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## **“How to do business with the United Nations in the context of the Strategic Heritage Plan Renovation Project”**

**Presented by: UNOG/SHP and PTS**  
**Date: 20 March 2018**



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# Agenda

9h – 10h Presentation  
10h – 11h Site Visit  
11h – 12h Q/A Session





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# INTRODUCTION

By David Mc Cuaig  
Project Director, UNOG/SHP







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# UNITED NATIONS OFFICE AT GENEVA (UNOG) OVERVIEW





# Location

New Permanent  
Building (ongoing)

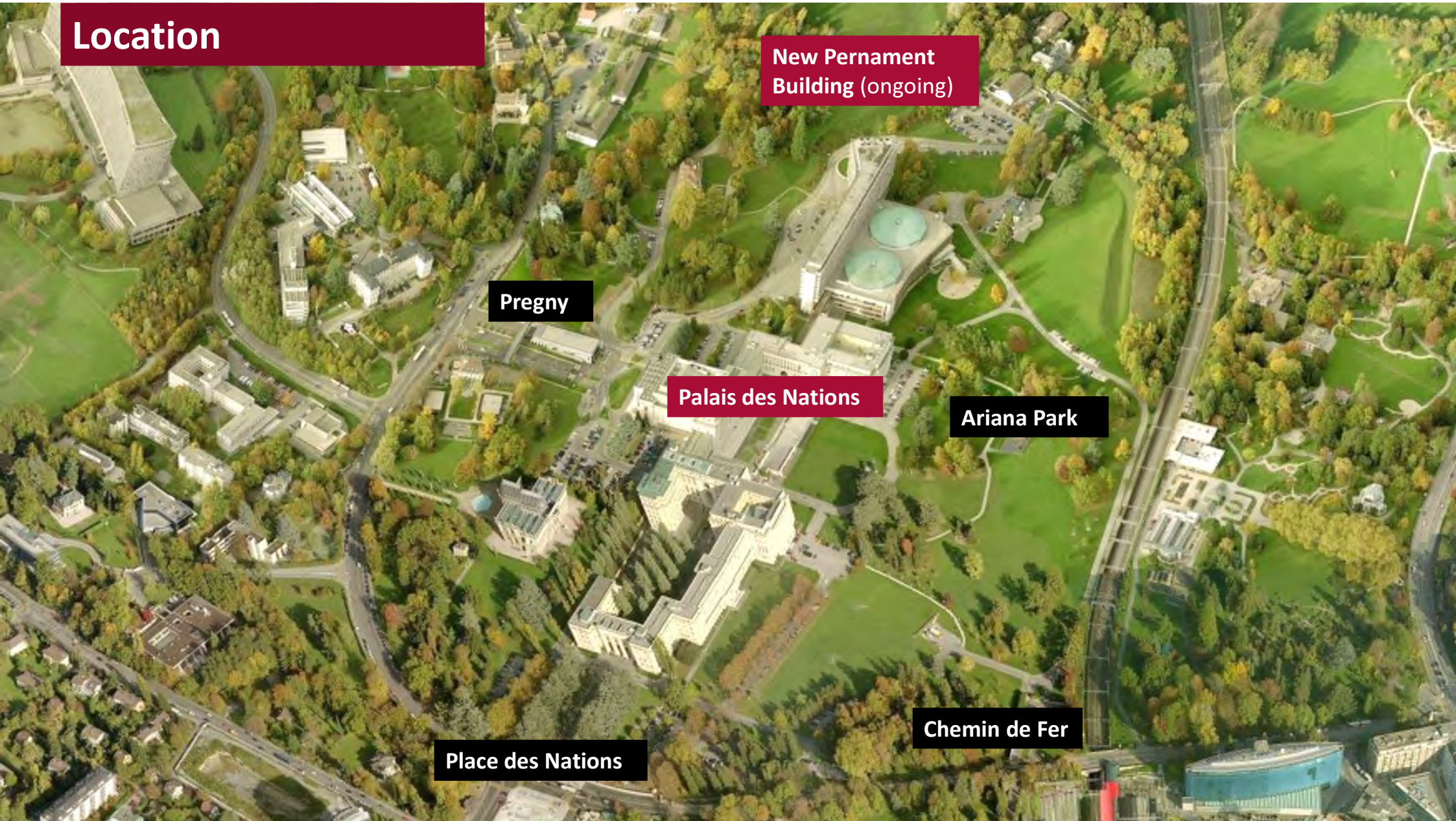
Pregny

Palais des Nations

Ariana Park

Place des Nations

Chemin de Fer





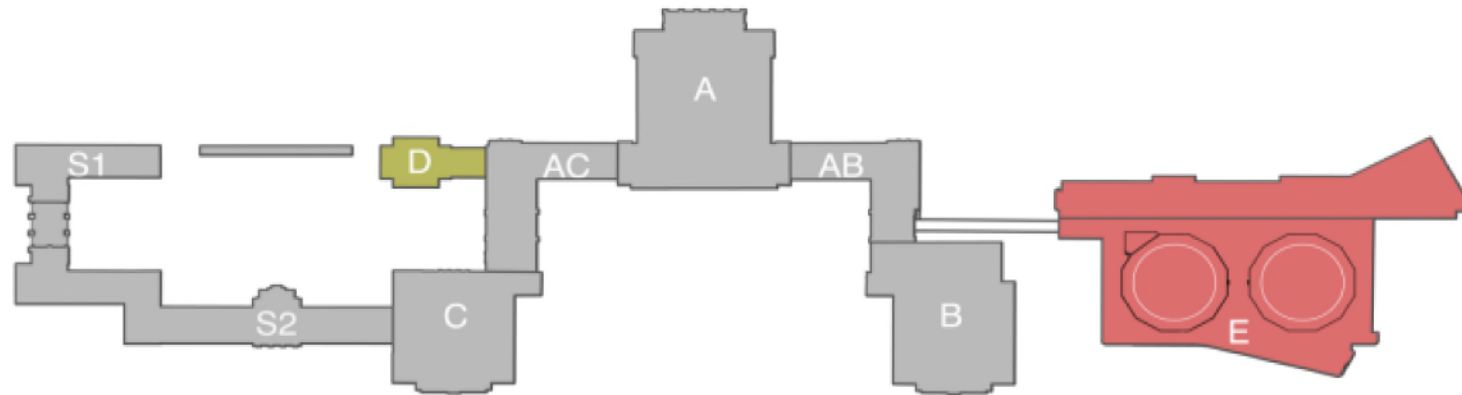
# Palais des Nations



- 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

# Palais des Nations today

- Ariana Park: 46 hectares
- Total floor area of main buildings: 150,000+ m<sup>2</sup>
- Conference rooms: 35+
- Delegates: 75,000+/year
- Visitors: 100,000+/year
- Meetings: 12,000+/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)

