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### Proposed programme budget for 2025

## **Progress on the renovation of the North Building at the Economic Commission for Latin America and the Caribbean in Santiago**

### **Report of the Secretary-General**

#### *Summary*

The sixth progress report on the project for the renovation of the North Building at the Economic Commission for Latin America and the Caribbean (ECLAC) in Santiago provides an update on the project since the previous progress report of the Secretary-General ([A/78/337](#)). The present report includes information on procurement activities, project risk assessment and mitigation measures, and the implementation of an inclusive project for people with disabilities, as well as the consideration of energy efficiency measures to achieve a “net zero” building.

In the report, the Secretary-General highlights advances in the construction phase, with a projected substantial completion of the project by the end of 2024, and provides an update on the construction cost for the project.

According to the latest Monte Carlo simulation conducted in June 2024, the confidence level of the project being delivered within the revised approved budget was 83 per cent. No additional funding is required for the completion of the remaining project stages.

The General Assembly is requested to take note of the report.

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\* [A/79/150](#).



## I. Introduction

1. The present report is the sixth progress report on the implementation of the project for the renovation of the North Building at the Economic Commission for Latin America and the Caribbean (ECLAC) in Santiago, which has a revised overall maximum cost of \$19,137,000, as approved by the General Assembly in its resolution [78/253](#), section XVIII, paragraph 14.
2. The present report provides an update since the previous progress report ([A/78/337](#)) and covers the progress made from 1 August 2023 to 30 June 2024. It also provides the actual expenditure as at 30 June 2024, next steps and the updated cost plan and project schedule.

## II. Project objectives and benefits

### A. Objectives

3. The key project objectives remain as presented in previous progress reports, as follows:

(a) To meet local and international health and safety codes, including:  
(i) Chilean seismic code requirements related to preparedness and structural design against potential seismic events; and (ii) fire and life safety planning systems design, incorporating current evacuation standards and air, water and lighting quality criteria to conform to current norms, together with fire suppression, fire alarm and public address systems;

(b) To replace major building systems that have exceeded their useful life, including mechanical, electrical, low-voltage, plumbing, conveyor and vertical transportation components, in order to bring the North Building (built in 1989) into compliance with code and industry standards and extend its useful life;

(c) To integrate appropriate design features such as the removal of physical barriers to allow persons with disabilities to freely make use of the working space;

(d) To implement a sanitary water treatment plant to allow the Commission to clean and reuse 100 per cent of the wastewater from the North Building and minimize residual sanitary waste;

(e) To move towards an energy-efficient building, specifically by reducing energy and freshwater consumption, promoting the use of renewable material resources and reducing waste generation, and to improve indoor air and lighting quality, fully in line with the Secretariat efforts to mainstream environmental management practices and reduce the environmental footprint of United Nations operations;

(f) To improve space efficiency by maximizing the use of available work areas, training and meeting rooms according to the needs of the Commission and to introduce a more efficient, productive and inclusive work environment by applying a needs-based approach aimed at providing different types of space tailored to diverse requirements of the work undertaken by the Commission, including different strategic approaches and solutions for each specific area;

(g) To develop an energy efficiency strategy to redirect energy to the ECLAC compound, including by returning surplus energy, if any, to the national grid.

## **B. Benefits**

4. The project benefits remain unchanged and include: (a) a safe, code-compliant North Building that meets industry standards, integrating energy-efficient methods, renewable energy and water treatment to cut emissions and costs; and (b) extension of the building's life and its adaptation to new needs and work patterns. The North Building project is aimed at achieving a "net zero" classification and becoming a symbol of environmental sustainability in the United Nations and in Latin American and the Caribbean. It aligns with the building management strategy of ECLAC, with the aim of achieving carbon neutrality, clean energy production, and comprehensive water and waste management in line with the 2030 Agenda for Sustainable Development and the Sustainable Development Goals.

5. The project is being implemented using innovative and sustainable construction materials, high-efficiency automated systems, clean energy generation and water management systems. At every stage of the construction, holistic sustainable strategies to minimize the impact to the environment have been considered. Such strategies include donating discarded elements with remaining usefulness to social and public organizations for reuse and sending a significant percentage of waste materials such as steel, glass and carpets to recycling plants.

## **III. Project governance and management**

### **A. Project governance**

6. The established governance structure for the project remains unchanged. The Executive Secretary of ECLAC is the project owner and is supported by a Project Executive and a dedicated project management team.

#### **Stakeholders committee**

7. During the reporting period, the project management team continued to communicate with the stakeholders' designated focal points on the following: (a) updating the schedule and sharing outcomes of procurement activities; (b) reporting on the status of energy efficiency implementation; and (c) aligning floorplans with updated lists of staff members in the Commission who will be located in the North Building.

8. As part of the communication strategy, bimonthly bulletins on the status of the construction works have been shared with all stakeholders and staff by email and published on iSeek. These bulletins include information on the status of construction, additional features of the construction work such as recycling and sustainability components, initiatives to promote inclusivity, equity and diversity within the construction project team, information regarding areas affected by the construction works and their effects on the compound's operation.

#### **Coordination and oversight by the Global Asset Management Policy Service**

9. The Global Asset Management Policy Service at United Nations Headquarters has continued to engage closely with the project management team. The Service remains active in overseeing and supporting the project, with an emphasis on risk management, identification of cross-cutting issues and alignment with lessons learned and the promulgation of best practices from other United Nations projects. When needed, the Service also liaises with other stakeholders at Headquarters in support of the project.

10. The Service and the project team meet every other week for general coordination and discussions on the progress of the project and any main issues requiring guidance and resolution. The Service furthermore meets with the project team during quarterly risk touchpoints to discuss the latest risk register and cost plan, as well as risk mitigation measures.

11. Since 2017, the Service has been supported by an international professional firm in providing independent risk management services for the project. The contract of the independent risk management firm, which will expire in November 2024, has been funded directly from the budgets of the four major construction projects: (a) the renovation of Africa Hall at the Economic Commission for Africa in Addis Ababa; (b) the renovation of the North Building at ECLAC in Santiago; (c) the seismic mitigation retrofit and life-cycle replacements project at the Economic and Social Commission for Asia and the Pacific premises in Bangkok; and (d) the replacement of office blocks A to J at the United Nations Office at Nairobi. As the substantial completion of all projects but the replacement of office blocks A to J in Nairobi is forecast for 2024, the Service will request support for Monte Carlo modelling only for that project in 2025.

## B. Project management

12. The dedicated project management team at ECLAC comprises four positions (1 P-3, 1 National Professional Officer and 2 Local level), which are all encumbered, as indicated in table 1 below. There is no change in the composition of the team in 2024 compared with 2023.

13. It is planned that the project team will be continued for a limited duration in 2025 in order to ensure the smooth implementation of handover and commissioning activities.

Table 1  
Incumbency of project management positions since the inception of the project

Positions	2018	2019	2020	2021	2022	2023	2024	2025
<b>Encumbered</b>								
Project Manager (National Professional Officer)	Encumbered since August	Encumbered	Encumbered	Encumbered	Encumbered	Encumbered	Encumbered	Encumbered until May
Project Assistant (Local level)	—	Encumbered	Encumbered	Encumbered	Encumbered	Encumbered	Encumbered	Encumbered until May
Project Assistant (Local level)	—	Encumbered since August	Encumbered	Encumbered	Encumbered	Encumbered	Encumbered	Encumbered until May
Procurement Officer (P-3)	—	—	—	—	Encumbered since July	Encumbered	Encumbered	Encumbered until May

<i>Positions</i>	<i>2018</i>	<i>2019</i>	<i>2020</i>	<i>2021</i>	<i>2022</i>	<i>2023</i>	<i>2024</i>	<i>2025</i>
<b>Abolished</b>								
Project Coordinator (P-3) <sup>a</sup>	—	Vacant	Vacant	Vacant	Vacant	Vacant	Abolished	—

<sup>a</sup> The position of Project Coordinator (P-3) was approved by the General Assembly in its resolution [73/279](#) A and abolished in resolution [78/253](#).

