

ARCHITECTURAL DESIGN COMPETITION

WHO GENEVA HEADQUARTERS BUILDING EXTENSION

REGULATIONS
SPECIFICATIONS
COMPETITION PROGRAM

Geneva - June 2014

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1. REGULATIONS

1.00 PREAMBLE OF THE COMMISSIONING ORGANIZATION

The World Health Organization (WHO, the Commissioning Organization) is the directing and coordinating authority for health within the United Nations system. It is responsible for providing leadership on global health matters, shaping the health research agenda, setting norms and standards, articulating evidence-based policy options, providing technical support to countries and monitoring and assessing health trends.

In the 21st century, health is a shared responsibility, involving equitable access to essential care and collective defense against transnational threats.

The Constitution of WHO came into force on April 7, 1948 – a date we now celebrate every year as World Health Day.

WHO is an organization of 194 Member States. More than 7,000 people from more than 150 countries work for the Organization in 150 WHO offices in countries, territories or areas, six regional offices and at the headquarters in Geneva, Switzerland.

In addition to medical doctors, public health specialists, scientists and epidemiologists, WHO staff include people who have been trained to manage administrative, financial, and information systems, as well as experts in the fields of health statistics, economics and emergency relief.

The six official languages of WHO are English, Arabic, Chinese, Spanish, French and Russian. Multilingual communication is an essential tool for improving global health.

The Organization is headed by the Director-General, who is appointed by the Health Assembly on the nomination of the Executive Board, for a five-year-term.

The World Health Assembly is the supreme decision-making body for WHO. It usually meets in Geneva in May of each year, and is attended by delegations from all 194 Member States. Its main function is to determine the policies of the Organization. The Health Assembly appoints the Director-General, supervises the financial policies of the Organization, and reviews and approves the Proposed program budget. It also considers reports of the Executive Board, which it then instructs in regard to matters upon which further action, study, investigation or report may be required.

The Executive Board is composed of 34 members technically qualified in the field of health. Its members are elected for three-

year terms. The main Board meeting is held in January. At this meeting the Board determines the agenda for the forthcoming Health Assembly and endorses the resolutions to be forwarded to the Health Assembly. A second shorter meeting is held in May, immediately after the Health Assembly, that concentrates on questions of administration. The main functions of the Board are to implement the decisions and policies of the Health Assembly, to advise it and generally to facilitate its work.

The framework for financial resources and spendings of WHO is determined by the Twelfth General Program of Work, which covers the period from 2014 to 2019.

It sets out the following core functions of WHO, they are:

- providing leadership on matters critical to health and engaging in partnerships where joint action is needed;
- shaping the research agenda and stimulating the generation, translation and dissemination of valuable knowledge;
- setting norms and standards and promoting and monitoring their implementation;
- articulating ethical and evidence-based policy options;
- providing technical support, catalyzing change, and building sustainable institutional capacity; and
- monitoring the health situation and assessing health trends.

The leadership priorities from 2014 to 2019 are:

- Advancing universal health coverage;
- Health-related Millennium Development Goals;
- Addressing the challenge of noncommunicable diseases;
- Implementing the provisions of the International Health Regulations (2005);
- Increasing access to essential, high-quality, safe, effective and affordable medical products; and
- Addressing the social, economic and environmental determinants of health.

In order to fulfill its mission and to be ever more effective in terms of current health issues, the headquarters buildings of WHO are equipped with means and strategic areas which allow for information sharing and decision making concerning public health matters.

- Participants from around the world attend conferences at WHO: Member States' health experts, diplomats, scientists, politicians, doctors, and various other health agents within the health field. Between 3,500 and 4,000 reservations are placed every year with the conference coordination unit. WHO is equipped with 15 conference rooms with a seating capacity ranging from 25 to 440. The largest is the Executive Board

Room (EB Room), where the Executive Board meets twice a year. Increasingly these rooms are used for video conferences.

- The Strategic Health Operations Centre (the crisis room commonly known as the SHOC Room) is the eyes and ears of WHO's global response to epidemics, and provides a single point of coordination for response to public health crises, such as disease outbreaks, natural disasters and chemical emergencies. As the nerve centre of WHO's alert and response operations, the SHOC combines the latest information and communications technologies to support field operations and facilitate collaboration with Member States and the Global Outbreak Alert and Response Network (GOARN) and other networks.
- The WHO Library is the world's leading library on public health. It provides access to knowledge from WHO as well as to other sources of scientific literature produced around the world.

Headquarters site

The headquarters of WHO are located in Geneva, Switzerland. To operate at a global level, WHO has, in addition to its headquarters, six regional offices all over the world. The headquarters of WHO, which include 100,000 square meters of occupied office space, are split into ten buildings.

At the Geneva location, the buildings form quite an incongruous architectural complex, built around the jewel in its crown, which was inaugurated in 1966 (the "Main Building"). This building, originating from a competition project won by architect Jean Tschumi, is now considered a modern architectural masterpiece. It is to be noted that the Host State (the Mission of Switzerland, the FIPOI, and the State of Geneva), commissioned the EPFL Laboratory of Techniques and Preservation of Modern Architecture (TSAM) to carry out a heritage study on the building. It accommodates about half of the headquarters staff, that is to say about 1,000 employees out of a total of 2,100.

Since WHO's current headquarters were made operational in 1966, and to answer the Organization's increasing need to develop its different activities, a number of temporary buildings have been constructed. They were designed and built in response to pressing needs arising from public health crises, without any architectural guidelines or urban planning.

The WHO/UNAIDS building, a symbol of the efforts put together by the international community in the fight against the HIV/AIDS epidemic, is the most recent building constructed at the WHO headquarters. This building was inaugurated in 2006 following an international design competition won by architects Baumschlager & Eberle, and was inaugurated on 2006. The WHO/UNAIDS building is the only one, apart from the Main Building, which is of architectural value and meets modern construction standards.

In 2012, to deal with its aging real estate facilities, WHO launched a site renovation project, based on a Facility Condition Assessment (FCA) of its technical facilities. One option was to renovate the site by starting with the Main Building floor by floor, in which employees would still have continued to work and then upgrade the temporary buildings to bring them into compliance with fire safety and energy standards. Nevertheless, the complexity of this approach, the high level of risk, the lack of visibility, and the fact that there was little to be gained in terms of operational management of the site, led to a rejection of this option.

For all these reasons, the idea of an extension of the site naturally led to the necessity of the construction of a new building (“New Building”). Upon completion, this new option will offer the advantage of concentrating all the activities of WHO’s headquarters in three buildings instead of ten, in new or wholly renovated premises, thus improving its daily operation and significantly lowering maintenance and energy costs.

1.01 ORGANIZER

WHO, with the help of the Property Foundation for International Organization (FIPOI), organizes this competition to construct a New Building which will be an extension of the WHO headquarters, within the general framework of a site-wide redevelopment project.

WHO will direct the competition procedure and the implementation of the project. The FIPOI will guide and assist WHO, as well as follow the financing of the New Building with the Swiss Confederation. The Swiss Confederation intends to finance the construction of this extension and will submit a credit request to the Swiss Federal Chambers. This credit would be granted under the form of a loan to WHO.

Note:

The Foundation of Buildings for International Organizations (FIPOI, *Fondation des Immeubles Pour les Organisations Internationales*) is a Swiss private-law foundation established jointly by the Confederation and the Canton of Geneva in 1964. Under the terms of its Statutes, its purpose is to facilitate the provision of suitable premises for international organizations with headquarters in Geneva and the Canton of Vaud.

1.02 SECRETARIAT

Secretariat for the first stage of the competition:

FIPOI
Rue de Varembé 9-11
CH - 1202 Genève
Switzerland

E-mail: omsconcours@fipoi.ch

Business hours: 9:00 a.m. - 12:00 noon, 2:00 p.m. - 5:00 p.m.
(Monday to Friday).

The secretariat will only answer enquiries concerning information about competition registration and submission of anonymous first stage proposals. Enquiries by telephone will not be answered. On no account may candidates call the secretariat for any question about competition procedure.

For the second stage (and in the event of an additional stage, should the Jury wish for proposals to be further developed in order to determine a winner) and, to ensure anonymity, a special notary will be appointed to be the secretariat, with address at:

ETUDE GAMPERT et DEMIERRE-MORAND
Me Françoise Demierre-Morand
Rue du Général-Dufour 19
Case postale 5326
CH - 1211 Genève 11
Switzerland

1.03 COMPETITION TYPE AND PROCEDURAL RULES

By analogy with the competitions organized according to the *procédures et formes d'attribution des mandats de prestations en architecture* (procedures for awarding contracts for architectural services) laid down by the swiss Society of Engineers and Architects (SIA, *Société des Ingénieurs et Architectes*), the international architectural design competition will be an open procedure in several stages.

