



Sayı : E-34221550-720-13825

Tarih: 30.12.2022

Konu : BM Nairobi Ofisi Binalarının Yenilenmesi

**TÜM ODA VE BORSALARA
(Genel Sekreterlik)**

İlgi : Dışişleri Bakanlığı'nın 27.12.2022 tarihli ve 83968530 sayılı yazısı.

İlgide kayıtlı yazıda, Nairobi Büyükelçiliği'nden alınan yazıya atfen, Birleşmiş Milletler (BM) Nairobi Ofisi'nin (UNON) renove edilmesine ilişkin UNON yetkililerince yapılan bir sunumda iki seçenekli ve iki maliyetli renovasyon projesi için gerçekleştirilmesi öngörülen uluslararası ihale hakkında bilgi verildiği belirtilerek, söz konusu ihaleye 9 Ocak 2023 tarihine kadar başvurulabileceği ve ayrıntılı bilgi için unon-cfcp.procurement@un.org adresi ile iletişime geçilebileceği bildirilmektedir.

İhale duyurusuna aşağıda kayıtlı bağlantılardan ulaşılabilmektedir. İhaleye ilişkin sunum ve katılım başvuru formu ise ekte sunulmaktadır.

<https://www.un.org/Depts/ptd/sites/www.un.org.Depts.ptd/files/pdf/eoi20545.pdf>

<https://www.un.org/Public/Notice/188128>

Bilgilerinizi ve konunun ilgili üyelerinize duyurulmasını rica ederim.

Saygılarımla,

e-imza

Ali Emre YURDAKUL
Genel Sekreter Yardımcısı

EK:

- 1- Birleşmiş Milletler Nairobi Yerleşkesi İhale Duyurusu_Ek_EOIUNON20545_Annex A_Preliminary Assessment (1) (2 sayfa)
- 2- UNON Capital Projects_Briefing for UNEP CPR_14Dec22_for distribution (24 sayfa)



Annex A – Preliminary Assessment

Vendor must complete this Annex A, submit all information required along with their Company Profile and Certificate of Incorporation)

Request for Expression of Interest (REOI)

For the provision of Design Consultancy Services for the Renovation and Expansion of the Conference Facilities Project at the United Nations Office at Nairobi

Name of Firm:	Click or tap here to enter text.	Date:	Click or tap to enter a date.
REOI Number:	Click or tap here to enter text.		

Preliminary Assessment: A Vendor's response to Items a) to d) in the table below will be used to assess and determine whether the Vendor has the minimum qualification necessary to be invited in the upcoming tender (Request for Proposal or RFP) for the current requirement. Accordingly, a Vendor will be deemed suitable for invitation to the RFP, if a Vendor's responses to Items a) to d) "Yes" and that the Vendor has provided documents acceptable to UN that substantiate its response for each Items a) to d) including Company's profile and Certificate of Incorporation.

A Vendor will be determined unsuitable thus shall not be invited to the RFP if (i) the Vendor responds "No" to Items a) and b) or ii) if the Vendor fails to submit supporting documents acceptable to UN in response to any of the Item a) to d) or ii) if the vendor responds "No" to Items c) and d) but fails to provide explanation acceptable to UN and supporting its "No" response.

Please note, a "no" answer to items (e) to (j), does not automatically render the company ineligible to participate.

Item	Description		
		Yes	No
a)	Does your firm have a minimum of five (5) years international experience in architectural and engineering design services for major construction projects of minimum USD\$50 million in value.	☐	☐
b)	Does your firm have experience as primary 'lead role' as Design Consultant in the past 5 years for projects valued at USD\$20 million and above.	☐	☐
c)	Reputation: I/We have a blemish free background – free of suspension, censure, or any other disciplinary action by any professional, state, or national / statutory or regulatory entity. If no – please provide details explaining the circumstance for answering "no".	☐	☐
d)	Bankruptcy: I/We have not declared bankruptcy, are not involved in bankruptcy or receivership proceedings, and there is no judgment or pending legal action against them that could impair their operations in the foreseeable future. If no – please provide details explaining the circumstance for answering "no".	☐	☐

e)	Does your firm have a Gender Policy?	☐	☐
f)	Does your firm have a Disability Inclusive Policy?	☐	☐
g)	Does your firm have an Environmental Management Policy?	☐	☐
h)	Does your firm have any Quality Assurance/Management certifications, e.g., ISO or equivalent?	☐	☐
i)	Does your firm have a Business Continuity and Disaster Recovery Plan?	☐	☐
j)	Does your company have a Health and Safety policy in place?	☐	☐