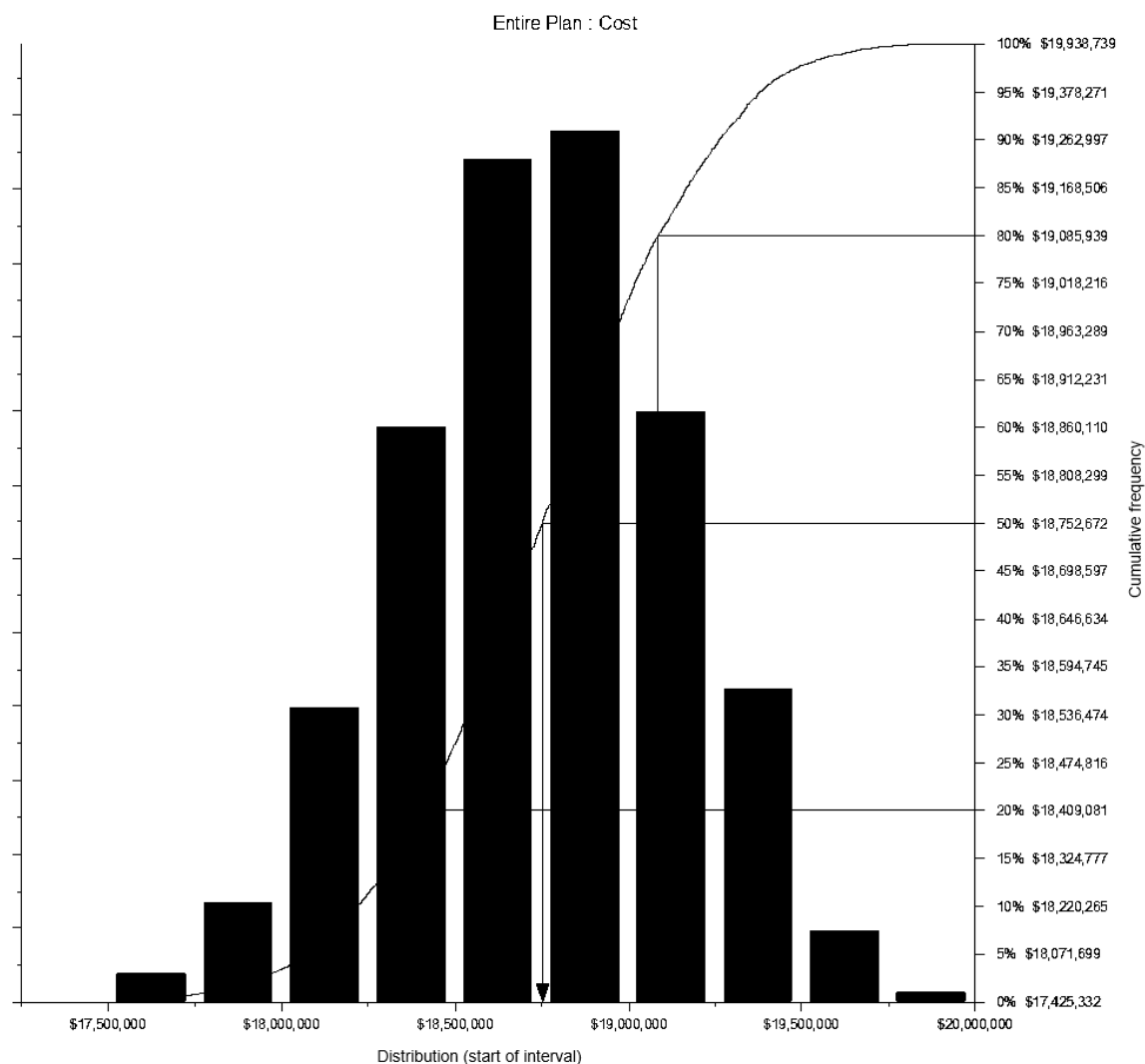
## IV. Risk management

### A. Independent risk assessment

14. Supported by an independent risk management firm, the Global Asset Management Policy Service has conducted regular risk touchpoints to review the project's risk register and has provided guidance on the management of project risks. Independent risk-management progress reports have been issued since 2018 to provide ongoing support to the project owner's decision-making. The contract with the independent risk management firm will expire in November 2024 and not be renewed. No additional independent risk management services will be needed for the project beyond its substantial completion in December 2024.

15. In June 2024, the latest risk touchpoint and Monte Carlo simulation were conducted by the independent risk management firm to assess the current project risks and the probability of reaching the "P80" benchmark, the target confidence level of 80 per cent for budgets of United Nations capital construction projects. A summary of the Monte Carlo simulation outcomes is shown as the cost histogram in figure I and the cost sensitivity chart in figure II.

Figure I  
Cost histogram for analysed risks as of June 2024



16. The cost histogram in figure I shows an 83 per cent confidence level that the project will be delivered within its revised approved overall maximum budget of \$19,137,000, which is the highest since the first Monte Carlo simulation in 2019.

Table 2  
**Evolution of the confidence level of the project**  
(Percentage)

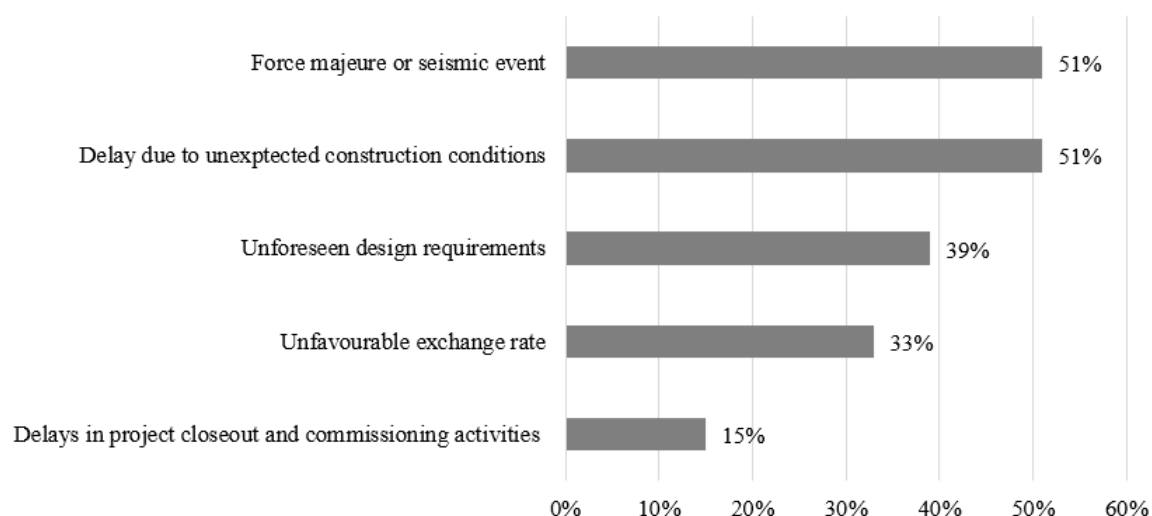
	2019	2020	2021	2022	2023	2024
Confidence level	30	30	49	14	0	83

*Note:* The first Monte Carlo simulation was conducted in 2019. The cost confidence levels from 2019 to 2023 were measured against the originally approved budget of \$14,330,000. Under section XVIII of its resolution 78/253, the General Assembly approved a revised estimated overall maximum cost of the project of \$19,137,000, which represented the value with an 80 per cent confidence level in the 2023 Monte Carlo simulation. The 2024 confidence level was measured against the revised budget of \$19,137,000.

