New Building Information Session
C21\VCC-1
Agenda

• Introduction, Malcolm Johnson, Deputy Secretary-General
• New Building Status Report, Catherine Dobbelstein, Head FMBPD
• UNMOSS Security on the Public Domain, Drew Donovan, Head SSD
• Staff Working Conditions, Diego Ruiz Proano, Chief HRMD
• Continuity of Conferences and Meetings at ITU, Xin Liu, Chief C&P
• Closing Remarks, Malcolm Johnson, Deputy Secretary-General
Key Milestones 2021

• Definition of **General Enterprise Contract** Strategy and Procurement process & schedule;
• Establishment and signature of **Second Loan Installment**;
• SIA phase 4.41 – **Preparation of tender documentation** including detailed drawings, technical specifications;
• Project **Cost monitoring** and control;
Key Milestones 2021 (Continued)

- **HRMD and Drees & Sommer (D&S) collaboration** to obtain outputs on requirements for new building office space arrangements;
- **Stakeholder consultation and engagement** on office relocation proposal in line with workplace strategist’s recommendations;
Key Milestones 2021 (Continued)

• Initiate stakeholder consultation and engagement on new building space allocation in line with workplace strategist’s recommendations;

• Collaboration with SCD on corporate internal communication in relation with the new building progress.
Choice of Contract type based on benchmark with similar projects in the public and private e.g. such as lessons learned with sister agencies in Geneva (ILO, UNOG’s SHP and WHO).

Hill Int. recommended using 2 different types of contract:

- **Lump-sum** (fixed price) **Contract for the enabling works** (dismantling and site preparation): it sets a **fixed price**, all risks lie with the general contractor, best for projects or part of projects that do not foresee modifications in their implementation as changes come at a significant cost.
General Enterprise Contract

- Cost-plus GMP and Bonus Contract: it guarantees a maximum price, while changes during implementation are possible - it offers more flexibility and transparency. The GC looks for savings at each step of the process and shares the savings benefit with ITU.

Anticipated savings are between 3% and 5%. Considering a 50/50 share, savings would be around 1.5% and 2.5%.
Sponsorship

Secretariat received 2 contributions and one information document proposing the **rewording of Decides 4** from Decision 619.

**Proposed procedure is in line** with internal ones to control changes and/or required modifications now the design is “frozen”.

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Tower Sale at Building Completion

Pros

- Due to the “timing” of the development of the new ITU site, there is an **opportunity to best prepare the building for sale** and possibility to take advantage of the current real estate environment, favorable to sellers.
- In the context of a vacant sale of the building, the ITU makes **no future financial commitment** on the transferred property (works, rents, etc.).
- The **implementation of a structured call for tenders** including the possibility of consultation would allow to frame the sale, guarantee confidentiality, select investors and maintain competition in accordance with ITU procurement rules and policies.
Tower Sale at Building Completion

Cons

- The **evolution of the market is uncertain** over of the next 5 to 6 years with a risk of fall in demand from investors and rise in market yields.
- **External factors unknown today** such as the future conditions of the building right (Droit de superficie).
- A sale of the building does **not allow an optimization of the sale price** and **limits the number of potential buyers**.
Tower Sale & Leaseback in 2023

Pros

- A "leaseback" **improves the valuation of the property compared to a "100% vacant" sale via the rental income** received and an expected **greater competition between buyers**.
- Depending on market developments, such a scenario could be of interest to institutional investors, **"reassured" by the rental income** of the "leaseback".
- A “leaseback” scenario **offers a certain flexibility** of rental conditions, possibly to satisfying both parties.
- The **implementation of a structured call for tenders** including the possibility for consultation, would allow to frame the sale, guarantee confidentiality, select investors and maintain competition in accordance with ITU procurement rules and policies.
Tower Sale & Leaseback in 2023

Cons

- Despite an expected sale in 2 years, the current uncertainties do not lead to consider a stable market in the coming years.
- External factors unknown today such as the future conditions of the building right (Droit de superficie).
- ITU remains "tied" to the landlord via a lease and responsible for certain operating expenses.
- Even if the "pricing" of the building increases, there is a risk that, in cases of short-term "leaseback", the increase in value does not fully cover the financial commitment made by the seller.
Funding

The **second loan** is with the Host Country for signature. The Confederation and the State of Geneva are coordinating internally the financing of the new building.

