

— Last updated March 2024

# Gigiri Master Plan (GMP)



# Outline

— March 2024



UNIC Nairobi/Newton Kanhema

- UNON Site – Historic Development
- Outcomes of the GA Main 78th Session
- Business Requirements
- Lessons Learned
- Early Concept Studies
- Sustainability and Accessibility Initiatives
- Procurement and Staffing
- Governance
- Schedule
- Design Phase Look-Ahead
- Donor Opportunities



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# UNON Site – Historic Development



Overview: 140 Acres / 56 hectares

**RED:** Old Office Blocks A-J (1975)

**ORANGE:** Conference Centre and Office Blocks M-X (1985)

**YELLOW:** Office Blocks V-X (1992)

**GOLD:** New Office Facility (2010)



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# UNON Site – Historic Development

Aerial view of UN Campus from Northwest, circa 1985



The 140 acres of land immediately adjacent to the Karura forest were originally bequeathed to UNEP following the Stockholm Convention in 1972. Today, the Gigiri compound is the largest by area among Secretariat entities (non-PK or SPM).

The United Nations Office at Nairobi (UNON) is located in the Gigiri area of Nairobi, Kenya. Home of the UN Environment Programme (UNEP) and the UN Human Settlements Programme (UN-HABITAT), it is the only UN Headquarters in the global south. UNON also houses the Kenya Resident Coordinator and ~70 UN specialized agencies, funds and programmes, including WFP, UNICEF, UNDP among others.

Interior View of the Main Plenary Hall



UN Photo/Abdikarim Haji

# Section XV of General Assembly Resolution 78/253 (summary excerpts)

- Decides to approve the scope of option B (9,000 participants)
- Decides to approve the recommended implementation strategy and schedule for the project (completion in 2030)
- Decides to approve the maximum overall cost of the project in the amount of 265,659,200 dollars
- Reiterates its request to the Secretary-General to remain proactive in seeking both voluntary and in-kind contributions from Member States



# UNON Site - Historic Events



1972

**Stockholm  
Convention**



2004

**Extraordinary  
meeting of the  
Security Council**



2004

**Secretary-General Kofi  
Anan and Noble Peace  
Prize Laureate Wangari  
Maathai**



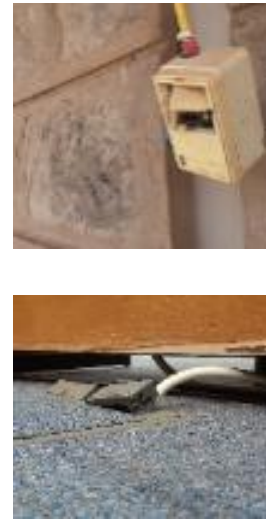
2014

**First UN  
Environment  
Assembly**



# Business Requirements – Existing Conditions

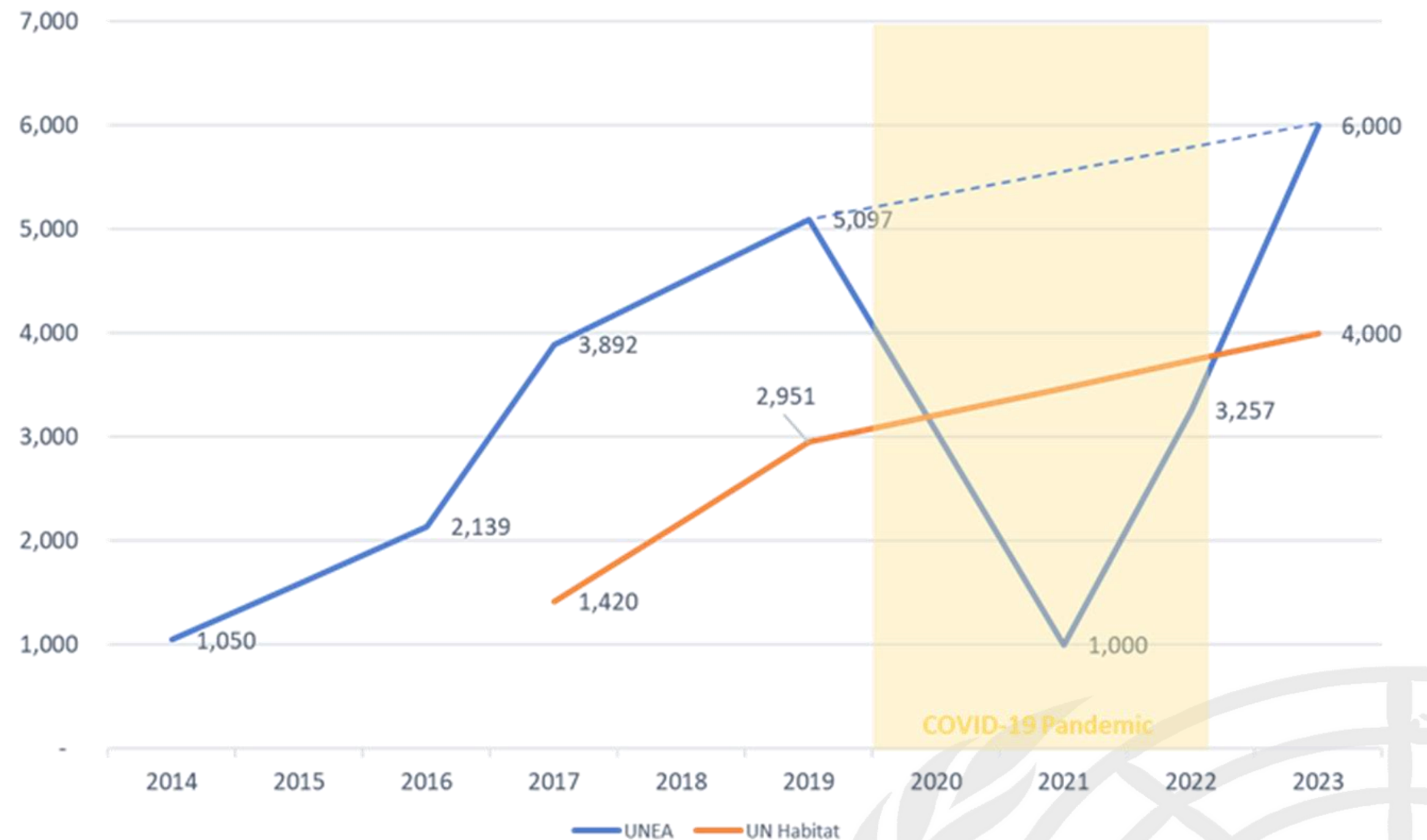
The existing conditions of the UNON conference facility, built in 1985, are no longer fit for purpose. The capacity of ~2,000 participants is severely inadequate and require the use of tents to host large meetings, which are inappropriate. The dire physical conditions do not meet modern health, safety, environmental, accessibility or functional norms. IT and audio-visual systems are obsolete.