Submitted by:

Name: [Click or tap here to enter text.](#)

Title: [Click or tap here to enter text.](#)



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

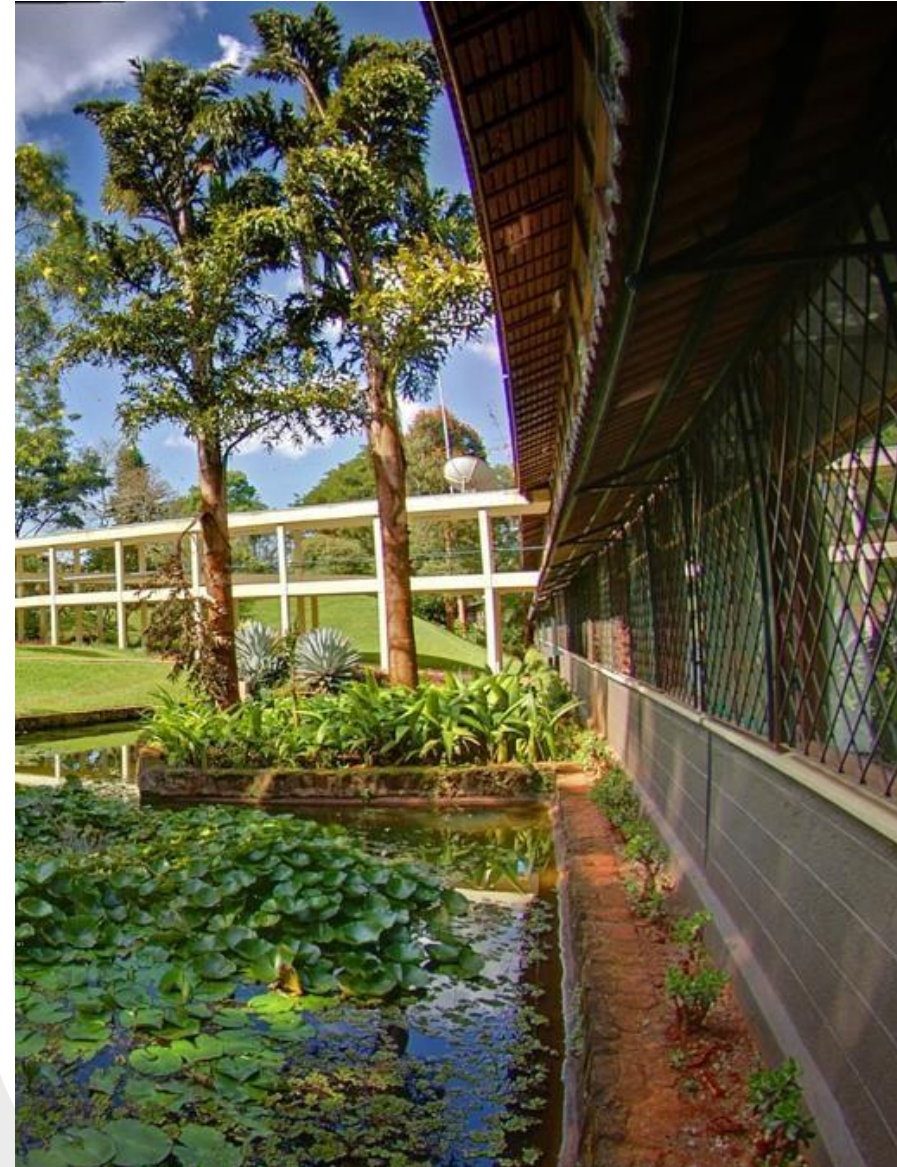


UNITED NATIONS
OFFICE NAIROBI

