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Proposed programme budget for the biennium 2018–2019

Proposal for the replacement of office blocks A to J at the United Nations Office at Nairobi

Twenty-ninth report of the Advisory Committee on Administrative and Budgetary Questions on the proposed programme budget for the biennium 2018–2019

I. Introduction

1. The Advisory Committee on Administrative and Budgetary Questions has considered the report of the Secretary-General on the proposal for the replacement of office blocks A to J at the United Nations Office at Nairobi ([A/72/375](#)). During its consideration of the report, the Advisory Committee met with the representatives of the Secretary-General, who provided additional information and clarification, concluding with written responses received on 5 December 2017.

2. In his report, the Secretary-General provides background information on the establishment and evolution of the Gigiri complex in Nairobi; an assessment of the conditions of office blocks A to J; information on the current and future estimated space requirements based on a survey and a space utilization study conducted in 2017; a summary of the outcomes of an initial feasibility study undertaken during the biennium 2016–2017 on three options for implementing the project; proposals for project governance, oversight and management arrangements; and information on project costs and resource requirements for the biennium 2018–2019.

II. Proposal for the replacement of office blocks A to J at the United Nations Office at Nairobi

A. Background

3. Background information on the evolution of the Gigiri complex is provided in paragraphs 1 to 4 of the report of the Secretary-General. As indicated, the complex is situated on a total of 140 acres donated by the Government of Kenya in 1975 (100 acres) and in 1978 (40 acres). The complex includes: (a) a total of 18 office



blocks;¹ (b) a conference centre constructed between 1983 and 1985, with temporary offices above the east and west conference rooms; (c) a new office facility constructed during the biennium 2009–2010; and (d) numerous prefabricated buildings originally constructed as swing space, but now serving as temporary office space. The seven original office blocks (A–G) were built as temporary office accommodation for the secretariat of the United Nations Environment Programme (UNEP). The complex also accommodates the United Nations Human Settlements Programme (UN-Habitat) and the United Nations Office at Nairobi, as well as other Secretariat and non-Secretariat entities, including the United Nations Children’s Fund (UNICEF), the United Nations Educational, Scientific and Cultural Organization (UNESCO) and the World Food Programme (WFP). Other entities of the United Nations system have also expressed an interest in moving into the complex. The annex to the present report provides details on the current Secretariat and non-Secretariat tenants of the complex, as well as potential additional tenants.

4. **The Advisory Committee expresses its gratitude to the host country for its continued support of the United Nations Office at Nairobi. The Committee trusts that the Secretary-General will continue to engage with the host country, as has been the practice with respect to other United Nations construction projects, and seek assistance and support for the project, with respect to the possible provision of swing space and/or other related support, as appropriate, in connection with the replacement of office blocks A to J (see [A/72/7/Add.8](#)).**

B. Assessment of the conditions of office blocks A to J

5. Information on the useful life of the buildings, industrial health and safety compliance, seismic code compliance, hazardous materials, accessibility and energy efficiency is provided in paragraphs 6 to 20 of the report of the Secretary-General. It is indicated that office blocks A to J were constructed in the late 1970s as semi-prefabricated buildings for temporary accommodation and will reach the end of their useful life of 40 years in two years’ time. The buildings do not comply with prevailing building codes or with United Nations security standards. With regard to seismic code compliance, it is indicated that office blocks A to J would not perform well in a seismic event in terms of life safety, and that the most cost-effective way of meeting the current seismic design code in Kenya would be to replace the existing buildings, rather than retrofit them. It is also indicated that overall, the buildings do not provide convenient access or facilities for persons with disabilities.

6. In his report, the Secretary-General also provides information on the advanced environmental features incorporated into the design of the new office facility completed in 2010 as well as on the efficiency features to be included in the proposed new buildings (see [A/72/375](#), paras. 24–25).

C. Space utilization

7. The A to J office blocks proposed for replacement currently provide office space for the security, facilities and medical services at the United Nations Office at Nairobi, as well as for UNICEF, UNESCO and WFP.

