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Proposed programme budget for 2022

Addressing the deteriorating conditions and limited capacity of the conference services facilities 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 2022

I. Introduction

1. The Advisory Committee on Administrative and Budgetary Questions has considered the report of the Secretary-General on addressing the deteriorating conditions and limited capacity of the conference services facilities at the United Nations Office at Nairobi ([A/76/400](#) and [A/76/400/Corr.1](#)). During its consideration of the report, the Committee met online with representatives of the Secretary-General, who provided additional information and clarification, concluding with written responses dated 29 November 2021.

2. The report of the Secretary-General is submitted pursuant to General Assembly resolution [75/253](#) B (sect. III) and provides an update on work that has been undertaken since April 2021, following the issuance of the previous report ([A/75/716](#)), regarding a review, a proposed project implementation strategy and cost estimates for the two scalable options for renovation and expansion of the conference facilities (options A and B), which were presented in the earlier report.

II. Conference facilities at the United Nations Office at Nairobi

3. The Advisory Committee recalls that, in his report of 2 October 2019 ([A/74/471](#)), the Secretary-General submitted his initial proposal pursuant to paragraph 29 of General Assembly resolution [73/270](#) on the pattern of conferences, in which the Assembly requested the Secretary-General to provide detailed information regarding the possible renovation work aimed at addressing the deteriorating conditions and the limited capacity of the conference services facility at the United Nations Office at Nairobi. In its resolution [74/263](#) (sect. XIV), the



Assembly requested the Secretary-General to conduct a needs assessment and explore options that maximized efficiency and cost-effectiveness, taking into consideration the future needs of the Office's conference facilities.

4. In his most recent report, the Secretary-General indicates that the United Nations Office at Nairobi hired a consultancy firm, which concluded a comprehensive review of the cost estimates for the two scalable options for renovation and expansion of the conference facilities (options A and B) presented in the previous report and prepared a proposed project implementation strategy. He indicates that options A and B would partially and fully, respectively, meet the additional capacity requirements of the conference facilities at the Office. Option A would meet the immediate and short-term projected capacity requirements for events with 7,000 in-person participants, with an estimated project area of about 59,100 m², including roads, pathways, landscaping and a new dedicated security building for conference events. Option B would meet the long-term projected capacity requirements, as an expanded, scalable version of option A, for events with 9,000 in-person participants, with an estimated project area of about 67,700 m², including roads, pathways, landscaping and a new dedicated security building for conference events ([A/76/400](#) and [A/76/400/Corr.1](#), summary and para. 1).

5. In his report, the Secretary-General indicates that option B, which includes the renovation of the existing conference facilities, the construction of a new plenary hall and the construction of a multifunctional annex, fully meets the long-term projected requirements of the Organization and is recommended for implementation (*ibid.*, summary and paras. 3–5).

Capital master plan for the United Nations Office at Nairobi

6. The Secretary-General recalls that, in his reports on the strategic capital review ([A/68/733](#) and [A/70/697](#)), two projects were confirmed as major strategic investments at the United Nations Office at Nairobi over the following 20 years: the replacement of old office blocks A–J and the modernization of conference facilities. A strategic capital review was conducted to determine a capital master plan for the complex for the next 20-plus years. The master plan is presented in figure II of the report of the Secretary-General ([A/76/400](#) and [A/76/400/Corr.1](#), paras. 9 and 10). In paragraph 15 of the report, the Secretary-General describes the conceptual elements considered during the confirmation of the future master plan, including environmental elements, with the establishment of an environmental park; site-related elements and revised access routes; the addressing of long-standing security issues on the western perimeter; and public/private separation, as the conference and event area is separated from logistics and operations.

7. In his report, the Secretary-General indicates that the most recent major investment in the conference facilities of the United Nations Office at Nairobi was made in the mid-1980s and that a capital construction project was developed, based on an appraisal of existing conditions, to meet current conferencing needs and address foreseeable conferencing requirements over the next 25 to 30 years. The standard useful life of a building is limited to approximately 40 years, with the expectation that a renovation project will be required within the first 25 to 30 years of life to extend the building's useful life by an additional 25-plus years. The Secretary-General also indicates that the Office is mandated to provide conference services to the United Nations Environment Programme (UNEP) and the United Nations Human Settlements Programme (UN-Habitat), the two United Nations programmes headquartered in Nairobi, and that the conferencing needs of both entities have significantly expanded since the original master plan for the complex was considered. An overview of the Office's existing conference facilities is presented in figure I of the report (*ibid.*, paras. 6–8 and 11–14).

8. The Advisory Committee acknowledges the deteriorating conditions and limited capacity of the conference services facilities at the United Nations Office at Nairobi and the need to implement the project to address the situation.

Objectives of the project

9. In paragraph 16 of his report, the Secretary-General indicates the objectives of the project, which are to provide safe, accessible and exemplary sustainable conference and committee facilities at the United Nations Office at Nairobi commensurate with the standards provided at Headquarters in New York, the United Nations Office at Geneva and the United Nations Office at Vienna. He highlights the risk of potential reputational loss and notes that a fully functional and modern conference centre at the Office is critical to support the programmatic objectives, overall mandates and activation strategies of other humanitarian, development and peacebuilding entities operating in and from Nairobi. A further objective of the project is to ensure business continuity and cater for the emerging client need for remote conferencing as well as for traditional in-person meetings (*ibid.*, paras. 17–22).

10. Upon enquiry, the Advisory Committee was informed that one of the most significant threats to business continuity at the Nairobi conference facilities was the current conference systems and equipment, and that technological gaps would become more apparent and challenging to mitigate following the onset of the coronavirus disease (COVID-19) pandemic and the increased demand for technology-enabled conferences and meetings. The conference system was approaching the end of its life and the COVID-19 pandemic had intensified immediate concerns related to continued use of outdated systems and to the installation of temporary tented conference venues requiring temporary power, lighting, audiovisual, sound and Internet services, which, during the rainy seasons, presented serious and continued risks in terms of the safety of staff, conference participants and visitors and created other issues, including with regard to electrical equipment and ventilation and cooling systems. The Committee was also informed that interrupted proceedings had resulted and that meetings would increasingly be forced out of Nairobi to alternate conference locations, where conditions were on par with international best practice.

11. Upon enquiry, the Committee was informed that the conference management and simultaneous interpretation systems had been installed within the conference facilities in 2009 and that failures were regularly experienced due to obsolescence. Furthermore, the United Nations Office at Nairobi had recently purchased the last available supply of conference management system spare parts, prior to discontinuation of the product line by the service provider, placing the Office at increased risk of equipment failure and being unable to service crucial conferences and meetings due to equipment shortages. The Committee was informed that leading information and communications technology (ICT) infrastructure and equipment would be considered for the project's facilities and that, although continuous maintenance and upgrades were being performed in New York, it was expected that, at the time of construction, the ICT infrastructure of the Office's conference facilities would be more robust than that installed in New York under the auspices of the capital master plan circa 2012–2015.

12. In his report, the Secretary-General indicates that the project to upgrade the conference facilities takes into consideration the long-term master planning of the United Nations Office at Nairobi compound and has synergies with the existing project to replace office blocks A–J and that, although the two projects do not depend on each other, they have been developed in parallel and thus have a synthesis of approach. He indicates that lessons learned are transferable between the projects and that the current timelines for implementation of both projects have been planned so that the construction phases do not overlap (*ibid.*, para. 23). The Advisory Committee

notes that information regarding the master plan was also contained in the report of the Secretary-General regarding the replacement of blocks A–J in the Gigiri complex (A/76/330; see also A/76/7/Add.17).