17. The 2024 Monte Carlo simulation also resulted in the updated cost sensitivity analysis shown in figure II, which lists the five risks that most affect the overall project costs.

Figure II

**Cost sensitivity analysis as of June 2024**



18. The top five risks identified in the cost sensitivity analysis are explained below in more detail, including a description of the risk response:

(a) **Force majeure or seismic event.** This risk, which is inherent to the project due to its geographic location, was ranked fourth and third, respectively, in the previous report and the one prior to that, and will remain a major risk until the project reaches completion owing to the uncertainty associated with such events. Historically, the region in which ECLAC is located has experienced a major earthquake every seven years. This means that there is a chance of an earthquake at some point during the execution of the project, which, if it happens, could have an impact on the project's cost and schedule and would most likely cause disruptions to regional supply chains. The risk mitigation measures are aimed at ensuring that prevailing local seismic codes are adhered to, preparedness measures are in place, and insurance policies and contracts with the various contractors provide the best possible protection for ECLAC;

(b) **Delay due to unexpected construction conditions.** This is a new risk and reflects the current construction phase of the project. The risk reflects unforeseen issues and conditions that may emerge during construction and have an impact on the project's costs and/or progress. These could include unexpected soil and ground conditions, the discovery of unknown infrastructure installations inside and outside the building, or unknown situations regarding utility mains (such as those for power, sewerage or water); addressing them could be costly and/or time-consuming. To mitigate this risk, the project management team and the site technical inspection consultant proactively hold weekly meetings with the contractors to discuss the project's progress, including actual and potential obstacles and disruptions that may have been encountered and ways to address them. On the basis of the outcomes of these meetings, the cost forecasts and the project schedule are kept updated and thus reflect the current implementation status;

(c) **Unforeseen design requirements.** This risk was ranked fifth in the previous report. Given the complexity involved for the project to achieve a "net zero"

building, there is a specific risk that not all components will be compatible and integrate smoothly, presenting challenges to both the design process and overall project execution. These integration issues could potentially have an impact on both the cost and the schedule. As a mitigation measure, the project management team, together with consultants and through the application of building information modelling tools, is continually reviewing and testing the developed design to minimize the chances of any design errors or future change requirements;

(d) **Unfavourable exchange rate.** This risk stems from the main renovation works contract being denominated in Chilean pesos while the project is funded in United States dollars. An unfavourable exchange rate of the United States dollar against the Chilean peso could reduce the project's purchasing power for goods and services. This risk was ranked first in the previous report; however, since over 50 per cent of the project has been implemented under favourable exchange rate conditions, the risk for the remaining project is lower. The project management team is monitoring it closely;

(e) **Delays in project closeout and commissioning activities.** The forecast completion of closeout activities faces delaying risks originating in activities such as final inspections, completing the punch list, delivering as-built drawings, commissioning and testing. These delays can have an impact on contract closures, handover actions and the planned return to the renovated building, affecting both the project schedule and costs. To manage these issues, the project management team and the site technical inspection consultancy hold weekly meetings to monitor progress and anticipate any necessary rescheduling. In addition, the introduction of significant new technologies and systems in the renovated North Building requires comprehensive training of ECLAC stakeholders to be able to operate and maintain these systems. To ease the transition, the project management team, consultants and contractors will provide necessary technical documentation and training, as well as ensure early involvement of future users in the system's operation and maintenance.

19. Table 3 below shows the evolution of the top five project risks over the last three reporting periods.

Table 3  
**Evolution of top five project risks, 2022–2024**

<i>Previous top five risks (A/77/315, para. 21)</i>	<i>Previous top five risks (A/78/337, para. 19)</i>	<i>Current top five risks (A/79/220, para. 18)</i>
1. Escalation of construction costs	1. Unfavourable exchange rate	1. Force majeure or seismic event
2. Repairs to existing foundations and basement	2. Actual inflation above the Chilean forecast and its impact on the not-to-exceed agreement	2. Delay due to construction unexpected conditions
3. Force majeure or seismic event	3. Actual inflation within the Chilean forecast and its impact on the not-to-exceed agreement	3. Unforeseen design requirements
4. Solar shading structure	4. Force majeure or seismic event	4. Unfavourable exchange rate



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*Previous top five risks (A/77/315, para. 21)*    *Previous top five risks (A/78/337, para. 19)*    *Current top five risks (A/79/220, para. 18)*

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5. Global events	5. Unforeseen design requirements	5. Delays in project close-out and commissioning activities
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## **B. Integrated risk management**

20. The project team, supported by the Global Asset Management Policy Service, continued to perform integrated risk management activities locally, including with assigned consultants and contractors, to forecast the impact of inflation scenarios, supply chain issues and construction cost escalation on the budget and schedule. The findings included indicators from publicly available sources to quantify the risk of construction cost overruns for what remains to be carried out in the building works. The factors considered included the overall consumer price index (CPI) in the country, and, more specifically, the price of construction materials, which had seen a steady increase since August 2023, as well as supply chain issues, such as shipment delays.

21. The construction contract for the North Building includes unit prices of construction materials from the proposal presented by the contracting company in January 2023. As per the contract clauses, monthly payments are adjusted to include monthly fluctuations in the CPI. The project management team is continually monitoring CPI fluctuations as an ongoing risk throughout the construction phase, to implement a proactive strategy to mitigate possible adverse inflation scenarios.

## **C. Risk register**

22. The project risk register is updated on a regular basis by the project team and contains 13 active risks and two opportunities that are currently being managed by the team. Fifteen risks have been closed out and are considered no longer relevant. The risk register, together with the cost plan, informs the Monte Carlo simulation for the project.

## **V. Progress made on the project**

### **A. Cooperation with Member States and the host Government**

23. During the reporting period, the project successfully incorporated the results of technical cooperation with the host country. This collaboration has specifically addressed key aspects of the project, including sustainability, technological implementation, economic factors and social inclusion, as detailed below.

### **B. Status of voluntary contributions**

24. During the implementation of the construction phase, although no financial contributions were received, the project benefited from technical advice and support as detailed below:

(a) The non-profit organization Mujeres en Construcción, which enhances the visibility and role of women in the construction industry, provided valuable information on good practices for the active participation of women in the construction project, achieving 22 per cent participation of women in the different

professional and technical areas of the workforce involved in the construction works of the contractors. That indicator exceeds the national average, which was 11.59 per cent during 2023, according to the Ministry of Economic Affairs, Development and Tourism of Chile;

(b) On the basis of the guidelines of the “Construye 2025”<sup>1</sup> initiative, along with its continuous support as a technical partner in sustainable strategies for construction processes in Chile, a comprehensive plan for reuse, recycling or recovery of discarded building components was successfully implemented at the construction site, including a methodology and its associated processes to successfully manage construction waste and dismantled components, minimizing their environmental impact. Further details are provided in section I below;

(c) Information shared by representatives from the Chilean Construction Chamber during the tendering process, along with indicators publicly provided by the organization regarding the implications of inflation on ongoing construction, have been duly reviewed and considered in the integrated risk management process;

(d) Information shared with ECLAC by “Plan BIM”<sup>2</sup> regarding guidelines, standards and methodology for the implementation of building information modelling and related on-site construction management has been fully integrated into the various stages of the construction process to maintain updated construction documentation in an integrated 3-D model to minimize overlapping and interference between the various engineering projects. This model is updated weekly and reviewed by all parties to coordinate and record all information requests, include clarifications and deliver technical solutions during the construction process. On-site use of digital information by means of tablets and digital devices is included during the construction process to ensure the correct location of each component and avoid interference with other projected systems. “As built” building information modelling 3-D models to be delivered by the main contractor at the end of the project will be used for programming and management of the operation of the building’s components by an automated building management system. This will allow for the early detection of possible problems during later stages of the work and ensure validation of the technical accuracy of the performed tasks.

