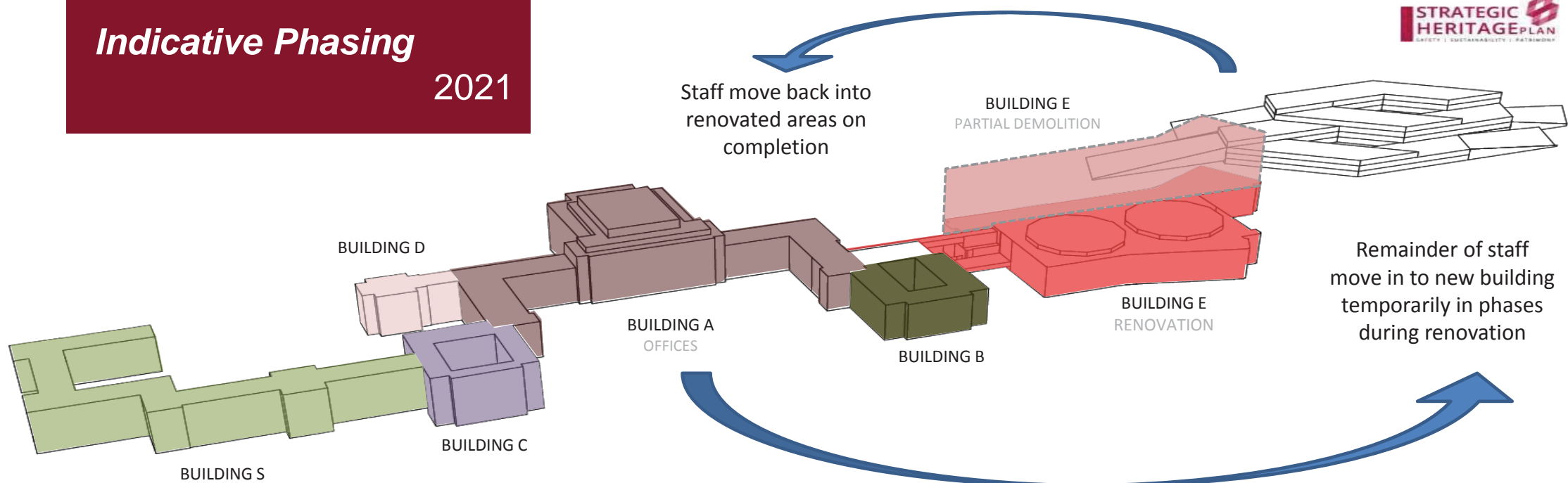


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Indicative Phasing

2021



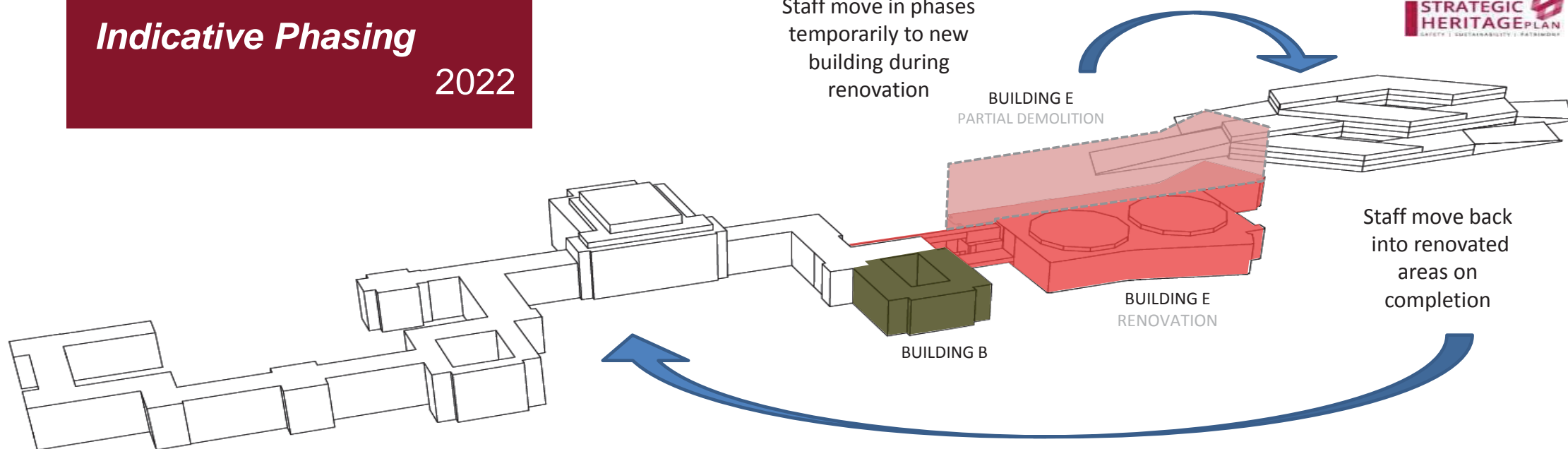
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Indicative Phasing

