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Financial situation of UNIDO

Developments related to Buildings Management Services

Note by the Secretariat

The present document provides information on recent developments concerning the Buildings Management Services (BMS) of the Vienna International Centre (VIC). The document outlines measures taken that aim to achieve operational efficiencies and cost savings within the BMS.

I. Introduction

1. In accordance with the terms of a memorandum of understanding on common services, UNIDO has responsibility for the operation and maintenance of the Vienna International Centre (VIC). UNIDO carries out functions inherent with this responsibility through the Buildings Management Services (BMS). These functions apply to civil engineering, electrical engineering, air conditioning, heating, lighting and various related areas.

2. In order to deliver the most optimal and effective service delivery within the VIC, a continuous review is undertaken of BMS functions in order to identify further possibilities for increased efficiency. This ensures a safe and hospitable environment for both occupants and visitors to the VIC, while delivering cost effectiveness of services and reliability of equipment and facilities.

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II. Major ongoing projects

3. The following section outlines a number of the major ongoing projects being undertaken by BMS, some of which relate to efforts to modernize the building services of the VIC or to achieve savings in operational and energy efficiency.

4. **Asbestos removal project.** As indicated in the *UNIDO Annual Report 2011* (Chapter 2), the asbestos removal project of the VIC is one of the biggest worldwide. Having originally started in 2004 in the B-building and E-building, the project has proved to be unusually complex due to the requirement that the VIC remain in operation throughout the whole process. A relocation process of all users was gradually carried out by BMS, resulting in approximately 200 staff being relocated on a monthly basis. This is a joint project between Austria as the Host Government and the Vienna-based organizations (VBOs). The final stages of this project are currently being implemented in the C-building, where in parallel two major investments are under way; the first involves replacing the conference equipment in the meeting rooms, which is 30 years old, while the second aims to improve the environmental and technical efficiency of the heating, air-conditioning and ventilation plants. The new exterior facade of the C-building is already in place while the interior spaces are currently being finalized, including the replacement of cabling and sanitary installations as well as the laying of new floor coverings. According to the current works schedule, it is intended that the renovated C-building will be once again available to users during the second quarter of 2013, which would mark the completion of the asbestos removal project and all associated activities.

5. **M-building.** As previously noted in document IDB.29/7, the construction of the M-building had been undertaken to ensure that conference facilities were available to the VBOs during the decommissioning of the C-building during the asbestos removal project cited in the preceding paragraph. The construction project was carried out by Austria as the Host Government and the building became available to the VBOs in 2009. The availability of the M-building significantly increased the amount of equipment and installations available for use. Since the building's opening, BMS has been responsible for all the maintenance requirements. This includes the maintenance and repairs of the building and the equipment, which are now fully integrated as part of the VIC facility complex.

6. **Gate 1.** The most recent and significant extension of Gate 1 was carried out on behalf of the United Nations Security and Safety Section (UNSSS) in order to apply the United Nations minimum operating security standards (MOSS) in the VIC. The new facility has been in service for one year and BMS has responsibility for the maintenance of the building and all the equipment, which are now fully integrated into the VIC facility complex.

7. **Additional security installations.** New security measures have been undertaken in all other gates and pedestrian entry points to the VIC. In this connection, BMS has been working closely with UNSSS in carrying out the additional activities associated with this project.

8. **VIC Kindergarten.** The initial facility for the kindergarten, which had been deemed to be somewhat precarious, was replaced by a totally new, modern and more appropriate building in 2001. The project was carried out and supervised by BMS.

The maintenance of the building and its equipment is now integrated into the VIC facility complex.

9. **Environmental measures.** Utility costs have been significantly reduced by introducing several new initiatives, such as the replacement of old lighting systems, installation of high-insulating quality glass in all VIC windows, various energy efficiency measures, and a drastic reduction in the use of drinkable water for sanitary installations.

10. **Benchmarking.** UNIDO is an active member of the Inter-Agency Network of Facilities Managers (INFM), which groups together 20 United Nations organizations around the world. In 2011, the INFM carried out a thorough benchmarking exercise to compare and share best practices in buildings and facilities management. The exercise took into consideration a total of 400 criteria for each organization, including space, technical equipment and budget management. The results reveal that among the 20 United Nations organizations, the UNIDO BMS was rated as the second best in terms of its management of the VIC.

III. Planning and budget

11. Currently, BMS is actively working with the other VBOs and Austria as the Host Government to identify projections and requirements for the next few years. A five-year plan and a forecast to the year 2020 will therefore be designed with the objective of elaborating operational priorities in the period ahead that includes an assessment of competing likely requirements.

12. The five-year plan will, inter alia, provide a long-range and global view of facility requirements; capture, control and prioritize proposed expenditures over multiple-budget planning periods; provide a rationale for major maintenance and new construction funding; provide an improved coordinated approach across VBOs; and improve the quality of VIC facilities in terms of compliance with international standards and functional purpose.

IV. Action required of the Board

13. The Board may wish to take note of the information provided in the present document.