## C. Procurement activities

### Status of complementary procurement processes

25. An update of the latest procurement activities of ECLAC is provided below:

(a) **Workstations and furniture.** Furniture procurement has been divided into two phases using existing system contracts. The first phase covers 50 per cent of total furniture needs, with furniture initially installed in temporary swing space locations and later to be transferred to the finished North Building. Phase two, currently ongoing, involves purchasing the remaining required furniture and is expected to be completed during fourth quarter of 2024;

(b) **Solar photovoltaic plant components.** Detailed engineering and photovoltaic components were delivered and are currently stored in the ECLAC

<sup>1</sup> Construye 2025 is a programme of a Chilean government agency and is aimed at making real estate more sustainable and competitive. It focuses on boosting property values, cutting costs, improving building standards, sharing knowledge globally and enhancing social, economic and environmental value.

<sup>2</sup> Plan BIM is an initiative by the Government of Chile to use building information modelling for public building and infrastructure projects. It modernizes projects with new processes, work methods and information technologies.

compound. After the delivery of the components, the project team learned that the contractor was experiencing financial difficulties and would not be able to fulfil the conditions of the contract. Despite attempts by ECLAC to reach out and clarify the situation, the contractor did not provide any response. To protect its interests in delivering a successful project and to prevent delays caused by defaulting, ECLAC decided to collect the contractor's performance bond and terminate the contract. The ECLAC Procurement Unit is currently in the process of replacing the contractor with a certified and specialized engineering and technical team for the installation of the remaining stages of the photovoltaic plant contract. The new contract is expected to be awarded in August 2024 without affecting the project schedule. The remaining available funds and associated forfeited bond money from the terminated contract will be used to finance the solar photovoltaic plant installation works;

(c) **Wastewater treatment plant and its components.** The contract was awarded in the fourth quarter of 2022. Throughout the implementation phase in the final quarter of 2023, the primary component of the plant (which was transported from India) encountered multiple delays due to geopolitical events affecting shipment routes to Chile, but it was finally delivered in April 2024. The plant is currently in the commissioning stage;

(d) **Site technical inspection consultancy.** In July 2023, the site technical inspection consultancy service was launched in accordance with its contract. This service will be in place until the end of the construction stage to support the project management team.

## **D. Local knowledge, lessons learned and locally sourced materials**

26. All initiatives regarding construction materials, equipment and building processes that reduce the carbon footprint and enhance sustainability have been accomplished. Sustainable alternatives, such as the replacement of natural gravel by residual artificial black slag in the concrete mix, were successfully integrated in the construction process, reducing the impact of gravel extraction from rivers and quarries. As a result of value engineering, it was possible to substitute the use of aluminium window frames with a more sustainable solution consisting of wood framing systems with improved thermal and acoustic features.

27. In line with the Sustainable Development Goals, which the project has embraced, ECLAC has emphasized its commitment to sustainability by reducing the impact of its operations on the environment, generating savings through more efficient energy consumption and controlled operation of its systems for the next 30 years, and has included in the awarded contract sustainable construction initiatives that will foster positive environmental and social outcomes during all stages of the project.

28. The main contractor has implemented sustainable construction methods, including the use, where possible, of environmentally friendly construction materials and the increased use of recycled structural steel. The contractor has also minimized the disposal of elements and materials from the dismantling phase in landfills, including by integrating circular economy strategies into its logistical plan, and established an on-site recycling station for day-to-day waste management.

## **E. Consultancy services**

29. The lead consultancy firm, which comprises the architectural and engineering teams that developed the different integrated projects, conducts weekly reviews of the

contractor's progress to ensure compliance with the architectural and engineering specifications. This process involves clarifying or amending technical documentation as needed to address actual site conditions, and also involves both scheduled and on-demand visits to the construction site. The services being provided by the firm during the construction stage will be required until the substantial completion of the project.

30. On behalf of the project management team, the site technical inspection consultancy is responsible for daily on-site monitoring of the construction works and related issues to ensure that construction works adhere to safety and quality standards. It promptly informs ECLAC of any findings or issues that could affect the project schedule, cost and scope. These issues are then reviewed jointly with the lead consultancy firm and the project management team for resolution. The site technical inspection consultancy also reviews and certifies the actual construction progress and supports the project team in verifying the contractor's payment requests and deliverables as per the contractual conditions.

## **F. Planning and design activities**

### **Construction documents**

31. For the main construction contract, all technical documents from the tendering stage have been updated to be used for project implementation. The main contractor has consistently updated the project's building information modelling (BIM) model, including through updates to the "as built" final information, which is periodically reviewed in collaboration with the lead consultancy firm, the ECLAC project management team and the site technical inspection consultancy.

32. During the construction stage, weekly meetings are held, with the attendance of the main contractor, the architectural and engineering teams, the ECLAC project management team and the site technical inspection team:

- (a) To follow up on logistics, environmental and surrounding impact mitigation, and the use of BIM methodology for construction works;
- (b) To review value engineering options to study their technical and economic feasibility;
- (c) To monitor gender equality by encouraging the hiring of women for different on-site roles and implementing policies for equal treatment of personnel regardless of family care responsibilities;
- (d) To monitor and verify the donation of dismantled elements in good condition for social, educational and community development purposes, fostering partnerships with non-governmental organizations and local social programmes;
- (e) To review site recycling plans, among others, and monitor the environmental impacts of the construction process;
- (f) To review local alternatives for sustainable construction materials, equipment and processes.

### **Seismic mitigation**

33. During the construction process, several unfavourable conditions related to soil emerged that required complementing the structural engineering design by incorporating additional foundation and structural reinforcement measures according to Chilean seismic standards. In addition, the construction elements were reviewed

onsite by the structural engineering firm to ensure compliance with the final structural design, without changes to the overall architectural design or budget implications.

#### **Workspace design criteria**

34. The workspace design criteria remain as described in all previous reports and provide a dynamic layout for efficient usage of space, as well as mechanical systems to ensure air quality. Attention was paid to different furniture systems that allow the multiple workspace configurations that were considered in the architectural design.

#### **Safety and security**

35. The North Building has been designed in compliance with national and international fire protection regulations. The Safety and Security Section of ECLAC has supported the project team in ensuring that the fire protection systems are installed and integrated in compliance with these standards.

### **G. Disability inclusion and physical accessibility**

36. Significant progress was made by the contractor towards the implementation of inclusive and accessible design principles. Tangible progress is demonstrated by the construction of access ramps at all entrances to the North Building, in compliance with international accessibility codes, the acquisition of elevators designed with inclusion features, and the procurement of tactile paving tiles for the needs of visually impaired individuals. These activities are in alignment with the directives outlined in the Secretary-General's bulletin on employment and accessibility for staff members with disabilities in the United Nations Secretariat ([ST/SGB/2014/3](#)), as well as compliance with the International Building Code and the Uniform Building Code, both produced by the International Code Council. The work carried out by the ECLAC working group on the disability inclusion strategy has been communicated through the bimonthly newsletters distributed to the staff of the Commission.

### **H. Sustainability and energy efficiency**

#### **Photovoltaic plant**

37. The components of the photovoltaic solar plant are currently stored on the ECLAC premises and are ready for installation in accordance with the construction timeline. The updated project schedule does not show any variations in the energy generation projections included in the previous report, with an expected final production capacity of 330 kilowatt peak (kwp). This system was purchased by ECLAC as part of the advance procurement strategy, which involved storing it within the ECLAC compound and coordinating its installation in line with the ongoing construction schedule.