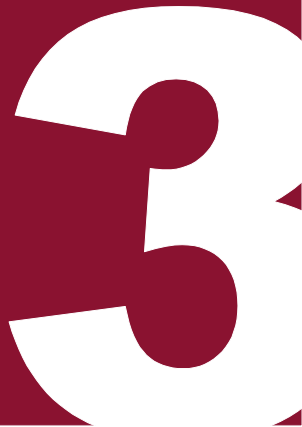




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# STRATEGIC HERITAGE PLAN (SHP)





## SHP Purpose

The SHP will ensure that the Palais continues to serve for the next generation as a safe, cost-effective and sustainable conference centre and as a major platform to support the UN's important mission working for peace, human rights and well-being across the world.

## Key Challenges

- Operational Business Continuity
- Risk identification / Opportunities
- Logistics and schedule
- Accessibility
- Energy efficiency
- Preservation of Building, Heritage and Art
- Health and Safety
- Conference Facilities



# SHP Project Team

**(a) Project Management: dedicated UN Project Team**  
(composed by architects, engineers and specialists)  
teaming with:

- **Hill International** (Programme Management)
- **Oger International** (Technical Support Services)
- **MACE** (Risk Management)

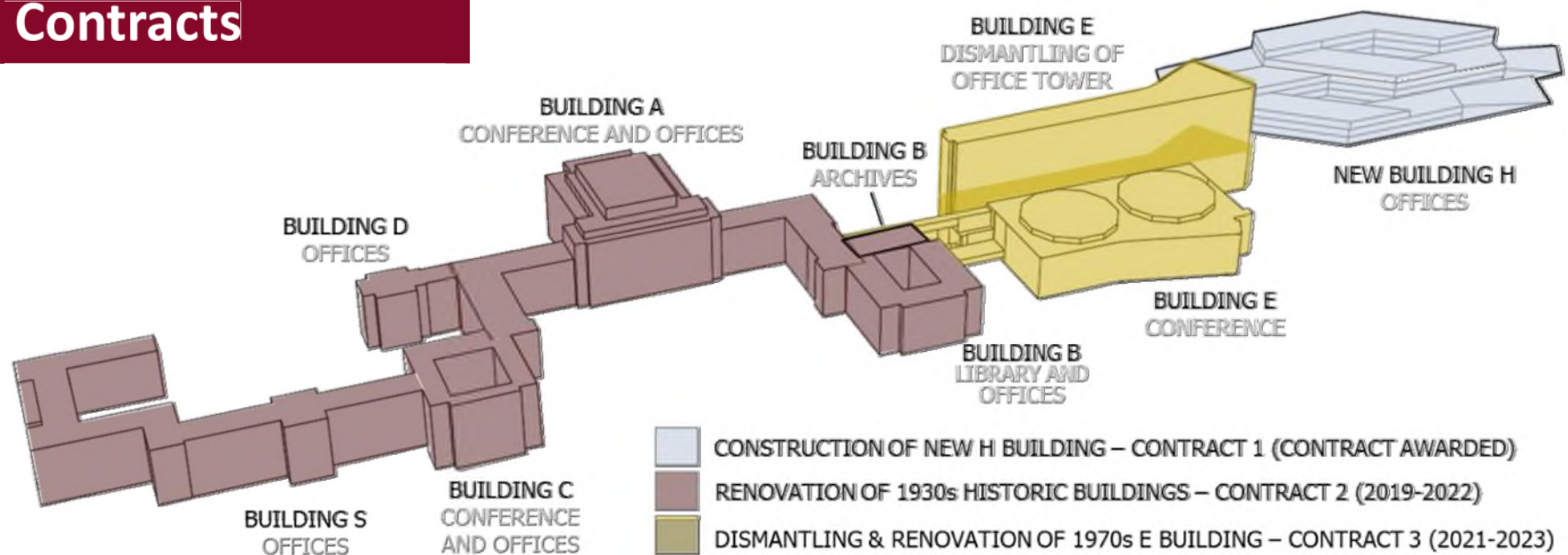
**(b) Design Consultant:**

- **SOM / B+P** (Architects)
  - **G&T** (Cost Consultant)
  - **Ingeni** (Structural engineering)
  - **Rapp** (MEP) / **Aecom** (MEP)
  - **SMW** (AV-IT Security)





# SHP Contracts



2018	2019	2020	2021	2022	2023
NEW BUILDING (CONTRACT 1)					
	1930s/1950s HISTORIC BUILDINGS (CONTRACT 2)				
				1970s E BUILDING (CONTRACT 3)	

The **next major milestones** for the project are:

- CONTRACT 1: To **complete construction** of the new 23,000 m<sup>2</sup> office building by end **2019**.
- CONTRACT 2: To **select a contractor** partner in **2019** for the renovation of the 100,000+ m<sup>2</sup> of the 1930s historic buildings.
- CONTRACT 3: To **select a contractor** partner in **2021** for the 20,000+ m<sup>2</sup> demolition and 50,000+ m<sup>2</sup> renovation of 1970s E Building.