2022

Staff move in phases temporarily to new building during renovation

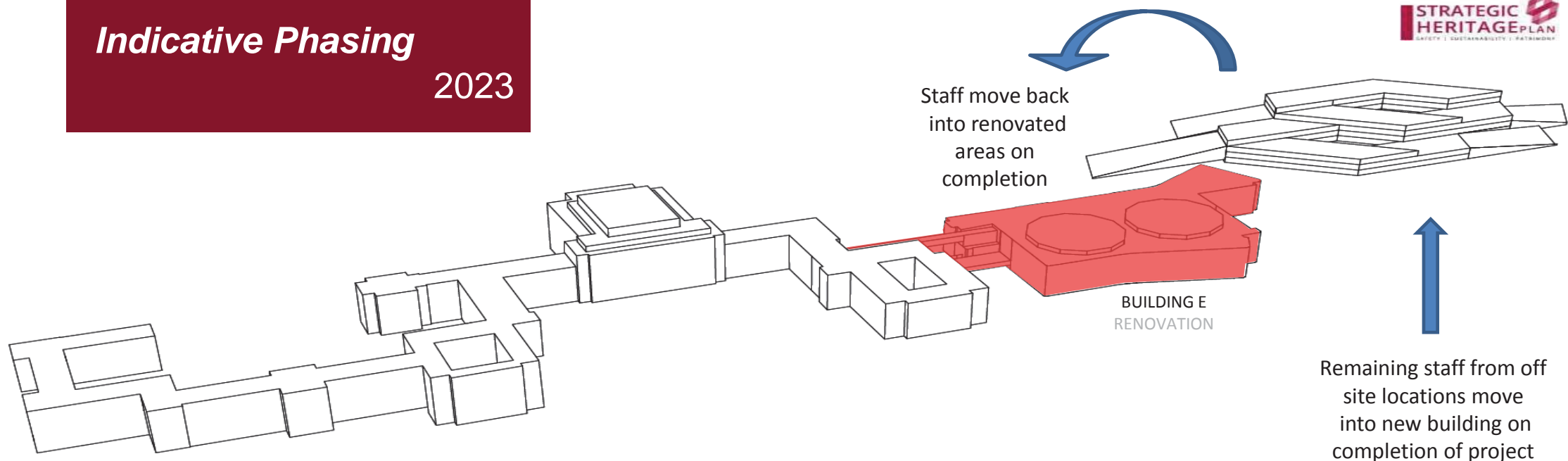


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Indicative Phasing

2023

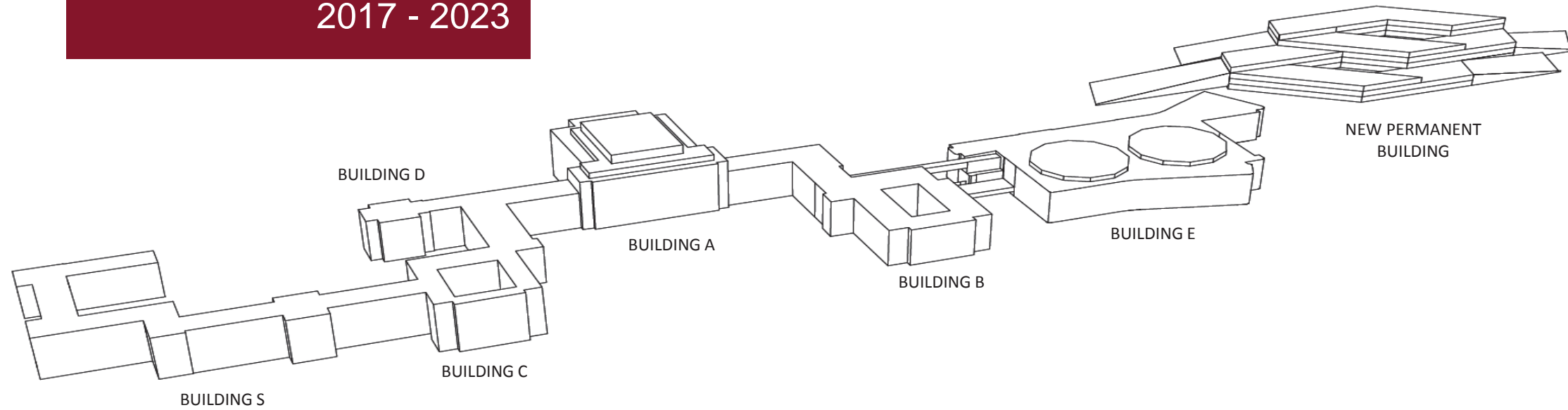


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Indicative Phasing

2017 - 2023



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NEW BUILDING	2019	-	22,371
		179,314	181,061



