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**Seventieth session**

Agenda item 134

**Proposed programme budget for the biennium 2016-2017****Study on the long-term accommodation needs at  
United Nations Headquarters for the period from  
2015 to 2034****Twenty-third report of the Advisory Committee on Administrative  
and Budgetary Questions on the proposed programme budget for  
the biennium 2016-2017****I. Introduction**

1. The Advisory Committee on Administrative and Budgetary Questions has considered the report of the Secretary-General on the study on the long-term accommodation needs at United Nations Headquarters for the period from 2015 to 2034 ([A/70/398](#)). During its consideration of the report, the Advisory Committee met with the Under-Secretary-General for Management and other representatives of the Secretary-General, who provided additional information and clarification, concluding with written responses received on 12 November 2015.

2. The report of the Secretary-General is submitted pursuant to section VII of General Assembly resolution 69/262, in which the Assembly requested the Secretary-General to provide updated comprehensive information and related financing modalities, financial costs and accurate cost projections on the four viable options presented in the previous report of the Secretary-General ([A/68/734](#)). The Assembly also requested that the Secretary-General ensure that the four options were treated equally: (1) the construction of a new building on the North Lawn, funded through a special assessment; (2) the construction of a new building on the North Lawn, based on the availability of funding through third-party financing; (3) a lease-to-own arrangement for a new building constructed by the United Nations Development Corporation, referred to as DC-5, on the Robert Moses playground; and (4) status quo or continuation of commercial leasing under current arrangements. The Assembly also requested the Secretary-General to present comprehensive information at the main part of the seventieth session on all aspects pertinent to option 3, indicating that that option, subject to additional information to be provided, appeared to be a very feasible and serious option.



3. In addition, in section VII of its resolution 69/262, the General Assembly requested the Secretary-General to ensure effective oversight and audit coverage in all phases of the project; to pursue further analysis in order to obtain statistically substantiated estimations of the impact of the implementation of a flexible workplace strategy on the projection of office space requirements; and to inform, without prejudice to any decision the Assembly might take on the new global service delivery model, of the possible impact that the implementation of Umoja and the new global service delivery model could have in terms of the number, skills and location of staff, as that could be of capital importance for the planning of future office space requirements. The Assembly also requested updated information on other factors, including the ongoing implementation of a flexible workplace strategy and the need to respect the architectural integrity of the United Nations complex and of the original design of the Board of Design Consultants.

4. An overview concerning the development of various options for Headquarters long-term accommodation needs was provided in the related reports of the Advisory Committee (see [A/68/798](#), paras. 30-67, and [A/67/788](#), paras. 3-6).

## II. Future space needs and business transformation initiatives

### *Space needs*

5. As indicated in table 1 of the report of the Secretary-General, the current population of staff at Headquarters, excluding agencies, funds and programmes, totals 8,856. The Secretary-General indicates further that a total of 4,042 staff currently require seating outside of the existing United Nations-owned property. The Advisory Committee was informed, upon enquiry, that of the total of 8,856, there are 1,748 staff, as detailed in annex I, that are funded from the programme budget or the support account for peacekeeping operations and have functions of an administrative nature, which may be affected as a result of the transformational initiatives of the Secretary-General, noted below.

6. The report of the Secretary-General indicates that possible changes in Headquarters staffing levels would be accommodated within three population scenarios, ranging from 0.5 per cent annual decline to 1.1 per cent annual growth. The Advisory Committee was informed upon enquiry that, assuming a 0.5 per cent population decline, staff requiring seating outside the United Nations campus would then be reduced to 3,242 staff in 2018 and reduced further to 2,521 staff by 2034; that projected population decline takes into account the expectation that approximately 800 fewer seats would be required as a result of the planned flexible workplace arrangements. The Committee was further informed that the Secretary-General had not considered a 1 per cent population decline scenario in his report and that such a calculation was not available. Upon enquiry, the Committee was informed that the Secretary-General was not in a position at the present moment to determine the impact of business transformation projects and the various influencing factors on the population projections and their impact on future space requirements at Headquarters. **The Committee is of the opinion that a number of alternative population scenarios should also be considered when projecting future space needs and that related calculations should be substantiated.**

7. The Secretary-General sets out in paragraphs 26 to 31 of his report the estimated space requirements, based upon the three scenarios, comprising the need

for gross square footage for both office space and ancillary or support space for the projected staff population in New York (see para. 17 below).