13. The Secretary-General indicates that the vision for the United Nations Office at Nairobi is that the spaces created in Kenya can become a virtual hub for connecting Nairobi and in-person activities with much larger civil and professional audience participation through state-of-the-art event spaces, an extensive Internet and broadcast infrastructure, the means to connect between locations globally and the linking of the experiences of in-person participants with the global observer community. Lightweight, permanent and flexible facilities that respond to various uses and are able to accommodate large numbers of participants are needed to ensure that capacity can be met while continuing to provide flexible multi-use spaces. The Secretary-General indicates that the plan for the Office is to create large committee and meeting rooms with 200-person and 128-person capacity that can also be rearranged for smaller configurations, which could be organized in preparation for events to match the programme requirements (A/76/400 and A/76/400/Corr.1, paras. 73–76).

14. The Secretary-General also indicates that flexibility in the catalogue of available rooms and the combinations of rooms that can be provided would allow the needs of the primary mandated conferences and the other schedule of events that can be attracted to Kenya to be met and that, should the 70 per cent target utilization rates be met across the facility, fast transitions would be required between different room set-ups (*ibid.*, para. 77 and figures XII–XIV). As regards the vision for the construction, the Advisory Committee was informed that it reflected recent empirical trends and observations and that Kenya had increasingly hosted United Nations and non-United Nations events in Nairobi, including the fourteenth session of the United Nations Conference on Trade and Development, held in Nairobi from 17 to 22 July 2016 with over 10,000 participants hosted at the Kenyatta International Convention Centre, and the Nairobi Summit on the International Conference on Population and Development, held at the Centre under similar conditions and with comparable attendance. In addition, the Government of Kenya had offered to host, prior to the COVID-19 pandemic, the joint meetings of the Conferences of the Parties to the Basel Convention on the Control of Transboundary Movements of Hazardous Wastes and Their Disposal, the Rotterdam Convention on the Prior Informed Consent Procedure for Certain Hazardous Chemicals and Pesticides in International Trade and the Stockholm Convention on Persistent Organic Pollutants at facilities of the United Nations Office at Nairobi in May 2021. The biennial two-week conference, which attracts in excess of 3,000 participants, was inaugurated virtually and will resume as an in-person meeting in July 2022 at the International Conference Centre Geneva. As regards non-calendar global conferences, the Committee was provided with information indicating that the Office could target 16 global conferences to use its expanded and renovated facilities, with a varying periodicity from yearly to every four years and with a range in the number of participants from 700 to 20,000 (see annex I).

Options for addressing the conditions of the existing facilities

Option A

15. Details regarding option A are provided in paragraphs 29 to 31 and figure III of the report of the Secretary-General. Complete renovation of the existing conference facility is proposed, with new infill levels, room divisions and construction areas on the roof level to increase the rentable floor area in the existing building from 3,200 m² to approximately 5,800 m². Delegates lounges, canteens and amenities would be improved for better utility and greater inclusion of conference participants and staff

of the United Nations Office at Nairobi. The Secretary-General indicates that construction work to the north of the existing building would provide two new plenary halls with 2+2 and 1+1 seating arrangements, as well as new lounges, halls and meeting rooms to support functions related to the United Nations Environment Assembly of the United Nations Environment Programme and the United Nations Habitat Assembly of the United Nations Human Settlements Programme.

16. Option A would also include remodelling of the existing central atrium as a new arrival hall for ceremonies and functions, or as breakout space for active sessions; the central space would provide an open circulation and meeting area for travel between levels and connecting the buildings with the exterior grounds and the renovated rooftop. State-of-the-art conference services, information technology and automation would be included, as well as a connected virtual building, to support the business continuity of the United Nations Office at Nairobi by providing a resilient event space that could remain operable with minimal staff during a civil unrest event or a global pandemic, switching to virtual operations, or a hybrid of both, when in-person attendance is not safe (A/76/400 and A/76/400/Corr.1, paras. 30 and 31).

Option B

17. Paragraphs 32 to 34 and figure IV of the report provide details regarding option B, which is on a larger scale than option A. Option B also includes the renovation of the existing conference facilities and new construction work, along with an additional new series of four flexible, lightweight multi-use halls that could be scaled to accommodate an additional 2,000 in-person attendees to meet the needs of the United Nations Environment Assembly and UN-Habitat peak events, reverting to a covered green space between such events. The Secretary-General indicates that option B would be enabled through careful master planning in conjunction with the project to replace office blocks A–J and that it provides the flexibility to use naturally ventilated spaces to the west of the facility, which would remove the requirement for future temporary structures leased for surge numbers of participants in major conference events.

18. The Secretary-General indicates that option A therefore would cater to the immediate conference needs of the Organization, while option B would cater, in a flexible, mixed-mode approach, to the projected conference needs and could be scalable over the upcoming 20 to 30 years. To ensure the economy of the scalable option, option B includes lightweight construction and flexible multipurpose space allowances; however, increasing the scale of the conference facilities by 2,000 in-person participants would require a commensurate increase in the site services capacity for water and power. If option B were to be implemented at a later date, there would be a risk of abortive work (temporary work that would need to be demolished and/or reperformed) (ibid., para. 34).

19. Upon enquiry, the Advisory Committee was informed that the change in type of construction for the multipurpose halls of option B represented a well-considered refinement of the design approach while maintaining the previously determined functions to respond to a variety of uses, accommodate large numbers of participants and support a range of participant events by means of the flexible interior partitions, including the UNEP and UN-Habitat peak events. The Committee was informed that the multipurpose spaces were envisaged as making use of a minimal structural profile, simple weather cladding and sustainable materials, creating attractive spaces to meet the needs of major conferences by expanding the programme of usable spaces for the facility. When not in use, the buildings were envisaged as large open-roofed pavilions, making available indoor/outdoor spaces within the western landscape.

20. The Advisory Committee was provided with information regarding the temporary structures, which would come at significant cost to United Nations headquarters, regional or other offices hosting an event, deter other entities from hosting events in Nairobi and present no added value, as they would not be a permanent investment but rather a “thrown away” cost for entities hosting an event. The Committee was informed that the provision of temporary electricity, information technology and other basic services to temporary structures was unreliable, especially during the rainy seasons, and posed unacceptable risks to conference participants and the professional holding of intergovernmental meetings. In terms of business continuity, the multipurpose halls were envisaged to be completed in the first phase of the construction works and presented valuable opportunities for use as swing space or for conference activities and for ensuring uninterrupted conferencing operations at the Nairobi duty station for the duration of the construction period. The Committee was also informed that they would provide an operational advantage for the duration of the construction period, as the cost estimates for both option A and option B did not provide for the installation of a temporary conference venue (see para. 37 below).