8. In his report, the Secretary-General indicates that a space utilization survey was conducted in March 2017 to confirm and estimate the current and future space

¹ Comprising 7 blocks (A–G) constructed in the late 1970s, 6 blocks (M, N, P, R, S and T) constructed between 1983 and 1985, and 5 blocks (Q, U, V, W and X) constructed in the early 1990s.

requirements of those agencies, funds and programmes that had expressed interest in moving into or expanding their current office space at the Gigiri complex. For planning purposes, it was assumed that the current Secretariat staffing levels would be maintained throughout the period of the study, and that flexible workplace strategies would be applied in the new buildings, with a requirement of 14 m² of gross external space per workstation.

9. In addition, a space utilization study conducted throughout the complex on 11 typical floors over a four-week period showed an average desk utilization rate of 44 per cent throughout the day, with occupancy ranging between 33 per cent and 61 per cent, indicating a clear potential to increase the occupancy density within the existing office blocks and to introduce a fully flexible workplace environment. On the basis of guidelines for the flexible workplace strategies piloted at Headquarters in New York, possible flexible workspace floor plans were prepared for each typical floor type (the new office facility, office blocks M–U and office blocks V–X).

10. In his report, the Secretary-General provides information on the current and estimated projected future space requirements in 2022, when a new replacement building would become available, in terms of total area (gross external and net internal) and number of workstations, taking into account the outcomes of both the space survey and the space study. It is indicated in the report that the estimates are based on a density of 14 m² of gross external space per workstation for the new building, and a number of variations for the existing buildings (blocks M–U, blocks V–X and the new office facility), including: (a) the use of the current floor layout; and (b) the application of flexible workplace strategies and an increase in occupancy density ranging between a minimum of 15 per cent and a maximum of 25 per cent. Upon enquiry, the Advisory Committee was informed that the current gross density across all the buildings at the United Nations Office at Nairobi ranged between 18 m² and 20 m² per person and was comparable to that at Headquarters following the completion of the capital master plan. Tables 2 and 3 of the report of the Secretary-General summarize the current and estimated future requirements in terms of area and number of workstations.

11. The Advisory Committee welcomes the conduct of a space utilization survey and a study to identify space requirements (see para. 20 below). The Committee recommends that the General Assembly request the Secretary-General to provide in his next report information on the envisaged distribution of the existing and any future Secretariat and non-Secretariat tenants in 2022, when the new replacement building would become available. The Committee is of the view that priority should be given to housing United Nations Secretariat entities in the complex, to the extent possible.

United Nations system entities

12. The Advisory Committee notes from tables 2 and 3 of the report of the Secretary-General that the additional office space requirements are mostly for non-Secretariat entities, given that the full application of flexible workplace strategies in the remaining existing buildings (blocks M–U, blocks V–X and the new office facility) would cover the requirements of all Secretariat entities, even when blocks A to J are excluded from the calculations. Upon enquiry, the Committee was provided with additional information on the United Nations system entities currently accommodated at the United Nations Office at Nairobi and those that are currently housed at other locations but have expressed an interest in becoming tenants at the Gigiri complex (see the annex to the present report).

13. In paragraphs 35 to 38 of his report, the Secretary-General outlines the challenges relating to the implementation of flexible workplace strategies at the

complex, including the need for non-Secretariat tenants to comply with the flexible workplace policy and to invest in the related new requirements for information technology equipment and furniture. The Secretary-General indicates that to address those challenges, a clear flexible workplace policy would need to be developed and issued, and that any tenants renting space in an office complex managed by the Secretariat would be required to fully comply therewith. **The Advisory Committee is of the view that the Secretary-General should obtain, as soon as possible, assurances from the current non-Secretariat tenants of the Gigiri complex regarding their application of flexible workspace strategies. The Committee also considers that the above challenges are of a systemic nature and should be addressed in coordination with the Office of Central Support Services or in the context of the activities of the working group on global rental practices (see para. 15 below). The Committee recommends that the General Assembly request the Secretary-General to provide, in his next report, an update on progress made in addressing the above challenges related to the implementation of flexible workplace strategies in any office space managed by the Secretariat.**

