



Briefing for the UNEP CPR Subcommittee on Ongoing Construction Projects at UNON



UNITED NATIONS
OFFICE NAIROBI

UNON\Division of Administration
13 December 2022

Replacement of Blocks A-J – Presentation Outline

1. Historical Overview
2. Project Objectives
3. Masterplan for next 20-years
4. Progress on Components
 - a. Annex (Logistics Building)
 - b. Renovation of Publishing Building
 - c. Flexible Workspace Pilot
 - d. New Build
5. Schedule



Historical Overview of UNON Construction



Historical Overview

RED: Old Office Blocks A-J (1975)

ORANGE: Conference Centre and Office Blocks M-X (1985)

YELLOW: Office Blocks V-X (1992)

BROWN: New Office Facility (2010)



Project Objectives

The key objectives of the project are focused on addressing the urgent challenges related to health, safety and code compliance associated with existing UNON office blocks A-J.

The scope of works for the project comprises three main components:

- 1. Early works** to repurpose the publishing services building and construction of a new annex (logistics) building, to accommodate all the UNON operational functions.
- 2. Flexible workplace strategies (FWS)** across all offices on the UNON Gigiri complex to improve on current space utilisation.
- 3. New building component**, to replace the old office blocks A-J, and accommodating future space requirements for current UN Gigiri based entities, also addressing the current shortfalls of the existing blocks, namely in terms of universal accessibility, energy efficiency, structural safety, and providing modern and flexible spaces suitable for the implementation of flexible workplace strategies.

Progress made on replacement of Blocks A-J

1. **Annex (Logistics Building)** - Construction started in April 2021 and was completed in August 2022.
2. **Renovation of Publishing Services Building** - Construction contract awarded August 2021. First phase complete, second phase scheduled to be complete by December 2022. Refurbished building will provide central location for Security team and Security Control Centre, new IT Primary Data Centre and resized Department of Publishing.
3. **Flexible Workspace** – Completion of the refurbishment of the full pilot Block V to flexible workspace completed September 2021. Construction of follow up refurbishment works in Blocks P & Q due for completion by Q4 2022.
4. **New Build Component** – Architectural contract awarded by September 2021. Design to be complete November 2022, tender phases to be concluded February 2023, construction to start by 2023 and scheduled to be completed end 2024.

Early Works – Annex Building



Flexible Workplace Design Strategy



New Build - Design



New Build - Design



KaribUNI
a new way
of working **kazi**



Conference Facilities Capital Project -- Presentation Outline

- Existing Conditions
- Business Requirements
- Architectural Precedent Studies
- Design – Site Plans and Aerial Perspectives
- Schedule
- Cost
- Project Governance
- Recommended Actions of the GA at its 77th Main Session