38. The strategy for utilizing the energy generated by the solar plant contemplates 48 per cent of the estimated total annual energy production being used for North Building operations, while 49 per cent will be injected into the ECLAC internal electrical grid to support other facilities in the ECLAC compound, and 3 per cent of the total energy produced (mostly on weekends, non-working hours and holidays) will be sent into the national power grid through a bidirectional meter.

#### **Wastewater treatment plant**

39. The wastewater treatment plant was successfully completed in May 2024. Quality controls, mechanical components, technological systems and monitoring

mechanisms have been duly implemented, ensuring 100 per cent use of treated water for irrigation across the compound. The plant's operation remains consistent with projections, with a total capacity of 25 m<sup>3</sup> of treated water per day during peak occupancy of the compound.

### **Reducing greenhouse gas emissions**

40. In accordance with the ECLAC environmental forecasts outlined in the *Greening the Blue Report 2023*, it is expected that the North Building will contribute to a decrease of at least 20 per cent in the total CO<sub>2</sub> equivalent (tCO<sub>2</sub>eq) emissions of the ECLAC complex. This would bring per capita emissions to 1.7 tCO<sub>2</sub>eq per personnel member, progressively moving the Commission closer to carbon neutrality in its entire compound. This milestone would represent a significant achievement of the commitment of ECLAC to sustainability and climate change mitigation, fully in line with the Strategy for Sustainability Management in the United Nations System, 2020–2030 (CEB/2019/1/Add.1).

## **I. Status of construction efforts**

### **Temporary locations**

41. A total of 114 staff members were relocated into temporary swing spaces across different facilities within the compound. All temporary spaces are currently fully occupied until the end of the construction phase. No additional swing space was required during the reporting period.

### **General construction progress**

42. Construction implementation is progressing well. The percentage of women among those carrying out the ongoing work on the North Building exceeds the local market average. The contractor also implements on-site diverse training and social support policies for its workers, while maintaining the highest standards of on-site safety and working conditions.

43. The official handover of the site to the construction company took place on 19 June 2023, marking the beginning of the construction phase, as well as of the site technical inspection consultancy services. As at 30 June 2024, 52 per cent of planned works had been completed, including the finalization of foundation and structural elements. Roof coverings, façade work, drywall installation and mechanical, electrical and plumbing installation are currently under way.

44. To mitigate in advance any discrepancies or delays during the different stages of the project, a mock-up of the laminated wood superstructure has been developed as a construction prototype of the new building to confirm technical aspects of the building superstructure, associated conditions and a schedule for these elements during the construction phase. This prototype includes fixed structural elements, safety elements such as handrails and walkways, wood protectors and electrical, lighting and solar control components. Once construction is completed, the prototype will be dismantled.

### **Recycling and reuse**

45. Since the beginning of the construction works, a plan for the recycling and reuse of construction elements has been implemented to manage the waste and materials that are generated and/or recovered from the project's construction processes that can be recycled or reused. During the reporting period, the contractor was able to deliver

recovered material to non-profit and non-governmental organizations dedicated to reducing extreme poverty and promoting social development.

Figure III

**Donations of materials from the North Building renovation**

<b>+800 m<sup>3</sup></b>	<b>3</b>	<b>4</b>	<b>46</b>	<b>+1,000</b>
of materials	public	social and	construction	people are
obtained a second	institutions	cultural	workers were	estimated to
cycle of use	received	institutions	involved	have benefited
	donations	received		
		donations		

## J. Project schedule updates

46. The start of the 18-month construction period in June 2023 leads to a forecast completion and final commissioning of the building in December 2024, in line with the previous report.

47. The procurement process for phase two of purchasing furniture for the North Building, relating to furniture for meeting rooms and open space furniture, is currently under way. Following a comprehensive assessment and analysis of available options within the United Nations system's contracts, technically vetted products offering optimal cost-efficiency have been identified. Delivery of the furniture is expected by the end of 2024, coinciding with the finalization of fit-out activities for the North Building. This strategic planning and coordination initiative is being conducted with the primary goal of preventing any potential strain on the storage capacity of the ECLAC compound, which is currently operating at full capacity.

48. At the time of drafting of the present report, additional issues with structural reinforcements caused a possible projected delay of 28 days on the construction's critical path. Several mitigation measures, such as working extra hours and over weekends, have been introduced to successfully minimize that delay within the remaining time frame of the project without affecting the overall project schedule.

49. Figure IV provides the updated project schedule, indicating activities and adjustments related to current and future project deliverables. Table 4 provides a comparison of the milestone dates in the updated project schedule as compared with the previous progress report.

Figure IV  
Updated project schedule as at 30 June 2024

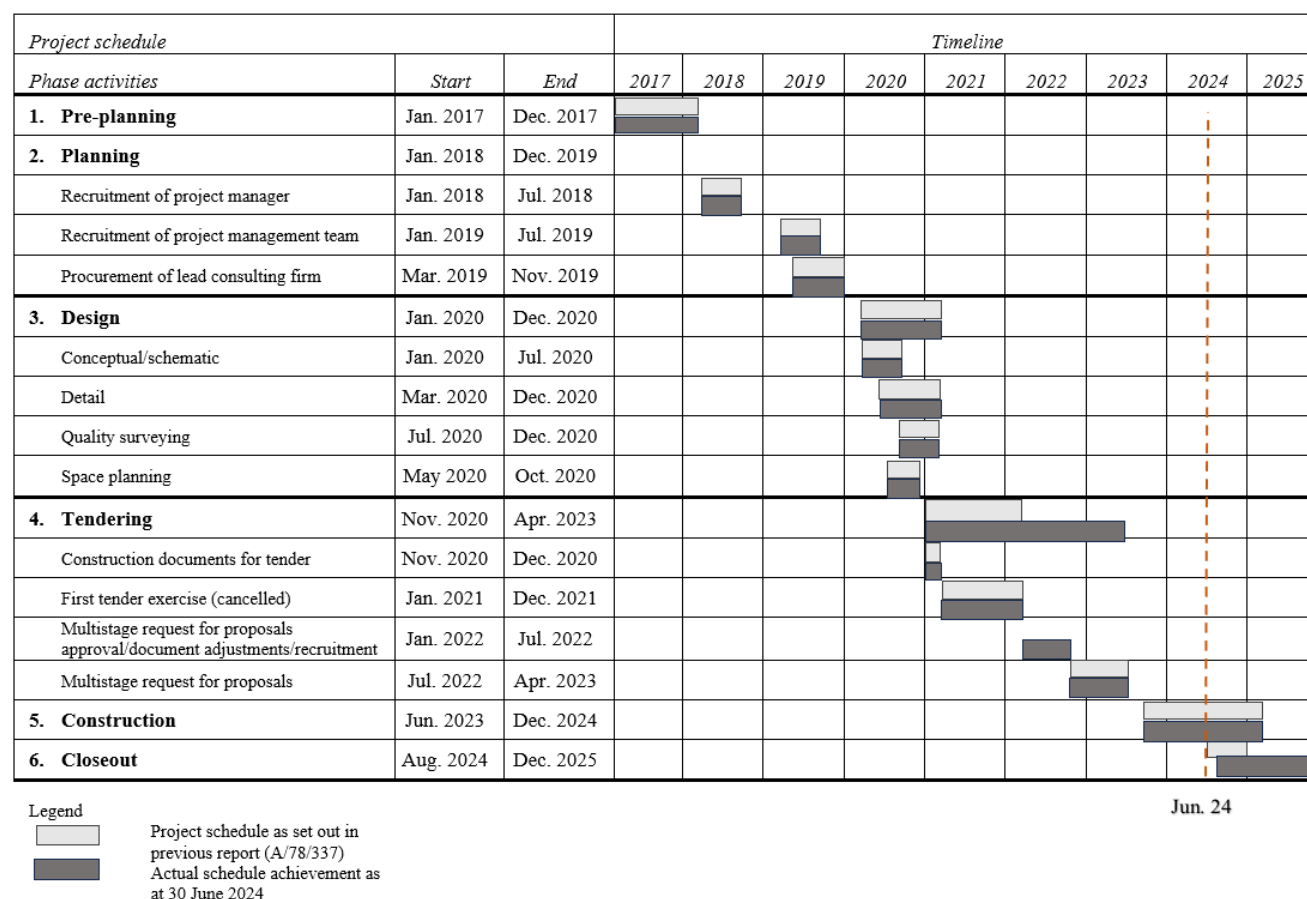


Table 4  
Milestone dates in the current report compared with those in the previous progress report

