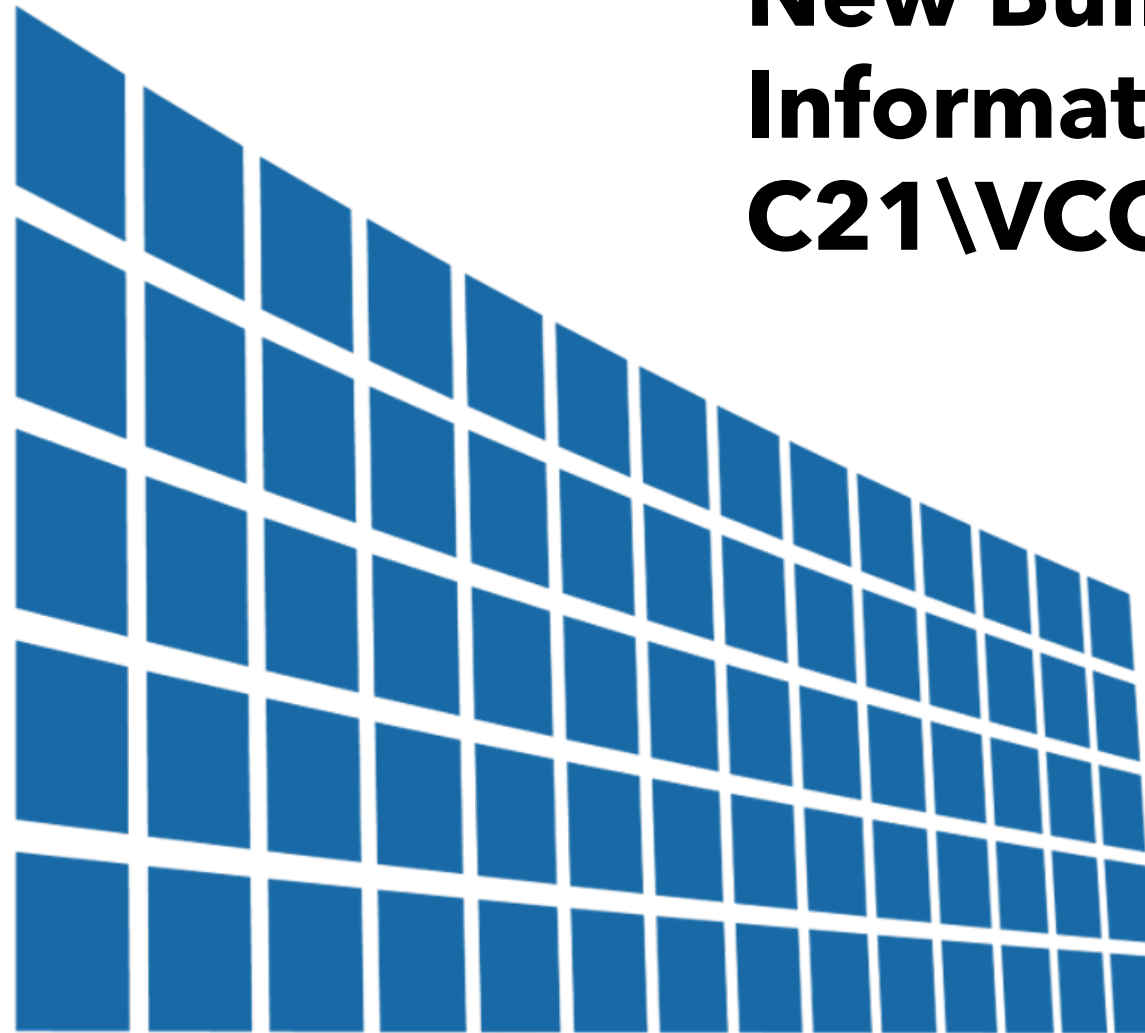


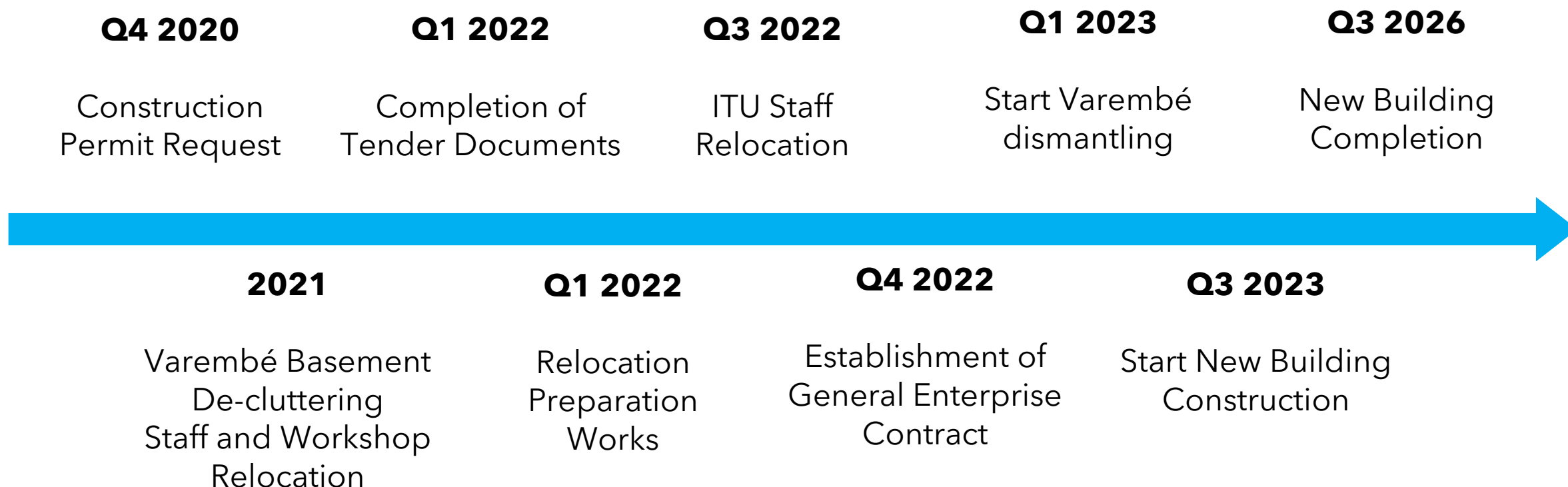
# New Building Information Session C21\VCC-1



# 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

# Planning



# 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.

