



UPDATE ON THE “NOUVEAU CENTRE” PROJECT

1. This document provides an update to the status of the “Nouveau Centre” project as presented in documents GC/54/6 and GC/55/9A during the Governing Council’s 54th and 55th sessions.

Background

2. Further to external studies carried out by the local host government agents, through Resolution GC/54/R5 the Governing Council recognized that the state of the Tower’s infrastructures was such that it would not be viable for continued use by the Agency within a period of five to seven years. Presented with various potential options for long-term continuation of IARC headquarters in Lyon, the Governing Council agreed with the recommendation made by the local authorities for a move to a newly built structure on new land for a “Nouveau Centre”.

3. In May 2013 the Governing Council was presented with progress on the preparatory work determining the scope and management structures of the “Nouveau Centre” project achieved by IARC and the Grand Lyon/City of Lyon. Accordingly several important decision factors on the project were agreed to in Governing Council Resolution GC/55/R12 (copied as an Annex below), including: the vision of the future activities and how they are represented in the scope of the new build; new proposed location and project arrangements; surrender at no cost of the IARC buildings on current premises; and inclusion of the WHO Office in Lyon within the new premises.

4. During the 55th session of the Governing Council the French Government stated that they required more time to study the scope of the project prior to making a decision on the available funds. Specifically the French Government wanted to review the design parameters used by IARC and the Grand Lyon/City of Lyon to calculate the scope of the project towards ensuring that these corresponded with their national standards.

Review of project scope

5. In June and July 2013 IARC worked closely with the project team from Grand Lyon to meet the request of the French Government for alignment of the project scope and related costs with technical criteria used by the French Ministries. As a general principle, IARC made clear that the requirements in terms of personnel and laboratory space for a future building as approved in Resolution GC/55/R12 were not negotiable without prior review by the Governing Council.

6. As a result, a compromised new estimated size and cost of the project were agreed by all parties in August 2013. Applying revised criteria to the requirements put forward by IARC, the size of the project was amended to 11 060m² from the initial 12 685m². These changes were accompanied by revised cost estimates, translating to a new cost estimated of €48.3M as opposed to the €59.5M planning figure originally presented to the French Government.

7. The table below provides an overview of the revisions according to categories of space, fully reflecting the requirements presented to and endorsed by the Governing Council.

	Original scope	Revised project	% change
Offices	5 580m ²	5 000m ²	-10%
Laboratories	1 770m ²	1 300m ²	-27%
Conference services	1 200m ²	1 000m ²	-17%
Biobank	1 760m ²	1 760m ²	0%
Public facilities and infrastructure	2 375m ²	2 000m ²	-16%
Total	12 685m²	11 060m²	-13%

8. These calculations took into account that a horizontal build will increase potential for creating flexible shared space which could easily be converted between offices and laboratories and vice versa allowing meeting the same requirements as put forward in the original scope within a smaller overall space envelope. More specifically, the reduction in habitable space from the original scope reflected revised office space per person and a more realistic assessment of laboratory space requirement as suggested by the Governing Council and Scientific Council in 2013.

9. As stated above, assumptions on building and related costs were also reassessed to determine revised overall costs. The local partners informed us that the new calculations included application of lower margins for future costs, actual inflation estimates and a more accurate base cost coefficient for net habitable space. The calculations continue to include the potential for future expansion.

Grand Lyon/City of Lyon progress on project

10. In response to the French Government's confirmation that the revised project scope corresponded to acceptable parameters and that they agreed with the new proposal of 11 060m² and €48.3M as an acceptable proposition, in July 2013 Mr Gérard Collomb, Mayor of the City of Lyon and President of Grand Lyon, wrote to the Prime Minister to ask for an official position on the funding of the project from the French Government.

11. In the absence of a decision from the French Government, in October 2013 the Grand Lyon/City of Lyon project team decided to proceed with bidding for the detailed specifications studies which would inform an eventual bidding for architectural design of the "Nouveau Centre". The bid was launched in December 2013 with proposals received at the end of January 2014 and the technical review was carried out during February 2014.

12. During this period the City of Lyon confirmed that the current tenants on the land which is intended for development of the "Nouveau Centre" had made definitive plans to relocate, effectively liberating the land in conformity with the expected project timelines.

French Government decision on financing

13. In anticipation of a scheduled official visit of the WHO Director-General to Paris to meet with the President of France in December 2013, the Director provided Dr Margaret Chan with a briefing on the status of the "Nouveau Centre" and particularly on the progress with the financing decision. The WHO colleagues informed the Secretariat that during discussions with the President and several Ministers, Ms Geneviève Fioraso, Minister of Higher Education and Research, mentioned that a budget has been established and innovative financing will be sought for the relocation of IARC in a new building in Lyon.

