



SECOND ITEM ON THE AGENDA

Status report on future renovation activities

1. This paper informs the Subcommittee of progress in relation to securing financing for future renovation activities at the headquarters building in Geneva and of the next steps. Appendix I provides a tentative high-level timetable for the renovation project, on the basis of the anticipated conclusions of the ongoing negotiations.

Overview of discussions on the development of ILO properties

2. In accordance with local planning laws, rezoning is required prior to the development of the ILO plots of land. In July 2009, a rezoning proposal was published by the Geneva authorities. After consultations with the Swiss authorities, the Office indicated its opposition to this proposal in order to safeguard the interests of the Organization and to maintain the focus on developing the individual plots which are the subject of the ongoing discussions with the Geneva authorities.
3. In accordance with the mandate given to the Director-General by the Governing Body in March 2009, these discussions are aimed at reconciling the objectives of developing the ILO plots of land with those of the *Jardin des Nations* master plan as approved by the Geneva authorities. Any future development of the ILO plots should conform to the guidelines of the master plan. In particular, any planning permission granted by the Canton of Geneva to build on the ILO plots should take into account the creation of pedestrian areas for public use crossing the ILO property which would be an extension of the current arrangements for public access.
4. If the informal discussions that are under way with all the parties concerned (the Confederation, the Canton and the City of Geneva) were to conclude soon, permission to construct a building (24,000 m²) on plot 3844 (avenue Appia) could be obtained towards the end of 2011, with the completion of a new building in 2013. Similarly, the buildings (residential and mixed use) that are proposed for plot 3924 (route de Ferney) could be completed in the course of 2014. The development of the public spaces, including the pedestrian and cycle paths running from north to south and east to west (with an overpass across avenue Appia) could take place in the course of 2013.

5. A procedure for the development of plot 3844 should be launched in March 2010 with a call for competitive tenders issued or a competition for a general contractor. The same applies to the proposals for plot 3924, for which a procedure for competitive tendering and for a competition could be launched in the first half of 2010 (see tentative timetable in Appendix I).

Joint Group

6. In July 2009, the Joint Group (comprising political representatives of the Confederation at the Federal Council level and the Canton at the State Council level) approved the preliminary study for the development and use of the ILO plots of land. The Joint Group agreed that an additional study, proposed by the Informal Working Group, could be carried out to provide clarifications concerning the development of the public spaces and to prepare a master plan for the development of the site as a whole.

Informal Working Group

7. The Informal Working Group on the development and use of ILO property was set up in December 2008 on the initiative of the Joint Group and the Director-General. Its aim is to find a comprehensive solution that is not only satisfactory to the ILO, by providing for the use and development of the plots to enable it to finance the headquarters renovation, but also meets some of the needs of the City of Geneva as an international location.
8. This Informal Working Group meets regularly and its last meeting was held on 30 September 2009. It addresses all the development and urban planning aspects, as well as the legal and financial aspects, of the proposed development and use of the ILO plots of land. In June, the Informal Working Group noted the proposal by the State Council of Geneva to amend the existing leasehold on plot 3924 (route de Ferney) by broadening its terms, including with regard to possible land use.

Additional study

9. The additional study on ways of developing and using the ILO plots of land began in August. A proposed master plan, including detailed information on the key elements of the development of the public areas, was submitted to the City and the Canton of Geneva in late September 2009. The main elements of this master plan will be presented to the Subcommittee in November 2009.
10. The proposals are aimed at creating on the existing plots of land (including the plot on which the headquarters building stands) spaces for public use in the form of pedestrian and cycle paths. This is a key element of the *Jardin des Nations* master plan and a stated goal of the Geneva authorities. A security perimeter has been identified for each individual plot and the building density has been increased to a higher level.
11. The technical consultations under way are being conducted on the basis of this master plan. They should enable all the parties to reach a formal agreement in the coming months on development projects that will allow higher-density use of the ILO plots of land as well as development of the related public spaces. This is necessary to ensure a higher return on the site while respecting the major objectives of the *Jardin des Nations* master plan.