# General Enterprise Contract

**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”.

# 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** .

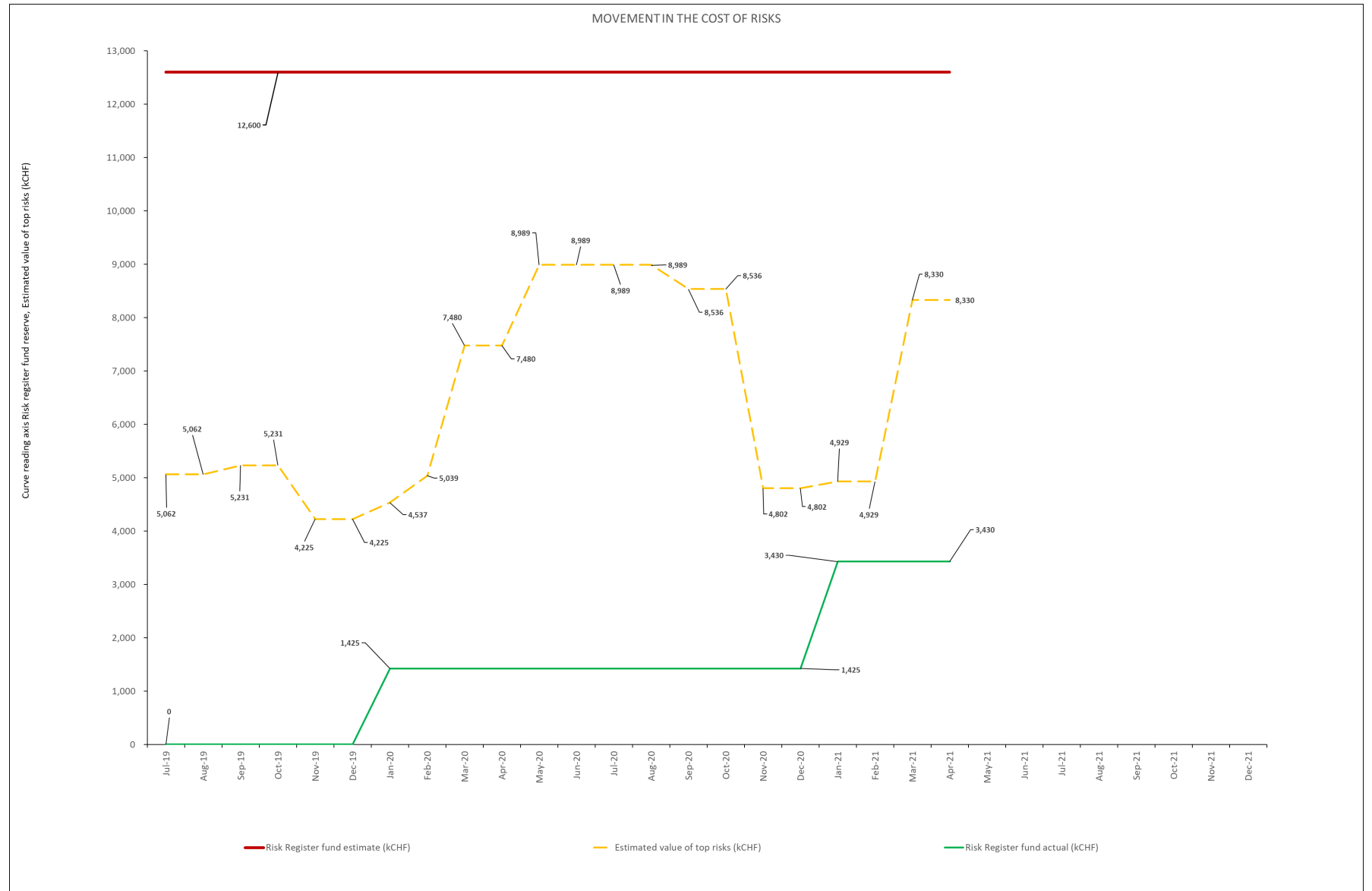
The Confederation and the State of Geneva are coordinating internally the financing of the new building.