8. The Advisory Committee notes that the space needs of New York-based agencies, funds and programmes have been included in the calculations of the long-term accommodation needs at United Nations Headquarters. Upon enquiry, the Committee was provided with a list of agencies, funds and programmes, as well as of other United Nations-related offices, which were included in the long-term accommodation study (see annex II); information reflecting only the space requirements for the Secretariat (see annex III); and information on the ancillary/support space in commercially leased spaces, where the agencies, funds and programmes are located (see annex IV). Based on those estimates, the Committee notes that the total projected space requirements could be reduced by up to 326,416 square feet, not including projected adjustments to ancillary space assumptions, should the agencies, funds and programmes not be considered in the calculations for the long-term accommodation needs at Headquarters. **The Committee is of the opinion that future space scenarios and related calculations with respect to the long-term accommodation needs at United Nations Headquarters should clearly focus on the needs of Secretariat departments and offices, while still taking into consideration the possibility of accommodating agencies, funds and programmes on a space availability basis.**

9. Upon enquiry, the Advisory Committee was informed that the Secretary-General was not aiming to consolidate all New York-based United Nations staff into one building and that only preliminary discussions had taken place with the United Nations Development Programme (UNDP), the United Nations Entity for Gender Equality and the Empowerment of Women (UN-Women) and the United Nations Population Fund (UNFPA), all of which expressed a willingness, in principle, to pay prevailing commercial market rates as tenants in a United Nations-owned building but would not participate in any construction costs. The Committee was further informed upon enquiry that agencies, funds and programmes had not expressed a binding commitment as to their possible future tenancy.

#### *Business transformation initiatives*

10. The Secretary-General indicates in paragraphs 20 to 31 of his report the possible changes in Headquarters staffing levels over the next 20 years, including as a result of the enterprise resource planning system (Umoja), the proposed global service delivery model and changing mandates.

11. **The Advisory Committee notes that a determination of the Organization's future space requirements is influenced by a number of currently concurrent business transformation projects, including the enterprise resource planning system (Umoja), the global service delivery model, the information and communications technology (ICT) strategy, the global field support strategy, human resources initiatives such as staff mobility, and the International Public Sector Accounting Standards. Other initiatives may also have a bearing on space requirements, namely, the capital master plan, which is in the final stages of its implementation,<sup>1</sup> the strategic heritage plan, the strategic capital review and**

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<sup>1</sup> See the comments of the Advisory Committee in its report on the capital master plan, in which it concurred with the Board of Auditors that the capital master plan was an ongoing project (A/70/441, sect. III).

**the planned introduction of flexible workplace arrangements.<sup>2</sup> Furthermore, decisions on the Organization's changing mandates will also continue to impact future space needs.**

12. In that connection, the Advisory Committee recalls the observation of the Board of Auditors that no common approach with respect to managing transformative projects exists, and its recommendation that the Administration improve its capability to coordinate ongoing transformation projects (see [A/70/5 \(Vol. I\)](#), paras. 198 and 199). The Committee concurs with the Board on the need for a more harmonized approach to Organization-wide business transformation initiatives so as to ensure efficiencies in financial and staffing resources (see [A/70/380](#), paras. 15 and 16) and emphasizes that that approach also implies the need to coordinate physical space needs at Headquarters.

**13. The Advisory Committee considers that a significant number of uncertainties need to be addressed with respect to the impact of the Organization's business transformation initiatives on the number of staff and their physical space requirements in New York. It is the opinion of the Committee that, therefore, actual long-term accommodation needs can only be assessed once a clearer determination with regard to staff and other resource requirements becomes apparent.**

### **III. Current long-term accommodation options**

14. The Advisory Committee addressed the various aspects of the four main options in its previous report on the subject (see [A/68/798](#), sect. III).

15. In paragraphs 48 to 103 of his report, the Secretary-General presents various aspects of the four options:

(a) Option 1: a new building on the North Lawn, funded through a special assessment, with continued leasing in DC-1 and DC-2;

(b) Option 2: a new building on the North Lawn, funded through third-party financing, with continued leasing in DC-1 and DC-2;

(c) Option 3: the construction of the United Nations Consolidation Building (DC-5) proposed by the United Nations Development Corporation, with continued leasing in DC-1 and DC-2;

(d) Option 4: a continuation of the status quo scenario of leasing DC-1, DC-2 and other buildings on the commercial real estate market, as necessary.

16. As noted in annex III, which was provided to the Advisory Committee upon enquiry, a no-growth population scenario, based upon the assumption of the Secretary-General, would require approximately 1 million gross square feet of space. However, the Secretary-General indicates in his report that the maximum possible size of a building constructed on the North Lawn (options 1 and 2) would

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<sup>2</sup> See the most recent reports of the Advisory Committee in that connection: [A/70/7/Add.19](#) (Umoja); [A/70/436](#) (global service delivery model); [A/70/7/Add.18](#) (ICT strategy); [A/69/874](#) (global field support strategy); [A/70/441](#) (capital master plan); [A/70/7/Add.8](#) (strategic heritage plan); [A/69/811](#) (strategic capital review); [A/69/572](#) (mobility); and [A/69/810](#) (flexible workspace arrangements).

be constrained by historic preservation and construction issues to a height of 275 feet (see also paras. 27-30 below), which would result in a maximum buildable area of 535,000 gross square feet, while construction of a building south of the United Nations campus (option 3) would be expected to yield 929,499 gross square feet (see also [A/70/398](#), table 12). The Committee notes that, inclusive under all three options, the Secretary-General is proposing an identical total gross square footage of 319,758 gross square feet of ancillary space, which would comprise 59 per cent of the total gross square footage under options 1 and 2, and 34 per cent of the total square footage under option 3.

