Exploring PPP options to renovate buildings, best practices, and applicability for the Palais des Nations
Briefing Outline

- History of the Palais des Nations
- Overview of the Palais des Nations
- Pending Challenges
- Renovation Concept
- Preparing for the SHP
- Funding for the SHP
- Future of the SHP
History of the Palais des Nations
The Palais is one of the biggest and busiest conference centres in the world.

Approximately 10,000 meetings are held here every year attended by thousands of delegates.
Since its construction in 1937 the Palais des Nations included:

- Secretariat building
- Council building
- Assembly building
- Library building

...and

- in 1973 the E-building increased Office and Conference space
- The Palais des Nations serves as a vibrant platform for the United Nations’ daily work in Europe.
- Originally constructed for the League of Nations and handed over to the United Nations in 1946.
- The League of Nations included 58 Member States and the United Nations includes today 193 Member States.

The layout of the original building still reflects the requirements and the technologies available at the time it was built.
Overview of the Palais des Nations

- Original buildings (1937)
  - 2,800 Offices
  - 32 Major Conference Rooms
  - 4,000 Staff

- Building E (1976)
  - 10,000 Meetings per year held
  - 28,000 Delegates per year attend
  - 100,000 Paying visitors per year tour
Pending Challenges

What is behind the facade
Pending Challenges

Deteriorating Piping Systems

- Rusting, Leaking, and Clogged Pipes

- Thousands of metres of piping are in need of replacement
Pending Challenges

Deteriorating Building Structure

- Corrosion and aging of concrete structures
- Skylights structurally unsound and not thermally insulated
Pending Challenges

Health and Safety Standards

- Current health, safety and fire standards are not met
- Outdated electrical installations
- Asbestos presence impedes upgrades and refurbishments
Pending Challenges

Outdated Conference Rooms

- Poor sound quality from old analog interpretation/recording equipment
- Negative impact on conference effectiveness
- Interruption to conferences caused by equipment breakdowns
- Conference rooms cannot be fully utilized due to rigid configuration
Office Space Utilization

- Investigate the potential to increase office space utilization and add up to 800 desks
- Reconfigure existing office space to gain efficiencies
- Convert existing under utilized spaces into additional office space
Pending Challenges

Accessibility to Persons with Disabilities

- Premises built when persons with disables’ rights were not recognized

- Stairs
- Elevators
- Toilets
- Braille signs
Pending Challenges

Energy Efficiency

Additional capital investments needed:
- 1600 windows dating from 1937 (in progress)
- Roof and skylights (in progress)
- LED and automatic lighting (in progress)
- Solar panels (in progress)
- E-Building façade (SHP)
- And more....

Results obtained with resources:
- 490 MWh/year less electricity
- 8 000m³/year less water
- 34%/year less CO2 emissions.
Renovation Concept
Renovation Concept

- The UNOG premises must be updated in order to remain a centre of excellence for international diplomacy
- The complexity and cost of the problems facing the Palais necessitate a comprehensive approach the....

“Strategic Heritage Plan” (SHP)
Goals and Key Objectives

- To ensure the continued function of the Palais and serve the Member States as an essential conference centre;
- To safeguard the health and safety of delegates and staff by meeting current standards and regulations;
- To reduce operational and maintenance costs by providing a sustainable and energy efficient facility;
- To consolidate Geneva United Nations staff within a single compound through efficient space utilization;
- To enable full accessibility to persons with disabilities;
- To preserve the historical and heritage value of the site.
Key Project Features

- To maintain the visitor’s experience
- To respect the UNESCO classification of the League of Nations’ institutional memory
- To be the most cost effective solution
- Extraterritorial premises are not subject to specific Host Country authority
  - Strict security controls
  - No need for building permits
Renovation Concept

Proposed Implementation Phasing

Phase 1

Phase 2

Phase 3

Phase 4
<table>
<thead>
<tr>
<th>Component</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Refurbishment &amp; Construction</td>
<td>CHF 392M</td>
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<tr>
<td>Associated Costs</td>
<td>CHF 34M</td>
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<td>Consultancy &amp; Project Management</td>
<td>CHF 79M</td>
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<td>Contingencies</td>
<td>CHF 113m</td>
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<td><strong>Total</strong></td>
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Implementation Duration 8 Years
**SHP - Project Stages**

**Pre-Planning**
- Completed
- 2007-2011
  - Preliminary Study
  - Conceptual Engineering & Architectural Study

**Planning**
- In progress
- 2012-2013
  - Dedicated SHP project management team
  - Engage the Programme Management Company

**June 2013**
Draft progress report of the Secretary-General to the General Assembly at the 68th Session

**Implementation**
- Not yet begun
- Duration 8 years
  - Design and Construction
  - Phased renovation utilizing swing space

**Tasks and Deliverables**
- Develop implementation alternatives for recommendation to Member States
- SHP Team and Programme Management Company on board

**Outcome**
- Member States approved:
  - Planning phase
  - 8 year implementation option

- Implementation strategy
- Space efficiency plan
- Risk management plan
- Detailed Cost plan
- Funding alternatives, PPP

- Dependent on approval by Member States subject to completion of the NY-CMP
Preparing for the SHP
Prepairing for the SHP

Current Status:

- Energy savings projects (Swiss contribution): Completed by Dec 2013
- Emergency repairs (UN funds): on going
- Dedicated SHP team: in place
- Programme Management Firm: in place
- Risk Management Consultant: soliciting bids
- Space utilization and swing space consultant: request for expression of interest
- Overall strategies for PPP funding: in progress
Preparing for the SHP

Swiss Funded Energy Saving Projects:

- New 1,600 windows
- Skylights and roofs insulation
- New LED and automatic lighting
- New solar panels, photovoltaic and thermal
- New air conditioning units
- Upgrading the Building Management System (20,000 control points)
Preparing for the SHP

UN funded Urgent Maintenance projects:

- Thermal insulation and waterproofing of roofs
- Skylight of General Assembly room
- New accessible elevators
- New toilets for disabled
- Storm water drainage
- Rehabilitation of concrete structures
- New Courtroom
Preparring for the SHP

SHP Team and Programme Management Firm:

Activities for reporting to the General Assembly at the 68th Session, fall 2013:

- Detailed implementation plan
- Detailed multi-capital investment plan
- Alternative Funding options
- Governance plan and communication strategy
- Project administration and management plan
- Procurement plan
- Heritage preservation plan
Preparing for the SHP

Alternative Funding Options

- Assessed contribution from Member States (current funding model for capital projects)
- Tenant rental income to off-set costs
- Donor sponsorship of specific restoration works:
  - Conference Rooms
  - Visitor’s experience
  - Renovation of annexes, Etc.
- Sale of a portion of UN real estate to private investors
- Host Country long-term low cost loan(s)
- Public and Private Partnerships (PPP) projects
- Other options to be considered?
The Strategic Heritage Plan is essential to ensure that the Palais will continue to serve as a safe, cost-effective and sustainable conference and diplomacy centre for Member States.

To develop a proper funding strategy, all alternatives must be explored and supported by a cost benefit analysis.

It is essential to meet Member States mandate that this exploration be completed with the next three months
Thank You