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

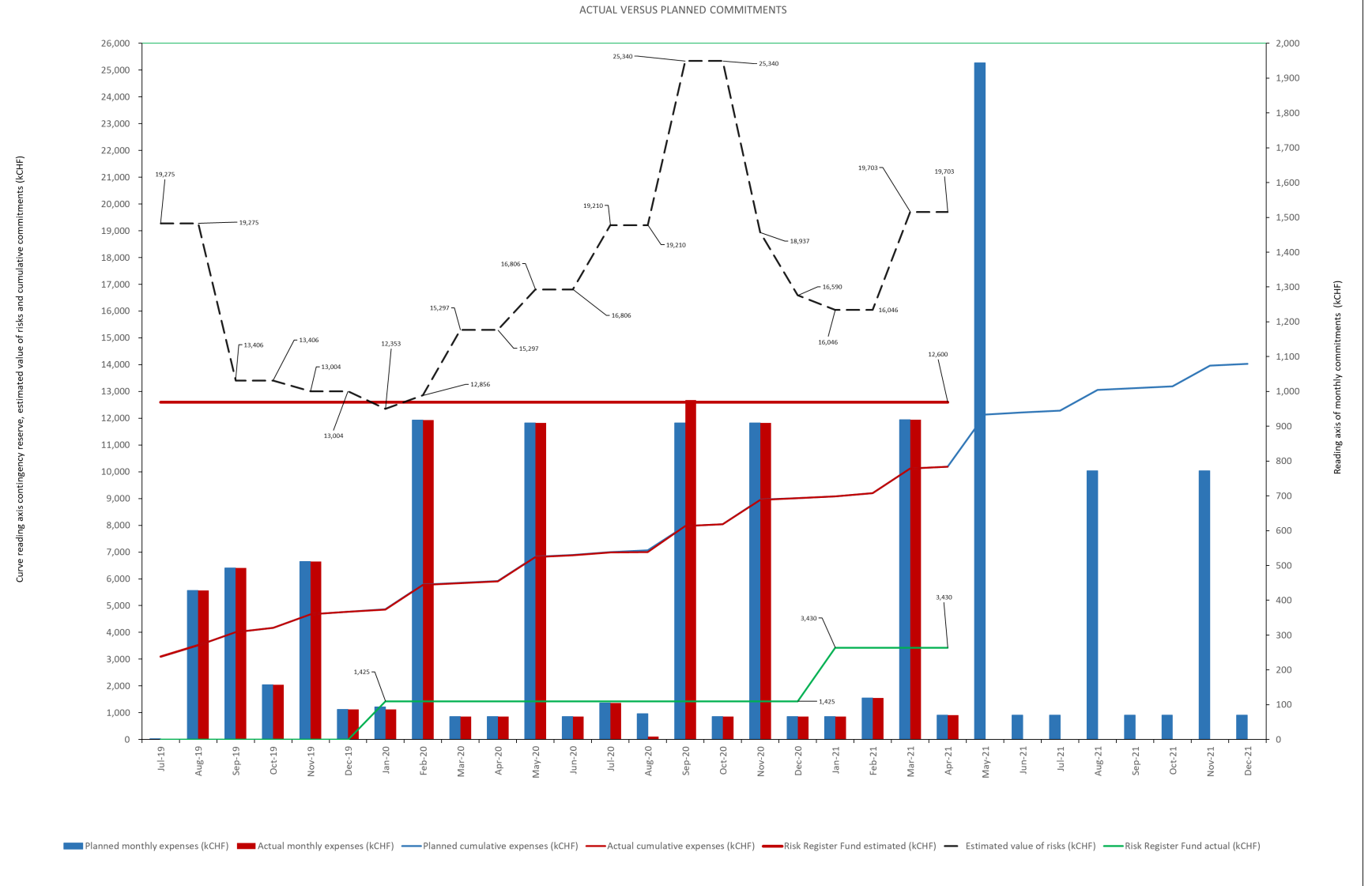
**Risk Register Fund** to date amounts CHF **3 430 000**.