17. With regard to ancillary space, the Advisory Committee was informed, upon enquiry, that ancillary space would also include space and other arrangements for cafeteria and catering facilities and that the Secretary-General did not consider the currently available facilities suitable to meet the long-term needs of the Organization (see annex V). The Committee notes from additional information provided to it upon enquiry that ancillary space could be reduced significantly, to 241,368 gross square feet, if a no-growth scenario minus 1,500 staff were to be applied (see annex VI). **The Committee also notes that, should additional space for agencies, funds and programmes be excluded from the calculations, the totality of overall space requirements could be reduced under all options.**

18. With respect to a possible status quo scenario (option 4) involving a continuation of the lease of the currently occupied premises in the DC-1 and DC-2 buildings, the Secretary-General indicates that the lease had been renegotiated in an amendment to the memorandum of understanding in September 2015. Under the amended terms, the United Nations Development Corporation, which is a public benefit corporation, would provide for a lease term to coincide with the construction, between 2019 and 2021, of a new DC-5 building and its occupancy in 2022. The leases for the DC-1 and DC-2 buildings would expire the following year, in 2023, at which point the Development Corporation would sell or refinance both buildings (see also [A/70/398](#), paras. 85-87). Upon enquiry, the Advisory Committee was informed that it was possible, in principle, for the Secretariat to request a lease renewal; however, the Secretary-General did not intend to seek such a long-term arrangement. The Committee was also informed, upon enquiry, that a purchase of the DC-1 and DC-2 buildings in lieu of a lease extension would not be viable, as both buildings would require extensive capital improvements and would, according to the Secretary-General, involve the relocation of staff for an extended period of time.

19. **The Advisory Committee continues to believe that, depending on future planning assumptions and their related space requirements, each of the above-noted four options continue to have merit** (see also [A/68/798](#), para. 78). **Moreover, in view of the uncertainties addressed in section II above with respect to the current lack of data with respect to some organizational initiatives, the Committee is of the view that previously proposed options, including the leasing of space or purchasing of land in other locations, should still be given thorough consideration.** In that connection, the Committee recalls that it had previously enquired whether any consideration had been given to locating some departments or offices at some distance away from Headquarters, including all New York City boroughs and the tri-state area, in view of the nature of their work, and was informed that that possibility had not been considered (see [A/68/798](#), para. 61). **The Committee reiterates that more effort is needed to further explore**

**all options, or variations thereof, including options which would locate staff in office space near accessible public transportation routes, as appropriate.**

**20. As noted in paragraph 6 above, the Advisory Committee concurs with the Secretary-General that it is currently not possible to determine the impact of the Organization's various initiatives on the future space requirements at Headquarters. The Committee is of the opinion that, in the absence of a much clearer assessment of activity and its related space needs at United Nations Headquarters, the long-term viability and implementability of possible options cannot be properly assessed at the present time. It therefore recommends that further options with respect to long-term accommodation, based on alternate scenarios and using substantiated projections, be presented, including the various business transformation initiatives on the overall accommodation needs at Headquarters.**

**21. In an effort to ensure reasonable organizational flexibility with respect to space needs, the Advisory Committee recommends that the General Assembly request the Secretary-General to explore interim solutions, including the possibility of the extension of the current leases of the DC-1 and DC-2 buildings under the most preferable terms possible.**

#### **IV. Financing and commitment of resources**

22. The Secretary-General sets out various funding options in section IV.A and B of his report, including: (a) the construction of a building in the amount of approximately \$3.00 billion on the North Lawn to be funded through a special assessment from Member States (option 1), or in the amount of approximately \$3.45 billion through commercial loans or financing arrangements through Member States (option 2); (b) the construction of a DC-5 building in the amount of approximately \$2.65 billion directly south of the United Nations campus through a lease-to-own arrangement with the United Nations Development Corporation (option 3); and (c) the continuation of the present leases with approximate annual lease costs of \$56.59 million, based on 2014 data (option 4). The Advisory Committee had previously addressed matters in detail relating to the financing possibilities of the various long-term accommodation options (see [A/68/798](#), paras. 43-67).

23. The Advisory Committee recalls its comments that the possibility of the construction of a new building through third-party financing should be further studied by the Secretary-General (see [A/68/798](#), para. 67). In his most recent report, the Secretary-General indicates that one financing option, with respect to the construction of a building on the North Lawn, could involve the possibility of a Member State of the United Nations issuing a loan or a loan guarantee; a related note verbale was issued in May 2015 to solicit interest from Member States to provide financial assistance with respect to long-term accommodation at Headquarters, but no responses were received (see [A/70/398](#), paras. 71, 72 and 76). In that connection, the Committee recalls its comments in connection with the second annual progress report on the strategic heritage plan of the United Nations Office at Geneva, in which it noted that the Secretary-General had negotiated with the host country on the terms and modalities for loan arrangements and that the Government of the host country had offered a loan package covering the

construction and renovation of the project at a zero per cent interest rate (see [A/70/7/Add.8](#), paras. 59-64).