21. The Committee was provided with information relating to capacity considerations and the assumptions underlying the projection of 7,000 to 9,000 in-person participants, including an analysis of linear growth in the number of in-person meeting participants prior to the COVID-19 pandemic, which indicated that the United Nations Office at Nairobi would host meetings with participation in excess of 7,000 people before the end of the decade and perhaps 15,000 participants in the next decade. The Committee was informed that 10,600 participants were estimated at the seventh session of the United Nations Environment Assembly, of which 6,500 would in person and 4,100 would be virtual attendees, and that feedback from Member States had indicated the importance of resuming in-person meetings. The Committee was provided with information on room utilization and informed that the current capacity under options A and B was not yet known and would be refined as the project design progressed, and that currently the only possible reconfiguration for increased capacity was the merging of conference rooms 2, 3 and 4.

22. The Advisory Committee notes that the report of the Secretary-General does not contain information on the expected level of utilization of the conference facilities for options A and B and that capacity information would become available once the project entered the design phase. The Committee also notes that the annual Conference of the Parties to the United Nations Framework Convention on Climate Change and the World Urban Forum, held every two years ([A/76/400](#) and [A/76/400/Corr.1](#), paras. 103 and 104), would gather a number of participants that was much higher than it would be feasible to accommodate in those facilities even after the implementation of the project. **The Advisory Committee trusts that further clarification and information on the expected levels of utilization of the conference facilities for both options will be provided to the General Assembly during its consideration of the present report and that an update will be included in the next reports.**

Scope of the renovation and new construction works of the conference building

23. In his report, the Secretary-General indicates that both options make use of the existing conference building, the surrounding site and reusable structures as a proposal for a replanned facility that optimizes internal spaces and completely renovates all building fabric and services to extend their design life, ensuring compliance with all current building standards. New construction work will provide an increase of capacity to meet demand with an additional floor and roof level proposed over the existing building footprint, two new plenary halls and support spaces at the northern end, and a new dedicated conference security building on the

boundary with accessible paths of travel around the site and through the buildings. Figure X of the report provides the scaling and organization of scheduled spaces within the existing halls and illustrates how the proposed renovations of the spatial programme in options A and B would be performed over three existing levels, utilizing both the east and west wings and improving the utilization of space over the existing large free-spanning floor plates (*ibid.*, paras. 67 and 68).

24. The Committee was further informed that the additional programme proposed for option B, as compared with option A, includes the provision of lightweight flexible-use, multifunctional spaces on the western edge of the conference facilities that would be suitable for a variety of uses, including to meet the varied needs of the major events, accommodate large numbers of participants and expand the available space within the facilities. The Committee was informed that option B would remove the need for temporary structures during major events while, according to the Secretary-General, option A would mean that the facilities at the United Nations Office at Nairobi would remain entirely dependent on the continued installation of temporary tented facilities constructed on the open grassed spaces, which would present significant business continuity and safety risks and would require major multilateral events, such as the calendar events of UNEP and UN-Habitat, among others, to continue installing temporary tented facilities that are not accessible for persons with disabilities, who continue to be excluded from conferences, meetings and events taking place at temporary locations (*ibid.*, see also paras. 69–72 and para. 20 above).

25. Upon enquiry, the Advisory Committee was informed that it was neither considered feasible nor recommended to consider option B as a scalable development of option A to provide greater flexibility and provide a larger facility capacity in the future. The Committee was informed that such a phased approach would not be cost-effective, nor would it meet the requirements of the Organization, including the requirement to provide safe, efficient and fully accessible conference facilities.

Site facilities, infrastructure and planning

26. The Secretary-General indicates that both options A and B include upgrades to security and site infrastructure, site paths and roadways and landscaping that support the buildings at either scale and comply with accessibility guidelines, and that the new construction will connect the west entry gate to the centre of the United Nations Office at Nairobi complex, linking the heart of the conference facility along a new esplanade to the atrium and other Office circulation paths. Figure VI depicts the site entry and conference circulation linking to the axis and the centre. Both options include a new dedicated security entry on the western boundary, with a new garden pathway linking to the conference centre for pedestrian access ([A/76/400](#) and [A/76/400/Corr.1](#), paras. 57–59).

27. The Secretary-General indicates that the master planning connections and established axes have been carefully considered to organize the campus and link buildings and precincts to paths of travel. Figure VII shows the conference/campus spine (north-south axis) as a key part of the original organizing framework for the campus, and circulation strategies have also been planned to manage movement and minimize disruption during capacity events. The Secretary-General also indicates that the master plan for the United Nations Office at Nairobi requires that the “high street” remain the primary circulation strategy for the compound, respecting the linkages between east and west and setting up the north-south axis (*ibid.*, figure VIII). Figure IX depicts the conference centre connections to natural landscapes as a core characteristic of the Office site: the facility engages with nature, visually connecting the indoor areas to the adjacent natural landscapes, and circulation paths engage directly through and with the outside natural environment (*ibid.*, paras. 61–65).

Conferencing requirements of agencies, funds and programmes

28. As regards the expected utilization of the new conference facilities by the multilateral environmental agreements, the Committee was informed that the decisions lay with the parties to the conventions and that a negotiated mandate was unlikely to host its main meetings at a site other than where its secretariat was hosted. The Committee was informed that should the facilities in Nairobi be competitive and given that the headquarters of UNEP was in Nairobi as the global environmental hub of the United Nations system, it was likely that the main multilateral environmental agreement meetings might be held in Nairobi when there was no suitable hosting offer by one of the parties. The same applied for the meetings of the subsidiary and technical bodies of the conventions.

29. As regards the annual conferencing requirements of other agencies, funds and programmes based in Nairobi, the Committee was informed that the information was not available, as the United Nations Office at Nairobi did not have full knowledge of their schedule of meetings. Furthermore, no surveys had been conducted for entities that were not headquartered in Nairobi, as the periodicity and location of their meetings were not known. As regards costs incurred by UNEP and UN-Habitat in establishing temporary facilities for their governing bodies in the past five years, the Committee was informed that, prior to the COVID-19 pandemic, the estimated cost in 2019 during the most recent Assembly meetings for both entities was approximately \$500,000, which represented the highest cost to date for temporary facilities related to the major conferences of UNEP and UN-Habitat, and that such costs were expected to increase in the future. The Committee was also provided with information regarding the number of meeting participants from 2015 to 2019 and the capacity of conference rooms and assembly halls in the three other headquarters duty stations. The Committee notes that capacity in Nairobi is currently 2,924 in the main and temporary rooftop rooms (excluding temporary tented facilities), while in New York it is 7,800 participants, in Geneva it is 9,789 and in Vienna it ranges from 2,986 to 3,023 (see related tables in annex II). The Committee also notes that the information regarding the duty stations may not be accurate given the inclusion of Palais Wilson in Geneva and that other spaces available for meetings may not have been considered. The Committee recalls the costs of the construction and renovation in the main duty stations of New York and Geneva, which amounted to \$2,150.4 million in total approved funding for the capital master plan project and SwF 836.5 million for the strategic heritage plan.

Lessons learned

30. As regards lessons learned from the project to replace office blocks A–J and to be applied to the current project, the Committee was informed that these included the importance of:

(a) Augmenting the schedule to make reasonable allowance for the procurement phase of the works to carry out the more complex procurement activities expected for the project and to mitigate any potential for project schedule overruns;

(b) Including dedicated project representation from the business operations, in terms of conference services, facilities management, information technology and security services, given that dedicated representation from these operational areas was not allocated within the A–J project and necessitated augmentation of the current A–J project team through consultancies, especially within the planning and design stages of the works;

(c) Ensuring local representation and expertise at both the administrative and technical levels, including a dedicated clerk of works, and increasing local representation at the technical engineering and construction clerk of works levels;

(d) Following the procedures for risk assessment already established and implemented for capital construction projects within the United Nations system, including the A–J project, and to be carried out in close coordination with the Global Asset Management Policy Service at Headquarters, including through the provision of regular independent risk assessments.

