“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
Agenda

9h – 10h  Presentation
10h – 11h  Site Visit
11h – 12h  Q/A Session
INTRODUCTION
By David Mc Cuaig
Project Director, UNOG/SHP
UNITED NATIONS OFFICE AT GENEVA (UNOG) OVERVIEW
• 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+ m2
- 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)
UNOG

STRAIGHTIC
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)
     o G&T (Cost Consultant)
     o Ingeni (Structural engineering)
     o Rapp (MEP) / Aecom (MEP)
     o SMW (AV-IT Security)
The next major milestones for the project are:

- CONTRACT 1: To **complete construction** of the new 23,000 m² office building by end **2019**.
- CONTRACT 2: To **select a contractor** partner in **2019** for the renovation of the 100,000+ m² of the 1930s historic buildings.
- CONTRACT 3: To **select a contractor** partner in **2021** for the 20,000+ m² demolition and 50,000+ m² renovation of 1970s E Building.
SHP CONTRACT 2
SCOPE OF WORKS
## Renovation
### Level of Design

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<tr>
<th></th>
<th>UN</th>
<th>UN Design Consultant</th>
<th>Contractor</th>
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<tbody>
<tr>
<td><strong>Technical Design (RIBA)</strong></td>
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<td>X</td>
<td>Some specialist contractor design</td>
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<tr>
<td><strong>Construction Support / Additional Design Information</strong></td>
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<td>X</td>
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<td><strong>Shop Drawings and Method Statements</strong></td>
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<td>X</td>
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<td><strong>Supply of IT active equipment</strong></td>
<td>X</td>
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<td><strong>Construction</strong></td>
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<td>X</td>
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<tr>
<td><strong>Hand Over</strong></td>
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<tr>
<td><strong>Maintenance</strong></td>
<td>X</td>
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<td>Limited to a few Technical Installations</td>
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Renovation
Major Intrusion Surveys

- **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
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)

- External Works: 41%
- Works to Existing Buildings: 12%
- MEP: 15%
- Fittings Furnishings & Equipment: 11%
- Cafeteria Works: 9%
- Facilitating Works: 5%
- Superstructure: 2%
- Internal Finishes: 2%
- Conference Rooms Renovation Works: 1%
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
Objectives

b) Accessibility for persons with disabilities

- Outdoor accessibility
- Priority to pedestrian pathways
- Indoor pathways
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
g) Business and operational continuity

Conference Rooms Usage Chart

(Department of Conferences Management)
g) Business and operational continuity

Objectives

SECTIONS OF WORK

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

h) Deliver within budget and on schedule
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.
Site Visit

1. Building A, Room XII (Conferencing, Heritage)
3. Building A, A.27, Lev.0 (Electrical, 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 Bldgs. - 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)
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