**Funds** from the **Sponsors** have been received.

**Risk Register Fund** to date amounts CHF **3 430 000**.
Top Risks
Currently estimated at CHF 8 330 220
Actual vs Committed Funds
Covid-19 Impact?

All design activities including thematical workshops, technical coordination meetings have been pursued and **have taken place remotely**.

The **impact of Covid-19** on the definition of the staff relocation plan and final space arrangements in the new building are part of the D&S deliverables.

In this context, post Covid-19 measures will be incorporated into the open plan working environment.
UN-MOSS Compliance on the Public Domain

All ITU security requirements have been integrated into the scope of work incl. Montbrillant Building.

The Host Country Feasibility Study is currently ongoing. Workshops with all stakeholders are taking place. First results are very promising.

The refurbishment works on rue de Varembé will be an added “green” value.
UN-MOSS Compliance on the Public Domain

Implementation of main preventative ITU requirements:

- Securing the 12 m minimum standoff distance of threat vehicles from the new building and Montbrillant
- Securing/alerting a 3 m standoff distance of pedestrians accessing the façade of the new building and Montbrillant
- Vehicle access control of Delivery area and private laneway
- Securing a dedicated ITU car park under the Montbrillant building
- Development of a roadway suitable for Fire & Police vehicles
- Dedicated parking for disabled persons
- Drop off for VIPs in front of the Varembé entrance
- Reserved parking places in front of the Varembé entrance
Staff Working Conditions Project Timeline 21-22

Data Collection & Analysis Phase
- Workplace Utilisation Study
- Organisational Vision Workshops

April – August 2021
- July 2021
  Initial results of Workplace Utilisation Study

New Building Workspace Planning Phase
- Development of High-level Workplace Concept
- Ongoing Development of Workplace Concept

August 2021 onward
- November 2021
  High-level Workplace Concept

Relocation Planning Phase
- Relocation Planning
- Preparations for Relocation
- Office Moves

December 2021 – December 2022
- May 2022
  Approved Relocation Plan
- September 2022
  Start of office moves

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Workplace Utilisation Study

• Consultation of all ITU HQ employees from 2\textsuperscript{nd} June until 11\textsuperscript{th} June
• Indications & recommendations for:
  
  ➢ teleworking in the future
  ➢ the transition process
  ➢ design of the new office concept
# Staff Consultations

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User Centric Approach

IMPLEMENTATION OF USER NEEDS INTO THE PHYSICAL SPACE

THE WAY OF WORKING

OUR WORKPLACE TYPOLOGY THRIVES ON OPTIONS

IMPLEMENTATION OF USER NEEDS INTO THE PHYSICAL SPACE

COVID LEARNINGS

- Increased working from home
- Collaboration becomes more deliberate but less intuitive
- Leadership in the virtual environment
- Offices are less used, spaces remain empty
- Combination of digital and traditional
- Office buildings must be rethought

ACTIVITY BASED NEEDS & REQUIREMENTS

- Satisfaction
- Well-being
- Community support
- Ergonomics
- Health & inclusive aspects

SUITABLE AND SUSTAINABLE NEW WORKSPACE

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Continuity of Conferences and Meetings at ITU

• For the most of the main conferences and meetings (requiring interpretation in 6 languages and specific technical needs), CICG meeting rooms and slots have been identified, the schedule has been shared with Bureaux and General-Secretariat (GS).

• Consultations among Bureaux, GS and CICG are ongoing for finding available rooms and slots for other meetings.
Continuity of Conferences and Meetings at ITU

• All Member States will be invited to host physical events in accordance with PP Resolution 5 as soon as the COVID-19 pandemic allows.

• Streamlining of virtual meetings’ processes and platforms is in progress with ITU IS team by improving the functionality of platforms to respond to the majority of events, thereby reducing the number of different platforms used.