The Commissioning Organization insists that candidates may only enter the competition once, which excludes any possible variants of the project.

In the event of any conflict between the terms of the present Regulations (which include the specifications and the competition

program), and those of the SIA procedures, the former shall prevail.

The first stage consists in finding an adequate approach to the specifications and program of the competition; the feasibility of the project and its consequences will be assessed too.

The second stage, and the possible following stage, consists in a project competition.

First stage:

The first stage must enable the Commissioning Organization to assess:

- How the project will be assimilated onsite
- Its architectural quality
- The extent to which the project meets the objectives of the program
- How the project deals with the issue of functionality and access
- How the project deals with economy, energy and sustainable development

The Jury foresees that between 9 and 13 projects will be chosen which shall then be developed in the second stage.

Second stage:

The second stage must allow the selected candidates to develop their projects on the basis of the Jury report and an individual assessment.

The Jury may instigate an additional stage if necessary.

Conditions of the competition

The competition procedures of the first and second stages will guarantee the candidates' anonymity until the results are decided upon.

A notary will be the only official person to know the identity of the candidates selected for the second stage, and will provide them with all the documents and elements necessary to compete in this new stage; this notary will then also act as the secretariat until the Jury deliberates.

Candidates undertake to uphold confidentiality throughout the duration of the competition concerning any third party, to ensure

the anonymity of the project. Failure to observe this requirement shall result in exclusion from the judging process.

No exchange of information other than contact allowed in competition regulations shall take place between the candidates, the Commissioning Organization and the Jury. Failure to observe this requirement shall result in exclusion from the judging process.

1.04 LEGAL AND REGULATORY PRINCIPLES

Entry in this competition implies agreement by the Organizer, the Jury and the candidates to abide by the terms of the competition regulations, specifications and program, and the replies given to entrants' queries.

Submission of an entry constitutes acceptance of the decisions of the Jury and the decision of WHO, which shall be final.

The Commissioning Organization undertakes to follow an impartial procedure for the selection of candidates.

No appeal shall be admitted.

By participating in the competition, candidates confirm their acceptance of these regulations, specifications and program, and affirm that they are acquainted with and will strictly abide by the timetable for the successive stages.

Nothing in or relating to the competition regulations, specifications and program shall be deemed a waiver of any of the privileges and immunities of WHO, nor as submitting WHO to any national jurisdiction or legislation.

1.05 SETTLEMENT OF DISPUTES

Any dispute arising in connection with this competition shall, unless amicably settled, be subject to conciliation. In the event of failure of the latter, the dispute shall be settled by arbitration. In so far as the regulations do not contain any specific provisions to that effect, arbitration shall be conducted in accordance with modalities to be agreed upon by the parties, or, in the absence of agreement, with the Arbitration Rules of the United Nations Commission on International Trade Law in force as of the date of adoption of these regulations. The dispute shall be submitted to a single arbitrator. The place of arbitration shall be Geneva and the language of the proceedings shall be French. The arbitral award shall be final and binding upon the parties.

1.06 OFFICIAL LANGUAGE

The official languages of the competition are French and English. Candidates must use one of these two official languages.

This applies to all correspondence, queries from candidates and texts of documents submitted for the Jury's review.

The regulations, specifications and program of the competition, as well as the answers to any questions submitted by the candidates (see 1.16) will be provided in French and English. The technical documents, plans and legislation which shall constitute reference documents, will be provided in their original language. The official language of the administrative authority in Geneva is French.

1.07 COMPOSITION AND ROLE OF THE JURY

The Jury is composed as follows:

President:	Mr Dominique Perrault		Architect, France
Members:	Dr Mariyam Shakeela	WHO EB	Chair of the Executive Board
	Dr Margaret Chan	WHO	Director-General
	Dr Hans Troedsson	WHO	Assistant Director-General – General Management
	Mr Alexandre Fasel	Mission of Switzerland (DFAE)	Ambassador, Permanent Representative of Switzerland
	Mr François Reinhard	FIPOI	Director
	Mrs Isabel Girault	Canton of Geneva	Director-General, Urban Planning Department
	Mr Bernard Tschumi		Architect, USA
	Mrs Momoyo Kajjima		Architect, Japan
	Mr Diébédo Francis Kéré		Architect, Burkina Faso
	Mr Bernard Kouhry		Architect, Lebanon
	Mr François de Maignac		Architect, Switzerland
	Mrs Julia Zapata		Architect, Switzerland
Alternates:	Dr Gaudenz Silberschmidt	WHO	Senior adviser, Office of the Director-General
	Mr Richard Preston	WHO	Director, Operational Support and Services
	Mrs Iruthisham Adam	WHO EB	Ambassador, Permanent Representative of the Republic of Maldives
	Mr Amadeo Pérez	Mission of Switzerland (DFAE)	Ambassador, Deputy Permanent Representative of Switzerland
	Mr Gilles Pricaz	FIPOI	Head, Project Development and R&D Divisions
	Mr Michael Meier	Canton of Geneva	Deputy Secretary-General

	Mr Jean-Pierre Stefani		Architect, Switzerland
	Mr Jean-Paul Jaccaud		Architect, Europe
	Mr Patrick Freiburghaus		Architect, Switzerland
Experts:	Mrs Rishfa Rasheed	WHO EB	First Secretary, Permanent Mission of the Republic of Maldives
	Mrs Sabine Zucchi	WHO	Legal Officer
	Mr Olivier Sibut-Pinote	WHO	Building and Premises Management
	Mr Alain Mathez	Canton of Geneva	Director, Building Authorization Department
	Mrs Sabine Nemeč-Piguet	Canton of Geneva	Director, Heritage and Sites Department
	Mrs Soizic Pierson	Canton of Geneva	Project Manager, Urban Planning Department
	Mrs Gisela Branco	Canton of Geneva	Energy Department (OCEN)

The Jury will serve for the duration of the competition.

The list of experts is not exhaustive. The Jury and the Organizer reserve the right to complete this list during the procedure, depending on the questions that may arise in the course of the Jury's review process. For the second stage, a construction economist will be commissioned to review the proposals.

Members of the Jury are responsible to the Commissioning Organization and the candidates for ensuring that the competition takes place in accordance with the Regulations.

The Jury shall approve the regulations, specifications and program of the competition, and shall answer queries from the candidates. It shall assess the competition proposals, decide on their ranking and award the prizes and any awards. It shall produce a report on its final decision and issue recommendations for further action.

1.08 STATEMENT OF INTENT BY THE COMMISSIONING ORGANIZATION

The organization commissioning the work, WHO, intends to commission the winner to conduct the study (*mandat d'étude*) for the execution of this project.

The assignment will involve developing the project with the Commissioning Organization, preparing the building permit application and a precise and comprehensive overall estimate with a view to obtaining the required authorizations from the relevant bodies and authorities, as well as the financing of the project from the Host State.

This assignment must be completed **by October 2015 at the latest**. This deadline is imperative, for the Commissioning Organization to obtain the required authorizations in time from both WHO's governing bodies and the Host State.

However, if for reasons of its own the Commissioning Organization were to decide, at any time, before signing a possible contract with the winner, not to continue with the purpose of this competition, the competitors, including the winner, would not be entitled to demand any justification or any form of compensation whatsoever.

For legitimate reasons, the Commissioning Organization reserves the right to select a project other than that chosen by the Jury, especially if the profile of the candidate proved to be incompatible with the policies and procedures of WHO.

To ensure that the project develops in accordance with WHO's objectives, both in terms of the quality of the building and compliance with execution deadlines and the budget, the Commissioning Organization reserves the right to ask the winner to add members to its team, to establish a multi-disciplinary team, and/or to carry out the project in the form WHO deems appropriate. The Commissioning Organization may resort to this option in order to ensure compliance with Geneva's building practices and procedures or for any other reason at its sole discretion.

The decision to proceed with the construction of the project is subject to the granting of a loan by the Host State, as well as the approval of the project by the appropriate WHO governing bodies. As such, any commission (mandate) awarded to the winning project shall be subject to these conditions and to the granting of the necessary building permits as well as the conclusion of a contract negotiated in good faith between the Commissioning Organization and the winner. WHO acts in good faith in the organization of this competition.