31. As regards lessons learned from recent capital projects, these include the importance of:

(a) Provision of support by the Global Asset Management Policy Service;

(b) Use of a similar governance structure to the one that was beneficial for delivering the strategic heritage plan at the United Nations Office at Geneva;

(c) Design of future conference services facilities at the United Nations Office at Nairobi based upon universal design principles that ensure inclusion and take into account various energy-efficiency measures based upon lessons learned at the ongoing global United Nations construction projects at Geneva, Addis Ababa, Nairobi, Bangkok and Santiago;

(d) Implementation of a unified risk management strategy comprising project-based risk management efforts performed by the dedicated project team and independent risk management services performed by the Global Asset Management Policy Service in New York.

Environmental sustainability

32. The design strategies related to environmental sustainability, including maximizing renewable energy sources by using solar panels (see figure V), are outlined in paragraphs 35 to 46 of the report of the Secretary-General. Table 1 lists the local factors critical to energy consumption as excellent year-round levels of daylight; a mild, warm climate, resulting in ample opportunity for natural ventilation; and planned use of best practices ventilation and air quality monitoring strategies and “smart” sensor technology.

33. Upon enquiry, the Advisory Committee was informed that the overarching objective of building responsibly and efficiently meant that the Organization must build as sustainably as possible. Furthermore, UNEP and the United Nations Office at Nairobi had made significant progress in reducing the environmental footprint of meetings, including through the following:

(a) Emissions caused by the travel of participants is offset by UNEP;

(b) The Office’s procurement and servicing policies focus on waste management and preventing the use of plastic;

(c) The proposed facilities will generate a significant amount of electricity through solar energy;

(d) Other leading technologies, such as hydrogen fuel cells, will be considered and utilized if deemed viable at the time of design;

(e) During downtime or low occupancy, excess electricity will be redirected to power the rest of the Office compound.

The Committee was informed that the Office was targeting a very low environmental impact with the upgraded conference centre and would aim to address increased demand while minimizing the environmental impact of large conferences. The Office

was further aiming to achieve a very high level of environmental sustainability for the proposed conference upgrades. **The Advisory Committee trusts that updated information on the environmental sustainability of the project, including energy efficiency and projected use of local materials, among others, will be provided in the next report.**

Accessibility

34. The Secretary-General indicates that a universal access design approach will be adopted during the project to provide a physical environment that promotes inclusion and meets the needs of all persons using the facility equitably, regardless of their abilities, as outlined in paragraphs 47 to 56 and table 2 of his report. Given that no legislative protocol is currently applied by the United Nations regarding universal access to conferences and meetings in the United Nations system, consideration of an international best practices approach to universal access design is recommended under the project.

35. Upon enquiry, the Advisory Committee was informed that, as regards international best practices, the intention was to adopt a universal access design approach to provide a physical environment that promoted inclusion and the equitable needs of all persons using the facilities regardless of their abilities. The Committee was informed that a baseline assessment on accessibility was intended to be carried out with the intention of achieving an international best practice approach to accessibility, which was exemplified by universal access, and that the establishment of an international best-practice framework of standards for the conference facilities at the United Nations Office at Nairobi would provide a strong approach for universal access, in keeping with both the Convention on the Rights of Persons with Disabilities and the more recent United Nations Disability Inclusion Strategy. The Committee was informed that, as much of the building works associated with the conference facilities were within the existing buildings, the focus would be on vastly improving accessibility and promoting inclusion within those buildings.

Implementation strategy: schedule

36. As regards the implementation strategy, the report indicates that the project can be implemented in stages, with option B following A, to meet the immediate and then future projections and that the scale and alignment of the proposed building respond to the existing structures and do not impose on the surrounding sites and existing facilities. Furthermore, the demolition of office blocks A–J to the west of the conference facility has been incorporated into the strategic master planning, with the new office construction area isolated from the conference facility and maintaining programmed operations with clear uninterrupted access. Both project areas would rely on common shared Office services supply for power and water and would manage and share the resources ([A/76/400](#) and [A/76/400/Corr.1](#), paras. 79–81).

37. Figure XV of the report outlines the implementation options for the construction works:

(a) Staging strategy one, a total of 4 years, entails the construction of a temporary conference facility on a greenfield site at the United Nations Office at Nairobi for use during the projected three years of construction. The total projected cost for options A and B would require an additional amount of \$35 million and additional design fees, contingencies and escalation;

(b) Staging strategy two, a total of 3.5 years, would entail the continued use of the existing conference facility while new pavilions to the north and west (option B) were constructed; the existing building could subsequently be wholly refurbished. The

total projected cost for options A and B would require additional design fees, contingencies and escalation (ibid., para. 81 and figure XV; see para. 46 below).

38. The Secretary-General indicates that staging strategy two is the most favourable plan for ensuring the business continuity of the United Nations Office at Nairobi. He also provides the project phases and a summary of the planned activities during the remaining part of 2021 (ibid., paras. 82–84). Upon enquiry, the Advisory Committee was informed that the difference in cost between options A and B did not represent the cost of temporary conference facilities, as neither cost estimate included the installation of such facilities, and that, having assessed all options and factored in risk and business continuity, the Office did not recommend progressing with staging strategy one and the construction of temporary conference facilities. The Committee was also provided with additional information on staging strategy two and phased scheduling of the works for the duration of the construction period, as well as the estimated beginning and end dates for the major project stages as indicated in the figure below.

Figure
Staging strategy two

<i>Strategic plan two: staged decant</i>	Start	End	2021	2022	2023	2024	2025	2026	2027	2028	2029
Planning phase	June 2021	July 2022	■	■							
Design and documentation phase	July 2022	July 2024		■	■	■					
Procurement phase	July 2024	May 2025				■	■				
Construction phase 1: new building	May 2025	Nov. 2026					■	■			
Relocate conference services to new buildings	Nov. 2026	Jan. 2027						■			
Construction phase 2: existing buildings	Jan. 2027	July 2028							■	■	
Construction phase 3: linkages (old and new)	July 2028	Jan. 2029								■	
Project close-out phase	Jan. 2029	Jan. 2030									■

39. The Advisory Committee notes that the project schedule continues to be presented in the form of a Gantt chart, a commonly used project management tool for project management teams. The Committee points out, however, that there is a need to present more detailed information to Member States with respect to the project schedule, showing consolidated detailed comparative information, such as the exact month of the start and end of a phase, as well as explanations and justifications in instances when the schedule is affected. **The Advisory Committee recommends that the General Assembly request the Secretary-General to present in future progress reports the project schedule both as a Gantt chart and in tabular form, with dates for the individual stages and substages and explanations regarding any schedule delays, and other pertinent information, as well as in the progress reports of other United Nations construction projects in order to standardize the reporting format (see also A/76/7/Add.15, para. 21).**

Timeline of the two projects at the United Nations Office at Nairobi

40. Upon enquiry about the timeline of the two projects at the United Nations Office at Nairobi, the Committee was informed that, in terms of the construction schedule of the project to replace office blocks A–J, the new office blocks were expected to be completed by the end of 2024, with close-out and defects liability continuing into 2025, and that the deteriorating conditions of the conference facilities, which represented a safety hazard to

delegates, staff and visitors to the Office, should be addressed as expeditiously as possible, including by beginning the planning and design process in 2022.