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

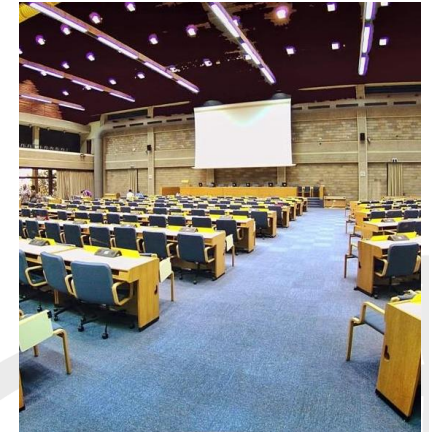


Conference Facilities Capital Project -- Presentation Outline

- 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

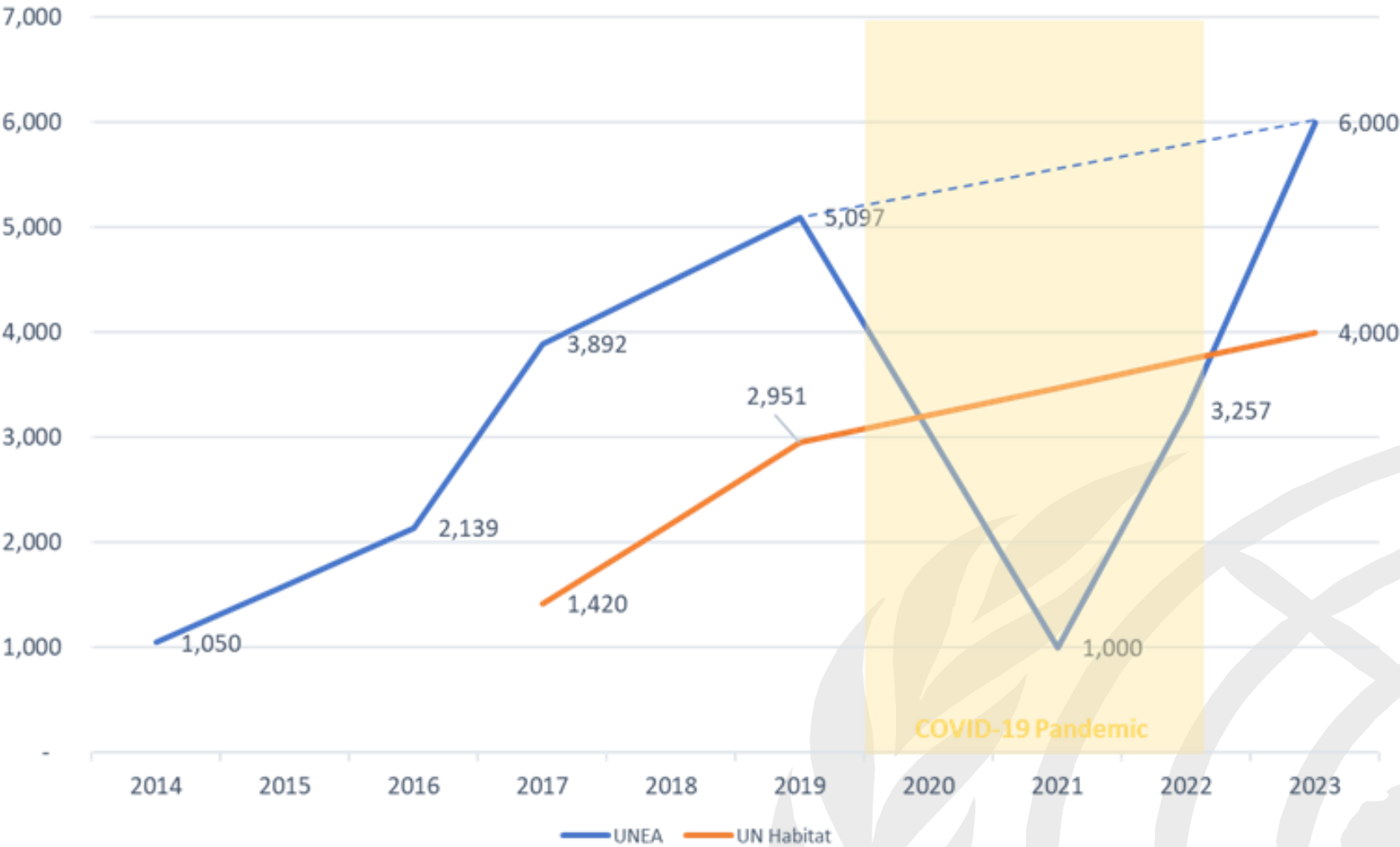


UNITED NATIONS
OFFICE NAIROBI

Division of Administrative Services

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

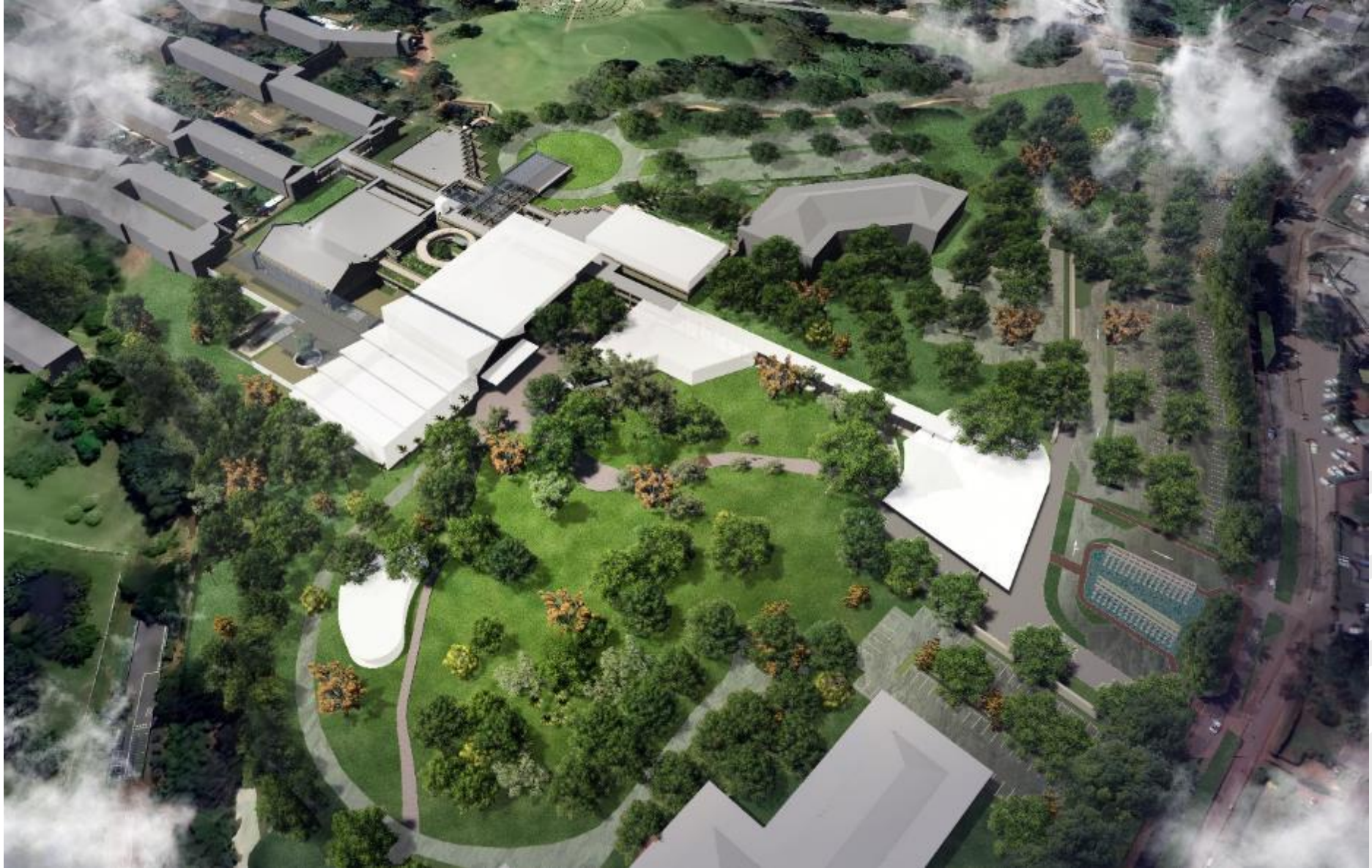
Site Plan – Option A (7,000 Participants)