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Phase 1

Enabling Works

2017

New Building

2017 – 2019

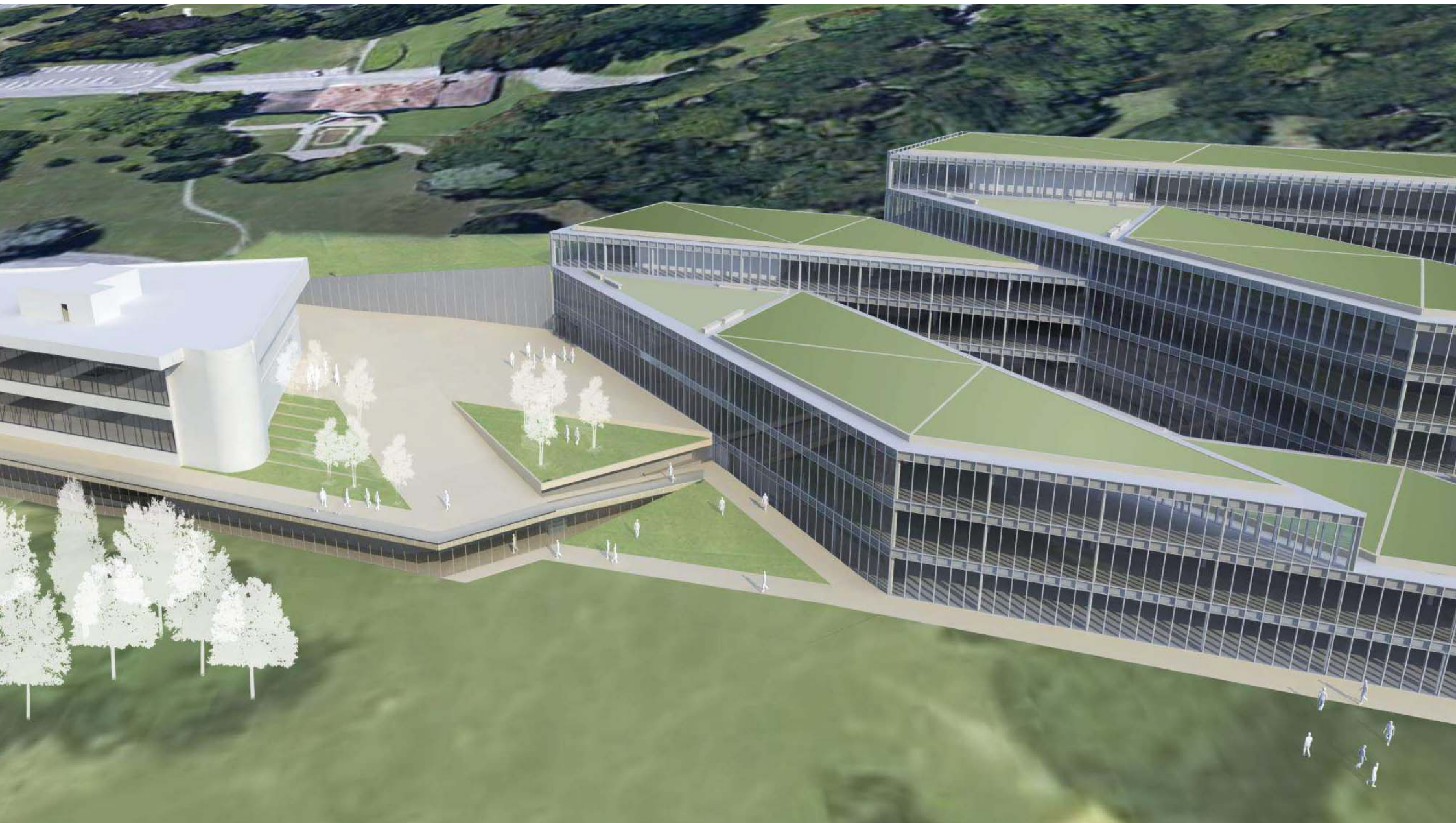
22,371m²



DESIGN APPROACH
PLAZA DESIGN & CAMPUS CONNECTION



SKIDMORE, OWINGS & MERRILL INC / BURCKHARDT+PARTNER SA