41. The Committee was further informed that both projects would be supported by independent, outsourced specialist professional service firms for the design, documentation and construction supervision stage of the work and include dedicated project management teams. As such, although the current project schedule had avoided concurrent construction works, the United Nations Office at Nairobi considered as viable undertaking the documentation and procurement stages of the conference services project concurrently with the project to replace office blocks A–J. As regards total capacity of the complex following the implementation of both projects, the Committee was informed that, based on the 2021 office space survey carried out as part of the project to replace office blocks A–J, the projected future staff numbers to be accommodated at the Nairobi complex in 2024 amounted to 4,766. Including the projected future staff numbers for the International Organization for Migration and the Office of the United Nations High Commissioner for Refugees, which amounted to 220 and 331, respectively, the overall total staff numbers would reach 5,317 (excluding staff of contracted commercial entities also present at the complex).

42. **The Committee trusts that further details regarding the interconnectedness and potential efficiencies, including on post resources, with the construction project replacing blocks A–J in the Gigiri complex, as well as with regard to accessibility and environmental sustainability, will be provided in the next report (see para. 70 below).**

Project costs

43. Table 3 of the report provides the estimated costs of options A and B in the amounts of \$242,506,100 and \$278,905,500, respectively ([A/76/400/Corr.1](#), table 3). Annex II of the report also contains a detailed project cost plan for the recommended option B, showing projected expenditure for each category per year, from 2022 until final project completion in 2029 (*ibid.*, annex II). The categories and the methodology for establishing the estimates are provided in paragraphs 87 to 97 of the report, including contracted construction and consultancy services, dedicated project management staff costs, project contingencies and cost escalation. Upon enquiry, the Advisory Committee was informed that a cost plan for option A had not been included in the report, as it was not considered by the Secretariat as a viable option for project implementation.

Table 1
Estimated costs of option A and option B

(Thousands of United States dollars)

Option A	
<i>Trade costs</i>	
Building costs	136 786.0
<i>Sub-trade costs</i>	
Design consultancy firm	14 651.0
Quantity surveying firm	2 442.0
Programme management firm	2 442.0
Independent risk management firm	963.0
Other services	581.3
Subtotal, sub-trade costs	21 079.3

Option A	
Escalation	39 993.7
Contingencies	23 601.9
Project management costs	21 045.2
Total costs, option A	242 506.1
Option B	
<i>Trade costs</i>	
Building costs	156 433.1
<i>Sub-trade costs</i>	
Design consultancy firm	17 328.0
Quantity surveying firm	2 888.0
Programme management firm	2 888.0
Independent risk management firm	963.0
Other services	664.7
Subtotal, sub-trade costs	24 732.1
Escalation	45 738.1
Contingencies	27 059.8
Project management costs	24 942.3
Total costs, option B	278 905.5

44. The Committee was informed that the maximum overall cost for both the replacement of office blocks A–J (\$66,260,100) and option B for conference facilities (\$278,905,500) amounted to \$345,165,600. In accordance with the construction schedule, construction of the new office blocks to replace office blocks A–J was expected to be completed by the end of 2024, while the construction works schedule presented in the report of the Secretary-General for option B was not expected to commence until the second quarter of 2025. Furthermore, the difference in cost between options A and B did not include the installation of a temporary conference venue, given that, with the phased scheduling of the works, the existing conference facilities would continue to remain in use until the completion of the new plenary hall. Allowances for work stoppages for certain calendar meetings would also be included in the construction contract (see para. 38 above). The Committee notes that neither option provides for the cost of a temporary structure during construction and that the United Nations Office at Nairobi will continue to rely on existing conference facilities. The Committee also notes the difference in scalability between both options.

45. In terms of the difference in costing between option A (\$242,506,100) and Option B (\$278,905,500), upon enquiry the Committee was informed that \$36,399,400 represented the total difference between the two scope options in terms of initial capital (project) costs. The Committee was also informed that the projected long-term implications for each option were not available, although ongoing operations and maintenance costs comprising cyclical upgrades and replacements were expected to be cost-neutral to the Organization based on cost-recovery charges to non-Secretariat meeting organizers. The Committee was also informed that although a detailed future estimate of the costs associated with temporary facilities was not currently known, given inflation and the ever-increasing size and complexity of conferences being held by UNEP and UN-Habitat, it was estimated that the cost

would increase by at least 50 per cent for each subsequent biannual meeting, resulting in a cost of more than \$40 million over 20 years.

46. **The Committee notes that the proposal of the Secretary-General is centred on option B, at an estimated cost of \$278,905,500, which is presented as a longer-term solution to the conference servicing needs of the United Nations Office at Nairobi compared with option A, at an estimated cost of \$242,506,100, which is presented as a shorter-term solution. The Committee notes that while the Secretary-General provides extensive information on option B, the information available regarding option A is more limited and not comparable to that for option B and trusts that the Secretary-General will provide additional information and justification to the General Assembly on both options, including the extent of the cost differential, at the time of its consideration of the present report.**

Cost escalation and contingency

47. As regards escalation of the overall project design, construction and project management costs, the Committee was informed that any delay of the overall project start dates would have an impact on the costs. The Committee was informed that annual escalation of construction contract costs had historically ranged between 5 and 7 per cent and that an escalation rate of 5.5 per cent had been established for the project, as recommended by the lead design consultant and based on recent historic construction escalation rates in the region. The rate had also been reviewed by both the cost-estimating firm and the independent risk management firms hired by the Global Asset Management Policy Service. The Committee was also informed that the cost estimates had been established as of July 2021, and that although construction was not scheduled to take place until the years 2025–2028, it was necessary to apply a construction-specific escalation rate to estimate the value of the construction contracts at the time(s) they were executed.

48. In his report, the Secretary-General indicates that resources in the amount of \$27,059,900, excluding escalation, are required for project contingencies from 2022 to 2029. The level of the contingency provision was determined by applying a rate of 10 per cent to the construction costs of the new construction portion of the project scope and a rate of 15 per cent to the construction costs of the renovation portion of the project scope. The rates are in line with industry practice, as well as those of recent capital projects undertaken by the Organization.

49. The Secretary-General indicates that the estimated contingency rate was also subject to review by the independent risk management consultant employed by the Global Asset Management Policy Service on other ongoing capital projects being undertaken by the Organization. The proposed rate was established following a series of meetings with the United Nations Office at Nairobi team and takes into account the integrated risk analysis of the various implementation options described in section II of his report. In line with General Assembly resolutions [71/272 A](#) and [72/262 A](#), any unspent contingency will be returned to Member States at the end of the project.

50. The Committee was further informed that the only items to which contingency and the 5.5 per cent escalation rate had not been applied were items considered as emerging technologies as of the issuance of the report of the Secretary-General and in terms of 2021 dollar value, and listed under new solar farm/green feature roof (see table 2). As it was generally expected that the cost of those emerging technologies would decrease over time, as manufacturing and installation methods were proven, any design or construction risks that emerged from the present time until installation from 2025 to 2028 could be covered by the expected downward trend in base costs. The Committee was also informed that there were no directly similar precedents from other

recent capital projects being undertaken by the Organization, as solar panels were used in small quantities in other locations with less relative potential impact on project costs.