14. In his report, the Secretary-General indicates that the non-Secretariat entities located at the Gigiri complex pay commercial-level rent for the premises that they occupy. The Advisory Committee enquired whether the level of the rent would be increased to reflect the higher quality of the premises following the completion of the new office block buildings. The Committee was informed that the current policy on rental charges was based on the provisions of General Assembly resolution [41/213](#),² which stipulate that rental charges for space occupied by tenants on United Nations premises should be based on current commercial rates, and that the United Nations Office at Nairobi therefore could not charge different rental rates for different buildings. The Committee notes that commercial rates also vary according to the level of quality of the premises concerned, and is of the view that the rental rates applied should reflect the improved quality of the premises. **The Committee recommends that the Secretary-General be requested to elaborate on the rental rates applied in the context of his next progress report.**

15. The Advisory Committee was also informed that the Office of Central Support Services was leading a working group on global rental practices with a view to ensuring consistent policies and practices, taking into account the impact of the implementation of flexible workplace strategies as well as any guidance provided by the General Assembly. **The Committee considers that there is a need to comprehensively analyse the actual expenditures and costs of the services provided as part of the rental costs (see para. 29 below), in order to determine the share of the rental income that could be considered as covering the costs towards the initial investment for the construction of the premises. The Committee is of the view that the above-mentioned working group should review relevant policies and practices as well as analytical methods and best practices for carrying out detailed and comprehensive analyses of rental income and related expenditures. The Committee recommends that the General Assembly request the Secretary-General to provide an update on the activities and results of the working group in his next report.**

16. The Advisory Committee also notes that, as part of the activities to be undertaken in 2018 and 2019, the Secretary-General intends to develop options for the use of current and additional projected rental income in the financing scheme of the project, with the aim of reducing assessments on Member States, including the

² In its resolution [41/213](#), the General Assembly mandated the Secretary-General to implement the recommendations of the Group of High-level Intergovernmental Experts to Review the Efficiency of the Administrative and Financial Functioning of the United Nations, including recommendation 36 on rental charges, contained in the report of the Group ([A/41/49](#)).

preparation of swing space construction and the coordination of other arrangements with the host country (ibid., para. 79 (h)). **The Committee looks forward to receiving an update on the implementation of the above-mentioned activities (see A/72/7/Add.25, paras. 33–35).**

17. Upon enquiry, the Advisory Committee was informed that there was no formal requirement by the Department of Safety and Security that United Nations system entities be located at the Gigiri complex owing to any recent security risks experienced in Nairobi.

Possible impact of ongoing business transformation initiatives

18. The Secretary-General indicates that it is possible that ongoing reforms may have an impact on future space requirements at the complex, and that the proposal for the replacement of office blocks A to J is aimed at providing the maximum level of future flexibility in configuration and capacity, as described in the comparison of options provided in section III of his report. The Advisory Committee recalls that, in its resolution 71/272 A, the General Assembly requested the Secretary-General to submit a comprehensive and fully developed proposal on the global service delivery model for its consideration at the main part of its seventy-second session, and that the Secretary-General has indicated that a report is to be submitted early in 2018 (see A/72/492, para. 98). Upon enquiry, the Committee was informed that, while the Secretary-General's proposals for the replacement of blocks A to J at the United Nations Office at Nairobi did not take into account the implementation of the global service delivery model, it could safely be assumed that any possible impacts of the implementation of the model would result in either a need for additional space or a decrease in space requirements. The Committee was also informed that the proposed design for the new building was modular and scalable: the same design process would allow the project to be scaled up or scaled down, allowing for the construction of a higher or lower number of office blocks than the two blocks proposed, with a corresponding upward or downward adjustment of the construction costs only.