1.09 ENTRY REQUIREMENTS

The competition is open to any architect who meets one of the following conditions:

- The candidate must, on the date of entry in the competition, hold a Graduate Degree in architecture or an equivalent qualification which is officially recognized by the authorities of a WHO Member State where the candidate practices, and satisfy all legal obligations conferring entitlement, without restriction, to practice as an architect;
- The candidate must, on the date of entry in the competition, be able to furnish a certificate of registration in an official register of architects, confirming that he or she is legitimately practicing in a WHO Member State.

Architects meeting the required conditions may form partnerships, provided that they are formed in the first stage, upon entry in the competition.

Prior to awarding any commission, the Commissioning Organization will ascertain that the winner abides by the professional practices applicable in his or her own country. The winner shall provide any necessary assistance to this effect to the Commissioning Organization. The winner shall also undertake to observe all applicable norms and the professional practices in force in Geneva, in particular the social and administrative obligations.

Any candidates to which one of the following applies, or who have been helped by people in these conditions, will be excluded from the competition:

- a. Anyone employed by the Commissioning Organization, a Member of the Jury, or an expert listed in the competition program;
- b. Anyone who is a close friend, a relative, or in some way dependent on or professionally associated with a Member of the Jury or an expert listed in the competition program; and
- c. Anyone who has participated in the preparation of the competition.

Note:

In 2013, a site redevelopment strategy study was carried out by *LRS Architects* (Geneva) for the WHO Geneva headquarters (*Etude de réaménagement stratégique du site de l'OMS à Genève*). This entire study will be provided, and is mentioned in section 1.16.03 in the list of the documents provided to candidates. As such, *LRS Architectes* will be eligible to take part

in the competition, since all candidates will have access to this study.

ADR Architectes (Atelier Descombes Rampini SA) have carried out a study on the outdoor esplanade and the “Cours des Nobel” development project. This idea competition project is provided to the candidates (see sections 1.14.08.a and 1.14.08.b.). *ADR Architectes* will also be eligible to take part in the competition, as all candidates are provided with this document.

1.10 COMMITMENT AND ORGANIZATION OF CANDIDATES

Participating candidates certify upon their honor that they are able to provide the necessary resources and structure to meet the mandatory expectations of the Commissioning Organization, under the deadlines set forth in these regulations (including the specifications and the competition program). Participating candidates acknowledge the validity of these regulations and undertake to accept the Jury's decisions.

The candidates selected to compete in the second stage shall notify the competition notary within the given time frame that they commit to entering the second stage. In the event of impediment, they shall inform the competition notary within the same time frame, so that the Jury may turn to the candidates who were next in rank in the selection process.

Candidates may freely cooperate with experts and consultants of their choice within the competition framework.

The Commissioning Organization shall have sole discretion in respect to the selection of and the procedure for assigning experts in the project's studies and execution.

The Commissioning Organization reserves the right to supplement the structure with further competent resources in order to achieve its objectives, if it considers the structure of the winner to be inadequate or lacking the resources required to ensure that the objectives of quality and compliance with execution deadlines and the budget are fulfilled.

The winner must bear in mind that the official language for the studies related to project development and for all administrative procedures before the Swiss authorities in Geneva is French, and must have the necessary resources within his or her structure to communicate effectively in that language, as well as the necessary skills to meet all administrative and legal requirements of the Geneva authorities in the course of his or her possible contract.

Any candidate competing in the second stage shall provide the competition notary with a chart which will show in detail his or her organization. It should be noted that at that stage of the competition, a partnership between architects will no longer be

possible, if it has not been formed and indicated in the first stage of the competition, as defined in section 1.09.

1.11 REGISTRATION

Only architects meeting the entry requirements defined in section 1.09 are eligible to register. Candidates who meet these requirements and wish to enter the competition must send the following documents to the FIPOI's competition secretariat, **by registered mail, between June 23, 2014 and September 19, 2014:**

- A letter clearly indicating their professional address, telephone number, fax number and e-mail address;
- a certificate of registration in an official register of architects (e.g. for Switzerland, the Swiss Register of Architects, permanent cantonal list, etc);
- a receipt copy for payment of the registration fee of CHF 250 or 200 €.
Payment must be made through money transfer to the following account (UBS, rue des Noirettes 35, 1227 Carouge / Genève) :
BIC: UBSWCHZH80A, IBAN: CH94 0024 0240 FP10 0025 3, with the reference "CONCOURS EXTENSION OMS".

This fee is non refundable, even in the event of withdrawal from the competition.

- a declaration on the candidates' honor stating that they meet, in their country of origin, all the requirements and obligations to practice as architects and that they are financially up to date with all these obligations.

Once the competition secretariat has established that the registration requirements are met, the competition secretariat will confirm registration to the candidates via email, and will deliver them an access code for the official website.

Only candidates that have mailed the required documents before **September 19, 2014 at midnight, place of residence of the candidate** - date as per postmark - will be taken into consideration.

The competition regulations, specifications and program, excluding annexes, will be available online as of June 23, 2014 at the following Internet address:

<http://www.who.int/about/structure/en/>

1.12 PRIZES AND AWARDS

A total of CHF 320,000 excluding tax is available to the Jury in this two-stage competition, for the award of approximately 5 to 7 prizes and possible awards and indemnities.

In the second stage, a compensation worth CHF 12,000 will be awarded to each candidate whose proposals have been selected, provided that they are in accordance with the regulations, the specifications and the program.

Awards may be given to first-stage proposals which will not continue to the second stage of the competition.

The Jury may rank the competition projects that have received awards, in which case it may recommend that work continues on the project ranked first; such a decision will require a majority of at least three quarters of the votes, as well as the express agreement of all the Jury members representing the Commissioning Organization.

Note: Concerning awards - those projects which have not been awarded a prize due to unconformity with the competition's regulations may receive awards.

1.13 COMPETITION TIMELINE

First stage:

Registration opens	June 23, 2014
Publication on WHO's website, followed by press release - including specialized journals-	
Deadline for candidates' queries	August 8, 2014
Jury replies via email	August 22, 2014
End of registration	September 19, 2014
Submission of proposals	October 19, 2014
Jury deliberation, as of	October 20, 2014
Notification to candidates by the competition notary	November 11, 2014

Second stage:

Deadline for entry confirmation to be sent to the competition notary for second stage candidates	November 18, 2014
Handing over of the Jury's first- stage report and program to selected candidates who meet the entry requirements	November 21, 2014
Site models to be sent to candidates by the competition notary (to be confirmed)	November 28, 2014
Deadline for candidates' queries to the competition notary	December 5, 2014
Jury's responses to be sent out by the competition notary, as of	December 19, 2014
Submission of projects (collected by a delivery service company)	March 3, 2015
Submission of models (collected by a delivery service company)	March 3, 2015
Jury deliberation	March 17-20, 2015
Notification of the competition results	March 2015
Final competition report	April 2015
Exhibition of projects admitted to the Jury deliberation (if no additional stage is decided upon)	April 2015

The timetable for the second stage is provisional, and will be confirmed to the selected candidates by the competition notary.

1.14 DOCUMENTS PROVIDED TO CANDIDATES

Duly registered candidates that meet the entry requirements set forth in section 1.09 and the registration requirements in section 1.11 must download all the competition documents and annexes from the official competition website.

Once the Organizer has established that the candidates meet the registration requirements, they will receive an access code for the official site of the competition.

The documents to be downloaded are (1.14.01 to 1.14.16):

- 1.14.01.a Competition regulations, specifications and program (French).
- 1.14.01.b Competition regulations, specifications and program (English).
- 1.14.02 **Area covered by the New Building competition**
- Situation plan including cadastral limits of the site and competition perimeter (PDF, 1:500).
- 1.14.03.a **Redevelopment strategy study** of the site of WHO Geneva headquarters conducted by *LRS Architectes*, final summary report, 24.04.2013.
- 1.14.03.b **Area management plan**, Route des Nations
- 1.14.04 **Heritage study on WHO headquarters**, April 2011.
- 1.14.05 **Extract from FACES magazine, 1996.**
- 1.14.06.a **Site plans (existing buildings)** – Plan of existing buildings of the headquarters and restaurant sites (PDF, 1:500).
- 1.14.06.b **Site plans (existing buildings)** – Plan of existing buildings of the headquarters and restaurant sites (DWG).
- 1.14.07. **Main Building use plan** - Surface use plan for the Main Building (PDF, 1:500).
- 1.14.08.a **WHO's esplanade (Development Project)** – Idea competition for a development plan for the outdoor esplanade, (Canton of Geneva, with the cooperation of WHO) and *Promenade du Cours des Nobel* and *Promenade de la Paix* (*ADR Architectes*, PDF, 1:500).
- 1.14.08.b **WHO's esplanade (Development project - traffic plan)** – Idea competition for a development plan for the outdoor esplanade, (Canton of

Geneva, with WHO), and *Promenade du Cours des Nobel* and *Promenade de la Paix*) (*ADR Architectes*, PDF, 1:500).