# Business Requirements – Limited Capacity

Since the expansion of UNEP and UN-HABITAT to universal membership, meetings of their respective governing bodies have rapidly increased in size. Recent in-person participant trends at United Nations Environment Assembly (UNEA) and United Nations Habitat Assembly (UNHA) meetings indicate clearly that the 2,000-person capacity of the existing UNON conference facility is no longer fit for purpose and precludes the Organisation from hosting meetings that have been mandated by the UN General Assembly.

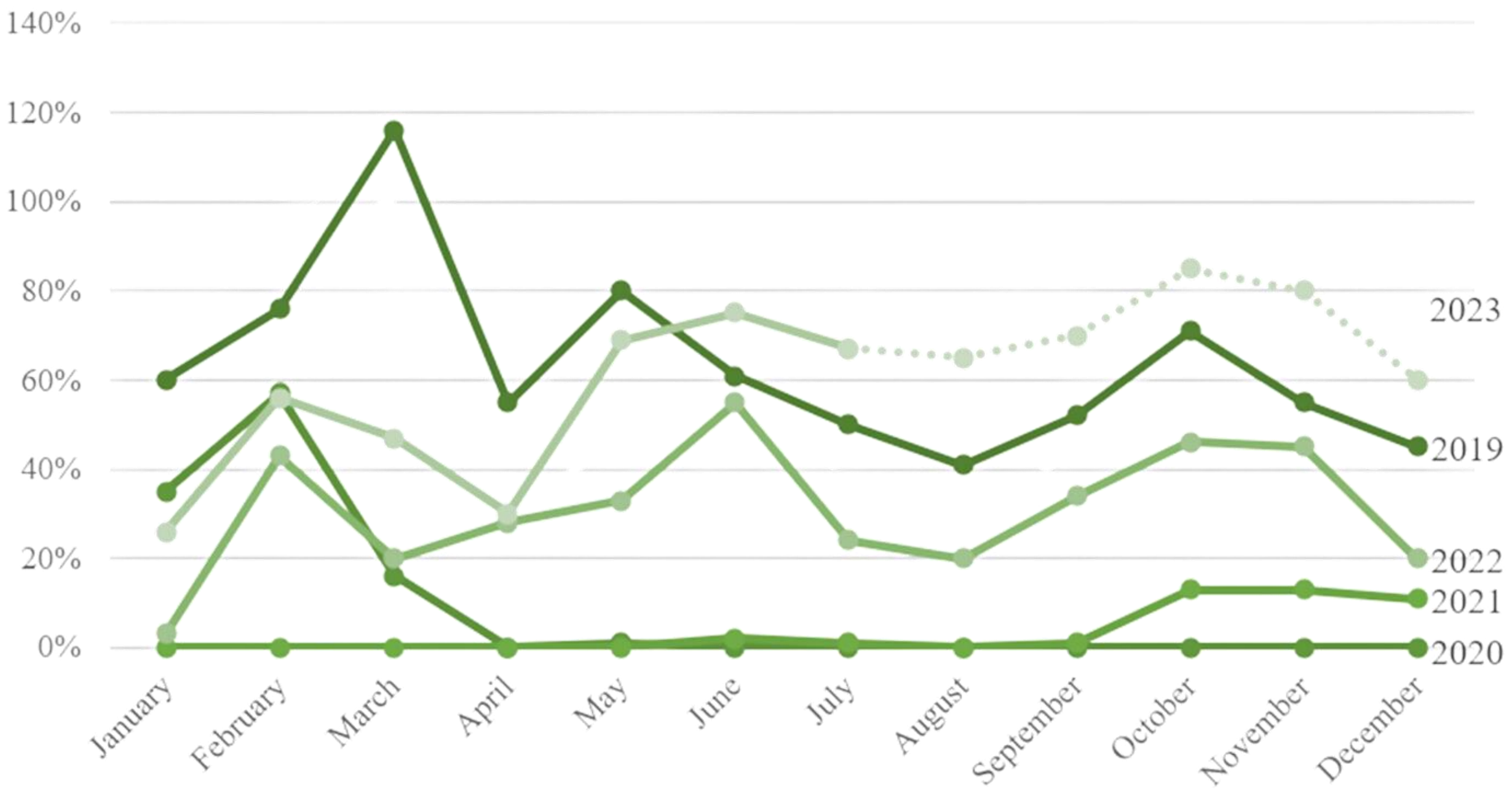
Following the COVID-19 pandemic, the growth trend has continued. More than 5,600 in-person participants- representing 190 countries- and more than 170 ministerial-level VIP participants attended UNEA-6 in February 2024, both of which are record numbers for the conference.