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## SHP CONTRACT 2 SCOPE OF WORKS





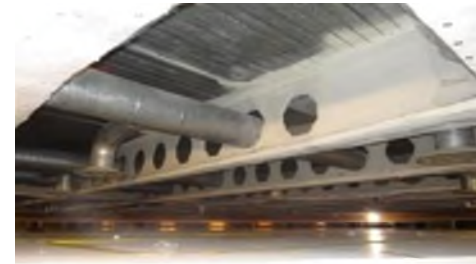
## Renovation Level of Design

	UN	UN Design Consultant	Contractor
Technical Design (RIBA)		X	Some specialist contractor design
Construction Support / Additional Design Information		X	
Shop Drawings and Method Statements			X
Supply of IT active equipment	X		
Construction			X
Hand Over			X
Maintenance	X		Limited to a few Technical Installations

# Renovation Major Intrusion Surveys

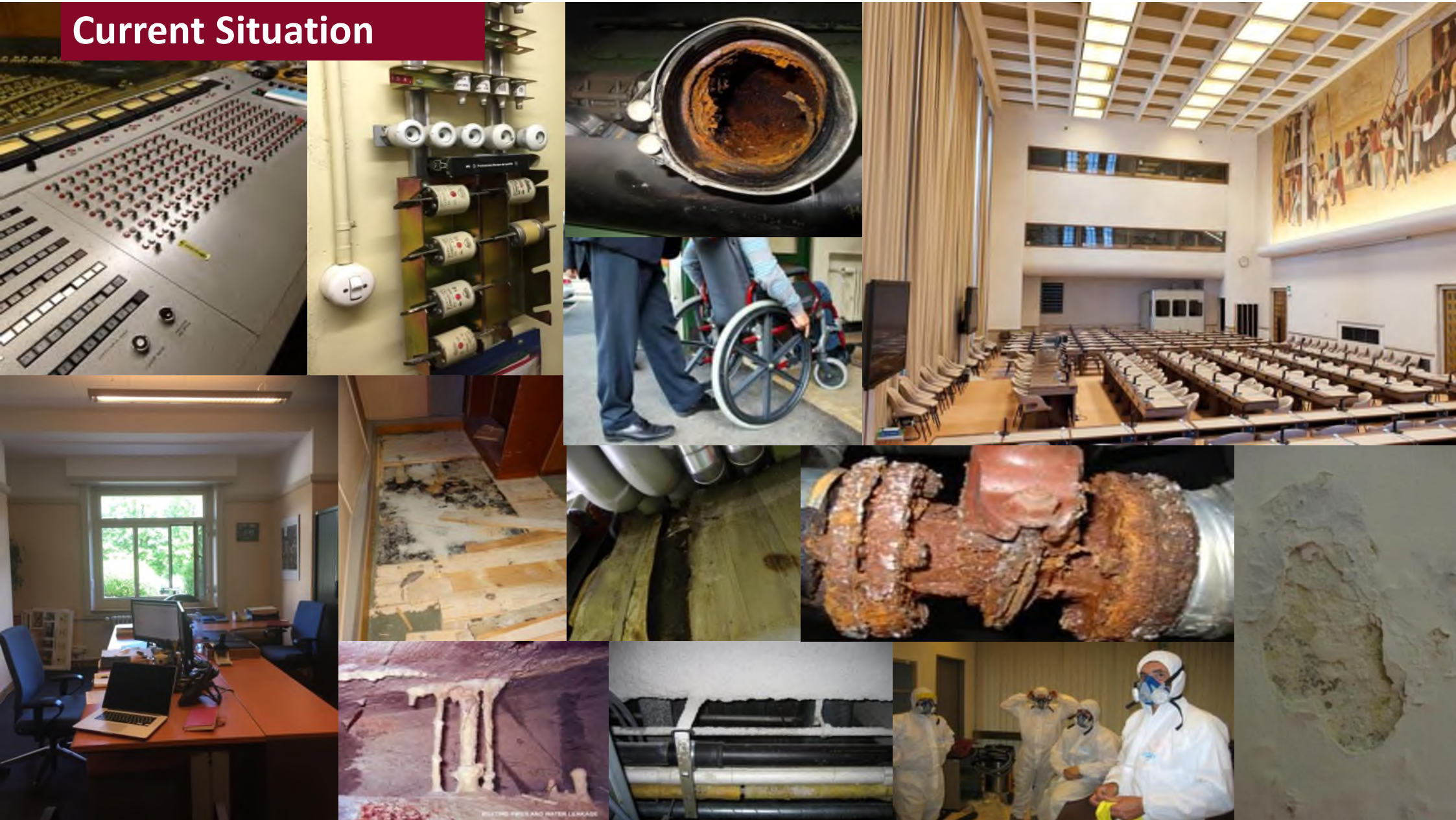
Performed by SHP to confirm  
scope of Works as Risk  
Mitigation measure.

- **Electrical Cabling Survey / Survey of Ceiling Electrical Networks:** Update of Electrical Network Plans Existing in ground floor of the Building E
- **Intrusive survey of the screed (or sub-floor):** Intrusive survey of the screed to establish the thickness of the existing screed and its composition
- **Ceiling survey / Surveying of the false ceiling:** verification of the structure of the building for the implementation of the leak tightness for the Health and Safety code compliance
- **Heritage Surface Survey** in indicative locations to determinate different layer of heritage elements