51. The Advisory Committee trusts that further detailed justifications on the cost escalation and contingency calculation will be provided in the next report (see para. 70 below).

Contracted construction services

52. The Secretary-General indicates that resources amounting to \$156,433,100, excluding contingencies and escalation, are required for the contracting of the construction firms from 2025 to 2028. The breakdown of the required contracted construction service resources is as follows: \$83,151,000 for the construction of the new buildings; \$44,048,000 for the renovation works for the existing buildings; and \$29,234,000 for technologies related to the “net zero” energy project objectives (A/76/400 and A/76/400/Corr.1, para. 87 and annex II). Upon enquiry, the Committee was provided with a further breakdown of the line item “Construction costs” in the table below for the period 2025–2029 for option B, amounting to \$156,433,000 (see also annex II of the report), and informed that it was based on the assumptions used to establish the overall cost estimate for the project and would be subject to revision once the design was complete, and again once the contractor was onboarded and the detailed construction strategy finalized.

Table 2

Option B breakdown of construction costs

(Thousands of United States dollars)

	2025	2026	2027	2028	2029	Total
Section 33, Construction, alteration, improvement and major maintenance						
1. Construction costs	48 298.7	48 298.7	31 091.1	26 007.0	2 737.6	156 433.2
Renovated and new roads and pathways from entry gates	—	—	2 095.2	2 328.0	232.8	4 656.0
New security buildings (gate 2)	2 579.9	2 866.5	286.7	—	—	5 733.1
New 500-car carpark – on grade	540.0	600.0	60.0	—	—	1 200.0
Landscaped areas	900.1	1 000.1	100.0	—	—	2 000.2
Renovation of existing building interiors	—	—	10 099.2	11 221.4	1 122.1	22 442.7
Renovation of existing building circulation areas	—	—	7 169.2	7 965.8	796.6	15 931.6
New media centre	2 725.2	3 028.0	302.8	—	—	6 056.0
Roof construction area (flat roof)	3 134.7	3 483.0	348.3	—	—	6 966.0
Roof construction area (lightweight)	1 753.2	1 948.0	194.8	—	—	3 896.0
Construction of new atrium and new green foyers	7 657.2	8 508.0	850.8	—	—	17 016.0
Resurfacing of existing roof	—	—	458.1	509.0	50.9	1 018.0
New plant and equipment	297.0	330.0	33.0	—	—	660.0
Construction of new building	9 436.5	10 485.0	1 048.5	—	—	20 970.0
Construction of new building – lightweight	6 101.3	6 779.2	677.9	—	—	13 558.4
Plant rooms	1 443.4	1 010.4	721.7	360.9	72.2	3 608.6
Landscaped areas	592.1	414.5	296.0	154.7	29.6	1 486.9
New solar farm/green feature roof						
Solar arrays	885.6	619.9	442.8	221.4	44.3	2 214.0
Electrolyser	6 330.9	4 198.6	3 556.8	1 582.7	158.3	15 827.3

	2025	2026	2027	2028	2029	Total
Hydrogen storage (novel low-pressure metal hydride system)	1 582.7	1 155.5	1 015.1	671.3	97.4	4 522.0
Hydrogen fuel cell/gas turbine	954.0	764.2	542.8	398.0	54.3	2 713.3
Engineering and installation	1 384.9	1 107.9	791.4	593.8	79.1	3 957.1

Cost-benefit analysis

53. As regards the cost-benefit analysis conducted, the Committee was informed that estimated annual revenue resulting from meeting room and ICT and audiovisual equipment rental charges to non-calendar meetings would amount to \$1,109,702 at a 70 per cent occupancy rate. Nevertheless, the Committee was informed that a full cost-benefit analysis had not been conducted for the expanded capacity of options A and B but would be one of the studies to be conducted once the design of the project was further developed and more details regarding the capacities, configurations and other amenities of the rooms were known. The Committee was informed that the industry expert for the needs assessment and expanded options analysis had estimated that, with an increased rentable floor area, the new facility could generate rental income to significantly, or fully, offset ongoing operations and maintenance costs, though not the initial capital investment. The Committee was further informed that the costs of renting, furnishing and providing services to temporary facilities for biannual meetings had been \$500,000 in 2019, and that although the future estimate of those temporary costs was not currently known, it was estimated to result in a cost of more than \$40 million over 20 years (see para. 45).

Cost recovery

54. As regards cost recovery, the Secretary-General outlines the historical trends that point to an existing market of other major events interested in Kenya as a destination and that the cycle of those events is set to increase with regional and national investment in infrastructure, aligning with the strategic plans of the Kenya National Convention Bureau. The Secretary-General indicates that, with a suitably scaled venue, the United Nations Office at Nairobi would be well positioned to participate more actively in that sector. Meetings and conferences, other than those on the United Nations calendar of conferences, convened at the conference facility at the Office would be charged on a cost-recovery basis (*ibid.*, para. 105).

55. Upon enquiry, the Committee was informed that, for the purposes of estimating cost recovery, a target utilization of 67 per cent (allowing for 100 days of the year for changeover, cleaning and/or maintenance), with a conservative prediction of reaching that level after 15 years, had been applied, allowing for predicted lower utilization during construction and slowly increasing each year after the major works had been completed, until the target of 67 per cent was reached. The cost-recovery estimations of approximately \$67 million focused on recovering operational costs (estimated at \$31 million), as well as cyclical upgrades and replacement costs within a 30-year period (estimated at \$36 million). The Committee was provided with information regarding the estimation methodology, including that, over the 30-year period, the total projected income estimated would largely balance out the annual costs, assuming any profits were also reinvested back into cyclical upgrades, the final design solution would provide a more accurate means of estimation and the potential for recovery of operational and cyclical replacements costs would remain a focus throughout the design process, with more detailed information possibly provided as part of the next stages.

56. As regards long-term operational costs, it is forecasted that, with an increase in rentable floor area, consisting of conference, committee and meeting rooms, the new facility would generate rental income to significantly or even fully offset the ongoing operations and maintenance costs that would be incurred by the expanded facility. The Secretary-General indicates that more detailed information regarding potential operating and maintenance costs will be developed once the design stage of the project is complete (ibid., paras. 98 and 99).

57. The Secretary-General indicates that current utilization has been significantly affected by the COVID-19 pandemic, with usage down to 10.66 per cent of capacity in 2020, an 80 per cent reduction from previous years. Conservative estimates, which reflect that anomalous market decline, expect utilization to recover to pre-COVID rates of around 55 per cent by mid-2022 and 59.33 per cent by the end of 2022. He indicates that at current projections, on the basis of historical figures and including the decline caused by COVID-19, the current conference facility at the United Nations Office at Nairobi will reach peak utilization of around 70 per cent by 2025; after that, it will be unable to meet the demands of calendar and non-calendar events while still providing for the servicing and maintenance schedules of the facility, which will become more demanding as the facility deteriorates (ibid., para. 101).

58. The Advisory Committee recommends that the General Assembly request the Secretary-General to include detailed information in the next report on potential cost recovery in the short and long term.