# Business Requirements – Limited Capacity

Utilisation of all UNON Conference Facilities, past 5 years



In 2023, the utilisation rate of the UNON conference facilities exceeded pre-COVID-19 pandemic levels, signaling that conference participants have chosen to return to meeting in person. Even higher utilisation rates would be possible at UNON, should the capacity of the facility be expanded to meet demand, and should the severely deteriorating physical conditions of the spaces be revitalised and modernised.



# Lessons Learned



In line with General Assembly mandates, the project team has conducted several missions to comparable projects, in order to glean lessons learned and best practices from UN and other multi-lateral organisations.

These have included: AU, EC, ECA, EP, IFC, IMF, ITU, UNOG, UNON, WHO, WIPO, World Bank, WTO. Issues addressed have included: Governance, Accessibility, Sustainability, Contract Management, Modernisation of Conference Technology, among others.

African Union Headquarters, Addis Ababa



ECA Africa Hall, Addis Ababa



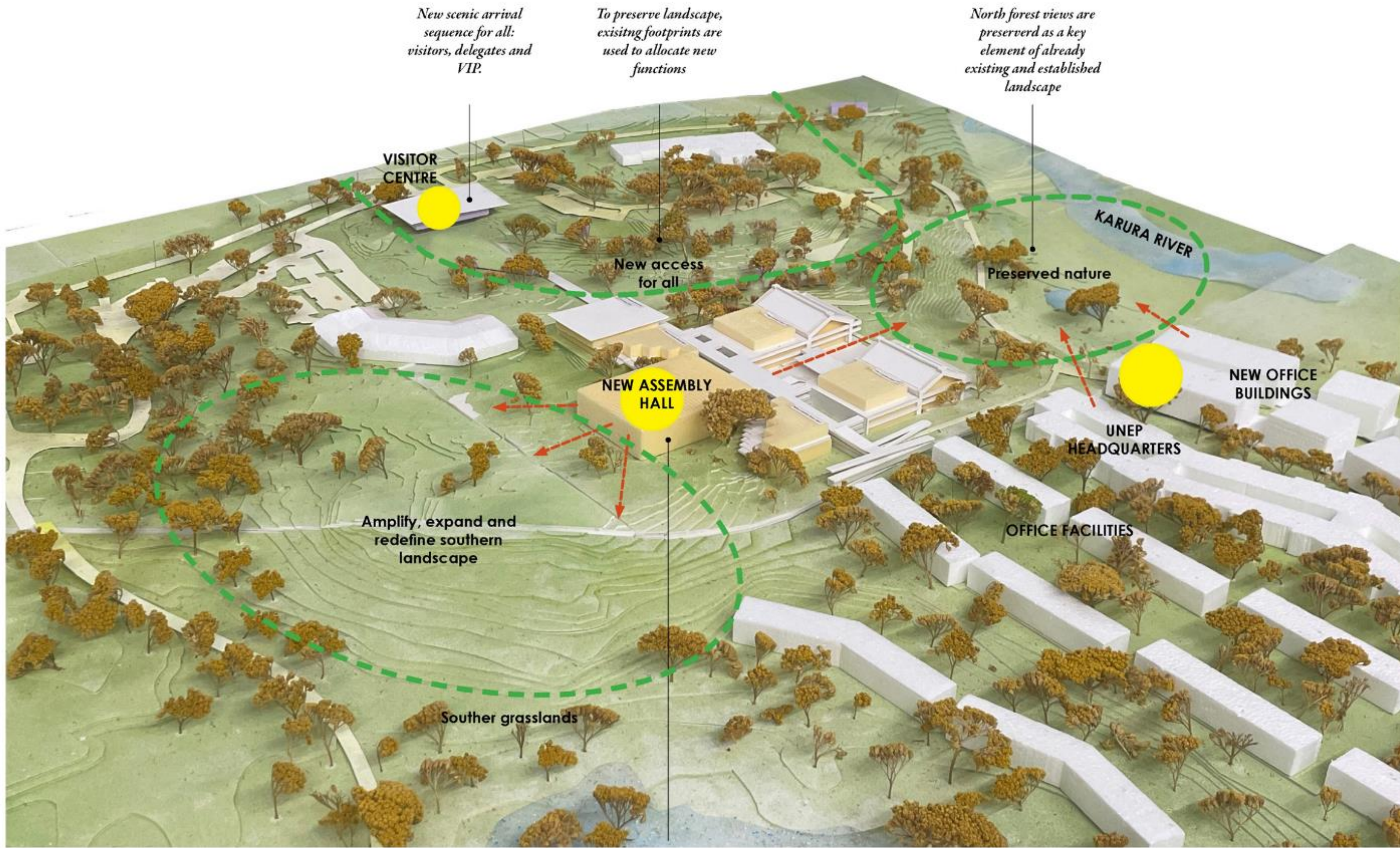
European Parliament, Brussels



# Early Design Concept Studies



# Early Design Concept Studies

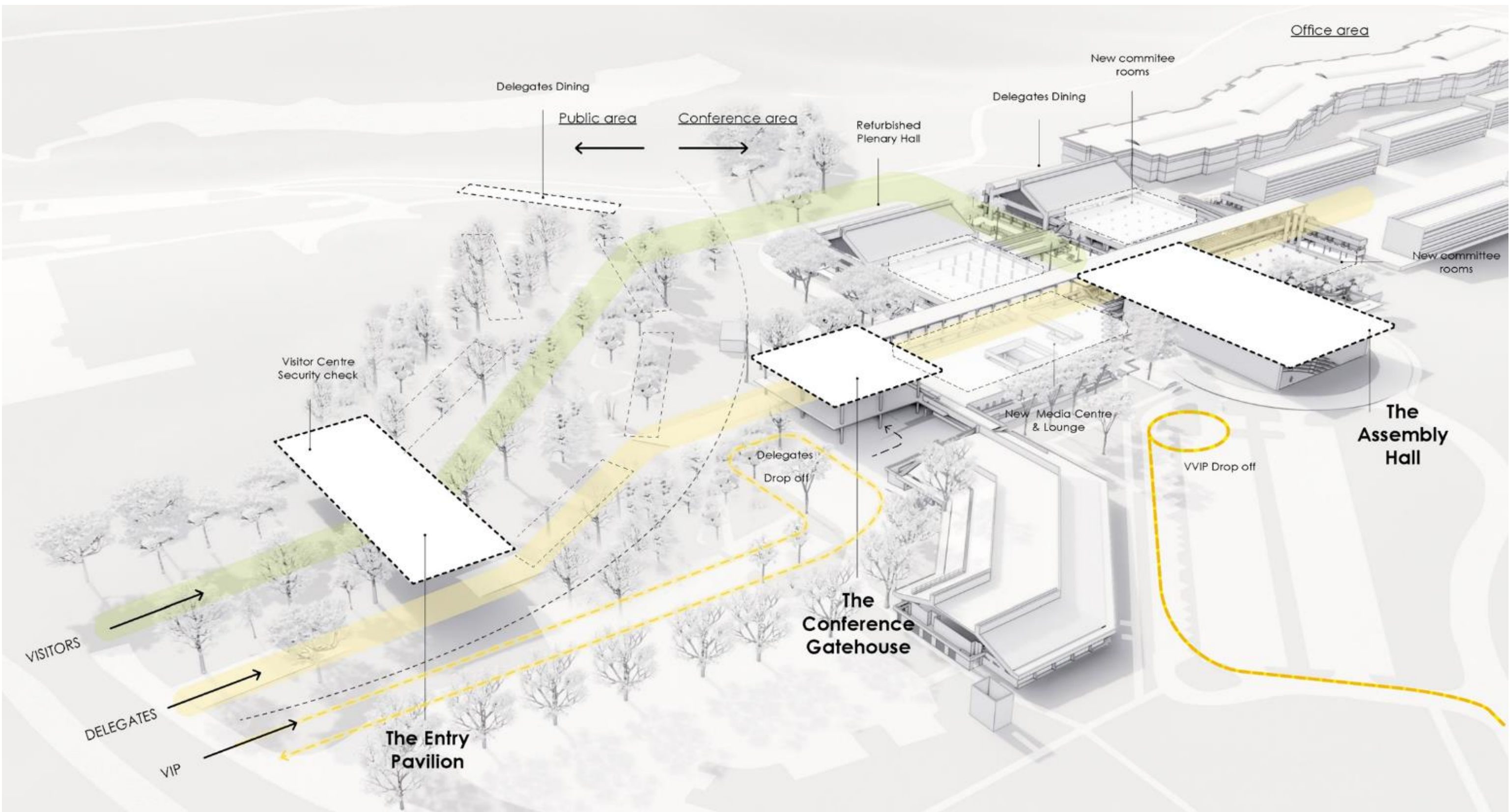


*Minimum impact on natural landscape - build on built (On existing hardscape of the roundabout)*

March 2024

Gigiri Master Plan

# Early Design Concept Studies



# Early Design Concept Studies



# Sustainability Initiatives

- Target net zero / 24/7 carbon-free energy consumption
- Achieve highest possible green building rating (e.g. LEED, BREEAM, CASPEE, Green Star, Edge)
- Maximize natural/passive air ventilation
- Vastly improve indoor air quality
- Increase access to views and natural light
- Minimize energy consumption through building management controls, and low energy lighting and systems
- Design emphasis on connection to natural environment
- Rainwater and graywater harvesting; reduction of freshwater consumption through low-flow fixtures
- Use of local materials and construction methods



Photo Credit: Zbynek Burival/Unsplash



# Accessibility Initiatives

- Project design will employ Universal Design Principles
- Reference principles established in the Convention on the Rights of Persons with Disabilities 2007 (CRPD), and the UN Disability Inclusion Strategy 2020 (UNDIS)
- Pedestrian access – footpaths, vehicle set-down areas, crosswalks, etc.
- Vertical transportation – Elevators, ramps
- Wayfinding and signage – Ensure access for sight and cognitively impaired
- Conference Technology – Ensure full functionality for sight and hearing impaired