## Current Situation



## Renovation

### Scope of Works

#### **Main actuations:**

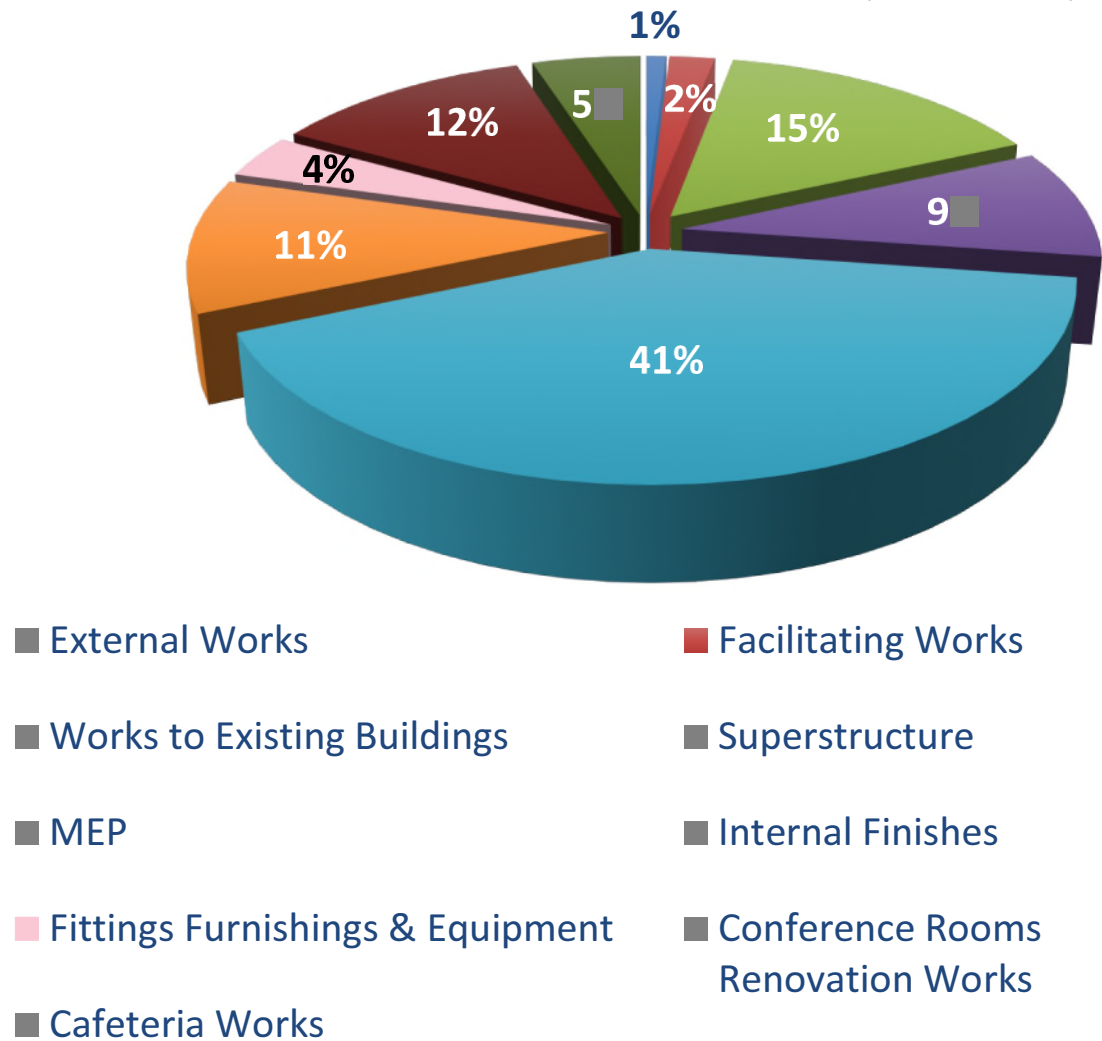
- Conference Rooms to renovate or upgrade
- Office space to be transformed into modern workplace
- Amenities: cafeteria extension, support nodes creation, Press Bar remodeling
- MEP upgrade: electricity, HVAC, AV/IT, plumbing
- Security compound: system upgrade



## Renovation Scope of Works

Contract 2 covers a large variety of different trades and associated services

ESTIMATED SHP WORKS BREAKDOWN FOR THE RENOVATION  
OF THE 1930S HISTORICAL BUILDINGS (CONTRACT 2)



## SHP Project Objectives

- a) Health and life safety
- b) Accessibility for persons with disabilities
- c) Reduced energy costs
- d) Upgrade IT, broadcast and congress systems
- e) Flexible, functional, optimized interior and conference spaces
- f) Heritage preservation
- g) Business and operational continuity
- h) Deliver within budget and on schedule

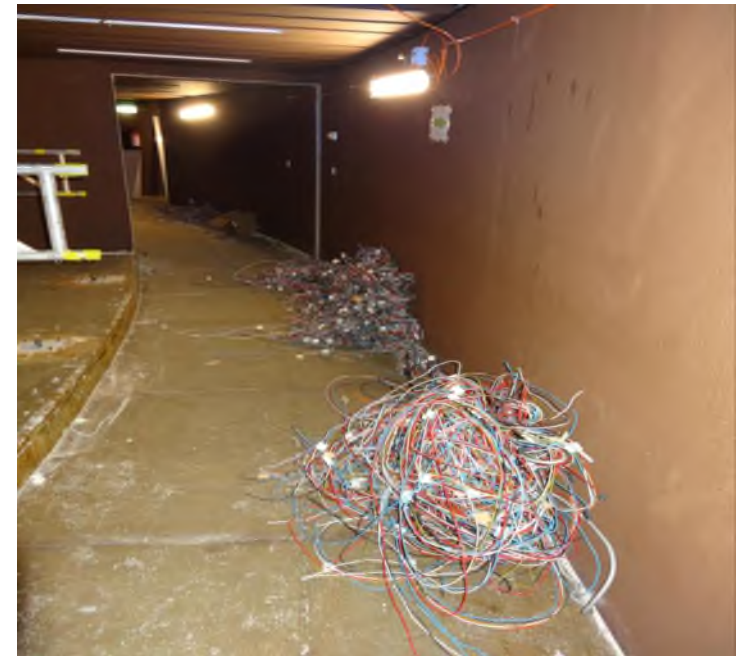




## Objectives

### a) Health and life safety

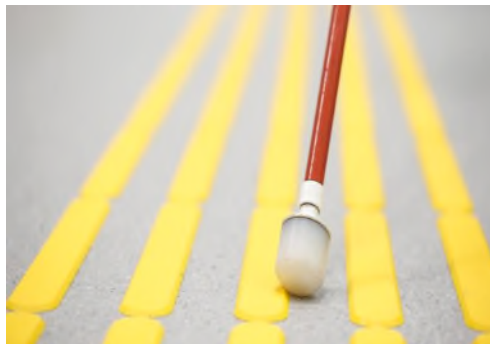
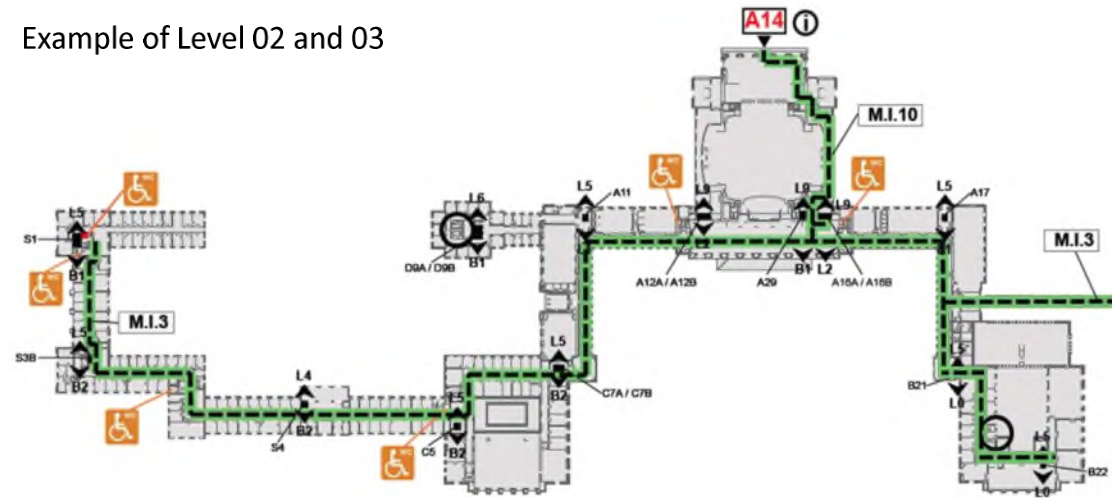
- Correction of fire safety deficiencies
- Hazardous material removal