# Top Risks

Currently estimated at CHF 8 330 220



# Actual vs Committed Funds





# Covid-19 Impact ?

**All design activities** including thematic 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**.

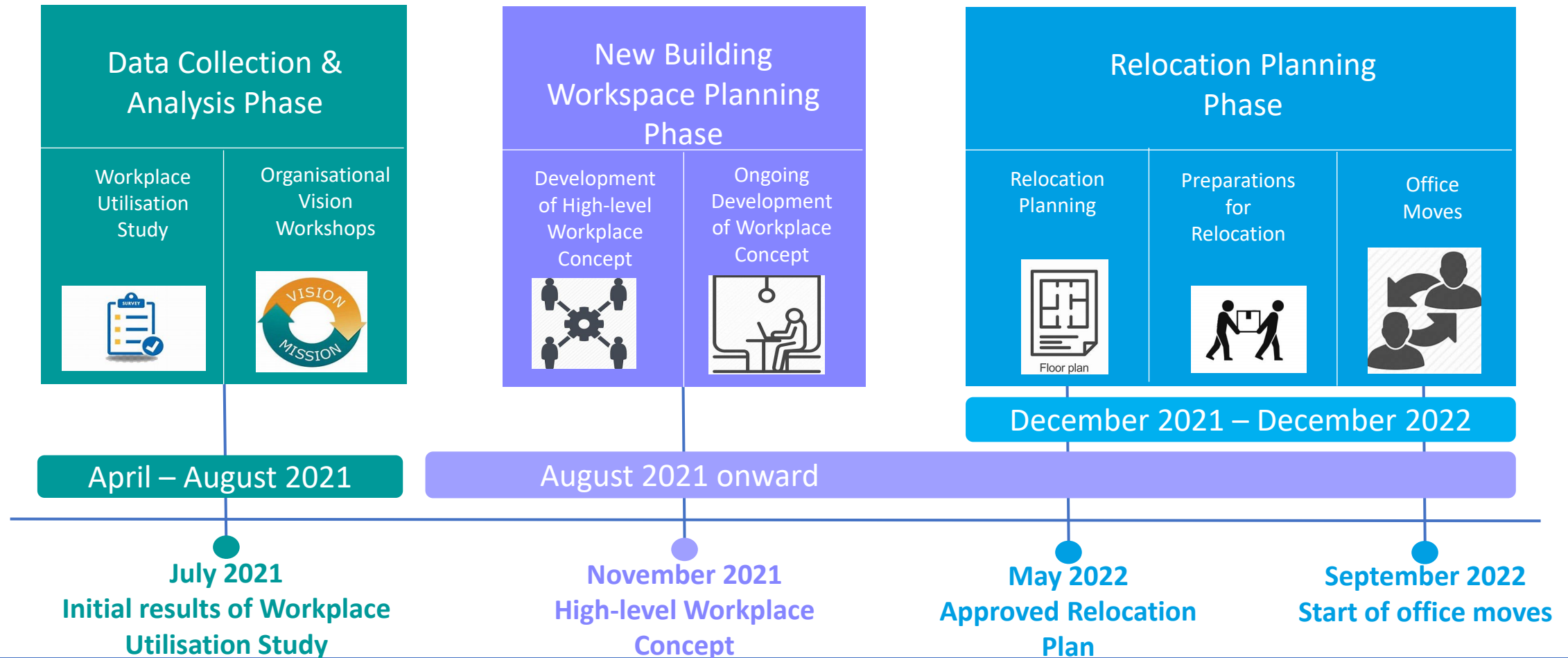
The refurbishment works on rue de Varembeé will be an **added "green" value**.