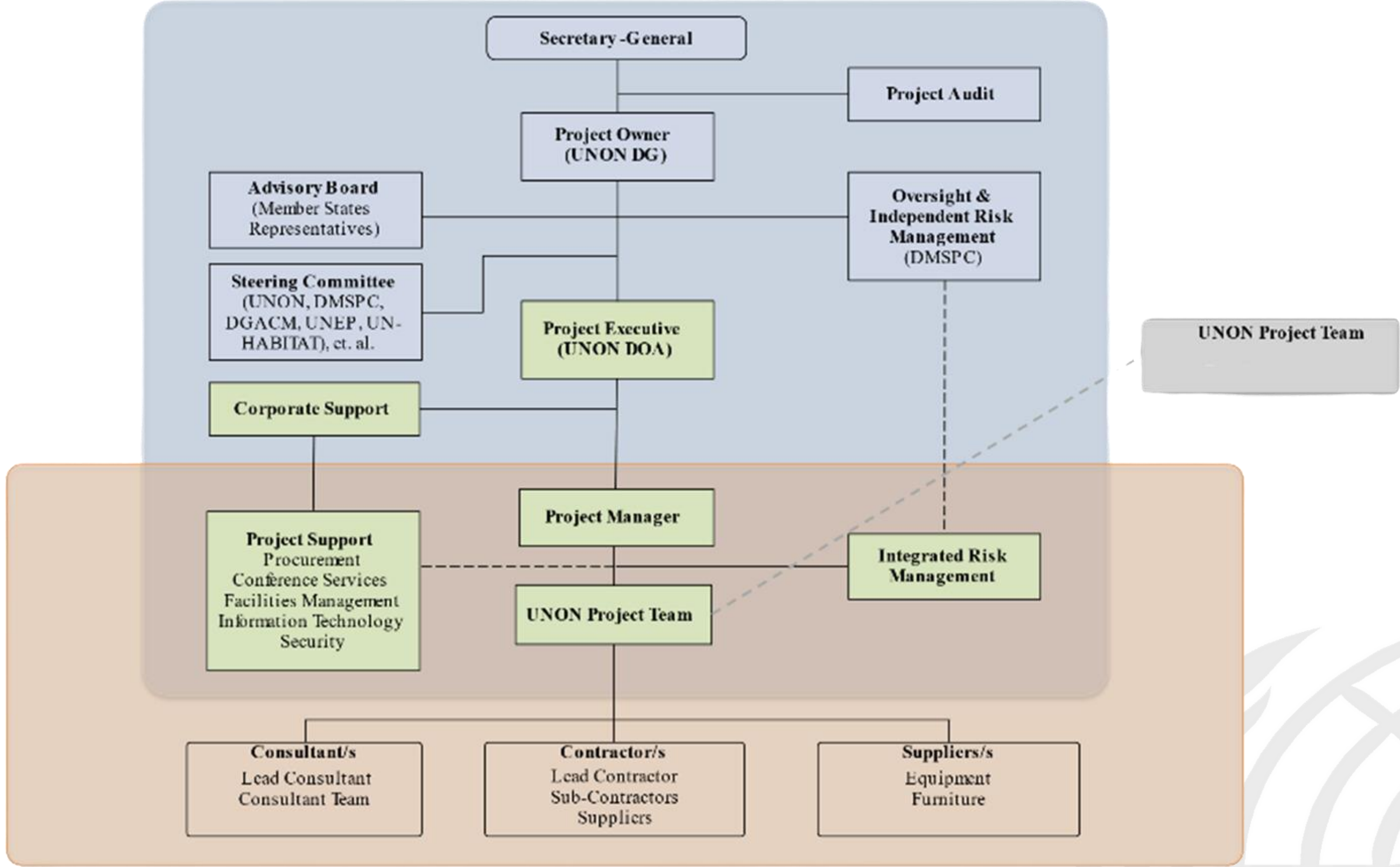
UN Photo/Manuel Elías



UN Photo/Rick Bajornas



# Governance- Corporate



# Status of Procurement and Recruitment

Gigiri Master Plan (GMP) project team at UNON, 2023



## Procurement:

- Design Services – Awarded to Boogertman & Partners (South Africa) 22 September 2023
- Independent Risk Management Services – Expected April 2024
- Programme Management Services – Expected July 2024

## Recruitment:

- 14 out of 20 GMP staff + 1 intern have been on-boarded or selected
- All staff to be selected by end of 2024
- 8 nationalities represented
- 4 regional groups represented
- 50/50 gender balance achieved thus far



# Project Schedule

Schedule as of March 2024

Phase / Year		2023	2024	2025	2026	2027	2028	2029	2030
<b>Phase I -- Early Works &amp; New Construction</b>	<b>Duration</b>								
Design and Documentation	21 Months	█							
Stage 1 -- Preparation and Briefing	5 Months	█							
Stage 2 -- Concept Design	4 Months		█						
Stage 3 -- Spatial Coordination	6 Months		█						
Stage 4 -- Technical Design	6 Months			█					
Construction	30 Months			█					
Stage 5 -- Tender & Construction, Early Works	12 Months			█					
Stage 5 -- Construction, Main Works	18 Months			█	█				
Stages 6 & 7 -- Handover and In Use	12 Months					█	█		
<b>Phase II -- Renovation Works</b>									
Design and Documentation	21 Months	█			█				
Stage 1 -- Preparation and Briefing	5 Months	█							
Stage 2 -- Concept Design	4 Months		█						
Stage 3 -- Spatial Coordination	6 Months			█					
Stage 4 -- Technical Design	6 Months				█				
Stage 5 -- Construction	21 Months					█			
<b>Phase III -- Linkages</b>									
Stage 5 -- Construction	6 months							█	
Stages 6 & 7 -- Handover and In Use	12 Months							█	█

In 2023, the utilisation rate of the UNON conference facilities exceeded pre-COVID-19 pandemic levels, signaling that conference participants have chosen to return to meeting in person. Even higher utilisation rates would be possible at UNON, should the capacity of the facility be expanded to meet demand, and should the severely deteriorating physical conditions of the spaces be revitalised and modernised.

# Design Services Consultant Team – Boogertman + Partners

The UNON has awarded a design services contract to Boogertman + Partners (PTY) Ltd of South Africa for the expansion of its conference facilities in Kenya. The multi-disciplinary architectural firm will lead a diverse and highly skilled international team including Herzog & de Meuron World Ltd. (Switzerland) as co-design consultants, Howard Humphreys East Africa Ltd. (Kenya) as building services, civil and structural engineers, and MACE YMR LLP. (Kenya) for project management and quantity surveying services, among others.