## b) Accessibility for persons with disabilities

- Outdoor accessibility
- Priority to pedestrian pathways
- Indoor pathways

### Example of Level 02 and 03





## Objectives

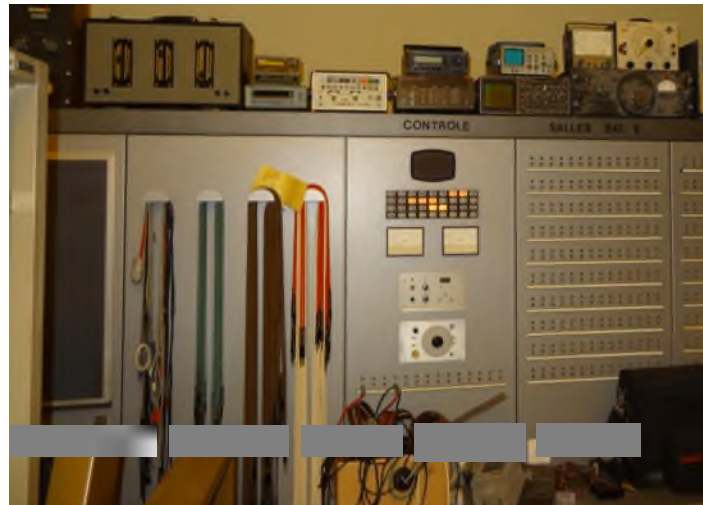
### c) Reduced energy costs

- Energy reduction
- Replacement of outdated MEP equipment



Objectives

**d) Upgrade IT,  
broadcast and  
congress systems**





## Objectives

**e) Flexible, functional, optimized interior and conference spaces**

## OFFICES & COLLABORATION NODES

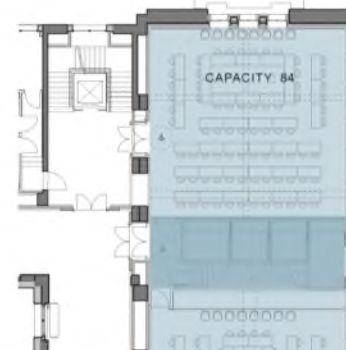
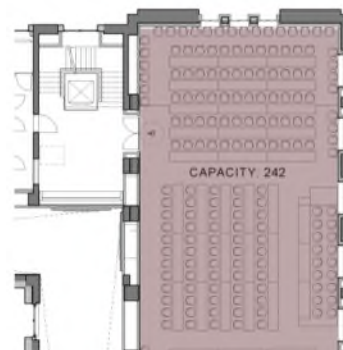
- small meeting rooms
- informal meeting lounges
- pantries
- technology rooms
- print rooms



Objectives

e) Flexible, functional,  
optimized interior and  
conference spaces

## CONFERENCE ROOMS

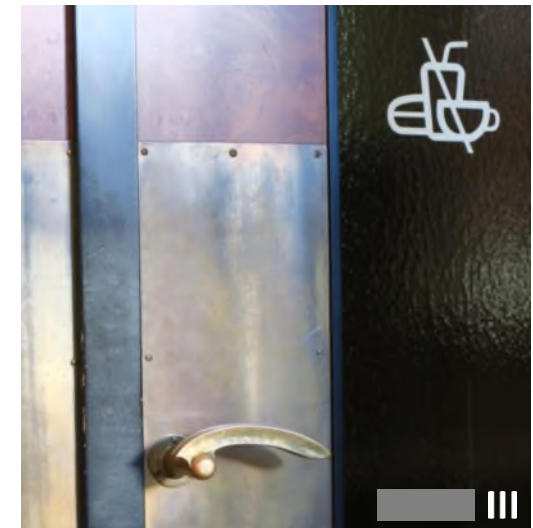
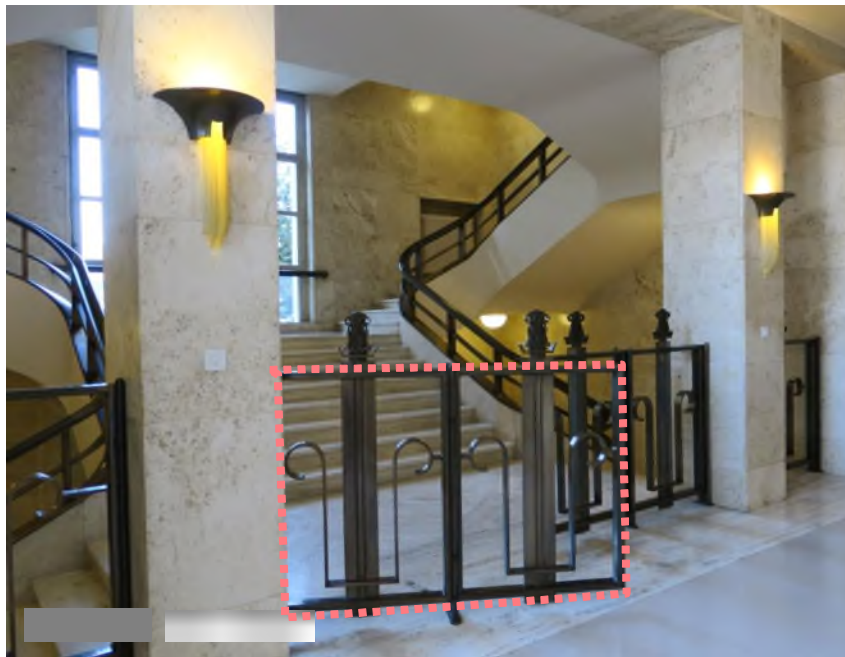