Voluntary contributions

59. As regards voluntary contributions to the project, the Committee was informed that the primary purpose of the conference facilities in Nairobi was to support the main calendar conferences of UNEP and UN-Habitat and that the urgency in addressing the deteriorating conditions and capacity of those facilities was to ensure adequate support for the calendar events of those two headquartered United Nations programmes. Despite the unlikelihood of voluntary contributions being a major source of funding for the initiative, the United Nations Office at Nairobi considered it viable to seek such contributions to support the specialist fit-out, furniture, fixtures and equipment of certain conference or meeting room interiors once the design had been developed. The Committee was also informed that the Office did not envisage partnering with private sector entities on the renovation and expansion of the Office's conference facilities, as it did not envisage allowing such entities to generate a return on their investment by charging participants, hosting and charging for entertainment events, branding the Office's facilities or using them for marketing. **The Advisory Committee notes the approach taken by the United Nations Office at Nairobi as regards raising voluntary contributions and trusts that the Secretary-General will engage with Member States and other entities to seek voluntary contributions, including in-kind contributions, and other forms of support to offset the costs of the project.**

Project governance and management

60. Annex I of the report provides details on the proposed governance structure for the project, which would involve all stakeholders who would be directly or indirectly affected by the proposed project. It also includes the role of the steering committee and the advisory board. The Director-General of the United Nations Office at Nairobi would be the overall project owner (ibid., paras. 106–118).

Risk management

61. The Secretary-General indicates that a risk and benefit analysis was undertaken for each of the two options, against three possible construction staging strategies. Given that staging strategy one was deemed non-viable, the analysis was discontinued. The analyses for the two remaining viable options are summarized in tables 5 and 6 of the report, which include a risk matrix and strategic plans for implementation (ibid., para. 136). Strategic plans one and two have a risk score of 145 and 132, respectively, due to double construction projects in the former and continuous operations and phasing of work in the latter. In terms of risks and benefits, option A is deemed of lowest benefit while option B is considered highest.

62. Upon enquiry, the Advisory Committee was provided with information pertaining to the 10 highest risks identified and a comparison of risks involved in both options. The Committee was informed that the project team had conducted a qualitative risk analysis to determine possible risks to the project, which had been considered holistically, and that, in the cost estimates for each option, sufficient contingency funds had been applied on a percentage basis according to construction trade cost estimates.

63. The Committee was informed that, during the early stage of the project, a qualitative risk assessment had included a review and confirmation of the proposed contingency budget for the project, and the escalation budget had also been confirmed by the independent risk management firm and was in line with other currently ongoing United Nations capital construction projects. A qualitative risk assessment by means of a Monte Carlo analysis would be performed only once the project was further developed and individual project risks, their drivers, cost and time impacts and possible mitigation methods were understood in more detail. The Committee was also informed that, after the initial planning and design phases, contingency estimates would narrow as the scope got more refined, comprehensive project information became available and detailed design was undertaken.

III. Expenditure for 2021 and resource requirements for 2022

64. As regards expenditure, the Secretary-General indicates that, of the total appropriation for 2020 of \$470,000, the amount of \$306,349 was spent on professional multidisciplinary services specialized in international conferencing in order to complete the needs analysis, conditions assessment and expanded options analysis. In addition, \$87,060 was used for coordination resources, leaving an unspent balance of \$76,591 (ibid., para. 137). The Secretary-General also indicates a projected unused balance of \$162,884 by 31 December 2021 of the appropriation of \$494,000 for 2021 (ibid., table 7).

65. Upon enquiry, the Advisory Committee was provided with information regarding the projected unused balance at the end of 2021 and informed that activities had been delayed due to COVID-19-related international travel and quarantine restrictions and, while expected to resume under hybrid arrangements, would not entirely conclude in 2021. The Committee was also provided with expenditure as of September 2021 in the amount of \$166,116, and informed that expenditure projected for the remainder of 2021 and 2022 were not available by month and by line and that no project activities had been undertaken prior to March 2021, as the prior project report of the Secretary-General ([A/75/716](#)) was only reviewed as part of the resumed seventy-fifth session. **The Advisory Committee trusts that a further update on the expenditure incurred and projected for 2021 will be provided to the General Assembly during the consideration of the present report.**

Resource requirements for 2022

66. Resource requirements for 2022 amount to \$1,996,000 comprising: \$1,081,400 under section 29G, Administration, Nairobi, of the programme budget for the recruitment of the initial 12 temporary positions, including \$20,000 for travel of project management staff to other United Nations duty stations (New York and Geneva) to glean lessons learned from recent capital projects; and \$914,600 under section 33, Construction, alteration, improvement and major maintenance, of the programme budget for the hiring of the design consultancy firm and the independent risk management firm ([A/76/400](#) and [A/76/400/Corr.1](#), paras. 138 and 139).

Staffing resources

67. The proposed project management team to be established in 2022 and headed by a Principal Officer at the D-1 level is described in paragraphs 120 to 127 and table 4 of the report. Beginning in 2022, the project management team would need to procure specialized services as outlined in paragraphs 128 to 135 for lead design coordination to undertake the detailed design in line with the concept design presented therein, as well as ongoing services for programme and risk management.

68. Upon enquiry, the Advisory Committee was provided with additional information regarding the project team, possible economies of scale between the conference project team and the team working on the project to replace office blocks A–J and was informed that the two project teams had been developed in order to meet the specific requirements and were of differing scope, scale and complexity. The Committee was informed that, nevertheless, both projects had been developed in parallel with a synthesis of approach and followed standard United Nations procedures and governance structures for capital projects. Hence, it was expected that the conference facility project would benefit from the sharing of knowledge and lessons learned, technical skill and expertise gained from the ongoing project to replace office blocks A–J.

69. The Committee was also provided with additional information regarding the positions proposed for establishment in 2022 and notes that the functions of the proposed P-3 Security Officer are premature at this stage and the P-3 positions of Administrative Officer and Information Technology Officer can be performed by National Professional Officers. **The Advisory Committee therefore recommends against the establishment of the P-3 Security officer position at this stage. The Committee also recommends the establishment of the positions of Administrative Officer (P-3) and Information Technology Officer (P-3) as National Professional Officer positions. Any operational cost should be adjusted accordingly.**

70. Taking into account its recommendations and observations above, the Advisory Committee considers option B to be also viable for addressing the deteriorating conditions and limited capacity of the conference services facilities at the United Nations Office at Nairobi (see para. 46 above). **The Committee recommends that the General Assembly request the Secretary-General to refine the related maximum overall cost of the project and budgetary line items, including through efficiencies, as well as the implementation strategy, and provide an update in the next report. The Committee also recommends the establishment of a multi-year construction-in-progress account for the project.**

IV. Conclusion and recommendations

71. The recommendations of the Secretary-General on proposed actions to be taken by the General Assembly are set out in paragraph 141 of the report. **Subject to its recommendations and observations above, the Advisory Committee recommends**

that the General Assembly appropriate an amount of \$1,839,750 for the project in 2022, comprising \$925,150 under Section 29G, Administration, Nairobi, and \$914,600 under Section 33, Construction, alteration, improvement and major maintenance, of the proposed programme budget for 2022, which would represent a charge against the contingency fund (see para. 69 above).