# 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 Varembe entrance
- Reserved parking places in front of the Varembe entrance

# Staff Working Conditions Project Timeline 21-22



# Workplace Utilisation Study

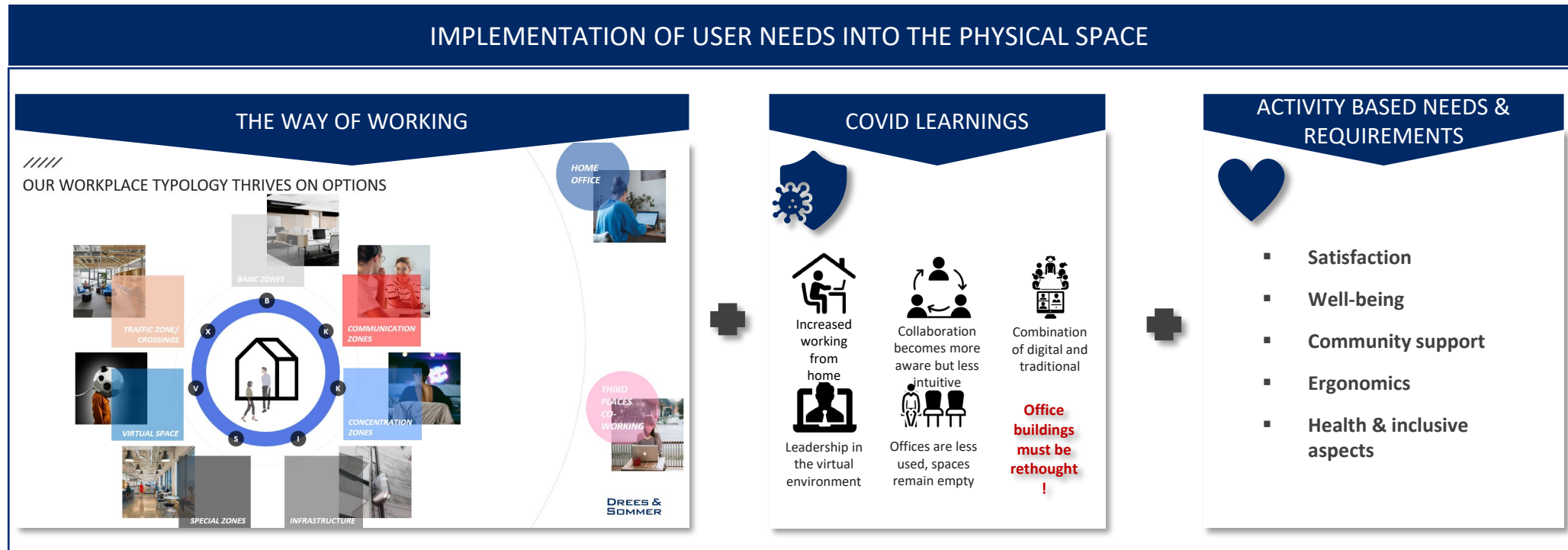
- Consultation of all ITU HQ employees from 2<sup>nd</sup> June until 11<sup>th</sup> June
- Indications & recommendations for:
  - teleworking in the future
  - the transition process
  - design of the new office concept

# Staff Consultations

- ◀ Pre-pandemic
- 🦠 During the pandemic
- ▶ Post-pandemic
- 👜 In General



# User Centric Approach



**SUITABLE AND SUSTAINABLE NEW WORKSPACE**

# 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.



[www.itu.int](http://www.itu.int)

**ITU 2027**  
*Building our future*



















[www.itu.int](http://www.itu.int)

**ITU 2027**  
*Building our future*