Site Plan – Option B (9,000 Participants)



Aerial Perspective – Option A



UNITED NATIONS
OFFICE NAIROBI

Division of Administrative Services

Aerial Perspective – Option B

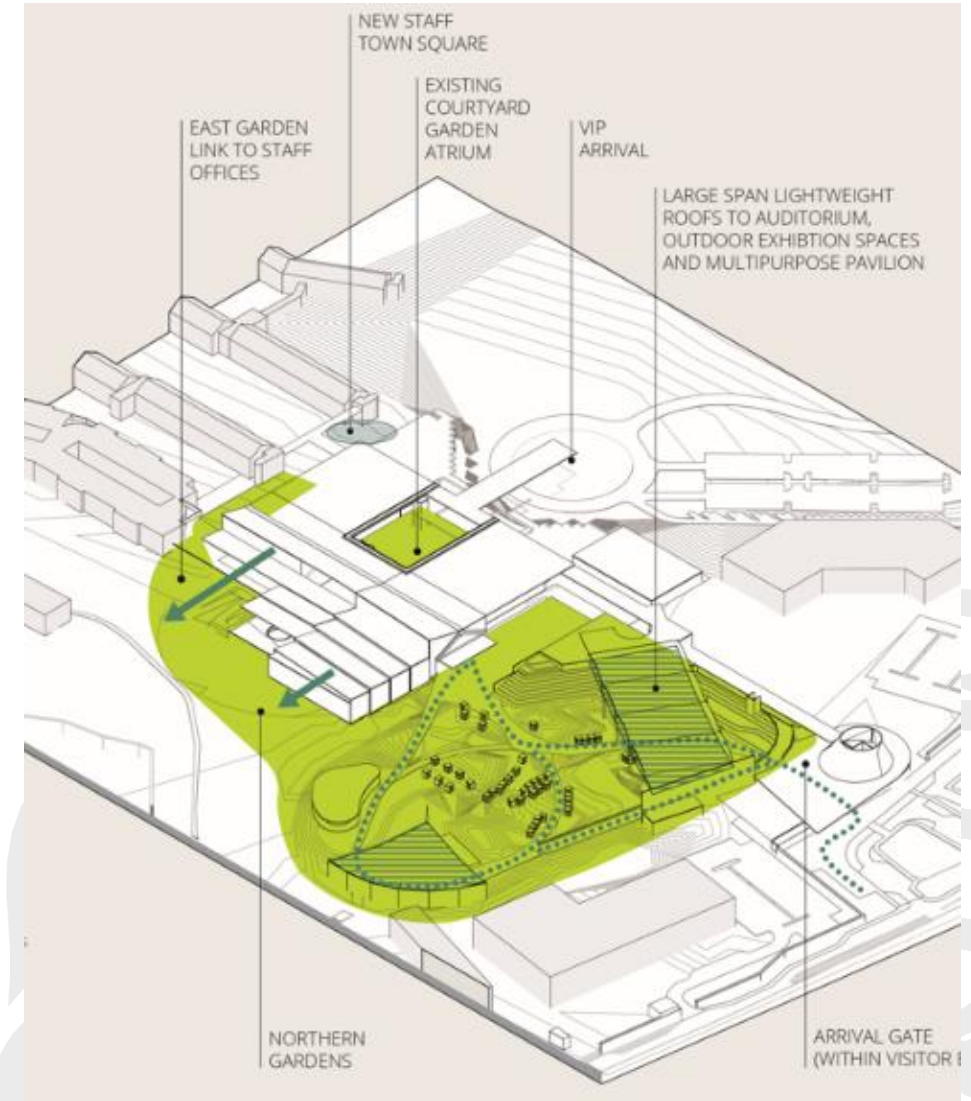


UNITED NATIONS
OFFICE NAIROBI

Division of Administrative Services