Phase/subphase	In current report		In previous report (A/78/337)		Change	Reasons
	Start	End	Start	End		
1. Pre-planning	Jan. 2017	Dec. 2017	Jan. 2017	Dec. 2017	—	—
2. Planning	Jan. 2018	Dec. 2019	Jan. 2018	Dec. 2019	—	—
Recruitment of project manager	Jan. 2018	July 2018	Jan. 2018	July 2018	—	—
Recruitment of project management team	Jan. 2019	July 2019	Jan. 2019	July 2019	—	—
Procurement of lead consulting firm	Mar. 2019	Nov. 2019	Mar. 2019	Nov. 2019	—	—
3. Design	Jan. 2020	Dec. 2020	Jan. 2020	Dec. 2020	—	—
Conceptual/schematic	Jan. 2020	July 2020	Jan. 2020	July 2020	—	—
Detail	Mar. 2020	Dec. 2020	Mar. 2020	Dec. 2020	—	—
Quantity surveying	Jan. 2020	Dec. 2020	Jan. 2020	Dec. 2020	—	—
Space planning	May 2020	Oct. 2020	May 2020	Oct. 2020	—	—
4. Tendering	Nov. 2020	Apr. 2023	Nov. 2020	Apr. 2023	—	—
Construction document for tender	Nov. 2020	Dec. 2020	Nov. 2020	Dec. 2020	—	—
First tender exercise (cancelled)	Jan. 2021	Dec. 2021	Jan. 2021	Dec. 2021	—	—



Phase/subphase	In current report		In previous report (A/78/337)		Change	Reasons
	Start	End	Start	End		
Multistage request for proposals approval/ document adjustments/recruitment	Jan. 2022	June 2022	–	–	–	–
Multistage request for proposals	June 2022	Apr. 2023	June 2022	Apr. 2023	–	–
5. Construction	June 2023	Dec. 2024	June 2023	Dec. 2024	–	
6. Closeout	Aug. 2024	Dec. 2025	June 2024	Dec. 2024	Delay of 2 months to start date, and delay of 12 months to end date	The closeout period will be extended after the completion of the construction work

50. The project management team is reviewing measures to mitigate possible further delays, which include the following:

(a) Weekly meetings by the project team, supported by the site technical inspection team and in coordination with the contractor, to review the construction schedule, identifying tasks that can be performed in advance by implementing accelerated programming or using additional personnel to mitigate further delays;

(b) Continual monitoring by the site technical inspection team of the contractor's purchasing schedule and national and regional freight conditions to ensure timely delivery of components and materials in line with the project schedule. The project management team, the site technical inspection team and the lead consultancy firm perform periodic reviews to identify what materials or components would put the timely completion of the work at risk in the event that their delivery were delayed. This process is aimed at establishing alternatives within the project's scope, schedule and overall cost;

(c) Weekly review of construction advances and review of the remaining work programme to identify tasks that can be accelerated or started earlier to optimize the remaining schedule;

(d) Timely processing of approved project deliverables, payments, amendments and/or variations, with detailed monitoring of the project's actual cash flow compared with the projected cash flow, to ensure compliance with the planned schedule and overall budget.

## VI. Project expenditure and anticipated costs

### A. Status of expenditure and projected expenditure up to the end of 2024

51. In its resolutions [72/262 A](#), [73/279 A](#), [74/263](#), [75/253 A](#), [76/246 A](#), [77/263 A](#) and [78/253](#), the General Assembly appropriated a total amount of \$19,137,000 for the project for the period 2018–2024, comprising \$1,687,200 under section 21, Economic and social development in Latin America and the Caribbean, and \$17,449,800 under section 33, Construction, alteration, improvement and major maintenance.

52. Cumulative expenditure as at 30 June 2024 and projected expenditure for the remainder of 2024 amount to \$18,281,500, as detailed in table 5.

Table 5

**Status of expenditure as at 30 June 2024 and projected expenditure for the remainder of 2024**

(Thousands of United States dollars)

	<i>Appropriation for the period 2018–2024</i>	<i>Drawdown of escalation and contingency provisions</i>	<i>Cumulative expenditure as at 30 June 2024</i>	<i>Projected expenditure from 1 July to 31 December 2024</i>	<i>Total projected expenditure for 2018–2024</i>	<i>Projected unused balance at the end of 2024</i>
	(a)	(b)	(c)	(d)	(e)=(c)+(d)	(f)=(a)+(b)-(e)
<b>Section 33, Construction, alteration, improvement and major maintenance</b>						
1. Construction costs	14 244.5	1 471.6	8 213.8	7 502.3	15 716.1	–
2. Professional services	878.2	–	553.7	324.5	878.2	–
3. Escalation	–	–	–	–	–	–
4. Contingency	2 327.1	(1 621.6)	–	–	–	705.5
<b>Subtotal, section 33</b>	<b>17 449.8</b>	<b>(150.0)</b>	<b>8 767.5</b>	<b>7 826.8</b>	<b>16 594.3</b>	<b>705.5</b>
<b>Section 21, Economic and social development in Latin America and the Caribbean</b>						
Project management	1 687.2	150.0	1 450.7	236.5	1 687.2	150.0
<b>Subtotal, section 21</b>	<b>1 687.2</b>	<b>150.0</b>	<b>1 450.7</b>	<b>236.5</b>	<b>1 687.2</b>	<b>150.0</b>
<b>Total</b>	<b>19 137.0</b>	<b>–</b>	<b>10 218.2</b>	<b>8 063.3</b>	<b>18 281.5</b>	<b>855.5</b>

53. On the basis of the latest revised cost plan, as contained in annex I to the present report, a drawdown of \$1,621,600 from the contingency provision is necessary to accommodate the increased construction costs, comprising: (a) \$763,000 for CPI adjustments; (b) \$708,300 for known construction cost overruns; and (c) \$150,000 for the planned continuation of the project management team until May 2025.

54. An amount of \$8,063,300 is projected to be spent from 1 July to 31 December 2024, consisting of \$7,826,800 under section 33, Construction, alteration, improvement and major maintenance, and \$236,500 under section 21, Economic and social development in Latin America and the Caribbean.

55. There is a projected unused balance of \$855,500 at the end of 2024, comprising \$705,500 under section 33, Construction, alteration, improvement and major maintenance, and \$150,000 under section 21, Economic and social development in Latin America and the Caribbean.

**B. Resource requirements for 2025**

56. The resource requirements for 2025 are shown in table 6. The total projected expenditure for 2025 amounts to \$855,500, comprising: (a) \$150,000 under section 21, Economic and social development in Latin America and the Caribbean, for the continuation of the project management team until May 2025; (b) \$705,500 under section 33, Construction, alteration, improvement and major maintenance, for the remaining contingency provision to cover the project until closeout is completed. These amounts are fully funded from the unused balance carried over from 2024.