- 1.14.09 **Route des Nations plan (access road to WHO by Route des Nations)** – New access to the site with the Route des Nations project (PDF, 1:500).
- 1.14.10 **On-site easement plan**
- 1.14.11 **Cadastral map extract** – Situation plan of expanded perimeter (DWG).
- 1.14.12 **Orthophoto situation plans** – aerial photographs of the competition site and WHO headquarters. Location map. (PDF, 1:1,000).
- 1.14.13.a **Site plan indicating the trees** (PDF, 1:500).
- 1.14.13.b **Site plan indicating the trees and the contour lines of the site** (DWG).
- 1.14.14.a A0-format board to be submitted by candidates; required form of presentation (PDF).
- 1.14.14.b A0-format board to be submitted by candidates; required form of presentation (DWG).
- 1.14.15.a A4 document to be filled out by the candidates (surface areas, volumes) (French).xls.
- 1.14.15.b A4 document to be filled out by the candidates (surface areas, volumes) (French).pdf.
- 1.14.15.c A4 document to be filled out by the candidates (surface areas, volumes) (English).xls.
- 1.14.15.d A4 document to be filled out by the candidates (surface areas, volumes) (English).pdf.
- 1.14.16.a Candidate identification sheet (French) .xls.
- 1.14.16.b Candidate identification sheet (French) .pdf.
- 1.14.16.c Candidate identification sheet (English) .xls.
- 1.14.16.d Candidate identification sheet (English) .pdf.
- 1.14.17 Provisional timetable of the Commissioning Organization

1.15 VISIT OF COMPETITION SITE

No visits will be organized by the Organizer.

Candidates may freely visit the publicly accessible parts of the site.

1.16 QUESTIONS AND ANSWERS

The Organizer will not enter into any response to questions, other than those which are submitted in writing according to the competition's regulations.

For the first stage of the competition, candidates may submit questions in writing until **August 8, 2014**.

These questions must be sent to the competition secretariat, in French or English, in writing, by priority mail, under strict anonymity, with the mention "Concours extension OMS", to the following address:

FIPOI
Rue de Varembé 9-11
CH - 1202 Genève
Switzerland

Questions arriving after the prescribed deadline will not be accepted.

The answers of the Jury will be sent to all of the candidates by e-mail through the FIPOI competition secretariat as of 22 August 2014. The answers will be placed online at the same web address where competition documents can be downloaded.

For the second stage of the competition, candidates may submit questions to the competition notary (deadline to be confirmed at a later date), in writing, in French or English, by priority mail, under strict anonymity, with the mention "Concours extension OMS", to the following address:

ETUDE GAMPERT et DEMIERRE-MORAND
Me Françoise Demierre-Morand
Rue du Général-Dufour 19
Case postale 5326
CH - 1211 Genève 11
Switzerland

Questions will be collected by the competition notary, and passed on to the Organizer anonymously, to ensure confidentiality. The competition notary will communicate the answers of the Jury by e-mail within the stipulated time limit.

No questions will be dealt with by telephone.

1.17 DOCUMENTS TO BE SUBMITTED BY THE CANDIDATES FOR THE FIRST STAGE

- 1.17.00 *A0-format board, 841mm x 1149mm, in vertical (portrait) format, including top view, section and elevation drawings, explaining the project (1:500), and at least the documents required in sections 1.17.01 to 1.17.04. See sections 1.14.14.a et 1.14.14.b.*
- 1.17.01 Plan of the ground floor (1:1,000) indicating: topographical data, access, roadways, delivery access, landscaping, and walkways.
- 1.17.02 Cross and longitudinal sections indicating the levels, explaining the project (1:1,000).
- 1.17.03 Architectural concept, scale at the candidate's discretion (facades, sections, perspectives).
- 1.17.04 Description of the key environmental and sustainable development principles.
- 1.17.05 **Quantitative data** on the project, on a duly completed A4 sheet.
- 1.17.06 **Two copies of the A0 board provided, in A3 format**
Reduced copies are essential for the preliminary examination of the file.
They will not be posted for the deliberation.
- 1.17.07 **A sealed envelope bearing the typed candidate's identification code and containing the identification sheet, duly completed, signed and dated.**

1.18 DOCUMENTS TO BE SUBMITTED BY THE CANDIDATES FOR THE SECOND STAGE

The documents to be submitted by the candidates for the second stage will be specified in the second-stage program, and sent with the Jury report, with specific comments pertaining to the candidate's project.

Specifically, these documents will include plans, sections and facades (1:200), significantly detailed indications explaining the project and its feasibility, A4-sized document and report, and surface area calculations.

A maximum of five boards will be accepted (A0 format).

A 1:500 scale model with support structure provided by the Organizer.

1.19 PRESENTATION OF COMPETITION DOCUMENTS

The Jury would like to insist that only clear and intelligible documents should be submitted. For display purposes, a 2-cm margin should be left blank at the top and bottom of the A0 board.

The candidate's identification code shall appear in the upper right hand corner of the A0 board. The identification code shall be made up of a minimum of 7 and a maximum of 13 letters or numbers. The above format, vertical presentation and location of the identification code are compulsory. Presentation is otherwise at the candidate's discretion (black-and-white, color).

All products shall be dimensioned in the metric system. All texts shall be in French or English only. The different parts of the main premises (as indicated in the program), as well as their usable surfaces (m²) should be indicated on the plans and sections.

No reports or annexes, other than those listed in section 1.17, will be accepted.

1.20 CANDIDATE IDENTIFICATION AND ANONYMITY

All projects shall be submitted under strict anonymity.

The candidate's identification code shall appear on all project items including plans, portfolios and packaging, as well as on the sealed envelope containing the identification sheet of the author and any co-workers.

All project documents and packaging shall carry, in addition to the candidate's identification code, the words "CONCOURS EXTENSION OMS".

Failure to observe the anonymity requirement shall result in exclusion from the judging process.

All of the candidates that have submitted a project in the first stage of the competition undertake to observe a strict duty of confidentiality and to refrain from revealing it to the public before the official announcement of the second-stage results, failing which they shall be excluded.

1.21 SUBMISSION OF PROJECTS AND MODELS

At the first stage of the competition, project documents shall be submitted anonymously in a portfolio or a roll, and must reach the competition secretariat no later than **October 10, 2014**, at the following address:

FIPOI
Rue de Varembe 9-11
CH - 1202 Genève
Switzerland

All candidates must ensure that their documents arrive within the prescribed deadline. These documents will travel under the candidates' responsibility.

All project documents and packaging should be labelled with:

"CONCOURS EXTENSION OMS"
and the candidate's typed identification code

Documents will be delivered to the FIPOI from 9.00 am to 12.00 noon, and from 2.00 pm to 5.00 pm.

For the second stage, the deadline and conditions for handing in the project and the model, will be notified to the selected candidates by the competition notary.

There shall be no extension of the deadline.

Failure to abide by the deadline shall result in exclusion from the judging process.

1.22 OWNERSHIP OF PROJECTS

The author retains the copyright on its project but related documents (drawings, plans, etc.) of award-winning projects become the property of the Commissioning Organization.

The Commissioning Organization shall not use the proposals contained in these projects for any purpose other than the execution of the work for which this competition is organized.

Documents related to the award-winning projects shall be kept by the Commissioning Organization, while those related to the other projects may be collected by the authors at the end of the exhibition (date and place to be specified).

No claims for compensation will be accepted in respect of accidental or malicious damage to the documents or models relating to a project.

1.23 COMPETITION RESULTS, EXHIBITION AND PUBLICATION – USE OF NAME AND EMBLEM OF WHO

All of the competitors that have submitted a project undertake to observe confidentiality and to refrain from revealing it to the public before the official announcement of the results, failing which they shall be excluded.

