

Report of the Libya SMT Accommodation and Office Space Task Force

14 February 2021

Background

The United Nations in Libya finds itself in need of additional international staff accommodation and in turn office space considering the political, security and economic developments in the country. Currently, the UN only has accommodation within the UNSMIL contracted Oea Compound in Janzour. The Oea compound contains office space for the Mission and some agencies, while IOM, WHO and UNFPA have offices located at the nearby IOM compound and UNICEF has offices at a separate compound. Several other agencies that have maintained offices at the Palm City compound will need to relocate those as Palm City is to be vacated.

The Task Force was given two weeks (31 January-14 February 2021) to gather options to allow the UN to scale up its presence and report back to the Designated Official. The Task Force was made up of the following members and assigned a set of tasks:

1. Justin Brady (OCHA)-Chair
2. Rabih Saredine (IOM) Programme Manager
3. Marc Perron, (UNHCR) Senior Field Security Officer
4. Luay Alqsar (UNICEF security focal point)
5. Hussein Moursel (UNICEF) Supply/Logistics Officer
6. Mohamed Mansour (UNSMIL) Coordinator Office
7. Wassim Hariz (Integrated Security) SIOC
8. Naatuka Lare (Integrated Security) Fire Safety Officer
9. Tony Hachem (UNSMIL) CMS Office
10. Slobodan Jamnic (UNDP) Security Advisor

The Task Force is requested to:

- Take stock of all the available rooms in OEA and all other approved UN compounds in Tripoli.
- Obtain information on current allocation of space to each UN entity in OEA and all other approved compounds.
- Obtain information on currently unused rooms in OEA and all other approved compounds.
- Obtain information on other space in OEA that could be invested in for use as living and work space and determine the estimated time it will take to get the space ready.
- Obtain information on each UN entity's staff currently living and working in Palm City.
- Obtain the number of staff each entity plans to deploy to Tripoli during the course of this year
- Submit options and recommendations on the way forward.
- Examine previously discussed options and include them in the submission.
- Take into account the COVID situation in assessing the numbers submitted by each entity and consult the CMT and the crisis manager in this regard.

The Task Force met four times during the course of the assignment with tasks divided among members. An update on progress was provided to the SMT on 4 February and regular updates provided to the Designated Official during the two weeks.

Requirements

Agencies are currently allotted 46 accommodation rooms and four office villas by UNSMIL. The Task Force canvassed agencies on their immediate needs for the coming 1-2 months and 3-6 month periods.

AGENCIES	STAFF ACCOMMODATION NEEDS					OFFICES SPACE NEEDS		
	1-2 months Minimal staff number <i>(Critical Staff)</i>		1-2 months Total <i>(minimal number)</i>	3-6 months Optimal staff number		3-6 months Total <i>(optimal number)</i>	Number of offices needed (minimal)	Number of workstations to be accommodated in the offices
	Women	Men		Women	Men			
OCHA	3	3	6	4	4	8	2 + 1 meeting room	28
UNFPA	2	3	5	2	6	8	5 (4+1 meeting room)	18
UNDP	8	14	22	10	16	26	17 (16 + 1 meeting room)	70
UNICEF	6	7	13	8	10	18	3 (2+1 meeting room)	20
UNHCR	6	6	12	6	6	12	0	0
IOM	4	16	20	7	18	25	0	0
WHO	4	10	14	6	12	18	0	0
WFP	1	5	6	4	10	14	2	
UNOPS	1	3	4	2	6	8	4 (3+1 meeting room)	10
TOTAL	35	67	102	49	88	137	31 (25+5 meeting rooms)	146

This leaves a gap of 56 accommodation rooms in the coming 1-2 months and 91 accommodation rooms in the coming 3-6 months, however due to COVID-19 self-isolation requirements, it is not possible to occupy all rooms at any given time. An additional requirement in the overall need for accommodation are the ceasefire monitors, which will total ten in the very near term.