Table 6  
**Resource requirements for 2025**

(Thousands of United States dollars)

	<i>Projected expenditure in 2025</i>	<i>Projected unused balance at the end of 2024</i>	<i>Net funding requirement for 2025</i>
	<i>(a)</i>	<i>(b)</i>	<i>(c)=(a)-(b)</i>
<b>Section 33, Construction, alteration, improvement and major maintenance</b>			
1. Construction costs	—	—	—
2. Professional services	—	—	—
3. Escalation	—	—	—
4. Contingency	705.5	705.5	—
<b>Subtotal, section 33</b>	<b>705.5</b>	<b>855.5</b>	<b>—</b>
<b>Section 21, Economic and social development in Latin America and the Caribbean</b>			
Project management	150.0	150.0	—
<b>Subtotal, section 21</b>	<b>150.0</b>	<b>150.0</b>	<b>—</b>
<b>Total</b>	<b>855.5</b>	<b>855.5</b>	<b>—</b>

57. Given that the approved overall maximum cost of the project in the amount of \$19,137,000 has been fully appropriated, no additional funding is sought from the General Assembly in the present report.

## VII. Next steps

58. The actions to be undertaken during the forthcoming reporting period are as follows:

(a) Finalizing the remaining project implementation until the achievement of substantial project completion, providing end-user training to operate and maintain final project products and to take over of these final project products;

(b) Maintaining coordination meetings with the stakeholders committee to advance the project in accordance with the updated schedule;

(c) Conducting regular tracking and updating of the risk register to mitigate risks, escalating them as needed and tracking through to final sign-off;

(d) Continuing to manage the ongoing construction works and the related site technical inspection, assuring quality control, on-site safety and security, streamlined building information modelling and cost management in compliance with an inclusive, transformative and sustainable construction model;

(e) Providing contract management support for the interrelated contracts during the execution phase until the completion of the construction and commissioning of the project. This includes establishing closeout protocols, scheduling specific actions during the defect liability period, and defining the roles and participation of the ECLAC Facilities Management Unit;

(f) Recording and documenting results of the implemented energy efficiency measures and the environmental impact of the executed works during the operation of the building;

- (g) Recording and documenting lessons learned during the different stages of the project;
- (h) Preparing a report on ECLAC lessons learned from the North Building renovation project, which will be shared with the Global Asset Management Policy Service as a reference for future organizational capital construction projects;
- (i) Delivering “as built” 3-D models, technical data, operational manuals and maintenance plans to support the Facilities Management Unit of ECLAC in operating the renovated building;
- (j) Rectifying defects and punch list items until the end of the 12 months defect liability period, closing the account and returning any unspent project funds back to Member States.

## **VIII. Recommended actions to be taken by the General Assembly**

59. The General Assembly is requested to take note of the present report.

## Annex I

## Revised cost plan

(Thousands of United States dollars)

	2018	2019	2020	2021	2022	2023	2024	2025	Total as reported in the current report	Total in <a href="#">A/78/377</a>	Change
<b>Section 33, Construction, alteration, improvement and major maintenance</b>											
<b>1. Construction costs</b>											
1.1 Building costs	–	10.4	5.3	4.4	304.3	4 441.3	10 073.1	–	14 838.8	13 367.2	1 471.6 <sup>a</sup>
1.2 Swing space costs	–	–	–	78.3	337.0	–	–	–	415.3	415.3	–
1.3 Physical security system	–	–	–	–	–	–	462.0	–	462.0	462.0	–
<b>Subtotal, construction costs</b>	<b>–</b>	<b>10.4</b>	<b>5.3</b>	<b>82.7</b>	<b>641.3</b>	<b>4 441.3</b>	<b>10 535.1</b>	<b>–</b>	<b>15 716.1</b>	<b>14 244.5</b>	<b>1 471.6</b>
<b>2. Professional services</b>											
2.1 Consultancy	–	6.1	130.3	142.5	46.3	86.1	294.8	–	706.1	706.1	–
2.2 Risk management	36.4	16.5	14.5	14.5	14.5	7.2	21.8	–	125.4	125.4	–
2.3 Travel costs	–	6.7	–	–	–	–	40.0	–	46.7	46.7	–
<b>Subtotal, professional services</b>	<b>36.4</b>	<b>29.3</b>	<b>144.8</b>	<b>157.0</b>	<b>60.8</b>	<b>93.3</b>	<b>356.6</b>	<b>–</b>	<b>878.2</b>	<b>878.2</b>	<b>–</b>
<b>3. Escalation</b>	<b>–</b>	<b>–</b>	<b>–</b>	<b>–</b>	<b>–</b>	<b>–</b>	<b>–</b>	<b>–</b>	<b>–</b>	<b>–</b>	<b>–</b>
<b>4. Contingency</b>	<b>–</b>	<b>–</b>	<b>–</b>	<b>–</b>	<b>–</b>	<b>–</b>	<b>–</b>	<b>705.5</b>	<b>705.5</b>	<b>2 327.1</b>	<b>(1 621.6)<sup>b</sup></b>
<b>Subtotal, escalation and contingency</b>	<b>–</b>	<b>–</b>	<b>–</b>	<b>–</b>	<b>–</b>	<b>–</b>	<b>–</b>	<b>705.5</b>	<b>705.5</b>	<b>2 327.1</b>	<b>(1 621.6)</b>
<b>Subtotal, section 33</b>	<b>36.4</b>	<b>39.7</b>	<b>150.1</b>	<b>239.7</b>	<b>702.1</b>	<b>4 534.6</b>	<b>10 891.7</b>	<b>705.5</b>	<b>17 299.8</b>	<b>17 449.8</b>	<b>–</b>
<b>Section 21, Economic and social development in Latin America and the Caribbean</b>											
<b>5. Project management</b>											
5.1 Dedicated project management team	40.0	154.9	196.6	213.2	284.1	383.1	415.3	150.0	1 837.2	1 687.2	150.0 <sup>c</sup>
5.2 Project Coordinator at Headquarters	–	–	–	–	–	–	–	–	–	35.0	(35.0) <sup>d</sup>
<b>Subtotal, section 21</b>	<b>40.0</b>	<b>154.9</b>	<b>196.6</b>	<b>213.2</b>	<b>284.1</b>	<b>383.1</b>	<b>415.3</b>	<b>150.0</b>	<b>1 837.2</b>	<b>1 722.2</b>	<b>115.0</b>
<b>Total</b>	<b>76.4</b>	<b>194.6</b>	<b>346.7</b>	<b>452.9</b>	<b>986.2</b>	<b>4 917.7</b>	<b>11 307.0</b>	<b>855.5</b>	<b>19 137.0</b>	<b>19 172.0</b>	<b>(35.0)<sup>d</sup></b>

<sup>a</sup> Due to consumer price index adjustments (CPI) of \$763,000 and known construction cost overruns of \$708,300.<sup>b</sup> Drawdown of the contingency provision to cover CPI readjustments and construction cost overruns, as well as project management costs.<sup>c</sup> Reflects the planned continuation of the project management team until May 2025.<sup>d</sup> Amount related to the initial planned share of the cost of one position of Project Coordinator (P-3) at Headquarters, which was abolished by the General Assembly in its resolution [78/253](#), in which it endorsed the recommendation of the Advisory Committee on Administrative and Budgetary Questions (see [A/78/7/Add.14](#)).