Karura Forest Reserve, Nairobi, Kenya



Photo Credit: Boogertman + Partners

2010 FIFA World Cup Stadium Johannesburg, South Africa



Photo Credit: Boogertman + Partners

Wangari Muta Maathai House, Nairobi, Kenya

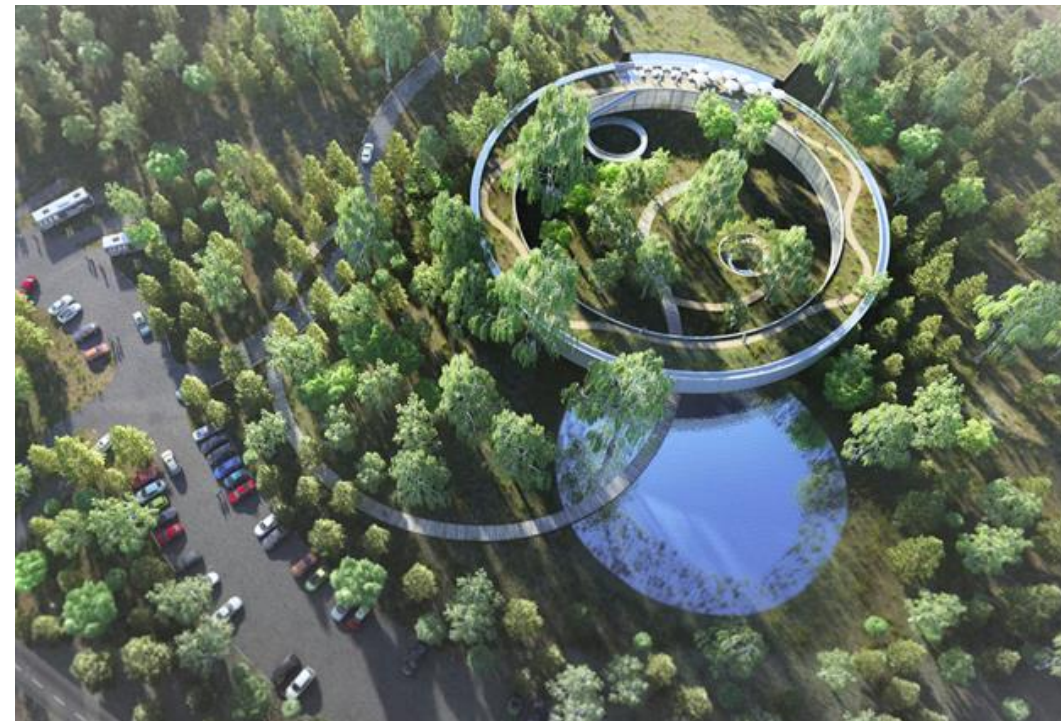


Photo Credit: Boogertman + Partners

BMW Head Office, Johannesburg, South Africa



Photo Credit: Boogertman + Partners

# Design Services Consultant Team – Herzog + de Meuron

2008 Olympic Games Stadium “The Bird’s Nest”, Beijing, China



Photo Credit: Herzog + de Meuron

56 Leonard Street “Jenga Building”, New York, USA



Photo Credit: Herzog + de Meuron

1111 Lincoln Road, Miami Beach, USA



Photo Credit: Herzog + de Meuron

415 M+, Hong Kong, China

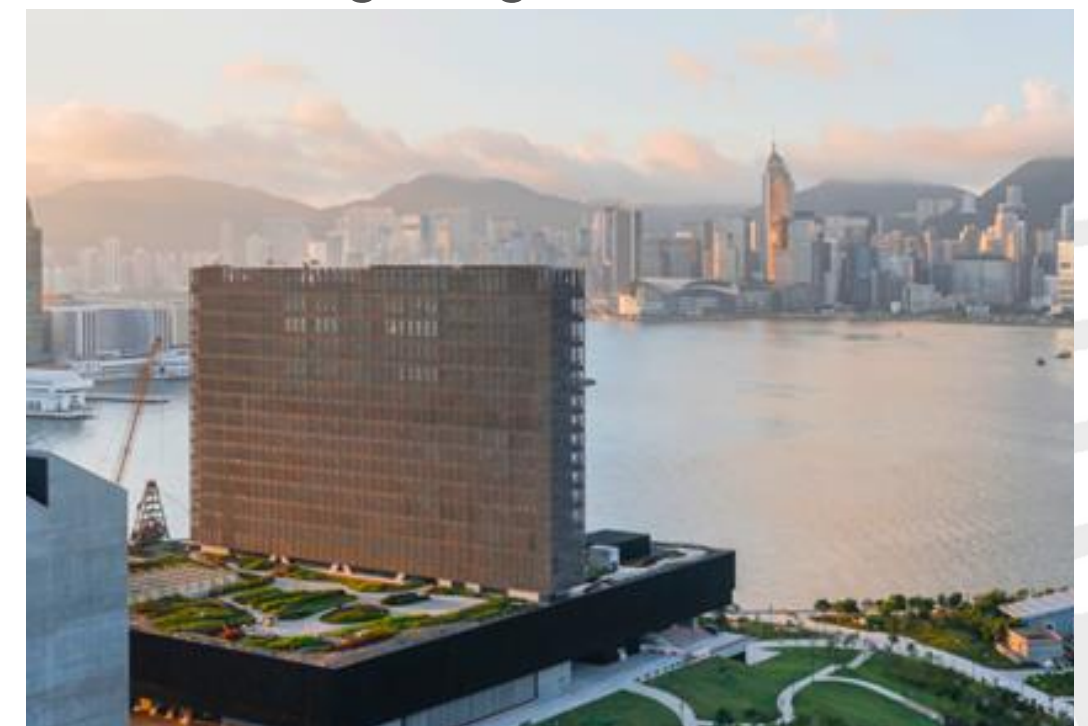


Photo Credit: Herzog + de Meuron



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# Design Services Consultant Team – Howard Humphreys

Jomo Kenyatta International Airport, Nairobi, Kenya



Photo Credit: Skytrax

Britam Tower, Nairobi, Kenya



Photo Credit: Howard Humphreys

Aga Khan University Hospital, Nairobi, Kenya



Photo Credit: Howard Humphreys

Two Rivers Shopping Mall, Nairobi, Kenya



Photo Credit: Construction Kenya



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# Design Phase- Look Ahead



Photo Credit: The Landscape Studio

Full integration with existing site context – Dry upland forest



Photo Credit: Boogertman and Partners

Use of natural landscaping materials

# Design Phase- Look Ahead



Photo Credit: Samuel Kiroko

Use of local construction techniques

Capacity building for local artisans and craftspersons



Photo Credit: Hunter Haley/Unsplash



# Design Phase- Look Ahead

Use of African art integrated into the architectural design. (Examples only.)