Plan for plot 3844

12. An area development study for plot 3844 (avenue Appia) has been initiated. At the request of the Geneva authorities, it includes the construction of an overpass across avenue Appia to give pedestrians and cyclists uninterrupted west to east access between the World Council of Churches, the ILO, the International Committee of the Red Cross and the Palais des Nations. An esplanade would be created and an office building built which would not exceed the height of the ILO headquarters building. Once built, office accommodation in this building would be sold (on a co-ownership or other basis) to, inter alia, diplomatic missions and international organizations in need of premises. It could also be used during the renovation of the headquarters building to accommodate some of the ILO's own staff (swing space).
13. Discussions are also underway with organizations and property owners in the vicinity of this plot of land with a view to offering the possibility of shared access from avenue Appia. The procedure for amending the area development plan to allow building on this plot of land should be initiated in early 2010 and be concluded at the end of that year. This project could generate a large proportion of the resources needed by the Organization for the renovation of the headquarters building. If this procedure is completed without delay, it should be possible to conclude the discussions currently under way and obtain a building permit in early 2011. A building could then be completed in 2013.

Plan for plot 3924

14. Discussions on the exchange, transfer and/or modification of the leasehold on plot 3924 (route de Ferney) are also under way with the Canton of Geneva. The legal and financial implications are being studied in relation to the current leasehold, a transfer or sale of the leasehold, or the changes to the leasehold as proposed by the Canton of Geneva.
15. These discussions are unlikely to be concluded before mid-2010 as a new administration of the Canton of Geneva may take office following elections in December 2009. Once agreement has been reached, it will be possible to start preparing an area development plan or to open several architectural competitions, depending on the agreed approach, for the proposed projects.

Relations with the Swiss authorities

16. Relations between the ILO and the Swiss authorities are excellent and the creation of the informal working group has ensured ongoing communication on all aspects of the development project.
17. A key element in the discussions with the Swiss authorities is the maintenance of public access paths across the ILO property as well as the development of two public park areas. The local authorities wish to extend and formalize the existing public access arrangements. The proposals, to be formulated jointly by the Office and the local authorities, should include this possibility of public access while safeguarding the security requirements of the Office.
18. In order to conclude discussions on this matter with the local authorities, it may be necessary to enter into a formal agreement providing for an easement or the cession of the land used for the public access paths. Any such arrangement would have to guarantee the Office's rights to provide for its security for both immediate and long-term needs. The preference of the Office is to maintain the public access under the existing informal

arrangements. However, in order to realize the planned development of the plots of land, some modification to this arrangement may be necessary. To ensure that the Office is in a position to conclude the negotiations in accordance with the planned timetable (see Appendix I), the authorization of the Governing Body is required for the Director-General to enter into such arrangements, as may be deemed appropriate, to provide for public access and public space while at the same time protecting the interests of the ILO.

- 19. *The Subcommittee may wish to take note of the developments reported, propose any guidance it deems appropriate and request that the Programme, Financial and Administrative Committee recommend to the Governing Body that it authorize the Director-General to enter into arrangements as he considers appropriate relating to granting public access to ILO land.***

Geneva, 20 October 2009.

Point for decision: Paragraph 19.