The Commissioning Organization reserves the right to publish all or part of the projects submitted and accepted by the Jury.

The Commissioning Organization reserves the right to publish the results of the competition in the press or professional journals of its choice, with the names of the candidates. The Commissioning Organization is under no obligation to consult the authors of the project in case of publication.

Upon completion of the competition, all of the projects admitted to the Jury deliberation may be exhibited publicly, at a date and place to be communicated to the media and directly to the candidates. In this case, the public shall be informed of the names of all of the authors of the different projects concerned. The planned date of the exhibition is April 2015.

A Jury deliberation report will be given to all the candidates who will have competed in the first and second stages.

Upon the lifting of anonymity and the publication of the Jury report, candidates shall refrain from using WHO's name or emblem for anything pertaining to the competition, for promotional purposes or any other purpose, without prior written agreement from WHO.

2. SPECIFICATIONS

2.01 PURPOSE OF THE COMPETITION

The headquarters of WHO are situated in the international organizations area in Geneva, near Cointrin Airport, and culminates at the top of the hill on the edge of Prégny-Chambésy and Grand-Saconnex. It currently consists of ten buildings of very unequal quality and architectural value.

After 58 years with its headquarters on the present site, WHO is now committed to a large-scale redevelopment project.

The intervention strategy on site is scheduled as follows:

- Demolition of temporary and/or prefabricated buildings
- **Construction of the New Building with an underground garage (the purpose of this competition).**
- Refurbishment of WHO's historic Main Building.
- Sale of parcel 406 with its three buildings to a third party.

The organization of this competition must allow WHO to construct a New Building, where the current staff of the Main Building will be housed for the duration of its refurbishment, without causing any disruption that could impede the functioning of WHO and the work of its staff.

This strategy will eventually provide for the integration of all WHO headquarters activity into three buildings instead of ten, for better architectural and urban planning coherence, modernization, and heightened efficiency of site management. This redevelopment will first consist in the construction of the New Building, connected to the Main Building; and upon the needs of WHO, it will operate as an extension of WHO's administrative activities and of its Main Building. The construction of the New Building in compliance with modern construction standards, conceived in harmony with the architectural features of the Main Building, will constitute the first major step in WHO's redevelopment on the site.

A short list of program data for the specified New Building:

- construction of an extension of the headquarters, providing 770 work places within a gross floor area of 22,000 to 25,000 m²;
- an underground garage with 500 to 700 parking spaces.

The construction of the New Building constitutes a major architectural and urban planning challenge, as there is a necessity to adapt to the building site and to also create a harmonious accord with the existing Main Building, which represents a cultural heritage of extremely high value. Moreover, WHO, in accordance with its leading role and image in global public health, wishes that the building be designed with environmental concerns of high quality.

Site-wide approach

The competition is also about defining a site-wide approach of the project. In this respect, some of the buildings which are key to the smooth functioning of the site (the restaurant, or conference room), even though they are a part of the competition program, may be designed differently or located separately.

The refurbishment of the Main Building, which was the work of architect Jean Tschumi, will constitute the second major phase of work at WHO headquarters. The competition does not include this refurbishment. The Main Building is of great architectural value, and is considered as part of the Genevan cultural heritage; its refurbishment is scheduled after the construction of the New Building, which constitutes the object of this competition. The Main Building is, and shall remain, the heart of WHO headquarters. Candidates shall demonstrate how they intend to integrate the New Building with the Main Building.

Ultimately, at the end of the site redevelopment in 2025, WHO Geneva headquarters will consist of three coherent buildings (Main Building, New Building, and WHO/UNAIDS building). These buildings will be functional and efficient in terms of services, operating costs and energy.

Candidates must take into consideration in their projects, as if they had already been approved, the renovation of the esplanade currently under study (see section 1.14.08), as well as the envisaged intersection of access to the site meant to connect WHO to *Route des Nations* (see section 1.14.09).

2.02 OBJECTIVES OF THE COMMISSIONING ORGANIZATION

WHO is aiming for a project which from the point of view of urban planning, architecture and functionality is well adapted to the site and incorporates current environmental solutions.

The complete overall budget for the implementation of the extension project, which constitutes the main purpose of this competition (New Building) will be CHF 140,000,000 excluding tax (including works, architects' and engineers' fees).

The candidates are expected to propose economic solutions with respect to operating and maintenance costs, and architectural and technical concepts that contribute to protecting the environment and respecting sustainable development criteria.

In addition to construction cost reliability, the competition will also focus on the integration of the New Building into its surroundings, architectural expression, functionality and its connexion with the existing Main Building, which represents a cultural heritage of extremely high value.

As this extension is an absolute necessity, the objective of the Commissioning Organization is to ensure that it is exceptionally well-integrated.

The extension will be functionally connected to the existing Main Building, and must therefore be conceived in harmony with this building and the whole site.

The New Building must reflect WHO's transparency, international character, as well as the economic pragmatism it wishes to achieve. WHO considers the quality of the project and its functionality to be decisive factors in achieving its own objectives.

For the Commissioning Organization, the New Building should be efficient in terms of office arrangements for its services, the multi-functional conference room and restaurant being central elements in this respect.

Staffing requirements vary considerably from one division of WHO to another. The New Building must be able to adapt easily to the Organization's development over time. It is essential to ensure that spaces can be assigned purposes other than those for which they were originally designed, and that they are modular.

Office space must be easily convertible, if need be, into open plan areas, individual offices, or a combination of the two, at reasonable investment and operating costs.

The actual building costs should be reasonable, as should be the annual operating costs.

The Commissioning Organization wishes the New Building to be designed with particular attention to quality of life, architectural standards, and ecological concerns (energy and environment).

Having secured the approval of its decision-making bodies for the organization of this competition, WHO would plan, if all factors proceed according to schedule, to move in to the New Building by the end of 2019 at the latest.

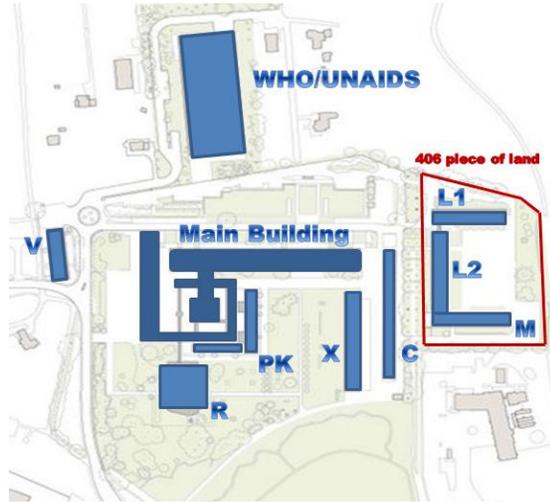
The Commissioning Organization wishes to make the candidates aware of a number of key issues concerning the site-wide approach, related to the redevelopment of the WHO headquarters :

- the necessity to accommodate 2,100 staff members by 2025, in only 3 buildings.
- the need for possible open plan areas, consisting in 25% of office floor area on WHO headquarters.
- the possible necessity of accommodating additional staff members in the event of a health crisis.
- the change in surface areas in the Main Building once refurbished.
- the possible necessity to accommodate all WHO staff on site during the refurbishment of the Main Building.
- the necessity to avoid at best any disruption in WHO's activities during the implementation of the project.
- the necessity to limit disturbance to staff members.
- the necessity of designing a New Building and creating a site which exemplifies low environmental impact.

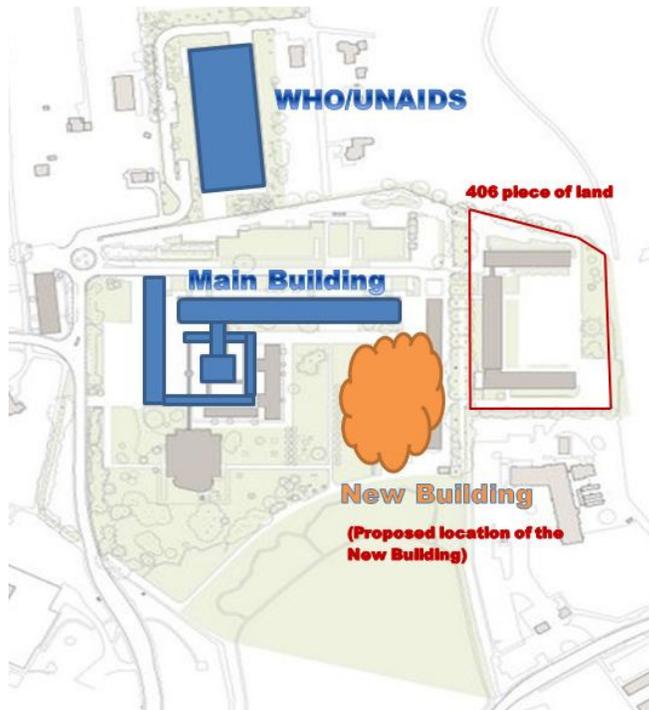
There must be no disruption in the activities of WHO; the impact of the implementation of the project shall be as little as possible in the 10 to 11 years to come. Temporary solutions shall be considered at every stage, in particular when the Main Building will be renovated, which will constitute the most critical time, as it now holds the core activities of WHO. The construction of the New Building, the purpose of this competition, shall take into account this transitional period by designing flexible spaces.