Michael Armitage, "Ewaso Niro" 2017, Kenya.



Photo Credit: Artuner

Wangechi Mutu, "A Promise to Communicate", 2017, Kenya.



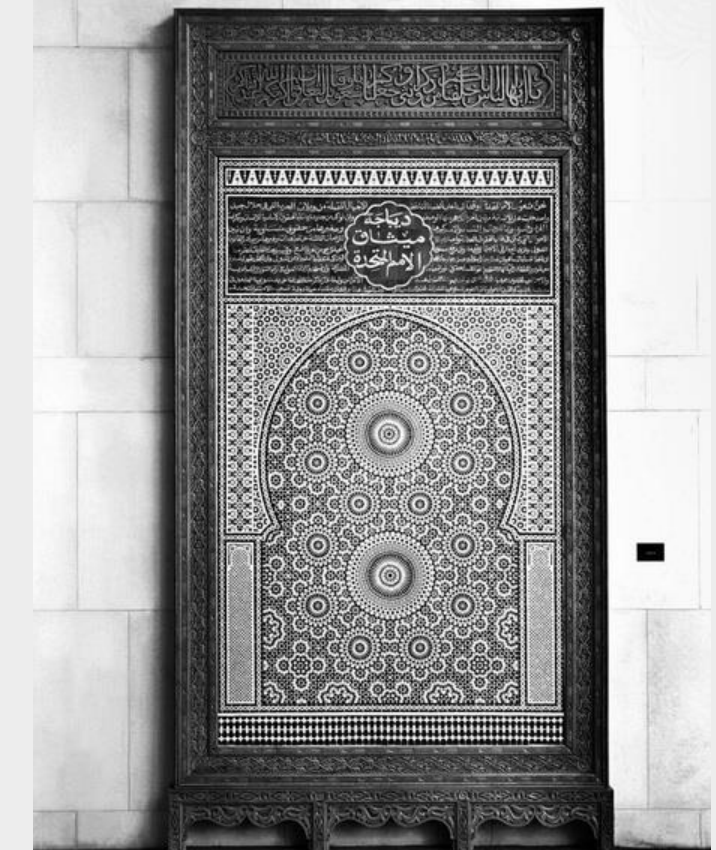
Photo Credit: Charles Mayer Photography

El Anatsui, "Strips Of Earth's Skin", 2008, Ghana.



Photo Credit: El Anatsui/October Gallery

Mosaic gifted to UN by Morocco, 1963.



UN Photo/Yutaka Nagata

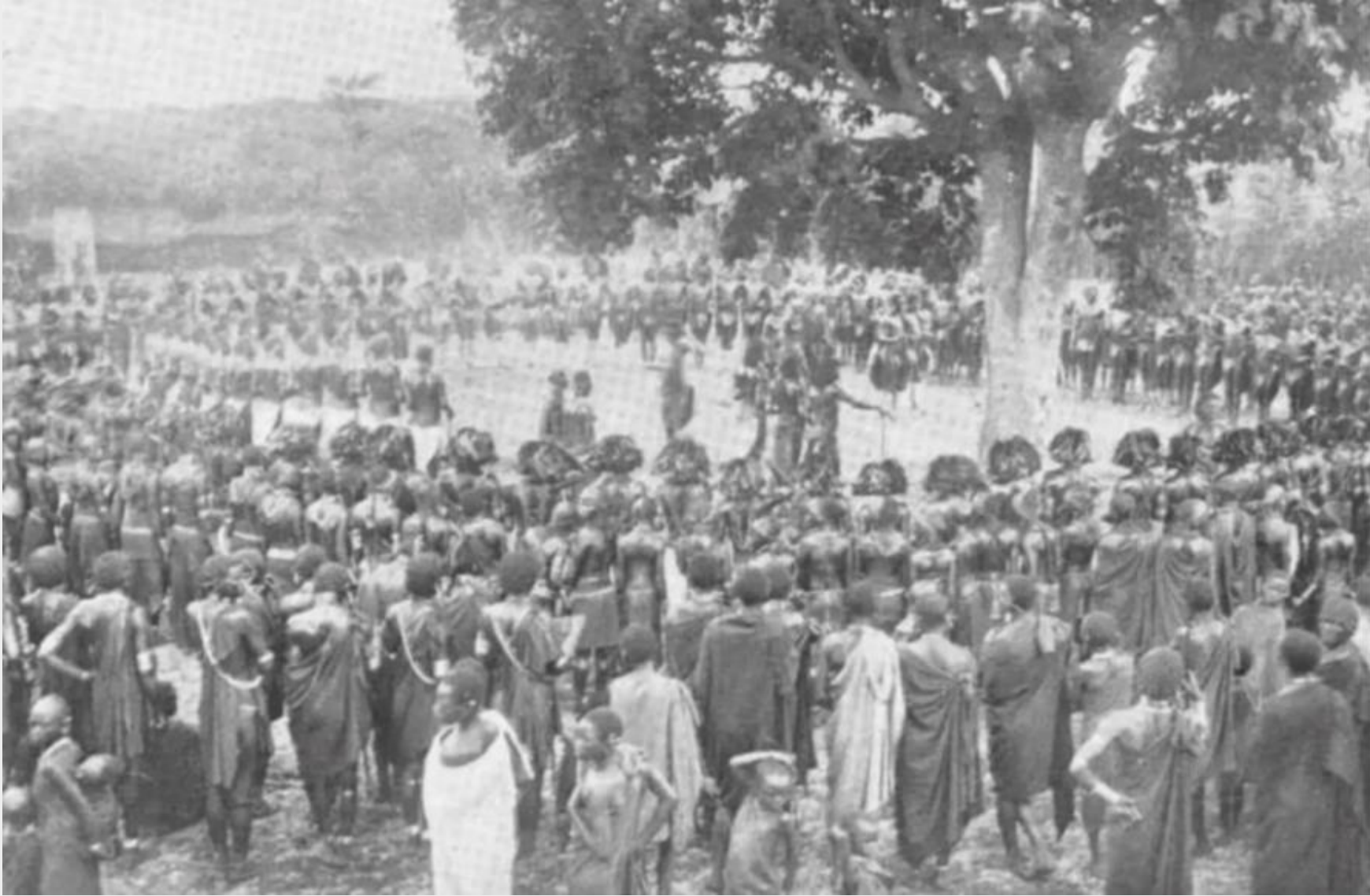
Snøhetta, "The Best Weapon", 2019, Presented at UN HQ by Norway and South Africa.