**24. The Advisory Committee is of the opinion that, concurrent with the determination of long-term accommodation needs (see sect. III above), and the concrete requirements for physical space and the costs involved, the Secretary-General, in his role as Chief Executive Officer, should explore the options available, without prejudice, for the financing of such a project and develop a more focused and formal approach when approaching the host country and other Member States in that regard.**

#### *Capital expenditures*

25. The Secretary-General indicates in paragraph 37 of his report that, upon the completion of the capital master plan, the strategic heritage plan and the long-term accommodation activities could proceed at the same time, if funding arrangements were in place that did not require major capital expenditure on the part of the United Nations.

26. The Advisory Committee recalls section V, paragraph 5, of General Assembly resolution 68/247 A, in which the Assembly reiterated that the Secretary-General must ensure that major capital expenditure projects are not implemented simultaneously in order to prevent the need to finance and supervise them at the same time. **The Committee notes that, with respect to long-term accommodation needs at Headquarters, the Secretary-General has placed a focus, inter alia, on the financing aspects of the project. The Committee, however, stresses that any major capital expenditure project, if determined as such by the Assembly, would also require adequate organizational supervisory capability.**

## **V. Architecture and design**

27. The Advisory Committee addressed matters related to the architectural integrity of the United Nations in its previous report (see [A/68/798](#), paras. 27-29).

28. In his report, the Secretary-General addresses matters related to the architectural integrity of the United Nations Headquarters complex in paragraphs 32 to 35, indicating, as underlined in section VII of General Assembly resolution 69/262, the need to respect the architectural integrity of the United Nations complex and of the original design of the Board of Design Consultants in considering the long-term accommodation needs at United Nations Headquarters. The Secretary-General's architectural integrity vision is derived from the historic drawing of "scheme 32", from 1946, of one of the design proposals at the time (see [A/70/398](#), figure I).

29. Upon enquiry, the Advisory Committee was informed that it was the Secretary-General's interpretation of section III of General Assembly resolution 67/254 that the size limitations originally envisaged should be respected, as underlined by the Assembly (see para. 30 below). The Committee, however, notes that some flexibility has been incorporated into the above-noted design, which measures the height of the main Headquarters building at precisely 505 feet, while

the height of the adjacent building, which was subsequently not constructed, would have been measured within an unspecified +/- 275-foot range.<sup>3</sup>

**30. In that connection, the Advisory Committee recalls that, in section III, paragraph 4, of its resolution 67/254, the General Assembly underlined the historic significance of the design of the United Nations complex without prejudice to the future consideration of all options with respect to long-term accommodation needs at Headquarters. Taking into consideration the operational uncertainties, as noted above, of the outcome of the Organization's ongoing business transformation initiatives, the Committee is of the view that any possible architectural and design matters, including those concerning the historic design vision of the United Nations complex, should be properly examined once the actual requirements for physical space can be determined. Should the construction of a new building be deemed necessary in the future, the Committee trusts that the Secretary-General will ensure that an international architectural design competition in that connection will provide for diverse participation (geographic and gender) and underscore an approach that will honour the historic heritage of the complex and at the same time provide for the future needs of the Organization.**

## **VI. Audit and oversight**

31. In section VII of its resolution 69/262, the General Assembly requested the Secretary-General to ensure effective oversight and audit coverage in all phases of the project. The Advisory Committee notes that oversight matters were not addressed in the report of the Secretary-General but was informed, upon enquiry, that in October 2015 the Department of Management had conducted an initial meeting with the Office of Internal Oversight Services (OIOS) to explain the four main options being currently considered in order to facilitate the planning of future audits and resources required in that connection. The Committee was also informed that OIOS had indicated its willingness to provide audit services in that respect, and would include such an activity in its programme plan once the Assembly had made a decision.

**32. The Advisory Committee welcomes the Secretary-General's proactive outreach to OIOS aimed at initiating oversight and audit coverage, as requested by the General Assembly in resolution 69/262. The Committee recalls the benefits of a review of the Board of Auditors in the early stages of major capital expenditure projects and intends to call upon their expertise at the appropriate time.**

## **VII. Conclusion and recommendations**

33. The actions requested of the General Assembly in connection with the long-term accommodation needs at United Nations Headquarters for the period from 2015 to 2034 are set out in paragraph 120 of the report of the Secretary-General (A/70/398), as follows:

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<sup>3</sup> Upon enquiry, the Advisory Committee was provided with an overview of the results of adding five floors to a 275-foot high building on the North Lawn (see annex VII).