19. **The Advisory Committee trusts that any option for replacing the existing office blocks A to J will be adapted, as required, including in terms of its scope and project costs, to reflect any decision that the General Assembly may take on the implementation of the global service delivery model, and will be submitted for consideration by the Assembly. The Committee is also of the view that any such adaptation would optimally be submitted for consideration by the Assembly prior to the start of the construction phase.**

D. Options for the replacement of blocks A to J

20. In his report, the Secretary-General presents three options for the proposed replacement of office blocks A to J at the United Nations Office at Nairobi, and includes information on: (a) the common objectives of eliminating the code compliance deficiencies and providing additional space to meet future requirements (see A/72/375, para. 41); (b) a comparative analysis of the three options, including a risk, benefit and cost analysis matrix (ibid., paras. 42–46); (c) information on the swing space requirements of each option (ibid., paras. 47–50); and (d) details on each option, including architectural layout, cost estimates by year and by category of expenditure, and the schedule for the pre-planning, planning, design, tender, construction and project close-out phases (ibid., paras. 51–61).

21. The three options proposed can be summarized as follows:

(a) Option 1 involves: (i) the construction, in a single phase, of four new large three-storey double blocks (similar to the new office facility) to provide office space

in the range of 18,700 m² to 21,100 m² for an additional 1,340 to 1,510 workstations, requiring all existing tenants to be shifted to swing space consisting of prefabricated structures developed on-site at a cost of \$2,320,000, or to off-site commercial office spaces rented at a cost of \$3,270,000; and (ii) the refurbishment, without the introduction of flexible workplace strategies, of the existing office space in blocks M to U, blocks V to X and the new office facility, including improvements that would extend the useful lives of the office buildings across the complex for at least 20 years, without any need for further major capital investment. Option 1 would be implemented over a nine-year period starting with the pre-planning phase in 2017 and ending in the first quarter of 2026. The total costs of option 1 are estimated at \$84,451,000, including provisions of \$4,384,000 for contingencies and \$22,291,000 for escalation. This option scores highest in terms of costs and second highest as regards benefits, and presents the highest level of risk;

(b) Option 2 involves: (i) the construction of three new small buildings at a location different from that of the blocks being replaced, comprising one service building and two office blocks, to provide office space in the range of 6,454 m² to 13,790 m² for an additional capacity of 461 to 985 workstations; and (ii) the phased introduction of flexible workplace strategies by floor, starting with office block V in 2019 and in the remaining blocks between 2021 and 2023, adding additional capacity for 700 to 900 workstations and requiring the transfer of staff to swing space in phases. Option 2 would be implemented over a seven-year period starting with the pre-planning phase in 2017 and concluding at the end of 2023. The total costs of option 2 are estimated at \$69,880,000, including provisions of \$3,569,000 for contingencies and \$16,780,000 for escalation, as well as \$3,840,000 for the installation of prefabricated structures for swing space and a total amount of \$10,550,000 for information technology hardware and furniture for the implementation of flexible workplace strategies for Secretariat entities. This option scores highest in terms of benefits and lowest in terms of costs, and presents, with option 3, the lowest level of risk;

(c) Option 3 involves: (i) the rebuilding of the new buildings on the footprint of the existing office blocks; and (ii) the introduction of flexible workplace strategies. Option 3 would be implemented over a seven-year period starting with the pre-planning phase in 2017 and concluding by the end of 2023. Its total costs are estimated at \$70,675,000, including provisions of \$3,629,000 for contingencies and \$16,930,000 for escalation. This option scores second highest in terms of costs and lowest in terms of benefits, and presents, with option 2, the lowest level of risk. It is indicated that this option would not allow for optimal utilization of space and, furthermore, that the north/south building orientation would yield low energy efficiencies.

22. In his report, the Secretary-General indicates that the feasibility study revealed that option 2 was the most viable and desirable option for replacing blocks A to J and offered the highest benefits and lowest costs, and, with option 3, obtained the best score on its inherent implementation risks. He also indicates that option 2 addresses in the most cost-effective manner issues regarding sustainable building performance, energy efficiency and the efficient use of office space.