**Proposed:  
Accessible conference  
rooms &  
some conference rooms  
with accessible  
interpretation booths**



Objectives

## f) Heritage preservation



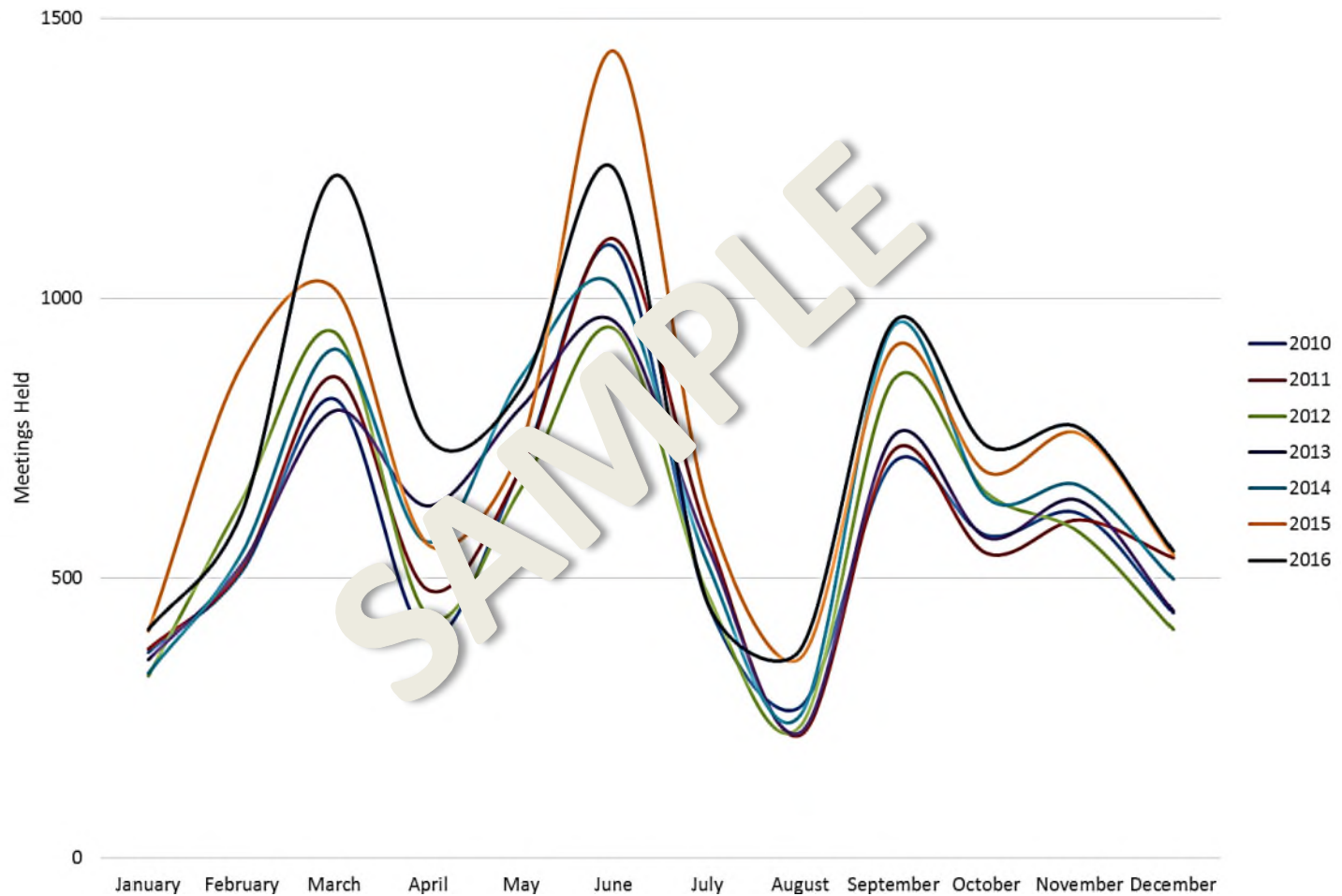
## Objectives

### g) Business and operational continuity

### Conference Centre in continuous operation



Conference Rooms Usage Chart  
(Department of Conferences Management)