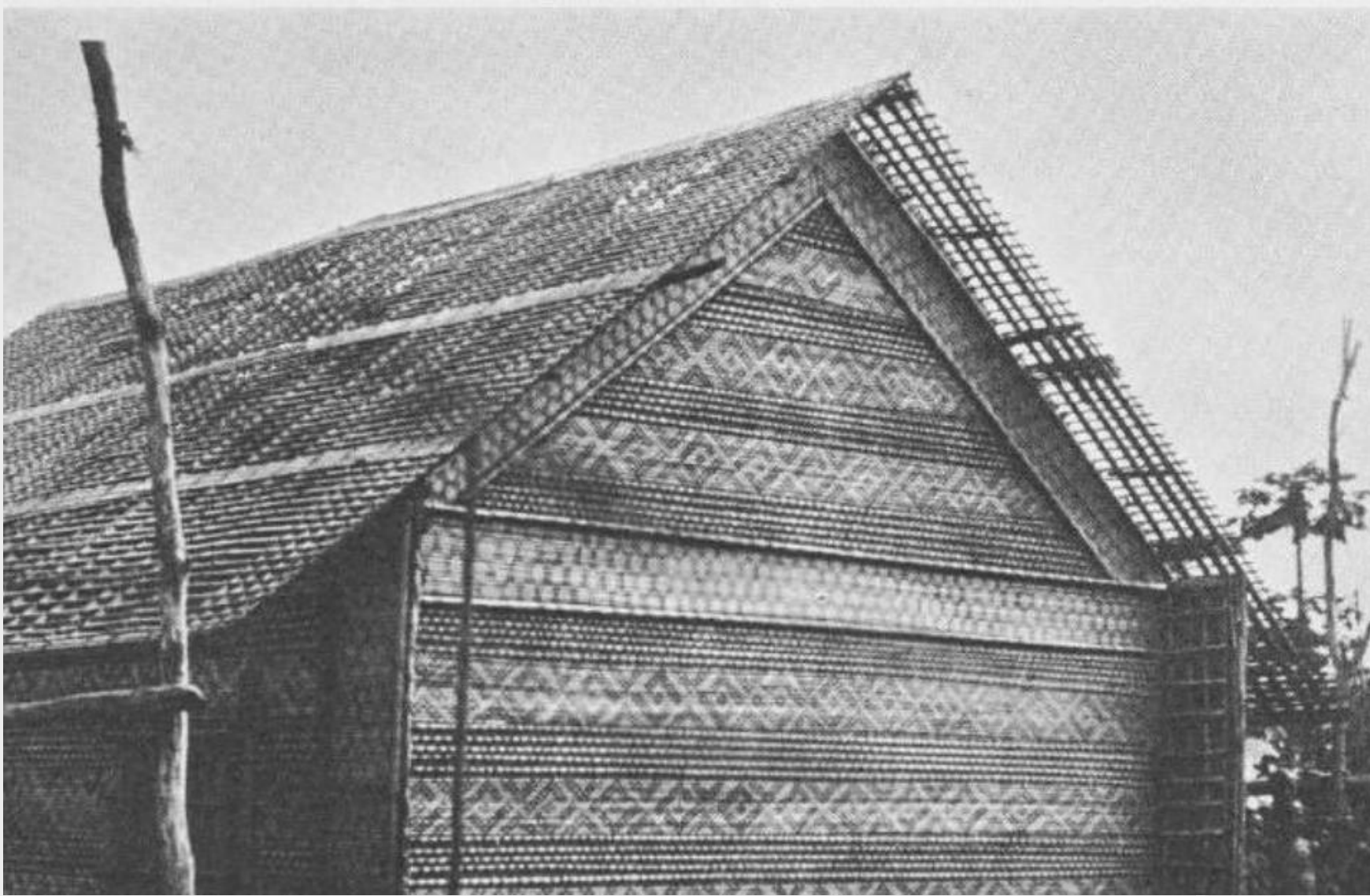
UN Photo/Mark Garten

# Design Phase- Look Ahead

Traditional Meeting Place



Traditional Roof Structure



# Donor Opportunities

General Assembly Visitors Hall,  
New York



UN Photo/Mark Garten

Delegates Lounge, New York



UN Photo/Mark Garten

Trusteeship Council Chamber, New York



UN Photo

Human Rights Council Chamber,  
Geneva



UN Photo/Elma Okic

Room XIX, Geneva



UN Photo/World Health Organization

Africa Hall, Addis Ababa



Photo Credit: Alamy

In line with General Assembly mandates, UNON will be seeking voluntary and in-kind contributions for the project. Shown here in recent past examples of such donations – including art, furniture, interior architecture and others -- are pictured here.

# Thank You

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March 2024



Get In Touch:



[www.unon.org/content/gigiri-master-plan](http://www.unon.org/content/gigiri-master-plan)



[unon-gigirimasterplan@un.org](mailto:unon-gigirimasterplan@un.org)