## Annex II

## Evolution of resources in cost plans

(Thousands of United States dollars)

	<i>Cost estimate as reported in A/72/367</i>	<i>Cost estimate as reported in A/73/351</i>	<i>Cost estimate as reported in A/74/330</i>	<i>Cost estimate as reported in A/75/347</i>	<i>Cost estimate as reported in A/76/323</i>	<i>Cost estimate as reported in A/77/315</i>	<i>Cost estimate as reported in A/78/337</i>	<i>Cost estimate as reported in present report</i>
<b>Section 33, Construction, alteration, improvement and major maintenance</b>								
<b>1. Construction costs</b>								
1.1 Building costs	8 532.0	6 318.0	6 318.0	6 318.0	6 318.0	6 318.0	11 246.7	12 227.7
1.2 Energy efficiency systems	–	1 770.0	1 770.0	1 770.0	1 770.0	1 770.0	2 120.5	2 611.1
1.3 Swing space costs	91.0	400.0	350.0	350.0	350.0	415.3	415.3	415.3
1.4 Physical security systems	–	462.0	462.0	462.0	462.0	462.0	462.0	462.0
<b>2. Professional services</b>								
2.1 Consultancy	550.0	706.0	706.0	706.0	706.0	914.1	706.1	706.1
2.2 Risk management	200.0	200.0	200.0	200.0	200.0	200.0	125.4	125.4
2.3 Other services (travel costs)	–	85.0	85.0	85.0	85.0	85.0	46.7	46.7
<b>3. Escalation</b>	2 190.0	1 657.0	1 657.0	1 657.0	1 657.0	1 657.0	–	–
<b>4. Contingency</b>	1 124.0	1 091.3	1 091.3	1 091.3	1 091.3	1 026.0	2 327.1	705.5
<b>Subtotal, section 33</b>	<b>12 687.0</b>	<b>12 689.3</b>	<b>12 639.3</b>	<b>12 639.3</b>	<b>12 639.3</b>	<b>12 847.4</b>	<b>17 449.8</b>	<b>17 299.8</b>
<b>Section 21, Economic and social development in Latin America and the Caribbean</b>								
<b>5. Project management</b>								
5.1 Dedicated project management and support team	1 441.0	1 556.1	1 556.1	1 556.1	1 556.1	1 403.6	1 687.2	1 837.2
5.2 Project Coordinator at Headquarters	–	134.8	134.8	134.8	134.8	79.2	35.0	–
<b>Subtotal, section 21</b>	<b>1 441.0</b>	<b>1 690.9</b>	<b>1 690.9</b>	<b>1 690.9</b>	<b>1 690.9</b>	<b>1 482.8</b>	<b>1 722.2</b>	<b>1 837.2</b>
<b>Total</b>	<b>14 128.0</b>	<b>14 380.2</b>	<b>14 330.2</b>	<b>14 330.2</b>	<b>14 330.2</b>	<b>14 330.2</b>	<b>19 172.0</b>	<b>19 137.0</b>

## Annex III

### A. Monthly project expenditure as at 30 June 2024

(Thousands of United States dollars )

<i>Year</i>	<i>Category</i>	<i>Jan.</i>	<i>Feb.</i>	<i>Mar.</i>	<i>Apr.</i>	<i>May</i>	<i>June</i>	<i>July</i>	<i>Aug.</i>	<i>Sept.</i>	<i>Oct.</i>	<i>Nov.</i>	<i>Dec.</i>	<i>Category total</i>	<i>Year total</i>	<i>Total expenditure 2018 to June 2024</i>
2018	Construction costs (section 33)	—	—	—	—	—	—	—	—	—	—	—	—	—		
	Professional services (section 33)	—	—	—	—	—	—	—	—	—	—	—	36.4	36.4	76.4	
	Project management (section 21)	—	—	—	—	—	—	—	—	10.3	10.2	9.8	9.7	40.0		
2019	Construction costs (section 33)	—	—	—	—	—	—	—	—	—	—	—	10.4	10.4		
	Professional services (section 33)	—	3.6	1.2	3.5	(0.4)	—	—	—	—	—	—	21.5	29.4	194.6	
	Project management (section 21)	—	—	—	—	19.7	9.5	9.9	9.6	21.5	15.5	14.4	54.8	154.9		
2020	Construction costs (section 33)	—	—	—	1.8	—	—	0.1	3.4	—	—	—	—	5.3		
	Professional services (section 33)	—	—	28.8	20.6	7.2	4.9	47.7	-	31.9	3.7	—	—	144.8	346.7	
	Project management (section 21)	17.5	15.7	16.1	14.9	15.1	15.5	15.8	17.0	16.6	16.6	17.0	18.8	196.6		
2021	Construction costs (section 33)	—	—	—	—	—	—	—	1.1	—	—	3.3	78.3	82.7		
	Professional services (section 33)	10.5	43.8	1.1	20.3	1.1	-	37.9	7.2	—	19.4	3.9	11.8	157.0	452.9	10 218.2
	Project management (section 21)	17.3	15.5	20.1	18.4	19.0	18.3	18.3	12.7	19.7	17.0	17.1	19.8	213.2		
2022	Construction costs (section 33)	—	140.9	3.8	125.2	64.6	2.9	1.8	190.3	3.4	20.7	43.1	44.6	641.3		
	Professional services (section 33)	0.9	—	8.0	—	2.9	17.4	2.5	6.7	10.6	—	3.7	8.1	60.8	986.2	
	Project management (section 21)	18.4	19.0	19.0	18.9	17.8	18.5	33.1	27.2	26.8	26.5	30.1	28.8	284.1		
2023	Construction costs (section 33)	—	1.3	29.1	19.8	11.4	4.5	17.7	—	2 981.0	382.0	31.4	963.1	4 441.3		
	Professional services (section 33)	4.2	0.1	1.1	—	—	—	—	11.5	23.7	11.3	12.1	29.3	93.3	4 917.7	
	Project management (section 21)	30.7	30.2	32.3	33.4	32.9	32.7	33.1	39.1	26.1	30.3	30.4	31.9	383.1		
2024	Construction costs (section 33)	—	267.3	633.8	658.2	779.0	694.5	—	—	—	—	—	—	3 032.8		
	Professional services (section 33)	—	4.9	7.3	9.9	4.9	5.0	—	—	—	—	—	—	32.0	3 243.6	
	Project management (section 21)	25.6	26.4	30.4	31.7	32.3	32.4	—	—	—	—	—	—	178.8		

**B. Total project expenditure by category as at 30 June 2024**

(Thousands of United States dollars)

<i>Category</i>	<i>Expenditure</i>
Construction costs (section 33)	8 213.8
Professional services (section 33)	553.7
Project management (section 21)	1 450.7
<b>Total</b>	<b>10 218.2</b>



## Annex IV

## Use of the escalation and contingency provision

(Thousands of United States dollars)

	A/72/367	A/73/351	A/74/330	A/75/347	A/76/323	A/77/315	A/78/337	Current report	Total
<b>Approved escalation provision</b>	1 657.0								<b>1 657.0</b>
<b>Drawdowns</b>									
Construction costs overrun							(1 657.0)		(1 657.0)
<b>Available escalation balance</b>									–
<b>Initial approved contingency provision</b>									<b>1 091.3</b>
<b>Drawdowns</b>									
1. Additional expenditure for the implementation of the temporary building (swing space)						(65.3)			(65.3)
2. Construction cost overruns							(1 026.0)		(1 026.0)
<b>Available contingency balance</b>									–
<b>Additional contingency provision approved in General Assembly resolution 78/253</b>							2 327.1		<b>2 327.1</b>
<b>Drawdowns</b>									
1. Consumer price index adjustments							(763.3)		(763.3)
2. Known construction cost overruns							(708.3)		(708.3)
3. Project management cost variations							(150.0)		(150.0)
<b>Available contingency balance</b>									<b>705.5</b>