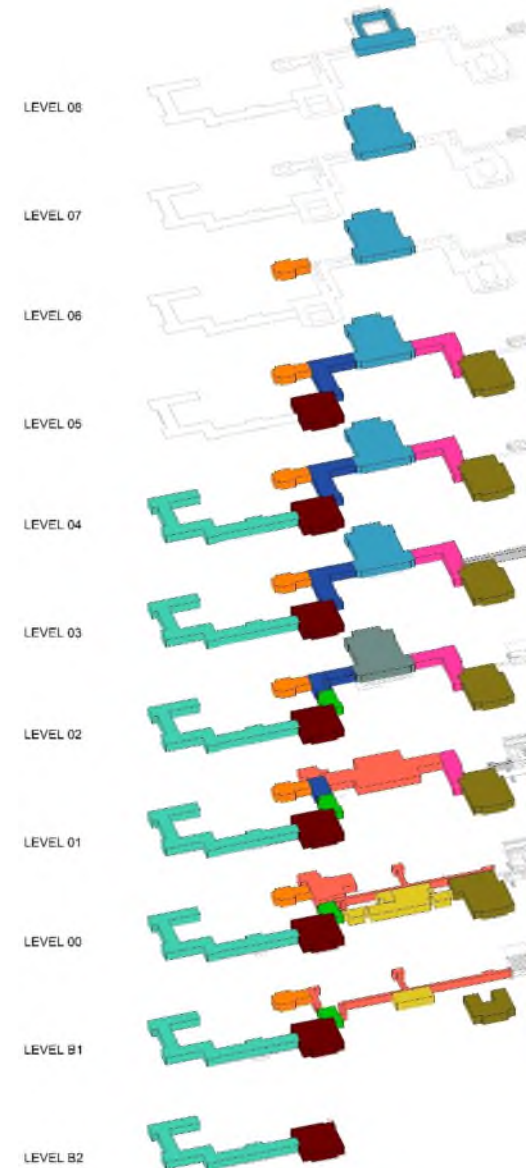
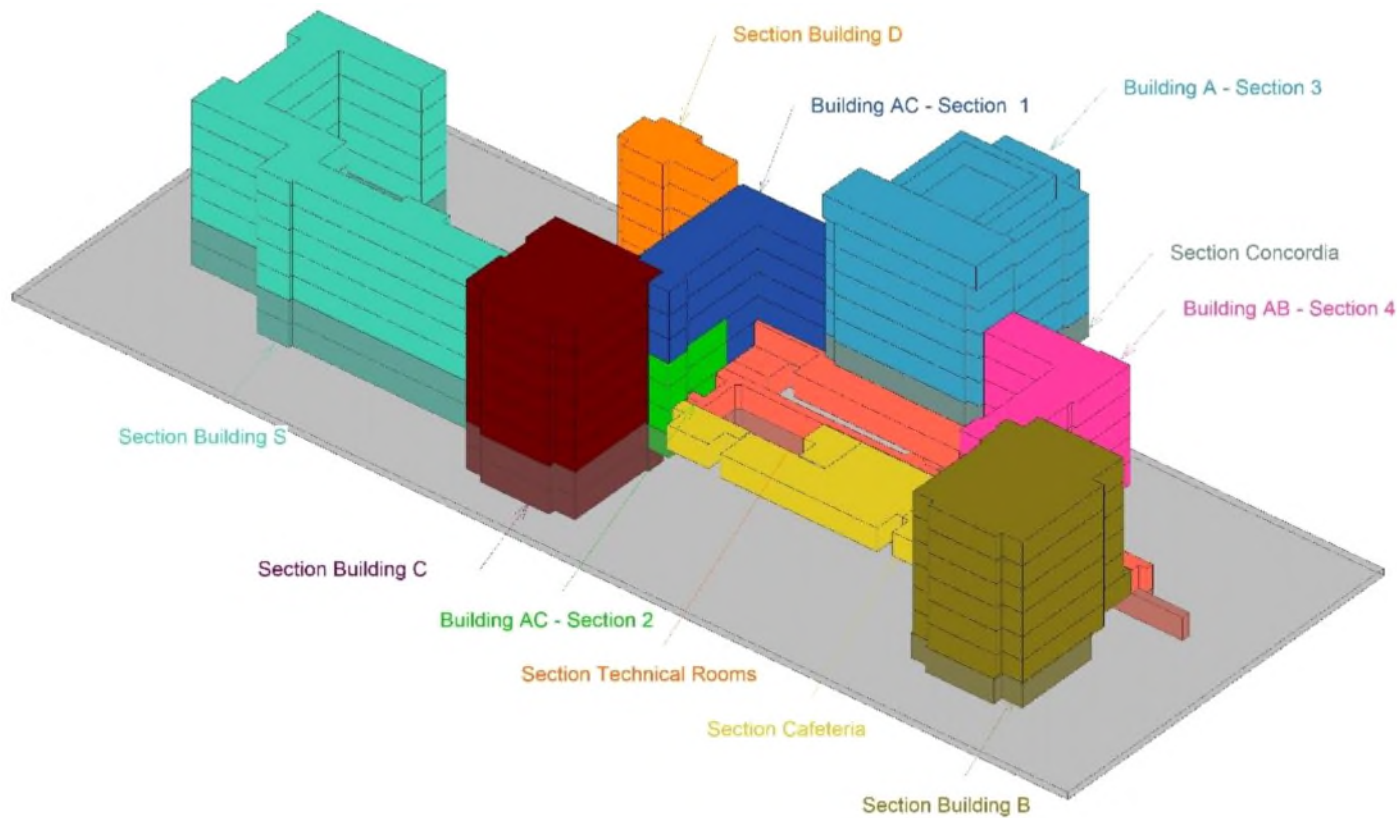
## Objectives

### g) Business and operational continuity

## SECTIONS OF WORK

Each Section must be designed, supplied, constructed, commissioned, and tested by the Contractor reaching substantial completion by the corresponding timeframe.