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Phase 2

Renovation

2018 – 2023

158,690m²

Dismantling

2022 – 2023

20,624m²



Renovation Some Figures

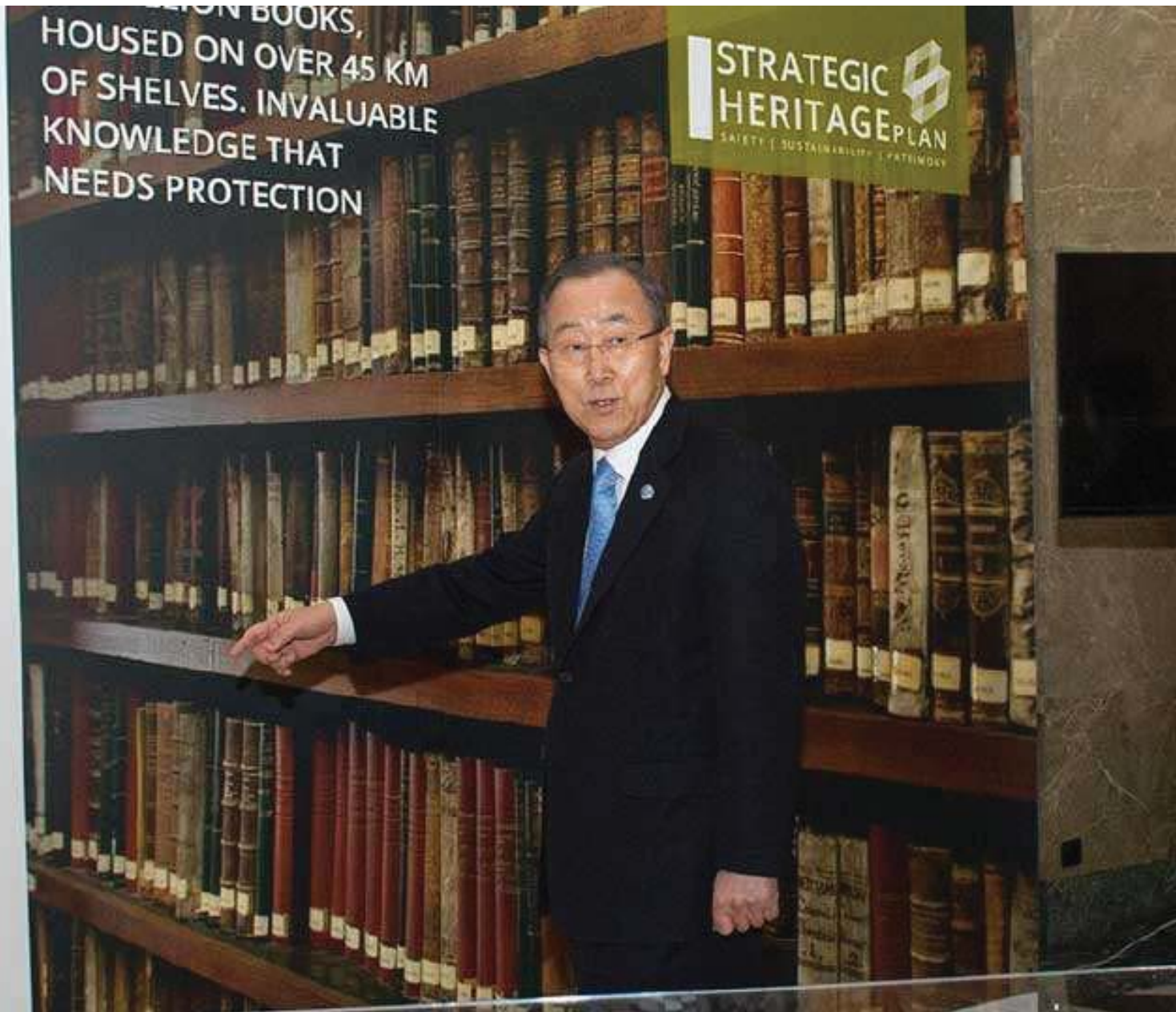
Approximately 50% of the estimated renovation budget comprises mechanical, electrical and plumbing installation works