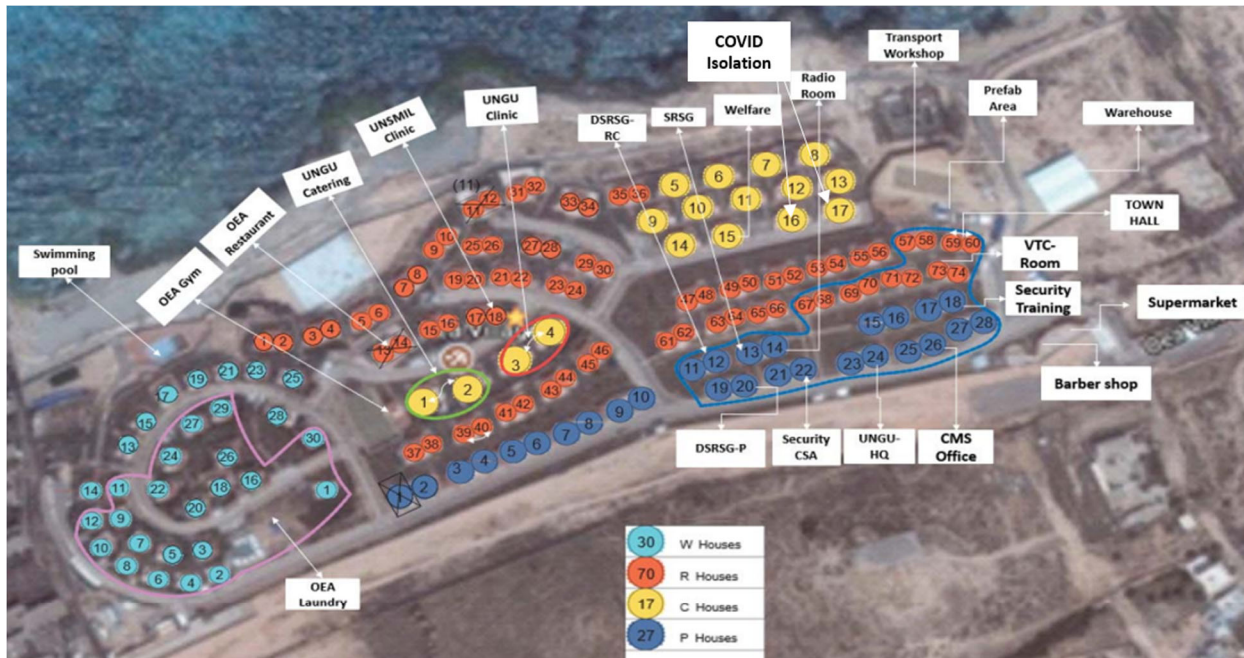
Recommendations

The recommendations of the Task Force breakdown into four categories:

1. Optimization of the existing space in the Oea Compound for immediate gains
2. Increase in capacity through the addition of containerized office space- short and medium term
3. Increase in capacity through the addition of containerized accommodation space
4. The expansion of UN premises through the contracting of additional compounds

1. Optimization of the existing space in the Oea Compound for immediate gain

The gains to be made involve repurposing existing space and improving the use of rooms when not occupied. The current allocation of villas in the compound is depicted in the map:



Villa Num	Offices
P 11	Political Affairs
P 12	DSRSG/RC/HC/RC/RR
P 13	SRSG
P 14	Radio Room
P 15	CITS
P 16	Chief of Staff
P 17	SIS
P 18-G	Security Training
P 18-Ft.-F	Military Adviser
P 20	DSRSG/Political
P 21	Security

Villa Num	Offices
P 22	Chief Security Advisor
P 23 Ft.-F	PIO
P 23-G	JARU
P 24	UNGU -Office
P 25Ft.-F	Facility Management
P 26 Ft.-F	Chief of Mission Support
P 26 Ft.-G	Meeting Room
P 27 Ft.-F	Chief Technical Services
P 27 Ft.-F	CMU / Procurement
P 28 Ft.-F	Investigation unit
P 28	Meeting Room

Villa Num	Offices
R 57	HRS
R 58	OCHA
R 59	Town Hall
R 60	
R 67	Finance
R 68	WFP
R 69	UNHCR
R 70	Budget
R 70	Human resources
R 71	Electoral
R 72	UNMASS

Villa Num	Offices
R 73	VTC-Room
R 74	WHO
C 3- C4	UNGU Clinic
C 15	Welfare club
R 18	UNSMIL Clinic
Prefab Area	Engineering
Prefab Area	Aviation / Visa Unit
Prefab Area	Properties Management
Prefab Area	Transport Section
Prefab Area	Mail and pouch

Repurposing villas into accommodation could come through:

- Relocation of the equipment in the welfare villa (C15) to the restaurant
- Convert immediately any offices not being occupied now or for coming weeks
- While it was recognized that medical capacity was to be enhanced, the possibility to consolidate space in the five villas (C3, C4, C16, C17 and R18) used by UNSMIL and UNGU medical.
- Determination on the need for dedicated accommodation and office villas for the Special Envoy (formerly dedicated to the SRSG)

Improved use of room space could be achieved through:

- Allocation of rooms held by UNSMIL staff working from Tunisia who, based on COVID-19 programme criticality will not be returning to Tripoli. This number needs to be confirmed by UNSMIL, but the planning figure suggested was 35 rooms could be made available.
- D level staff live in shared accommodation. Currently D staff have dedicated, two-bedroom villas. It was suggested that D level staff share with peers and not ask staff to share accommodation with their supervisors.