Next page: Annex (existing layout of site, new layout of site on completion of works)

ANNEX: (existing layout of site, new layout of site on completion of works)



**EXISTING
LAYOUT OF SITE**



**NEW LAYOUT OF
SITE ON
COMPLETION OF
WORKS**

2.03 REQUIRED BUILDING WORK

The candidates must *a priori* design the New Building to fit within the location recommended in the Redevelopment strategy study of the site of the WHO headquarters (see section 1.14.03.a).

This location was determined on the basis of analyses and site's heritage constraints.

Every effort shall be made, in implementing the project, to preserve and encourage the functionality of the Main Building.

Unless a particularly pertinent proposal is submitted, this location should not be questioned, except for the restaurant, the conference room and other buildings housing specific activities.

It should be borne in mind that despite the complexities involved, there should be no architectural obstacles to access for disabled persons.

Candidates must also note that although for imperative reasons of security, access to the building will be strictly controlled, particular attention must be paid to the landscaping of the surrounding area.

2.04 COMPETITION PERIMETER AND LEGAL PROVISIONS

In designing their projects, candidates should consider the approach recommended by the authors of the Redevelopment strategy study of the site of the WHO Headquarters, as to the integration of the building in its surroundings (see section 1.14.03.a).

Candidates may deviate from this approach at their own risk. If so they do, they shall have to demonstrate the relevance of their proposal (see section 2.03).

Candidates shall imperatively respect the easements mentioned in section 1.14.10.

The projects must be in conformity with all applicable legal and regulatory provisions in force in Geneva and in Switzerland, including:

- *Loi sur les Constructions et installations diverses* - Cantonal Law and implementing regulations on different constructions and installations, available for consultation at <http://www.geneve.ch/legislation/welcome.html>.

- *Loi sur l'aménagement du territoire, LAT* - Federal Law on Spatial Planning and implementing regulations in Geneva.
- *Loi genevoise modifiant les limites de zones sur le territoire de la Ville de Genève, section Petit-Saconnex, et des communes du Grand-Saconnex et de Pregny-Chambésy pour le site central des organisations internationales ("Jardin des Nations")* 10502 – Cantonal Law modifying the zoning boundaries in the area of Petit-Saconnex and the adjacent municipalities of Grand-Saconnex and Pregny-Chambésy for Geneva's international organizations central area ("*Jardin des Nations*");
- *Règlement concernant les mesures en faveur des personnes handicapées dans le domaine de la construction (RMPHC)* L 5.05.06 – Cantonal Law concerning measures in favour of disabled persons in the field of construction;
- Standards, regulations and recommendations of the Swiss Society of Engineers and Architects (SIA) on construction, installations and equipment;
- Prescriptive standards in force, conditions and recommendations of the *Association des Etablissements cantonaux d'Assurance contre l'Incendie* (Association of Cantonal Fire Insurance Establishments – AEAI);
- Site redevelopment strategy study conducted by the Canton of Geneva on site (see sections 1.14.08 and 1.14.09);
- Communal master plan.

2.05 SUSTAINABLE DEVELOPMENT AND ENERGY CONSIDERATIONS

WHO's energy and environmental objectives demonstrate determination to act in a spirit of sustainable development. It is important that the architecture of the New Building and the landscaping of the portion of the park that the candidates are called up to transform should reflect that spirit.

The way the spaces relate to each other and the overall organization must promote contact, communication and human relations. The work spaces must be designed to ensure favorable working conditions for users. Volumes shall be designed to provide as much organizational freedom and flexibility as possible.

WHO wishes the building's energy consumption to be very low, and maximum use should be made of energy sources available

on-site (lake water -see GLN and GLA projects-, solar, wind, vegetation, soil characteristics, energy resources).

Concerning the energy policy of the Canton of Geneva, and for candidates' reference: WHO is currently developing, on a voluntary basis, a convention on targets for the ten years to come, reflecting the Canton of Geneva's Law on Energy and its impact on large energy users (*Loi sur l'énergie : incidences pour les grands consommateurs*). In the same context, a local energy concept will be developed in the whole area, and will integrate the resources available on the site and in the region.

In this respect, the Commissioning Organization has already taken some steps towards the centralization of its energy supply for all the buildings, in order to pool the production of heating and cooling. Only the redundancy specific to the operational security of each building will be considered in the choice of technical solutions to be implemented.

The New Building shall meet the requirements of the Swiss low energy consumption label (see Art. 12C (19) *Règlement d'application de la loi genevoise sur l'énergie* : L 2 30.01 (REn) - implementing regulations of the Geneva Law on Energy). To ensure compliance with Geneva laws and regulations on the use of air conditioning, construction measures should be considered for passive heat removal and use, both inside and outside the building. These measures will allow a better management of thermal loads, and to use the building's thermal mass.

The sustainable development savings shall not be limited to the low construction and operational costs imposed by the specifications. They will be measured by:

- Overall quality of the project and the intelligence of the proposal from an environmental point of view;
- Economy and simplicity of the means used (including technical installations), low operating costs, and lifespan of the building;
- Assessment of the risk of exceeding the proposed budget during the implementation phase.

The Jury will evaluate the proposed architectural quality against the principles of sustainable development, in particular at the second stage, on the basis of the seven following criteria:

1. Rational use of ground surface area

- Optimum use of surface area;
- minimum low-value residual space;
- limited earth movements;
- respect for the surrounding park and ecosystems;
- maximum permeability of horizontal surfaces.

2. Building concepts

- Concordance of architectural and technical concepts;
- simplicity of forms, structures and technical equipment;
- efficiency and durability;
- preference to non-load-bearing walls;
- weather protection of facades.

3. Choice of building materials

- Consideration of the origin of raw materials;
- use of low-environmental-impact, non-polluting recyclable materials that require little maintenance;
- rejection of materials that could constitute a hazard to human health;
- management of pollution risks relating to equipment and maintenance.

4. Building system and worksite management

- Limit the nuisance caused by the construction site with respect to the existing buildings, which will be in use, and the public park;
- minimize earth movements;
- consider the possibility of local supply of resources and materials.

5. Use of the building

- Coherence between the architectural concept, the quality of the building envelope, and heating and cooling needs;
- optimum use of the sun in winter and management of the risk of excessive heat in summer;
- maximum use of natural light;
- use of renewable energies such as the GLN system (Geneva/Lake/Nations) or future GLA system (Geneva/Lake/Airport) which use lake water for heating and cooling;
- limitation of electricity consumption;
- efficient use of drinking water (hot and cold);
- maximum use of recovered water;
 - maximum hygrothermal, acoustical, visual and olfactory comfort for users.

6. Future maintenance and transformations

- Guaranteed flexibility of spaces and structures;
- guaranteed adaptability of technical installations;
- guaranteed accessibility to technical installations.

7. End-of-life demolition

- Simplicity of dismantling;
- provision for the sorting and recovery of dismantled materials.

These seven evaluation criteria of the economic and ecological quality of the project, are of equal importance, and will be considered as a single whole.

For the second stage, the design and approach adopted by candidates must take these environmental and operational concerns into account.

For information, references, documentation:

- Canton of Geneva Law on Energy
- Energy Office of the Canton of Geneva (OCEN)
ge.ch/energie/
- Law on Energy: Large energy users of the Canton of Geneva (Grands consommateurs)
- Standard SIA 180 (1999)
- Standard SIA 380/1 (2007)
- Standard SIA 380/4 (1995)
- Standard SIA 382/1 (2007)
- SIA documentation d0164
- GLN website: www.mieuxvivre.ch

2.06 ASSESSMENT CRITERIA

The Jury's primary criteria will be the quality and coherence of the project in regard to the site and its conformity with the program and objectives of the Commissioning Organization.