23. The Advisory Committee welcomes the details provided on each option as well as the comparative analysis of the three options. The Committee also welcomes the application of flexible workplace strategies to all the office blocks of the complex, which should result in the optimization of the use of available space and in the reduction of requirements for the new construction (see General Assembly resolution 71/282 and A/71/812). Accordingly, the Committee recommends the implementation of option 2. The Committee also recommends that the General Assembly request the Secretary-General to further refine the

costs of the project, in particular the project contingency level and cost escalation, which will be established only in the context of the independent risk management assessment (see para. 28 below).

Use of local capacity

24. The Advisory Committee recalls that, in sections IV and V of its resolution [71/272](#) A, the General Assembly encouraged the Secretary-General to continue his efforts to include local knowledge, technology and capacity throughout the implementation of construction projects, as appropriate. Upon enquiry, the Committee was informed that the design team would make every effort to use materials that were available and/or manufactured locally. The Committee was also informed that, as had been the case with the prior construction at the United Nations Office at Nairobi of the new office facility completed in 2010, the design and procurement practices for the current project would fully conform to the Financial Regulations and Rules of the United Nations, including procurement regulations, with the tender being opened to all interested and qualified international and national bidders.

Evolution of project costs

25. The Advisory Committee recalls that the cost of the project amounted to \$44.1 million in the previous report of the Secretary-General on the strategic capital review ([A/70/697](#)) and to \$38.8 million in his preceding report on that topic ([A/69/760](#)). Upon enquiry as to the cause of the increase, the Committee was informed that the initial proposal for the replacement of office blocks A to J included in those reports did not take into account the impact of flexible workplace strategies. As indicated in paragraph 21 (b) above (see also [A/72/375](#), table 2), the total cost for the implementation of flexible workplace strategies amounts to \$10,550,000 under the recommended option 2.

Construction class

26. Upon enquiry, the Advisory Committee was informed that, following the adoption of the International Public Sector Accounting Standards as at 1 January 2014, the United Nations defined its buildings according to three general classes (A, B and C), each with a distinct expected useful life (50 years, 40 years and 25 years, respectively), based on the quality and useful lives of the construction materials used for the different building components, namely, the frame, floor, roof and walls. The Committee was also informed that no significant renovations/upgrades to the superstructure and exterior enclosure of class A or class B buildings was required until roughly halfway through the useful lives of those components, at the 20-year mark. If, as recommended by the Secretary-General in his most recent report on the strategic capital review ([A/72/393](#)), renovations are undertaken at the 20-year mark instead of allowing the total useful life of the building to expire without any upgrades, it is expected that another total replacement at the 40- to 50-year mark could be avoided, saving the Organization between 34 and 54 per cent in total capital costs over the life of the building. **The Committee recommends that the General Assembly request the Secretary-General to provide in his next report details on the construction class and materials to be used for the replacement buildings of office blocks A to J.**

Energy consumption and savings

27. Upon enquiry as to the energy savings resulting from the implementation of new standards for greening the premises and lower maintenance costs, the Advisory Committee was informed that it was not possible to calculate real consumption or

savings at this stage because these would vary depending on the design. **The Committee emphasizes the need for a consistent approach and robust methodology for estimating savings in energy consumption and utility costs in the context of construction projects, including the establishment of baseline information at the outset of the project and the recording of consistent and accurate data on energy consumption and utility costs in a manner that allows comparison over time.**