- (a) Take note of the report of the Secretary-General;
- (b) Request the Secretary-General to further develop the United Nations Development Corporation proposal as a very feasible and serious option to be pursued;
- (c) Authorize the Secretary-General to take the next steps necessary for implementation, without prejudice to any future decisions of the Assembly;
- (d) Approve the establishment of three general temporary assistance positions effective 1 July 2016 for a period of 18 months;
- (e) appropriate an amount of \$2,515,400 for the biennium 2016-2017, under section 29D, Office of Central Support Services, in addition to the proposed programme budget for the same period, which represents a charge against the contingency fund;
- (f) Request the Secretary-General to submit a project progress report at the main part of the seventy-first session of the Assembly.

**34. With respect to the decisions to be taken by the General Assembly, the Advisory Committee, however, recommends the actions below.**

**35. On the basis of its comments and recommendations in the paragraphs above, the Advisory Committee recommends that the General Assembly request the Secretary-General to assess how the various business transformation initiatives might impact upon space needs at Headquarters and to develop the most feasible options for long-term accommodation, including funding possibilities, with a view to serving the best operational and financial interests of the Organization, treating all options equally and developing new options to be presented to the Assembly at the appropriate time.**

**36. Accordingly, the Advisory Committee recommends, at the present time, that any work related to the long-term accommodation needs at United Nations Headquarters should be undertaken using existing resources and, therefore, recommends against the appropriation of additional resources (three general temporary assistance positions and resources in the amount of \$2,515,400) for the biennium 2016-2017 under the contingency fund or under other funding mechanisms.**

**37. Subject to the Advisory Committee's comments and recommendations in the present report, the Committee recommends that the General Assembly take note of the report of the Secretary-General.**

## Annex I

## Indicative staffing structure categorized as administrative in nature and based in New York

### A. Regular budget

Budget section	Professional and higher categories										General Service and related categories							Subtotal	Total	
	DSG	USG	ASG	D-2	D-1	P-5	P-4	P-3	P-2/1	Subtotal	Principal level	Other level	Security Service	Local level	Field Service	National Professional Officer	Trades and crafts			
<b>1 Overall policymaking, direction and coordination</b>																				
2014-2015	1	1	1	5	7	8	9	5	2	39	5	36							41	80
2016-2017	1	1	1	5	7	8	9	5	2	39	5	36							41	80
<b>2 General Assembly and Economic and Social Council affairs and conference management</b>																				
2014-2015					1	1	2		1	5	3	13							16	21
2016-2017					1	2	3		2	8	4	38							42	50
<b>3 Political affairs</b>																				
2014-2015					1		2		1	4	2	8							10	14
2016-2017					1		2		1	4	2	8							10	14
<b>4 Disarmament</b>																				
2014-2015						1				1	2	1							3	4
2016-2017						1				1	2	1							3	4
<b>5 Peacekeeping operations</b>																				
2014-2015								1		1									–	1
2016-2017								1		1									–	1
<b>8 Legal affairs</b>																				
2014-2015						1	1			2		4							4	6
2016-2017						1	1			2		4							4	6
<b>9 Economic and social affairs</b>																				
2014-2015					1	2	2	1		6	2	7							9	15
2016-2017					1	2	2	1		6	2	7							9	15
<b>17 UN-Women</b>																				
2014-2015								2		2		1							1	3
2016-2017								2		2		1							1	3

Budget section	Professional and higher categories										General Service and related categories								
	DSG	USG	ASG	D-2	D-1	P-5	P-4	P-3	P-2/1	Subtotal	Principal level	Other level	Security Service	Local level	Field Service	National Professional Officer	Trades and crafts	Subtotal	Total
<b>27 Humanitarian assistance</b>																			
2014-2015						1				1	1	2						3	4
2016-2017						1				1	1	2						3	4
<b>28 Public information</b>																			
2014-2015					1	1	1	3	1	7	1	15						16	23
2016-2017					1	1	1	3	1	7	1	17						18	25
<b>29 Management and support services</b>																			
2014-2015		1	4	11	24	57	81	84	38	300	46	379					97	522	822
2016-2017		1	4	12	24	55	76	82	38	292	46	373					97	516	808
<b>30 Internal oversight</b>																			
2014-2015						1	1	1		3	1	4						5	8
2016-2017						1	1	1		3	1	3						4	7
<b>34 Safety and security</b>																			
2014-2015					1	2	3		1	7	2	7						9	16
2016-2017					1	2	3		1	7	2	7						9	16
<b>Total</b>																			
<b>2014-2015</b>	<b>1</b>	<b>2</b>	<b>5</b>	<b>16</b>	<b>36</b>	<b>75</b>	<b>103</b>	<b>96</b>	<b>44</b>	<b>378</b>	<b>65</b>	<b>477</b>	<b>–</b>	<b>–</b>	<b>–</b>	<b>–</b>	<b>97</b>	<b>639</b>	<b>1 017</b>
<b>2016-2017</b>	<b>1</b>	<b>2</b>	<b>5</b>	<b>17</b>	<b>36</b>	<b>74</b>	<b>99</b>	<b>94</b>	<b>45</b>	<b>373</b>	<b>66</b>	<b>497</b>	<b>–</b>	<b>–</b>	<b>–</b>	<b>–</b>	<b>97</b>	<b>660</b>	<b>1 033</b>