For the first stage:

The proposals will be judged on the basis of the following criteria:

- Universal character of WHO

Absence of any shape, sign or reference to a religion, a culture or a country in particular.

- Urban planning concept

Overall quality of project integration in the site.
Volumetrics and accessibility.

- Architectural concept

Architectural quality of the proposal, in particular the relationship and connexion with the Main Building. Relationship between the different activities of the program, quality of pathways.

- Quality in terms of performance

Quality of the proposed organization, of interior flows. Coherence in the distribution of the elements of the program. Flexibility of use of facilities.

- Quality of the project in economic and ecological terms

Coherence between the architectural concept and the general economy of the concept. Expected excellence of the project in terms of environmental issues.

For the second stage:

The following criteria will be used:

- Development of the initial proposal, in relation to the individual comments and recommendations of the Jury at the conclusion of the first stage.
- Integration of the building into its surroundings, clear access and links
- Architectural quality of the project
- Concept of the facade, materialization
- Functionality and conformity with the program
- Potential for adaptability and flexibility of the project
- Landscaping
- Reasonable costs
- Structural choices
- Operating and maintenance costs

These criteria are not exhaustive, and have not been listed in any particular order of priority.

3. COMPETITION PROGRAM

3.00 PREAMBLE

Some key elements of the site operations are provided to the candidates below:

Main entrance and General Direction floor

This entrance must remain in the Main Building, which will still constitute the emblem of WHO headquarters. The Office of the Director-General is on the seventh floor; after the refurbishment of the Main Building, it shall still be. The New Building may have to accommodate the Office of the Director-General during the refurbishment of the Main Building.

Connections between the buildings and flows on site

The connexions, in particular between the Main building and the extension, will be logistically crucial and WHO wishes to live, work and function on the site according to a concept of fluid space with no architectural obstacle. The communication between the New Building, the renovated Main Building and the WHO/UNAIDS building should be convenient.

The 2,100 staff members must be able to use all of the spaces and facilities made available to them. One of the major conceptual concerns is communication and fluidity between the services located in the different buildings making up WHO headquarters.

The Commissioning Organization does not impose any ways of connection between the upper floors; nevertheless, the Main Building and the New Building must be connected through one or more indoor walkways.

The whole site should *a priori* still be served by the unloading docks of the Main Building, at the final phase, but also throughout all the steps of the redevelopment project. These docks are accessible through the access ramp to the P5 and P6 garages. Underground functional connections will thus be necessary between the Main Building and the New Building for the transit of goods, persons and energy.

Restaurant

The restaurant is planned to be demolished (see section 1.14.04 - Heritage study p. 118). It is thus mentioned in the program of specifications. Nevertheless, candidates may consider to preserve it, to renovate it, or even to change its use, as they see fit.

Access to parking areas

The P5 and P6 garages must remain accessible at any point in time. The access ramp may be used to access the new underground garage built under the New Building.

Description of spaces in the New Building

1. The extension of WHO must be able to accommodate at least 770 work places and service activities in connection with the Main Building once refurbished.
2. The competition program is divided into seven distinct parts:
 - extension of WHO accommodating a minimum of 770 work places (administration, office space);
 - reception, exhibition and entertaining spaces;
 - conference space;
 - restaurant with 450 seats;
 - "SHOC room" area
 - underground garage with 500 to 700 parking spaces
 - archives, technical rooms
3. All surface area figures correspond to minimum net surface areas (useful interior surface area).
4. The dimensions of the areas required for circulation, transport of persons and goods (passenger and goods lifts), emergency escape routes, vertical and horizontal technical distribution installations and structural construction devices are at the candidate's discretion.
5. When it is essential for an area to have natural lighting or a direct visual communication with the outside, the letters "NL" follow its size or description. Where there is no such indication, the question of natural lighting is left to the discretion of the candidate.
6. All areas must be accessible to disabled persons.

3.01 DEFINITION OF PREMISES

The program of the premises is subdivided into the following seven categories :

- A. Administration – Office space
- B. Multipurpose, exhibition and reception area
- C. Conference area
- D. Restaurant
- E. “SHOC room area
- F. Archives – technical rooms
- G. Parking

A. Administration – Office space

The building must accommodate a minimum of 770 work places.

It is extremely important for office size to be flexible and adaptable at all times without involving major or costly technical intervention.

The candidates' attention is particularly drawn to the fact that partitions must be able to be moved as part of a reorganization and that it is therefore essential for the project design to take this need for flexibility into account.

- A maximum of 50% of work places may be constituted of office space and designed as open plan areas. They will comprise between 8 and 12 workstations. Each of these spaces will benefit from a quiet room, to provide staff members with privacy when needed, to work in a quiet atmosphere, to make phone calls or have a conversation with one or two people.
- The rest of the workstations should be individual partitioned offices; a few may accommodate two staff members.

The standard sizes of modular offices are as follows:

□ DIRECTORS' OFFICES	24 m ²
□ INDIVIDUAL OFFICES	12 m ²
□ MEETING ROOMS (informal/videoconference)	24 m ²
□ QUIET ROOM	12 m ²
□ PRINT ROOM	12 m ²
□ LOUNGE AREA	24 m ²

No definitive decision has yet been taken on the allocation of offices concerned since this building is an extension of the existing Main Building, and such allocation will later be determined according to the needs of WHO, which often vary; hence the importance of a modular conception.

The criteria set forth above should enable the Contracting Organization to create additional open plan areas if it so wishes, in order to increase its accommodation capacity.

Reference N°	Description	Quantity	Surface area m ²	Total m ²	Natural Lighting
	Directors' offices	30	24	720	X
	Individual offices	390	12	4,680	X
	Open plan areas	350	8	2,800	X
	Quiet room – 1 for 10 open plan area workspaces	35	12	420	x
	Print rooms	20	12	240	
	Meeting rooms (informal/videoconference), min. 1 for 50 staff members	15	24	360	X
To be evenly distributed on each floor					

	Lounge area With drink dispensers and kitchenettes - per floor	1	24		X
	Archives room With lightweight Compactus filing system - per floor	1	30		

	<p>Washroom facilities An average of two enclosed water closets with wash basins in separate premises are required for each 15 workplaces. Each floor should have sufficient separate men's and women's lavatories, in accordance with the number of work places.</p> <p>Provision must be made on each floor for lavatories for disabled persons</p>				
	<p>Maintenance staff room This area is for the use of the maintenance and cleaning staff. It should be equipped with hot and cold running water - per floor</p>	1	12		
	<p>ITT Room – per floor</p>	1	12		

B. Multipurpose, exhibition and reception area

1. This area must provide access points to the different areas of the New Building, and shall constitute a link between the Main Building and its extension.
2. An extension outside the building in the form of a terrace or garden is preferable.
3. WHO wishes to use it as a gallery for exhibitions or works in relation with its activities
4. Candidates must consider a functional link with the conference area lobby.
5. It may be used for events such as cocktails and receptions.
6. For functional reasons, proximity to the restaurant is preferable.
7. It will not constitute the welcome area of WHO visitors, which will remain in the Main Building entrance, but may be considered as a transitional space between the latter and the different areas of the extension. It may be used as main welcome area throughout the refurbishment of the Main Building.
8. Its surface is left to the candidates' discretion, but should be at least 500 m².
9. The washroom facilities shall be in keeping with the project. Their surface is left to the candidates' discretion.

C. Conference area

The conference service handles approximately 4,500 meeting rooms booking requests every year. This activity being crucial to WHO, a conference area shall be included in the project, with a sufficient

number of conference rooms, of modern design and various dimensions. Ideally, this area should be located close to the restaurant, and provide staff members with a coffee-break area, a cloakroom and a baggage storage office. For reasons of access control, it may have a specific access point with a space dedicated to the accreditation of participants.

The project involves a modular conference room with a capacity for 600 participants. This room is designed for intergovernmental negotiations talks, with interpretation in 6 languages, 2 to 3 times a year. The rest of the year, for an optimal use of space, the room is to be divided into at least 4 smaller functional rooms, with a capacity for 100 participants, also offering the possibility of interpretation in up to 10 languages in total in the 4 rooms, and equipped with the latest videoconference and teleconference technology.