Provisions for escalation and contingency

28. In his report, the Secretary-General indicates that the escalation costs for the three options proposed were calculated on the basis of Kenyan inflation rates obtained from the Kenya National Bureau of Statistics, with the application of the average annual inflation rate of 7.10 per cent calculated over the most recent five-year period. Upon enquiry, the Advisory Committee was informed that the provision for contingency reflected 10 per cent of the construction costs. The Committee recalls that in other construction projects the recommended level of contingency changes from the initial 10 per cent basis once the first Monte Carlo model³ is performed, and the recommended levels are thereafter updated on at least an annual basis as the risk register evolves (see [A/72/7/Add.6](#), para. 21). **The Committee trusts that the estimates for escalation and contingency will continue to be refined in the context of the independent risk management exercise, reflecting the appropriate rates/amounts required to cover reasonable project risks, depending on the project stage (see para. 23 above).**

Rental income

29. Upon enquiry, the Advisory Committee was informed that the United Nations Office at Nairobi conducted rental studies on a regular basis in Nairobi to confirm the applicable commercial rental rate. On the basis of the current rental rate, and taking into account an estimated inflation rate of 3 per cent per year, it was estimated that by 2024, when the new office blocks are expected to be completed, the rental revenue generated would cover the entire highest estimated cost of \$69.88 million proposed for option 2 that is to be repaid over a period of approximately eight years, assuming ongoing 3 per cent inflation in rental rates from 2024 onwards (see also para. 14 above).

E. Proposed project governance, oversight and management arrangements

30. Information on the proposed project governance, oversight and management arrangements is provided in section IV of the report of the Secretary-General (see [A/72/375](#), paras. 62–77). Annex II to the report contains a chart showing the project governance structure and providing details on the composition of the project team.

31. With regard to project governance and oversight, the Secretary-General indicates that:

(a) The Director-General of the United Nations Office at Nairobi would serve as the project owner;

³ The Monte Carlo model is a statistical analysis method used to better understand the impact of risks in a project, by using a range of minimum to maximum values with regard to time frames and cost estimates for stages and components, through a computer-based simulation that runs multiple random project scenarios.

(b) The Director of the Division of Administration would serve as the project executive, responsible for managing the dedicated project management team;

(c) A stakeholder committee composed of the United Nations Office at Nairobi, UNEP and UN-Habitat staff from central support services, Information and Communications Technology Services, the Security and Safety Service and the Division of Conference Services would provide advice and guidance to the project owner on the operational aspects of the project;

(d) A change management and corporate support group would provide, inter alia, a forum for active engagement and support regarding the implementation of flexible workplace strategies;

(e) The Office of Central Support Services would exercise overall project oversight, and also provide technical guidance and advice, ensure the sharing of lessons learned, ensure compliance with overall organizational objectives, coordinate with New York-based project stakeholders across Secretariat departments and governing bodies, and take a leading role in providing independent risk management services;

(f) An independent risk management firm reporting directly to the Office of Central Support Services in New York would be engaged to implement a robust integrated approach to risk management, provide expertise and independent assessment of project progress, assist in identifying and mitigating any risks that might have an impact on successful project delivery, and support informed decision-making.

32. With regard to project management, the Secretary-General indicates that:

(a) A dedicated project team would be established, led by a project manager at the P-5 level and composed of: one Structural/Civil Engineer (P-3); one Project Administrative Assistant (Local level); one Services/Mechanical-Electrical-Plumbing Engineer (National Professional Officer); one Logistics and Coordination Officer (National Professional Officer); and one Clerk of Works (Local level);

(b) A United Nations Office at Nairobi project support team would be established, comprising a Space Planner and Coordinator (P-4) and a dedicated Procurement Officer (P-3);

(c) A lead architectural and engineering firm would be engaged to, inter alia, produce the detailed design and technical documentation for tender and oversight of the construction works.

F. Project costs and resource requirements for the biennium 2018–2019

33. The Secretary-General proposes resources in the amount of \$604,000 for the biennium 2018–2019, comprising: (a) \$266,000 to provide for four positions (1 P-4, 2 P-3 and 1 Local level) for the dedicated project management team and project support staff at the United Nations Office at Nairobi; (b) \$316,000 for consultants; and (c) \$22,000 as a provision for escalation.