## B. Support account for peacekeeping operations

Department of Peacekeeping Operations	Professional category and above										General Service and related categories							
	DSG/USG	ASG	D-2	D-1	P-5	P-4	P-3	P-2/1	Subtotal	Principal level	Other level	Security Service	Local level	Field Service	National Professional Officer	Subtotal	Total	
2014/15				1	1	1	2	1	6	1	9						10	16
2015/16				1	1	2	2	1	7	1	9						10	17

	<i>Professional category and above</i>								<i>General Service and related categories</i>								
	<i>DSG/USG</i>	<i>ASG</i>	<i>D-2</i>	<i>D-1</i>	<i>P-5</i>	<i>P-4</i>	<i>P-3</i>	<i>P-2/I</i>	<i>Subtotal</i>	<i>Principal level</i>	<i>Other level</i>	<i>Security Service</i>	<i>Local level</i>	<i>Field Service</i>	<i>National Professional Officer</i>	<i>Subtotal</i>	<i>Total</i>
<b>United Nations Office to the African Union</b>																	
2014/15								–								–	–
2015/16								–								–	–
<b>Department of Field Support</b>																	
2014/15			3	10	36	92	120	4	265	18	146					164	429
2015/16			3	9	36	92	120	4	264	18	146					164	428
<b>Department of Management</b>																	
2014/15			1	3	13	74	74	14	179	9	94					103	282
2015/16			1	3	12	75	74	14	179	10	93					103	282
<b>Office of Internal Oversight Services</b>																	
2014/15								1	1		3					3	4
2015/16								1	1		3					3	4
<b>Executive Office of the Secretary-General</b>																	
2014/15									–							–	–
2015/16									–							–	–
<b>Administration of justice</b>																	
2014/15									–							–	–
2015/16									–							–	–
<b>Ethics Office</b>																	
2014/15									–							–	–
2015/16									–							–	–
<b>Office of Legal Affairs</b>																	
2014/15									–							–	–
2015/16									–							–	–
<b>Department of Public Information</b>																	
2014/15									–							–	–
2015/16									–							–	–
<b>Department of Safety and Security</b>																	
2014/15									–							–	–
2015/16									–							–	–

	<i>Professional category and above</i>									<i>General Service and related categories</i>							<i>Total</i>
	<i>DSG/USG</i>	<i>ASG</i>	<i>D-2</i>	<i>D-1</i>	<i>P-5</i>	<i>P-4</i>	<i>P-3</i>	<i>P-2/1</i>	<i>Subtotal</i>	<i>Principal level</i>	<i>Other level</i>	<i>Security Service</i>	<i>Local level</i>	<i>Field Service</i>	<i>National Professional Officer</i>	<i>Subtotal</i>	
<b>Secretariat of the Advisory Committee on Administrative and Budgetary Questions</b>																	
2014/15									–							–	–
2015/16									–							–	–
<b>Office of the United Nations High Commissioner for Human Rights</b>																	
2014/15									–							–	–
2015/16									–							–	–
<b>Total</b>																	
<b>2014/15</b>	–	–	<b>4</b>	<b>14</b>	<b>50</b>	<b>167</b>	<b>197</b>	<b>19</b>	<b>451</b>	<b>28</b>	<b>252</b>	–	–	–	–	<b>280</b>	<b>731</b>
<b>2015/16</b>	–	–	<b>4</b>	<b>13</b>	<b>49</b>	<b>169</b>	<b>197</b>	<b>19</b>	<b>451</b>	<b>29</b>	<b>251</b>	–	–	–	–	<b>280</b>	<b>731</b>

*Abbreviations:* DSG, Deputy Secretary-General; USG, Under-Secretary-General; ASG, Assistant Secretary-General.

## Annex II

### Other offices, including specialized agencies, funds and programmes, included in the 2015 long-term accommodation study

<i>Office</i>	<i>Population (2015)</i>
President of the General Assembly (incoming)	4
President of the Economic and Social Council	3
Staff Union	8
Women's Guild	8
Association of Former International Civil Servants	7
United Nations Office on Drugs and Crime	1
United Nations International School	3
United Nations Institute for Training and Research	6
World Federation of United Nations Associations	15
World Association of Former United Nations Interns and Fellows	6
International Atomic Energy Agency	4
Food and Agriculture Organization of the United Nations	13
United Nations Industrial Development Organization	5
International Fund for Agricultural Development	2
United Nations Office for Disaster Risk Reduction	7
International Seabed Authority	4
International Criminal Police Organization	12
United Nations Relief and Works Agency for Palestine Refugees in the Near East	6
United Nations Office for Partnerships	28
United Nations Environment Programme	21
United Nations Educational, Scientific and Cultural Organization	17
International Civil Service Commission	50
United Nations Conference on Trade and Development	4
United Nations University	6
Group of 77	6
Hospitality Committee for United Nations Delegations	4
Permanent Mission of the United Kingdom of Great Britain and Northern Ireland to the United Nations	2
Permanent Mission of France to the United Nations	2
World Humanitarian Summit (Office for the Coordination of Humanitarian Affairs)	31
Women's International Forum	9
International Association of Permanent Representatives to the United Nations	2
United Nations Convention to Combat Desertification in Those Countries Experiencing Serious Drought and/or Desertification, Particularly in Africa	5
United Nations Non-Governmental Liaison Service	7