Behind the scenes, we're replacing and installing an estimated...

- Air handling units 45+
- Cabling
 - Low voltage 1000+ km
 - IT voice & data 700+ km
 - Internal clock system 5+ km
 - CCTV and other security systems 10+ km
- Electrical panels 250+
- Pipework
 - Chilled water 3+ km
 - Heating 3+ km
 - Sanitary 1+ km
 - Domestic water 2.5+ km

Key *SHP* Benefits

- **Safer** buildings for occupants,
 - Correction of fire safety deficiencies (including fire escape and egress routes)
 - Hazardous material removal
- **More functional** and modern conference facilities
- **Accessibility** and new technologies for persons with disabilities
- **Reduced operating cost** through greater energy efficiencies and lower long-term maintenance costs
- Termination of commercial leases outside of the Palais des Nations
- Additional, **more flexible workplaces** including collaboration spaces
- **25% office space efficiency gains**
 - (700 additional staff on site)
- **Preservation** of the historic site



Project Timeline

Project Timeline

Activities / Year	2009	2010	2011	2012	2013	2014	2015	2016	2017
Pre-Planning Phase									
Preliminary Study									
General Assembly Resolution 64/243									
Concept Engineering and architectural study									
General Assembly Resolution 66/247									
Planning Phase									
Implementation and cost plan									
Establish dedicated project management capacity									
Concept design for the Strategic Heritage Plan									
Phase 1 - New Building									
Detailed design and procurement									
Technical design and tender documentation									
Excavation - procurement process									
Site works and excavation									
Main works - procurement process									
Construction									
Phase 2 - Renovation									
Detailed design									
Technical design and tender documentation									
Procurement process									
Construction									
Dismantling									
Annual report of the S-G to the General Assembly									

NEXT STEPS

1. Enabling Works Contract for New Building

- *Expression of Interest (EoI) – March 2016*
- *Request for Proposal (RfP) – June 2016*
- *Submission of Bids – August 2016*
- *Contract Award – November 2016*
- *Start on Site – January 2017*

2. New Building Construction Contract

- *Expression of Interest (EoI) – March 2016*
- *Request for Proposal (RfP) – October 2016*
- *Submission of Bids – January 2017*
- *Contract Award – April 2017*
- *Start on Site – June 2017*

3. Renovation Construction Contract (possibly design & build)

- *Expression of Interest (EoI) – December 2016*
- *Request for Proposal (RfP) – May 2017*
- *Submission of Bids – August 2017*
- *Contract Award – November 2017*
- *Start on Site – Estimated July 2018 (or earlier)*

Dates are indicative only at this stage



Questions & Answers

Thank you for listening

Any Questions?



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