### 3D Sections of work





## Objectives

**h) Deliver within budget  
and on schedule**

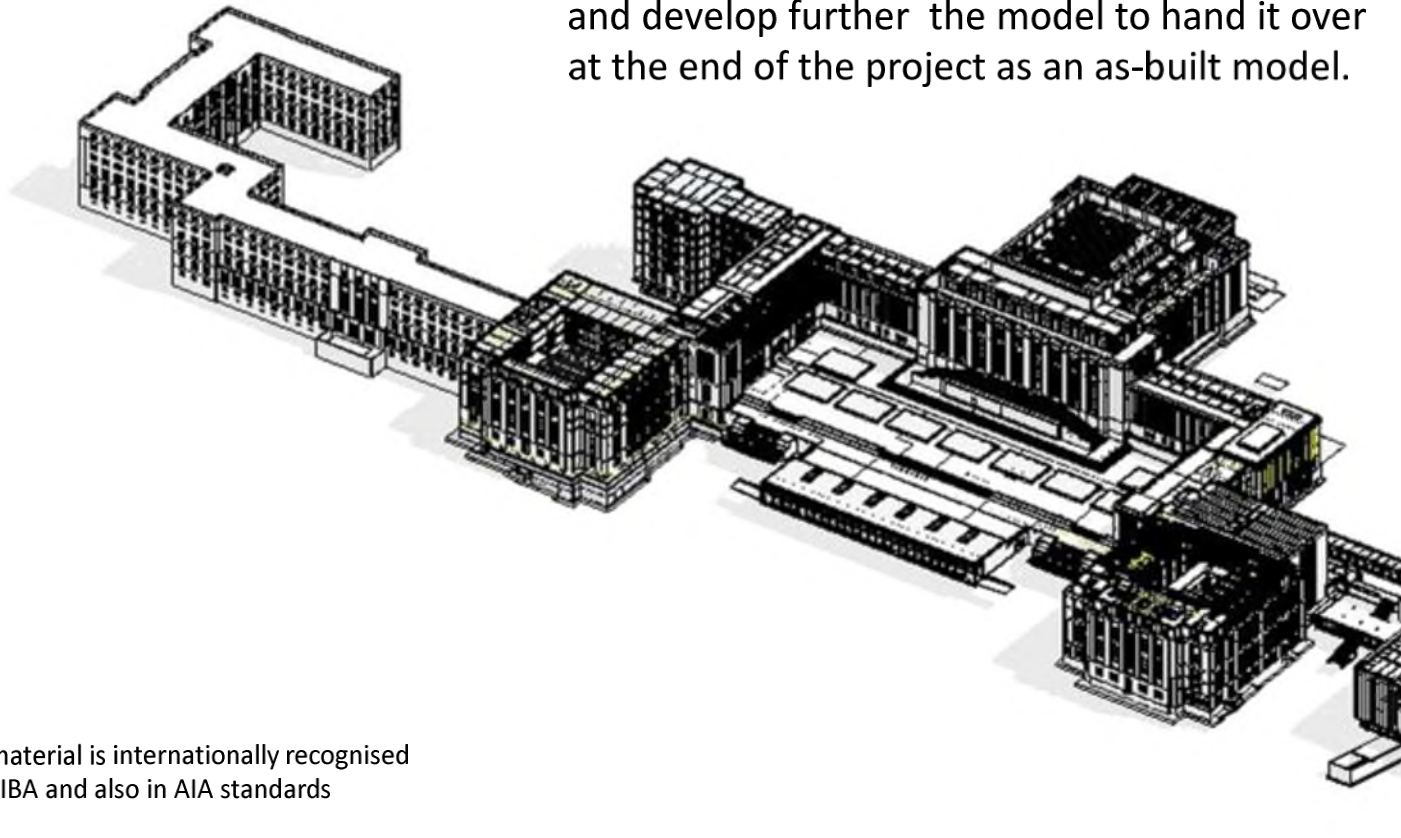




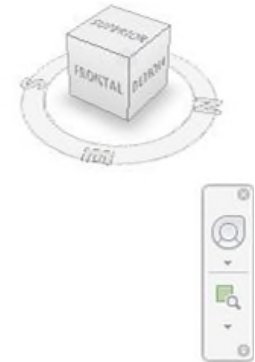
# BIM

## BIM MODEL

A BIM Model LOD 200/300\* will be provided to the contractor with the RFP documentation. The appointed contractor will have to work in BIM and develop further the model to hand it over at the end of the project as an as-built model.



\*LOD reference material is internationally recognised from PAS 1142, RIBA and also in AIA standards





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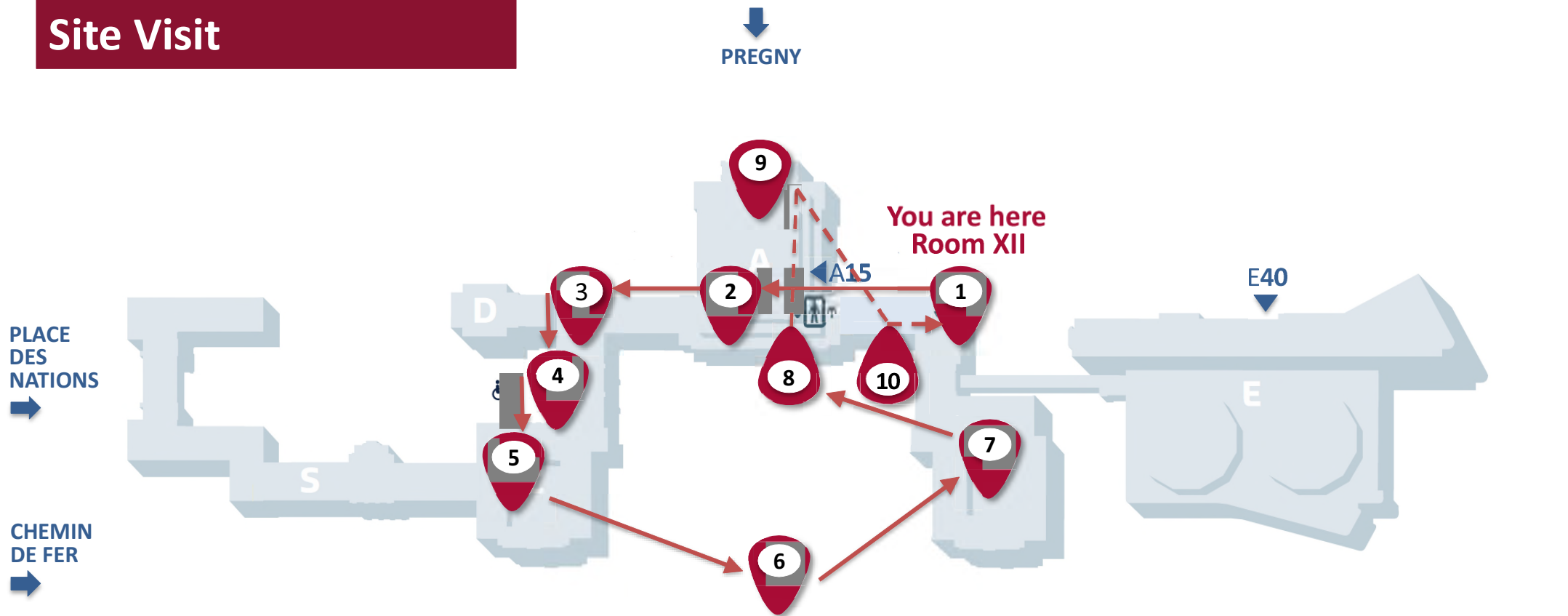


## SITE VISIT





# Site Visit



1. Building A, Room XII (Conferencing, Heritage)
2. Building A, Plant Room, Lev.1 (Asbestos, Energy, Fire\*)
3. Building A, A.27, Lev.0 (Electrical, Business Continuity)
4. Building A, Entrance A.13 (IT, Business Continuity)
5. Building C, Hall (Press Bar, Amenities, Offices)
6. Ariana Park, Exterior (Cafeteria Extension)

7. Building B, Library Entrance (Fire\*, Heritage, Archive)
8. Building A, Cafeteria Corridor (Circulation, Cafeteria)
9. Building A, Assembly Hall (Conferencing, Fire\*)
10. Building A, Pas Perdus (Heritage, Cafeteria extension)

*\*Fire = Fire Code Compliance*

## Next Steps

### Renovation of Historic Blds. - Contract 2

- Expression of Interest (EOI) – April 2018 to August 2018
- Request for Proposal (RFP) – Sep 2018 to December 2018
- Contract Award – May 2019
- Start on Site – July 2019

*\*Estimated Dates*

Reminder: register as vendor  
Level 2 in the UNGM at  
[www.ungm.org](http://www.ungm.org)



UNITED NATIONS  
GLOBAL MARKETPLACE





# Procurement and Contract

## Process

UN RFP with prequalification (shortlist)

## Procurement

Fixed price lump-sum based on:

1. Full Technical Design (RIBA 2013 - Design Stage 4)
2. A full RICS NRM2 Bill of Quantities will be provided
3. Some specialist contractor design required
4. Options and Value Engineering
5. Contract language: English

## Contract

UN modified contract based on the FIDIC Redbook



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ANY  
THOUGHTS?

6