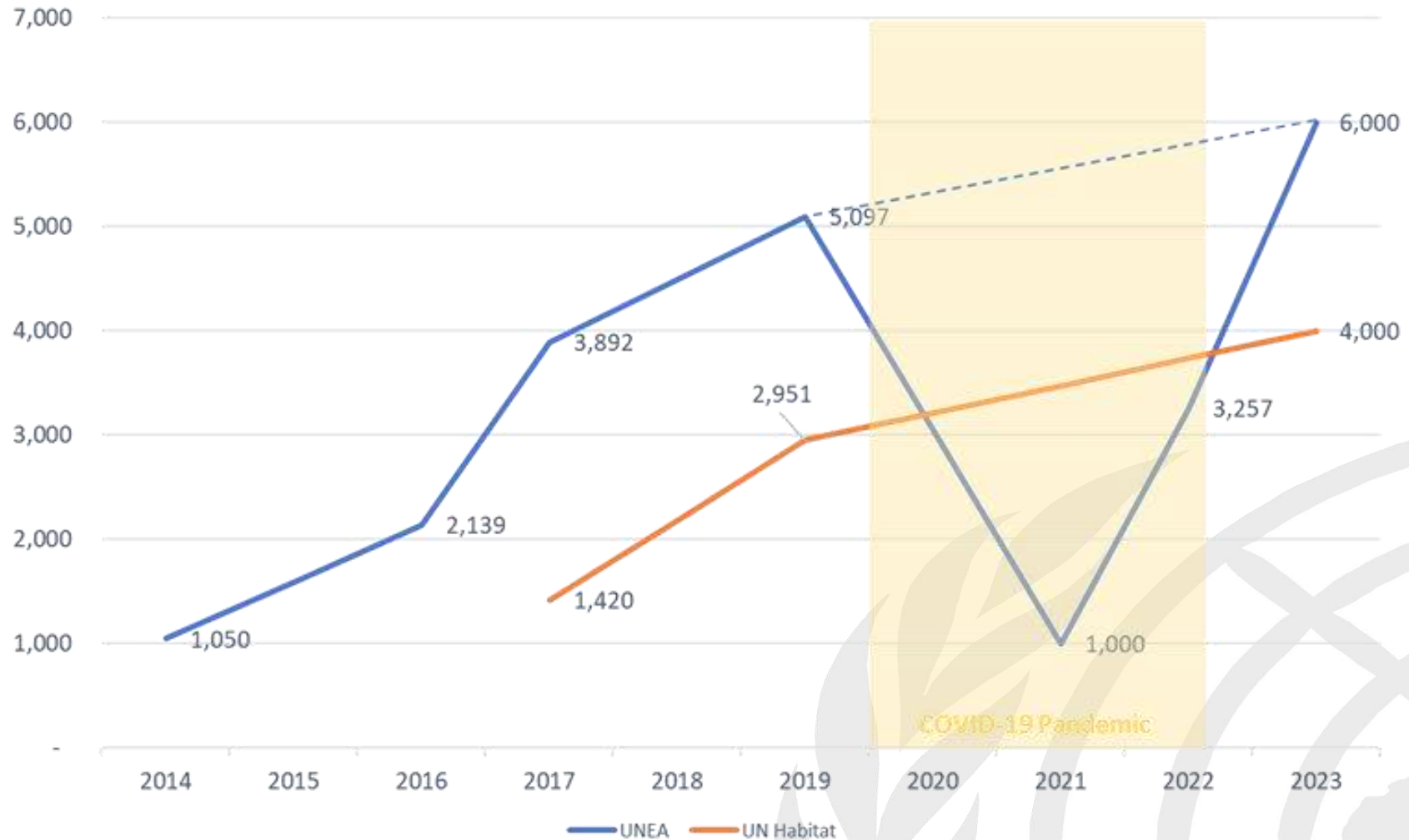


Existing Conditions



Business Requirements

In-person participant trends at recent UNEA and UN-Habitat meetings



Business Requirements

Proposed capacity of conference rooms at United Nations Office at Nairobi						
		At Desk (w/ microphone)	Other (Support, Gallery)	TOTAL	Alt. Config. (Classroom Seating)	Increase compared to Existing (%)
Refined Option A						
		2,325	2,243	4,568	7,026	310%
Refined Option B						
		200	1,800	2,000	2,000	
Refined Conferencing Capacity at UNON (A+B)						
		2,525	4,043	6,568	9,026	398%

Existing capacity: 2,270

United Nations

Architectural Heritage and Historic Global Context (Exteriors)