Annex I

Non-calendar global conferences that could be held at the United Nations Office at Nairobi

Events affiliated to the United Nations Environment Programme and the United Nations Human Settlements Programme

<i>Meeting</i>	<i>Periodicity</i>	<i>Number of participants</i>
Conference of the Parties to the United Nations Framework Convention on Climate Change	Annual	15 000–20 000
Conference of the Parties to the United Nations Convention to Combat Desertification in Those Countries Experiencing Serious Drought and/or Desertification, Particularly in Africa	Every two years (odd years)	5 000–7 000
Conference of the Parties to the Convention on Biological Diversity, Conference of the Parties serving as the Meeting of the Parties to the Nagoya Protocol on Access to Genetic Resources and the Fair and Equitable Sharing of Benefits Arising from Their Utilization to the Convention on Biodiversity and Conference of the Parties serving as the Meeting of the Parties to the Cartagena Protocol on Biosafety to the Convention on Biodiversity	Every two years (even years)	5 000–7 000
Meeting of the Parties to the Montreal Protocol on Substances that Deplete the Ozone Layer	Annual	1 300
Open-ended Working Group of the Parties to the Montreal Protocol on Substances that Deplete the Ozone Layer	Annual	700
World Urban Forum	Every two years (even years)	15 000–20 000
Conferences of the Parties to the Basel Convention on the Control of Transboundary Movements of Hazardous Wastes and Their Disposal, the Rotterdam Convention on the Prior Informed Consent Procedure for Certain Hazardous Chemicals and Pesticides in International Trade and the Stockholm Convention on Persistent Organic Pollutants	Every two years (odd years)	1 500–2 000
Open-ended Working Group of the Basel Convention on the Control of Transboundary Movements of Hazardous Wastes and Their Disposal	Every two years (even years)	700
Conference of the Parties to the Convention on International Trade in Endangered Species of Wild Fauna and Flora	Every three years	4 000–6 000

Other United Nations-affiliated events

<i>Meeting</i>	<i>Periodicity</i>	<i>Number of participants</i>
United Nations Congress on Crime Prevention and Criminal Justice	Every five years	3 000–4 000
Sessions of the United Nations Conference on Trade and Development	Every four years	3 000–4 000
International Criminal Police Organization (INTERPOL) General Assembly	Annual	2 000
World Tourism Organization General Assembly	Every two years (odd years)	1 000–1 500
Universal Postal Union Congress	Every four years	1 500–2 000

Other United Nations-affiliated events organized by non-United Nations entities

<i>Meeting</i>	<i>Periodicity</i>	<i>Number of participants</i>
International Conference of the Red Cross and Red Crescent	Every four years	1 500–2 500
International Renewable Energy Agency assembly	Annual	1 000–1 500

Annex II

Table 1
Capacity of conference rooms at United Nations headquarters, New York
(total capacity of 7,800)

<i>Room</i>	<i>Total capacity</i>
General Assembly Hall	1 908
Conference Room 4	768
Trusteeship Council Chamber	673
Security Council Chamber	671
Conference room 3	584
Economic and Social Council Chamber	581
Conference room 1	571
Conference room 2	571
Conference room 11–12 flex	267
Conference room 11	131
Conference room 12	129
Conference room 6	123
Conference room 5	119
Conference room 7	114
Conference room 8	96
Security Council consultations room	94
Conference room 9	46
Conference room 10	40
Security Council caucus room	6
Conference room A	53
Conference room B	53
Conference room C	53
Conference room D	53
Conference room E	52
Conference room F	44

Table 2
Capacity of conference rooms at United Nations Office at Geneva
(total capacity of 9,789)

<i>Room</i>	<i>Seating capacity</i>
Building S	
S1	22
S3	15
D17	10
S4	50
Building C	
Council Chamber	545
I	71

<i>Room</i>	<i>Seating capacity</i>
II	22
IV	61
Building A	
Concordia 1 (B)	112
Concordia 2	12
Concordia 3	12
Concordia 4 (C)	44
Concordia 5 (C)	44
Assembly Hall	1 969
A.239	20
III	196
V	181
VI	12
VII	204
VIII	112
IX	104
X	26
XI	173
XII	258
XIV	142
XV	40
XVI	298
Building E	
XVII	556
XVIII	641
XIX	765
XX	754
XXI	322
XXII	130
XXIII	244
XXIV	244
XXV	122
XXVI	322
XXVII	100
Palais Wilson	
A (ground floor)	138
B (1st floor)	96
Temporary infrastructure for conferences	
Tempus 1	200
Tempus 2	200
Tempus 3	200

Table 3

Capacity of conference rooms at United Nations Office at Vienna (total capacity of between 2,986 and 3,023)

<i>Building C</i>		<i>Building M</i>	
<i>Room</i>	<i>Capacity</i>	<i>Room</i>	<i>Capacity</i>
BR-C	381	BR-B/M1	576
BR-D	345	BR-A	302
C1	180	M2	100
C2	127	M3	198
C3	208	M4	78
C4	130	M5	78
C5	56	M6	78
C6	71	M7	78
Total	1 498	Total	1 488
		Total, buildings C and M	2 986

<i>Building M, option 1</i>		<i>Building M, option 2</i>	
<i>Room</i>	<i>Capacity</i>	<i>Room</i>	<i>Capacity</i>
BR-B/M1/M2/M3	776	BR-B/M1/M2/M3/BR-A	1 213
BR-A	302	M4	78
M4	78	M5	78
M5	78	M6	78
M6	78	M7	78
M7	78	Total	1 525
Total	1 390	Total C + M	3 023
Total C + M	2 888		

Table 4

Capacity of conference rooms at United Nations Office at Nairobi (total capacity of 2,924)**Main rooms**

<i>Room</i>	<i>Desks</i>	<i>Seats per desk</i>	<i>Microphones (floor)</i>	<i>Interpretation languages</i>	<i>Delegations (1+1)</i>	<i>Delegations (2+2)</i>	<i>Total capacity</i>
1	109	4	109	6	218	109	436
2	138	4	138	6	276	138	552
3	49	4	49	4	98	49	196
4	49	4	49	4	98	49	196
2-3-4	260	4	260	6	520	260	1 040
5	Boardroom	—	0	0	—	—	20
6	Boardroom	—	14	2	—	—	28

<i>Room</i>	<i>Desks</i>	<i>Seats per desk</i>	<i>Microphones (floor)</i>	<i>Interpretation languages</i>	<i>Delegations (1+1)</i>	<i>Delegations (2+2)</i>	<i>Total capacity</i>
7	Boardroom	—	14	2	—	—	28
8	Boardroom	—	14	2	—	—	28

Rooftop temporary rooms

<i>Room</i>	<i>Desks</i>	<i>Seats per desk</i>	<i>Microphones</i>	<i>Total capacity</i>
9	45	2	45	90
10	45	2	45	90
11	30	2	30	60
12	Court room	—	—	—
13	40	2	40	80
14	40	2	40	80

Table 5
Session participants (maximum meeting attendees during session)

	<i>Geneva</i>	<i>Nairobi</i>	<i>Vienna</i>
2015	128 994	38 614	48 180
2016	126 985	29 870	43 260
2017	139 555	6 757	45 056
2018	138 253	56 691	67 470
2019	132 116	72 750	72 846

Table 6
Meeting participants (participants counted for each meeting)

	<i>Geneva</i>	<i>Nairobi</i>	<i>Vienna</i>
2015	426 700	100 749	154 711
2016	442 894	101 357	134 148
2017	463 948	19 283	182 858
2018	495 665	204 196	238 901
2019	488 498	279 033	238 159