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**Executive Board
Annual Session**

Rome, 27 - 30 May 1996

ADMINISTRATIVE MATTERS

Agenda item 9 b)

STATUS REPORT ON WFP HEADQUARTERS

The Executive Director hereby presents, for the Executive Board's information and comments, the summary of the conclusions of the feasibility study on the renovation of WFP's provisional headquarters premises.

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SUMMARY OF THE FEASIBILITY STUDY ON THE RENOVATION OF WFP'S PROVISIONAL HEADQUARTERS PREMISES

1. The status report on WFP's provisional headquarters premises is set out in document WFP/EB.A/96/9-B dated 20 May 1996. As indicated in that report, the Programme contracted a project management firm, specialized in building renovation, to carry out an inspection of the building and to report on the feasibility of renovating the current premises.
2. The report provides evidence that the building is in an unacceptable condition and contains an assessment of the risks caused by the present condition. These are categorized as building risks and institutional risks.
3. The executive summary of the report provides relevant information concerning: the feasibility and objectives of renovating the building; the proposed works and cost estimates; further options; the plan of work; and recommendations for immediate action. The summary has been translated but the report will only be distributed in English.
4. Executive Board Members may wish to note that the works and costs related to a major renovation are as follows: essential works estimated at 15.5 billion lire; recommended works estimated at 11.5 billion lire; and discretionary works estimated at 1.8 billion lire. The proprietor (INPDAI) is responsible for covering the costs of essential works and may agree to cover a portion of the recommended works. However, all other costs would have to be covered by WFP and be reimbursed by the Government of Italy in accordance with the Headquarters Agreement.
5. The plan of work shows a schedule of: 10 months for the project design phase, tender process and contract awards; 11 months to complete the first tower of the building and the installation of new technological systems below ground level and modifications to a portion of the ground floor; 10 months to complete the second tower and the ground floor. The overall period during which a significant number of staff would have to vacate the building is estimated at 21 months.
6. The Project Management Firm, Intertecno, is currently preparing an alternative plan of work to reduce the period of construction to 17 months and hence cut the time that staff of one tower would have to be accommodated elsewhere to 15 months.
7. As stated in the status report, WFP Executive Management will continue to pursue the possibility of purchasing, constructing or renting a new building since WFP has grave doubts regarding the proprietor's capacity to implement the works in a timely and acceptable manner because of its inadequate performance in the past vis-à-vis maintenance of the building. The feasibility study also notes that the plan of work is subject to uncontrollable variables that could delay the entire schedule. WFP staff's work would also be greatly disrupted over a long period of time.



8. As Executive Board Members can discern from the description of the risks inherent in this building, WFP cannot allow this precarious situation to continue. The status report sets out WFP Executive Management's priorities in dealing with this matter in paragraphs 15 - 18.
9. Executive Board Members are invited to express their views on this issue in order to provide guidance to the Executive Management and thus facilitate discussions with the Host Government.