UN Headquarters, New York



WHO Headquarters, Geneva



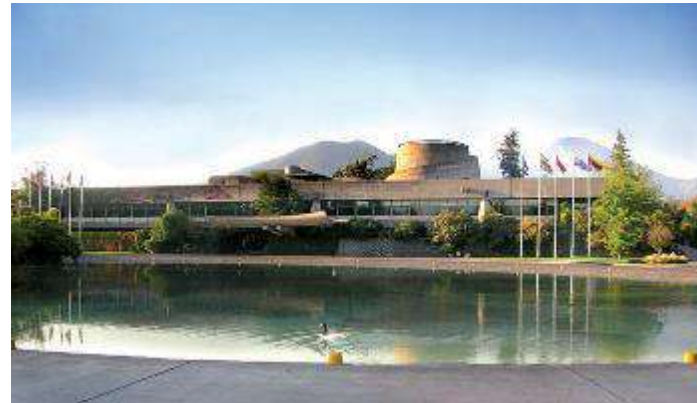
ILO Headquarters, Geneva



Africa Hall, Addis Ababa



Building E, Geneva



ECLAC Headquarters, Santiago



UNESCO Headquarters, Paris

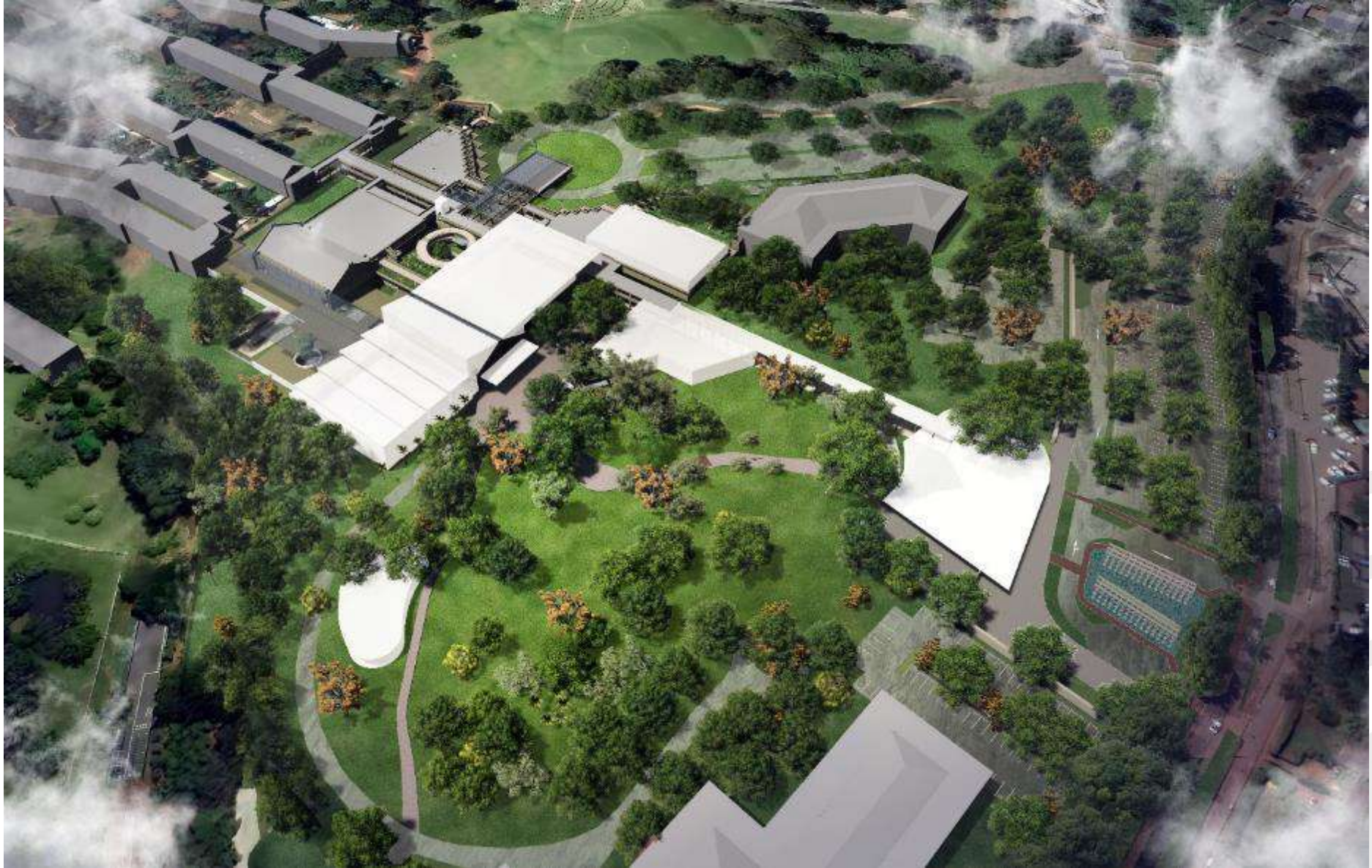
Site Plan – Option A (7,000 Participants)



Site Plan – Option B (9,000 Participants)