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<i>Office</i>	<i>Population (2015)</i>
World Intellectual Property Organization	5
International Telecommunication Union	2
Global Compact	25
<b>Total</b>	<b>340</b>

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## Annex III

### Off-campus space requirements in 2020

#### A. Total projected off-campus space requirements in 2020 (A/70/398, table 4)

(Gross square feet)

<i>Population scenario</i>	<i>Office space: Secretariat and other offices only</i>	<i>Office space: Secretariat, other offices, and funds and programmes</i>	<i>Ancillary/support space</i>	<i>Total space: Secretariat, other offices, and funds and programmes</i>
No growth	544 656	763 056	319 758	1 082 814
1.1 per cent growth	619 653	838 053	319 758	1 157 811
0.5 per cent decrease	511 640	730 040	319 758	1 049 798

#### B. Projected off-campus space requirements in 2020, excluding agencies, funds and programmes (provided upon enquiry to the Advisory Committee)

(Gross square feet)

<i>Population scenario</i>	<i>Secretariat and other offices</i>	<i>Common space</i>	<i>Total space: Secretariat and other offices</i>
No growth	544 656	319 758	864 414
1.1 per cent growth	619 653	319 758	939 411
0.5 per cent decrease	511 640	319 758	831 398

## Annex IV

### United Nations Headquarters New York, ancillary/support space in commercially leased spaces in 2015

(Gross square feet)

<i>Premises</i>	<i>Meeting space</i>	<i>Other ancillary/support space</i>	<i>Total space</i>
Albano	3 776	2 423	6 198
Court Square Place	3 689	4 985	8 674
DC-1	14 148	18 440	32 589
DC-2	21 100	17 465	38 566
Daily News	3 083	219	3 302
Forty-fifth Street	7 679	3 731	11 410
Innovation	8 249	591	8 840
	<b>61 724</b>	<b>47 853</b>	<b>109 577</b>
Other ancillary functions currently or formerly housed in Dag Hammarskjöld Library and South Annex Building: Library, training rooms and cafeteria			134 175
<b>Total (comparison to table 5 in <a href="#">A/70/398</a>)</b>			<b>243 752</b>

## Annex V

### Overview of current catering arrangements (information provided by the Secretariat)

1. The current catering arrangements have the following limitations in terms of meeting the long-term needs of the Organization:

(a) The temporary cafeteria is located near the Delegates' Dining Room on the fourth floor of the Conference Building. It takes up space that could otherwise be used by delegates and other users for special events, lunch meetings, etc. The total seating is 244, whereas the seating in the former cafeteria was 632. The kitchen facilities are inadequate; the kitchen is a shared area that services the Delegates' Dining Room and special events. The main kitchen in the South Annex Building was supposed to be renovated to provide the cooking space for the cafeteria.

(b) The temporary grab-and-go facility is located in the basement level of the Secretariat building. The space does not have a kitchen, so the food has to be prepared in the fourth floor kitchen, which is considered inadequate in the long term. The grab-and-go products require a production space for their assembly. Previously, the food for the main cafeteria were mostly grilled, cooked (e.g. pizza) and prepared (e.g. deli) in the main cafeteria. Currently, all the facilities sell approximately 1,000 pre-made sandwiches and salad bowls each day. Additionally, the small dining area has no access to natural light and views (hence it is more suited for grab-and-go only).

(c) The temporary coffee bar is located in the main lobby of the Secretariat building. The coffee area is well-located from a service perspective; however, it occupies a space that was identified by the historic preservation architects working under the auspices of the capital master plan as a "high priority" preservation area. It is the main entrance for VIP visitors to the United Nations, as well as staff, and its iconic design, with the terrazzo floor and chevron-shaped columns that are credited to Oscar Niemeyer, one of the most influential members of the Board of Design Consultants, should be preserved and the area used based on its intended design.

2. The table below provides a summary comparison of the situation before and after the closure of catering facilities in the South Annex Building.

<i>Facility</i>	<i>Location (building/floor)</i>	<i>Total area (square foot)</i>	<i>Capacity (person)</i>
<b>Main cafeteria</b>			
Main cafeteria and kitchen	South Annex Building, ground floor and first basement level	20 214	632
<b>Three new cafés</b>			
Riverview Café/online ordering pick-up <sup>a</sup>	Conference Building, fourth floor	Included in Delegates' Dining Room complex	244
Lobby Café/online ordering pick-up	Secretariat Building, ground floor	1 466	48
Café de la Paix	Secretariat Building, first basement level	2 081	84
<b>Total</b>			<b>376</b>

<sup>a</sup> Also used as catering space in the evening and on weekends.