14. At the time of writing this document official confirmation of a decision from the French Government had not reached IARC or the colleagues at Grand Lyon/City of Lyon.

Expected timelines

15. Mr Collomb's decision to proceed with the bidding for the detailed specifications study has allowed the project to remain largely within the essential timeline for the relocation of IARC given the state of the current premises. Indeed the €2.4M worth of emergency infrastructure works to the Tower approved by the City of Lyon in 2012 are being successfully completed with the expectation of allowing normal residency for a period of five to seven years.

16. To meet the required timeline of maximum seven years from 2012, the project team is working according to the following plans:

- *March–June 2014*: detailed specifications study.
- *September 2014–April 2015*: bid for an architect (*dependent on decision on funding*).
- *May 2015*: choice of the architect.
- *May 2015–May 2016*: architectural studies.
- *June 2016–March 2017*: bids for building works.
- *April 2017–September 2018*: building works.
- *December 2018*: opening of the "Nouveau Centre".

17. While the Grand Lyon leads project implementation and the decision-making must therefore remain within the French authorities, IARC input is anticipated at several stages. Specifically the Secretariat will provide information for the detailed specifications study and finalize these with the company that is hired and the project team, and a major role is foreseen in reviewing architectural design proposals and making relevant recommendations into the approval mechanisms. Further to the Scientific Council meeting held in January 2014, the Director was requested to find means to utilize the competencies and experience of members of the Scientific Council at critical stages of building design.

Request to the Governing Council

18. Anticipating a positive announcement on identification of full financing from the French Government, the Governing Council is requested to approve the "Nouveau Centre" project, including the estimated project timeline. In so doing, the Governing Council is requested to recognize the efforts made by the host country towards ensuring the continued presence of IARC in France and more specifically those of the counterparts in Lyon.

19. In respect to the expected role of IARC in reviewing detailed specifications and architectural designs and making recommendations to Grand Lyon accordingly, the Governing Council is requested to invite two Scientific Council members to join the Governing Council Working Group on Infrastructure which would be called to Lyon at the appropriate times for this purpose.

ANNEX

Resolution GC/55/R12 – May 2013

UPDATE ON THE "NOUVEAU CENTRE" PROJECT: BUILDING FOR THE FUTURE

The Governing Council,

Having considered Documents GC/55/9A (Update on "Nouveau Centre" project) and GC/55/9B (Building for the future: the scientific vision behind the "Nouveau Centre"),

1. RECOGNIZES there is an urgent need to move forward with the "Nouveau Centre" project;
2. ENDORSES the continuing efforts towards securing financing and moving forward with the "Nouveau Centre" project, including the location and project management structures proposed;
3. AFFIRMS the need for a timely decision on the concrete financial commitments of the French Government and the local partners;
4. AGREES, in the case the host country and the local partners provide suitable alternative premises that meet the Agency's requirements and on financial conditions and terms to be agreed between the Secretariat, the host country and the local partners, to surrender the IARC owned buildings on the current premises without compensation;
5. AGREES, in line with the host country's and local partners' communication, that the WHO Office in Lyon may be included in the "Nouveau Centre" project, subject to arrangements not compromising the requirements of IARC;
6. DELEGATES to its Working Group on Infrastructure, among on-going decisions on important stages of the project, the final recommendation on agreeing with the "Nouveau Centre" project on the condition that the host country and local partners formally confirm their agreement to provide the required funding prior to the next Governing Council regular session;
7. DECIDES that, before the Working Group on Infrastructure takes a decision on the next steps under paragraph 6, the Working Group, through the Director, will write to the Governing Council to update the Council on progress and to ask the Council to reply 'yes' or 'no' to a recommended decision, with a deadline for reply. The Working Group will be bound by a majority view of the Governing Council received by the deadline;
8. RECOGNIZES that the principles outlined in Document GC/55/9B (Building for the future: the scientific vision behind the "Nouveau Centre") are consistent with the vision for the future activities of the Agency;
9. REQUESTS the Director to maintain maximum flexibility in any new building, to create an environment that maximizes collaboration across Sections, and to ensure an architectural impact consistent with the status, role and success of the Agency;
10. REITERATES that Participating States are not in a position to make mandatory contributions with regard to the capital costs of the future infrastructure project; and
11. THANKS the Scientific Council for its recommendations on the design of the "Nouveau Centre" (Document GC/55/4).