Aerial Perspective – Option A

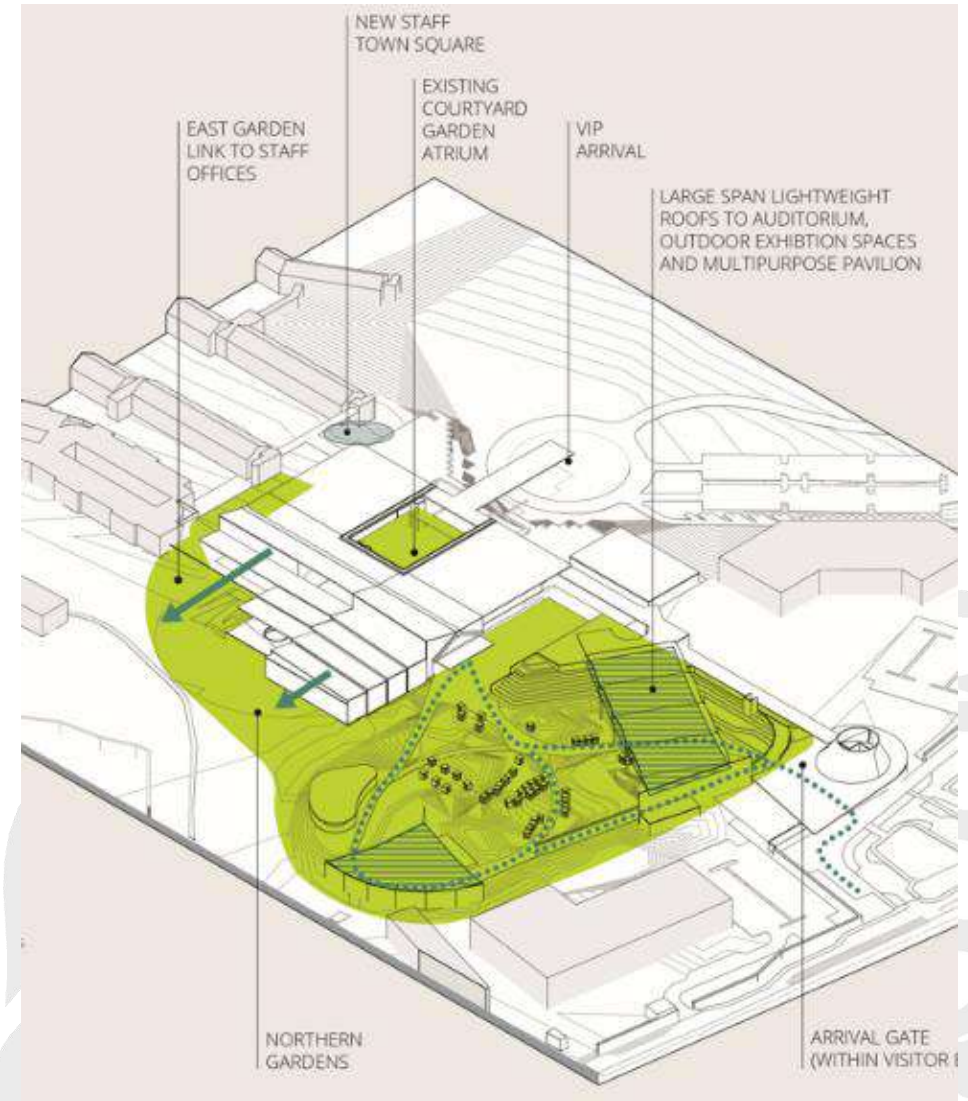


Aerial Perspective – Option B



Sustainability Initiatives

- Target net zero energy consumption
- Achieve highest possible green building rating (e.g. LEED, BREEAM, CASPEE, Green Star)
- Maximize natural/passive air ventilation
- Vastly improve indoor air quality
- Increase access to views and natural light
- Minimize energy consumption through building management controls, and low energy lighting and systems
- Design emphasis on connection to natural environment
- Rainwater and graywater harvesting; reduction of freshwater consumption through low-flow fixtures
- Use of local materials and construction methods



Schedule

Phase / Year	Start	End	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Planning and Design Phase	01-Jun-21	31-Jan-26										
Planning	01-Jun-21	30-Jun-23	■	■	■							
Procurement -- Design	01-Sep-22	30-Jun-23		■	■							
Design and Documentation	01-Jul-23	30-Mar-25		■	■	■	■					
Procurement -- Early Works	01-Jul-24	31-Mar-25				■	■					
Procurement -- New Building	01-Apr-25	31-Jan-26					■	■				
Construction Phase	01-May-25	30-Sep-29										
Phase 1 -- Early Works	01-May-25	31-Jan-26					■	■				
Phase 1 -- New Building	01-Feb-26	30-Apr-27						■	■			
Decant to New Buildings	01-May-27	30-Jun-27							■			
Phase 2 -- Renovation of Existing Buildings	01-Jul-27	31-Mar-29							■	■	■	
Phase 3 - Linkages (old and new)	01-Apr-29	30-Sep-29									■	
Closeout Phase	01-Oct-29	30-Sep-30										
Closeout	01-Oct-29	30-Sep-30										■

Estimated Cost – Option A

Option A	A/77/367
Section 33, Construction, alteration, improvement and major maintenance	
1. Construction costs - Building	131,376.3
2. Professional services	19,967.5
3. Escalation	35,398.4
4. Contingency	19,134.8
Subtotal section 33	205,877.0
Section 29G, United Nations Office at Nairobi	
5. Project management	
Subtotal section 29G	21,988.2
Section 34, Safety and security	
6. Security requirements (security guards)	
Subtotal section 34	689.7
TOTAL	228,554.9