Appendix I

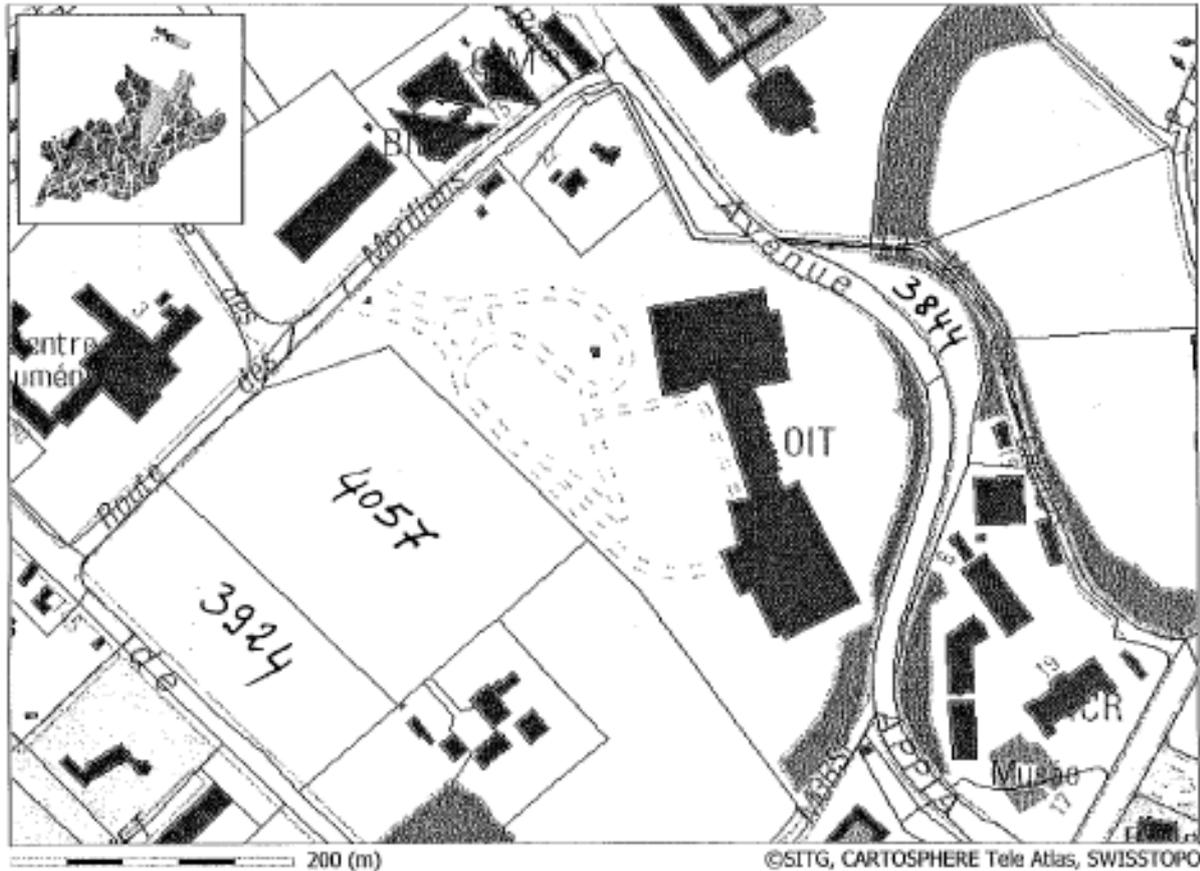
Task	Start	End
Canton land-use plan (master plan)	August 2009	End 2009
Proposed rezoning order ¹	August 2009	October 2010
<i>Plot 3844</i>	<i>August 2009</i>	<i>December 2013</i>
Local land-use plan preparation and procedure ²	September 2009	October 2010
Building permit preparation and procedure ³	March 2010	March 2011
Development ⁴	June 2010	June 2011
Construction work ⁵	July 2011	December 2013
<i>Plot 3924: Transfer</i>	<i>August 2009</i>	<i>December 2015</i>
Negotiation with the Canton and the City of Geneva ⁶	September 2009	March 2010
Local land-use plan preparation and procedure	April 2010	June 2011
Building permit preparation and procedure	July 2011	December 2012
Development	September 2011	March 2013
Construction work	April 2013	December 2015
<i>Renovation of ILO headquarters option A⁷</i>	<i>September 2012</i>	<i>December 2016</i>
Study and call for tender	September 2012	December 2013
Work	January 2014	December 2016
<i>Renovation of ILO headquarters option B⁸</i>	<i>September 2010</i>	<i>August 2014</i>
Analysis and call for tender	September 2010	August 2011
Finding a building to rent in the city	September 2010	August 2011
Work	September 2011	August 2014

¹ Condition: Withdrawal of objections by the State of Geneva in autumn 2009. ² Condition: Adoption of the proposed rezoning order. ³ Condition: Application for a building permit by the ILO. ⁴ The form of this phase (competitions between investors, general contractors or others) will determine the amount of time needed. ⁵ This phase is necessary if the ILO wishes to use the building to accommodate some of its staff members during the renovation of the headquarters building (renovation option A). ⁶ The whole development project is dependent on this phase. ⁷ This could be envisaged if all the above conditions are met and if plot 3844 is leased out. ⁸ Work to begin upon completion of the development of plot 3844. Condition: Rental of a building in the city to accommodate some staff members during the renovation of the headquarters building.

Appendix II

Plots 4057, 3844, 3924

Scale: 1:4771



Date: 29.09.2006

Key:

- Buildings above ground
- ▣ Plots
- ◆ City plan, general

Coordinates:

 Xmin=498856
 Xmax=499696
 Ymin=120318
 Ymax=120918