III. Other matters

34. The Advisory Committee recalls that, at the time of its consideration of the report of the Secretary-General on the pattern of conferences ([A/72/116](#)), it was provided with supplementary information showing an overall average occupancy rate of 48.9 per cent for the 14 conference rooms of the United Nations Office at Nairobi. The Committee noted that one of the conference rooms had been converted into a courtroom and was assigned permanently to the United Nations Dispute Tribunal (see [A/72/561](#), para. 4). Upon enquiry, the Committee was informed that, notwithstanding the low yearly utilization rate, and according to the Secretary-General, the availability of the current 13 conference rooms remained imperative for the servicing of the two calendar bodies hosted in Nairobi, namely, the United Nations Environment Assembly and the Governing Council of UN-Habitat. The Committee was provided with data showing overall room usage of 141.5 per cent during the second session of the Environment Assembly, held from 23 to 27 May 2016, and 102.3 per cent during the twenty-sixth session of the Governing Council, held from 8 to 12 May 2017. **The Committee is of the view that greater efforts should be made to increase the utilization rate of the conference centre at the United Nations Office at Nairobi. The Advisory Committee recommends that the General Assembly request the Secretary-General to provide in his next report an update on the efforts made and progress achieved in this regard.**

IV. Conclusions and recommendations

35. The actions requested of the General Assembly are set out in paragraph 81 of the report of the Secretary-General. **Subject to its recommendations and observations above, the Advisory Committee recommends that the Assembly:**

(a) **Approve the proposed scope of the project and the implementation strategy of option 2 for the replacement of office blocks A to J, take note of the proposed maximum estimated cost of the project in the amount of \$69,880,000 and request the Secretary-General to refine the estimated cost of the project to be presented in the next progress report;**

(b) **Approve the establishment of four positions (1 P-4, 2 P-3 and 1 Local level) relating to the dedicated project management team and project support staff, under section 29H, United Nations Office at Nairobi, as from 1 January 2018;**

(c) **Appropriate an amount of \$604,000 for the project for 2018, comprising \$266,000 under section 29H, United Nations Office at Nairobi, and \$338,000 under section 33, Construction, alteration, improvement and major maintenance, of the proposed programme budget for the biennium 2018–2019, which would represent a charge against the contingency fund;**

(d) **Approve the establishment of a multi-year construction-in-progress account for the project.**

Annex

Current and potential tenants of the Gigiri complex

Secretariat (currently 60 per cent of workstations):	United Nations Office at Nairobi, United Nations Environment Programme, United Nations Human Settlements Programme, United Nations Support Office in Somalia, United Nations Assistance Mission in Somalia, Monitoring Group on Somalia and Eritrea, Special Envoy of the Secretary-General for the Great Lakes Region, Office for the Coordination of Humanitarian Affairs, United Nations Office on Drugs and Crime, Office of Internal Oversight Services
Non-Secretariat (currently 40 per cent of workstations):	United Nations Development Programme (UNDP) Kenya Office, UNDP Somalia Office, World Food Programme (WFP) Kenya Office, WFP Regional Bureau, United Nations Children's Fund (UNICEF) Kenya Office, UNICEF Eastern and Southern Africa Regional Office, UNICEF Somalia Office, Joint United Nations Programme on HIV/AIDS (UNAIDS) Kenya Office, UNAIDS Regional Office, United Nations Entity for Gender Equality and the Empowerment of Women Kenya Office, United Nations Industrial Development Organization Kenya Office, United Nations Population Fund (UNFPA) Kenya Office, UNFPA Somalia Office, United Nations Volunteers, International Civil Aviation Organization (ICAO) Regional Office, ICAO Somalia Office, International Maritime Organization, United Nations Office for Disaster Risk Reduction, International Fund for Agricultural Development, United Nations Educational, Scientific and Cultural Organization, Food and Agriculture Organization of the United Nations, International Labour Organization
Potential additional:	World Health Organization, International Organization for Migration, Office of the United Nations High Commissioner for Refugees, United Nations Office for Project Services