Estimated Cost – Option B

Option B **A/77/367**

**Section 33, Construction, alteration, improvement
and major maintenance**

1. Construction costs - Building	151,050.1
2. Professional services	23,872.1
3. Escalation	41,921.3
4. Contingency	22,148.1
Subtotal section 33	238,991.6

Section 29G, United Nations Office at Nairobi

5. Project management

Subtotal section 29G **25,977.0**

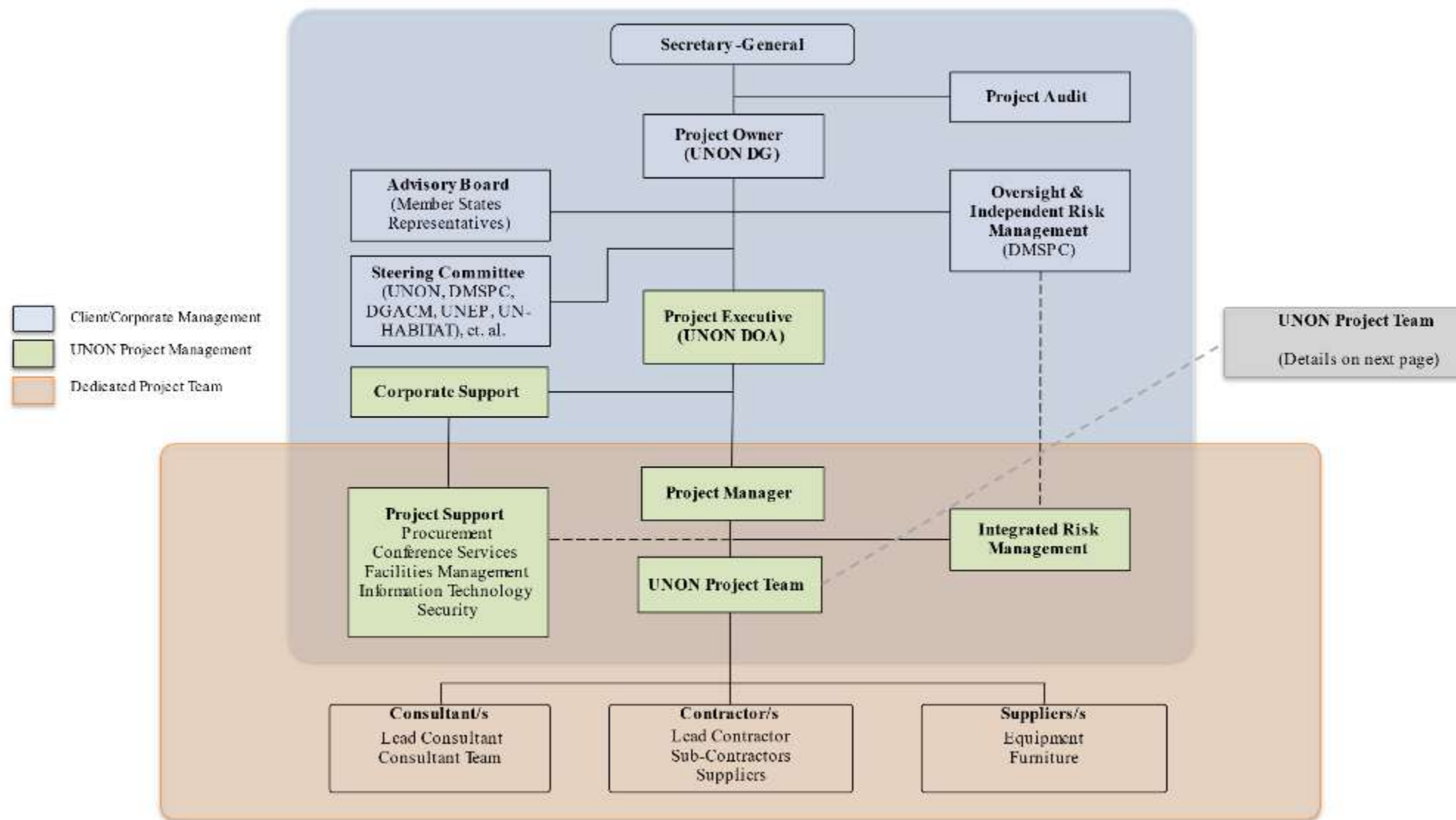
Section 34, Safety and security

6. Security requirements (security guards)

Subtotal section 34 **689.7**

TOTAL **265,658.3**

Governance – Corporate





UNITED NATIONS OFFICE NAIROBI