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

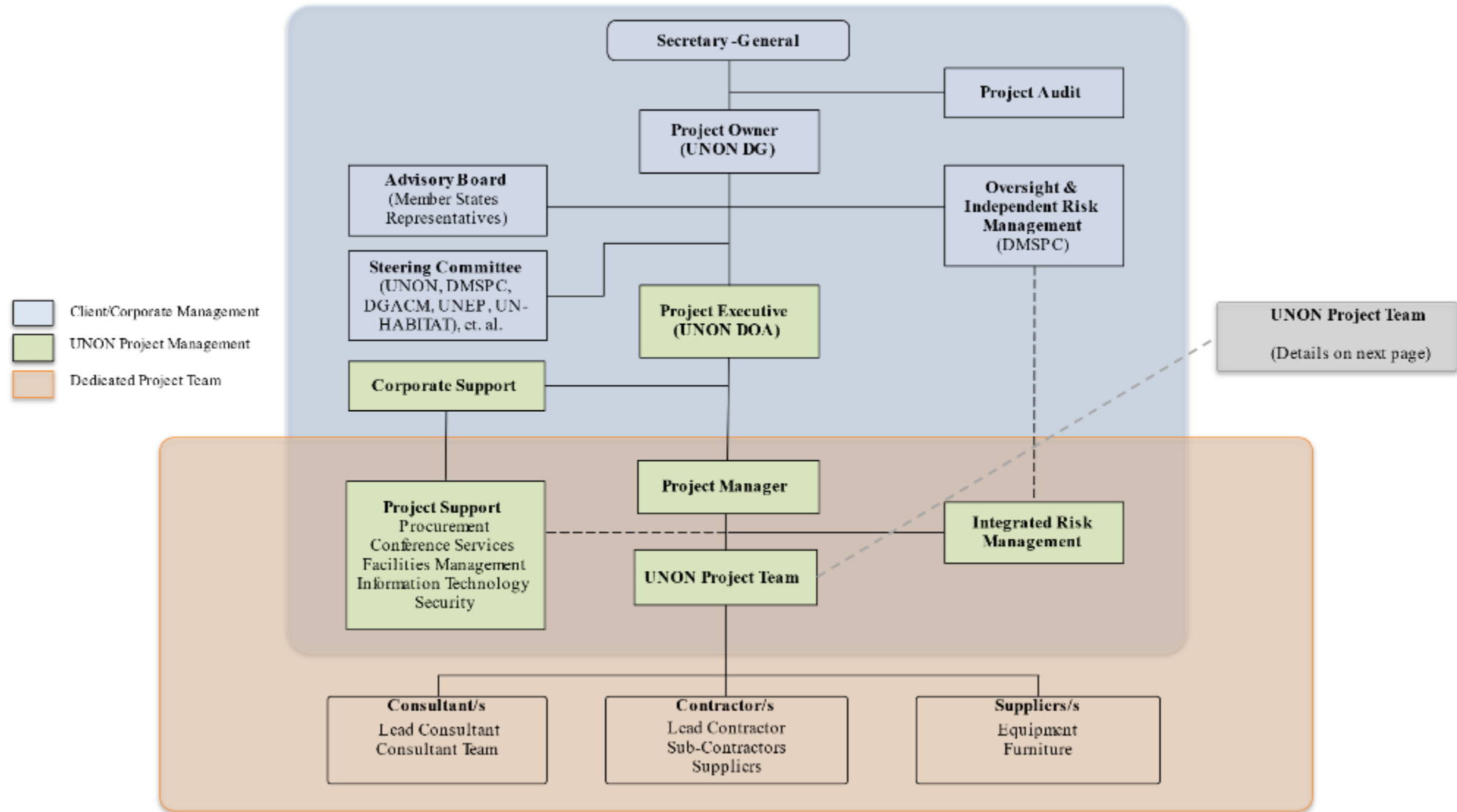
6. Security requirements (security guards)

Subtotal section 34	689.7
----------------------------	--------------

TOTAL	265,658.3
--------------	------------------



Governance – Corporate





UNITED NATIONS OFFICE NAIROBI