3. The interim catering arrangements are not suitable for providing services to the approximately 4,800 staff currently working in the complex, and will become even less adequate once the flexible workplace strategies are implemented and an additional 800 staff members are housed within the Secretariat building. In addition, the current arrangements are severely inadequate in meeting surge demands during large-scale meetings, which take place frequently at the United Nations and for which the former arrangements in the South Annex Building cafeteria were also inadequate. Lastly, the arrangements do not afford sufficient opportunities for revenue-generating activities for food service vendors outside of the regular services they provide. Revenue-generating activities have historically been attractive for prospective high-quality service providers and have facilitated the possibility for those providers to subsidize regular services to the benefit of staff and delegates alike.

## Annex VI

### Projected space requirements for staff and ancillary/support areas adjusted based on various population scenarios

(Gross square feet)

#### A. Projected space requirements under the current study in 2020 less 500, 1,000 and 1,500 future staff (modified table 4 of document [A/70/398](#))

<i>Population scenario</i>	<i>Secretariat and other offices</i>	<i>Secretariat, other offices and funds and programmes</i>	<i>Ancillary/support space</i>	<i>Total space requirement (Secretariat, other offices and funds and programmes)</i>
No growth ( <a href="#">A/70/398</a> , table 4)	544 656	763 056	319 758	1 082 814
No growth population less 500 staff	460 656	679 056	293 628	972 684
No growth population less 1,000 staff	376 656	595 056	267 498	862 554
No growth population less 1,500 staff	292 656	511 056	241 368	752 424

#### B. Ancillary/support space needed based on a reduction in population of 500 (modified table 5 of document [A/70/398](#))

<i>Ancillary/support space in each option (owned or leased)</i>	<i>Options 1 and 2 North Lawn Building</i>	<i>Option 3 DC-5<sup>a</sup></i>	<i>Option 4 Status quo</i>
Ancillary/support space required	262 793	293 628	216 729
Ancillary/support space provided	163 392	270 888	–
<b>Requirement for ancillary/support space through commercial lease</b>	<b>99 401</b>	<b>22 740</b>	<b>216 729</b>

#### C. Ancillary/support space needed based on a reduction in population of 1,000 (modified table 5 of document [A/70/398](#))

<i>Ancillary/support space in each option (owned or leased)</i>	<i>Options 1 and 2 North Lawn Building</i>	<i>Option 3 DC-5<sup>a</sup></i>	<i>Option 4 Status quo</i>
Ancillary/support space required	242 286	267 498	204 621
Ancillary/support space provided	163 392	270 888	–
<b>Requirement for ancillary/support space through commercial lease</b>	<b>78 894</b>	<b>–</b>	<b>204 621</b>

**D. Ancillary/support space needed based on a reduction in population of 1,500 (modified table 5 of document A/70/398)**

<i>Ancillary/support space in each option (owned or leased)</i>	<i>Options 1 and 2 North Lawn Building</i>	<i>Option 3 DC-5<sup>a</sup></i>	<i>Option 4 Status quo</i>
Ancillary/support space required	221 778	241 368	192 514
Ancillary/support space provided	163 392	270 888	–
<b>Requirement for ancillary/support space through commercial lease</b>	<b>58 386</b>	–	<b>192 514</b>

<sup>a</sup> New building, which would be constructed under a lease-to-own arrangement by the United Nations Development Corporation on the Robert Moses playground.

## Annex VII

### Impact on the total cost of adding five floors to a 275-foot-tall building on the North Lawn

1. The design for the 275-foot-tall North Lawn Building under options 1 and 2 comprises 18 floors plus one basement level.

2. Adding five floors to the building would result in a one-time increase in project costs, an increase in building operation costs and a decrease in commercial leasing costs. The resultant overall decrease in costs over the entire 50-year financial analysis period, in 2015 not present value terms, in a no-growth population scenario, Secretariat only, is as follows:

(Millions of United States dollars)

Option 1 as presented in document <a href="#">A/70/398</a>	3 005
Option 1 with five additional floors	2 678
<b>Difference</b>	<b>(327)<sup>a</sup></b>

<sup>a</sup> Reflects the net result of (a) an increase of \$222 million for one-time project costs and operational costs of the new building and (b) a decrease of \$549 million in commercial leasing costs.

Option 2 as presented in document <a href="#">A/70/398</a>	3 451
Option 2 with five additional floors	3 159
<b>Difference</b>	<b>(292)<sup>b</sup></b>

<sup>b</sup> Reflects the net result of (a) an increase of \$315 million for one-time project costs and operational costs of the new building and (b) a decrease of \$607 million in commercial leasing costs.