The partitioning between these rooms must be extremely effective in terms of acoustic insulation, and easy to set up.

Most internal and technical meetings require rooms with a capacity for 15 to 40 people. The project provides for 4 small ones (15 to 25 participants) and 5 medium-sized ones (30 to 40 participants). They must all be capable of being equipped with the latest videoconference and teleconference technology.

Reference N°	Description	Quantity	Surface area m ²	Total m ²	Natural Lighting
	Meeting room (15-25 people), possibly distributed on floors	4	40	160	(X)
	Meeting room (30-40 people)	5	60	300	(X)
	Modular conference room (500-600 people) divisible into at least 4 rooms to be used simultaneously with a total of 12 interpretation booths for 6 languages, to be strategically distributed between rooms when divided Master control room			900	
	LOBBY Surface area left to the candidates' discretion Cloakroom - washroom facilities needed				
	Storage room (furniture and equipment)			120	

	Technical rooms			180	

D. Restaurant

Reference N°	Description	Quantity	Surface area m ²	Total m ²	Natural Lighting
	<p>Restaurant/Cafeteria</p> <p>Serving as a restaurant at mealtimes and a cafeteria during the rest of the day, this area is a meeting place for all building users, visitors and conference participants.</p> <p>This area may also be used for evening receptions.</p> <p>An extension outside the building in the form of a terrace or garden is preferable.</p> <p>The layout of the restaurant/cafeteria, with a seating capacity for 450 people, should work on a self-service basis for meals and beverages.</p> <p>The kitchen must be linked to the preparation area, storage rooms, goods delivery areas, cold rooms and waste disposal point by a goods lift or other means.</p> <p>Restaurant/cafeteria to seat 450.</p> <p>Hot food preparation and serving area. The surface area given is indicative.</p>	1	700		X
	Private dining room	1	60		X
	<p>Kitchen preparation area</p> <p>This preparation area houses a series of activities related to restaurant/cafeteria operations.</p>				

	<p>The preparation area must be linked to the restaurant/cafeteria by a goods lift or other means.</p> <p>Proximity to the service area is also particularly significant for the daily delivery of goods and disposal of food waste.</p> <p>The following activities correspond to the preparation area:</p> <ul style="list-style-type: none"> • Food preparation (1 room) • Storage of prepared dishes (1 room) • Food store • Storage of tableware (crockery, cutlery, table linen, etc.) • Storage of wines and spirits <p>Deliveries (1 room)</p> <p>Storage of crockery and trays</p> <ul style="list-style-type: none"> • Prior to washing (1 room) • Tunnel washer • Storage of kitchen refuse in containers prior to disposal (1 room) • Cold storage rooms • Head chef's office <p>The staff working in this area also run the restaurant/cafeteria. Working hours on these premises are less than 50 per cent.</p> <p>Natural lighting is not obligatory.</p> <p>Approximate overall surface area required for all of these activities:</p> <p>The surface area given is indicative – left to the candidates' discretion</p>	1	600		
	<p>Storage room for tables and chairs during receptions.</p>	1	80		
	<p>Washroom facilities</p> <p>The size of these washroom facilities should be in accordance with the seating capacity of the restaurant/cafeteria.</p> <p>Surface area at the candidates'</p>				

	discretion.				
	Cloakrooms, washroom facilities, showers, dining room For the kitchen staff.	1	80		
	Technical rooms	1	400		

Candidates should note that the above dimensions correspond to that of the existing restaurant. If they consider the present restaurant should be retained, transformed or refurbished, they may design their project accordingly.

E. "SHOC room" area

Reference N°	Description	Quantity	Surface area m ²	Total m ²	Natural Lighting
	Main crisis room on two levels (SHOC Room) (20-30 people)	1	150	150	(X)
	Mezzanine meeting room (12-16 people)	1	70	70	(X)
	Control room (3-4 people)	1	50	50	
	Print and storage room	1	12	12	
	Data-processing room with armored door	1	26	26	
	Bathroom and coffee/drink dispenser area	1	30	30	
	Office/meeting area	1	230	230	X
	Rest area	1	64	64	X
	Cafeteria	1	90	90	X
	Cloakroom/bathroom/shower area	1	40	40	
	HVAC and electricity technical rooms		90	90	

F. Archives – Technical Rooms

Archives – documentation storage:

The Organization’s archives and their storage are an important consideration for WHO. Accessibility as regards the loading and unloading of paper documentation transported on pallets should be taken into account when establishing the location of the archive rooms.

Load: 1,000 kg/m².

Technical rooms:

The location and form of the technical rooms, which deal with power generation and thermal comfort and its distribution, should aim to help reduce the building's construction, operating and maintenance costs.

Provision should ideally be made for rational vertical blocks to ensure the flexible use of the preferably modular office space.

Reference N°	Description	Quantity	Surface area m ²	Total area m ²	Natural Lighting
	<p>Technical rooms for installations required to run the building: heating, cooling, ventilation, water, telephone, gas, pumps, machinery, lifts (reminder). The surface area is indicative.</p>		500		
	<p>Premises in the superstructure The proposed area in the superstructure housing the various technical and maintenance installations (ventilation, cooling, passenger and goods lifts, back staircase, fixed and mobile cleaning equipment) will have to be integrated into a project resembling a fifth façade. The Commissioning Organization would like to limit the technical installations in the roofing.</p>				

	Data-processing premises Air-conditioned area with raised access flooring centralizing data-processing activities, IT server room and data centre. Access restricted to authorized persons.	1	220		
	Data-processing storage area Storage area for computer equipment.	1	30		
	Maintenance area	1	200		
	Stationery storage area Supply, load to be taken into account: 1000 kg/m ²	1	100		
	Archives room Storage load to be taken into account: 1,000 kg/m ² . Transport by pallets (1.20 x 0.80 m.)	1	550		
	Furniture, equipment and partitions storage area	1	550		
	Service lift Service lift serving all floors of the extension (transport – furniture – maintenance – restaurant).				
	Washroom facilities In keeping with the project. Surface area at the candidates' discretion.				

3.02 PARKING

How the issue of access is dealt with is one of the major architectural features of this project.

Access to the garage must be integrated into the site as inconspicuously as possible, abiding strictly by the qualitative constraints imposed by the desire to preserve the surroundings. Depending on the location of the new garage, it may be accessed through the existing ramp of the P5-P6 garages.

Reference N°	Description	Quantity	Surface area m ²
	<p>Underground garage Provision must be made for 500 to 700 parking spaces, which must be easily accessible. Access control. Possible access to the underground garage through the existing access ramp.</p>	500 - 700	
	<p>Two-wheeler parking facilities One or more areas reserved for bicycles and motorbikes. Surface area left to the candidates' discretion.</p>		
	<p>Outdoor parking area Parking spaces may be placed on the P15 parking lot area, or elsewhere (aerial or underground). At the candidates' discretion.</p>	50	

3.3 ENVIRONMENT AND LANDSCAPING

The organization of exterior areas forms an integral part of the project. The Commissioning Organization expects subtle and relevant proposals that will help to create a harmonious accord between the different buildings of the site.

The scenic views and the quality of this pastoral site shall be preserved and enhanced.

The projects must take this wish into account, as well as the heritage value of the site. This awareness of the surrounding environment is part of Geneva's culture, and is reflected in the great value of the landscape of the whole site.

All of the different areas in the project must be accessible to disabled persons.

4. SITE PICTURES



5. JURY APPROVAL

This document has been approved by the Jury, which is composed as follows:

President: Mr Dominique Perrault

Members: Dr Mariyam Shakeela

Dr Margaret Chan

Dr Hans Troedsson

Mr Alexandre Fasel

Mr François Reinhard

Mrs Isabel Girault

Mr Bernard Tschumi

Mrs Momoyo Kajjima

Mr Diébédo Francis Kéré

Mr Bernard Kouhry

Mr François de Maignac

Mrs Julia Zapata

Alternates: Dr Gaudenz Silberschmidt

Mr Richard Preston

Mrs Iruthisham Adam

Mr Amadeo Pérez

Mr Gilles Pricaz

Mr Michael Meier

Mr Jean-Pierre Stefani

Mr Jean-Paul Jaccaud

Mr Patrick Freiburghaus

The Commissioning Organization certifies that these regulations, specifications and program are consistent with its objectives.

The original of this document is in possession of the Commissioning Organization.

The Commissioning Organization, WHO Signature:
Geneva, 23 June 2014