- Expanding access to the FSS room management system maintained by UNSMIL to allow rooms to be used temporarily while staff are away on R&R/leave/mission. This is particularly important to optimize space for COVID-19 self-isolation. It would mean moving away from dedicated rooms that are exclusively for the use of a single staff member. Currently FSS is available only to staff with UNSMIL configured computers and access to the UNSMIL network.

2. Increase in capacity through the addition of containerized office space- short and medium term

The fastest method to expand the actual space available is to construct containerized office space to house Mission and agency offices currently occupying villas that could be converted to accommodation. This would free an estimated 43 accommodation rooms. Security has indicated that while containerized office will not require side and overhead protection, the design should allow for the adoption of such measures should the security threat evolve. There are three options for space to construct containers, the first two could be achieved in a matter of weeks, whereas the third requires a longer lead time:

- Within two months: Containerized office space within the existing UNSMIL-contracted Oea compound. UNSMIL engineering estimates some 840 m² is available, as marked in red on the map, given Oea management concurrence, to build containers. The “playground” at the western edge of the compound, marked in blue, could also be demolished, was suggested by Oea management. Area at the eastern portion of the compound is off limits due to the ammunition storage area.



System contracts exist for pre-fab containers, but the lead time is three-months, whereas the Task Force confirmed the availability of such containers on the market in Tripoli. Costs approach 1000 LYD/m² with 48m² size units, size can be adjusted, available within four weeks of order.

- Within two months: Construction of containers in the IOM compound. There are currently 600m² of level, concrete space in the IOM compound that could be exploited for containerized office space. More space could potentially be added. Security is reviewing the premises security in consultation with IOM if it is to host an expanded number of UN staff. The potential

to link the compound by road to the western gate of the Oea compound is also being analyzed so as to minimize exposure traveling to and from the IOM compound from Oea from the main gate. IOM is amenable to hosting more agencies through the construction of containers.

- Four to six months: Construction of containers in the “Oea Annex” to the north of the entrance way between the main gate and the vehicle search area. This proposal has been considered previously, so Oea management have designs and pricing would need to be updated. The land must first be improved and the estimated time to construct office space per the Oea specifications is four months. The contractual modality to move forward with this proposal would require an agency to enter into a separate contract with Oea management and serve as manager of the common premises. The area is outside the current UNGU perimeter and would likely require additional UNGU capacity, which is dependent on a SECCO resolution, the language of which refers to protection of the UN in Libya and not specifically UNSMIL, which is pertinent to the option 4. Expanding UN premises. While it is achievable to obtain such a mandate adjustment given the desire of key Member States to see the UN enhance its presence, it is another process that will take time. Any such request should clearly state that the additional costs will be borne through cost sharing. The increase in the UNGU contingent increases the need for accommodation, thus partially off-setting any gains.

The presence of a large number of staff in containerized office space requires that safe havens are constructed in the area. This pertains to the proposal to build in the Oea annex whereas IOM has sufficient safe haven space once minor adjustments are done. In Somalia, UNSOS undertook a comparison of options and found the LTA held by UNHCR for safe havens was the best in terms of protection to standard and affordability. The Task Force has obtained the specifications and can provide should any of the mass containerized options be selected.

3. Increase in capacity through the addition of containerized accommodation space

Additional accommodation rooms could be achieved by creating containerized accommodation, an option that is most often raised in relation to moving the UNGU from the villas they occupy, which would free 60 accommodation rooms. Such construction would be more time consuming and costly due to the need for more infrastructure and side/overhead protection as required by security for containerized accommodation. The current location of the UNGU accommodation also has, according to security, an operational logic, so moving them has implications in that regard as well. Finally, Task Force members raised concerns about duty of care in asking those who protect the compound to live in what are likely to be sub-standard accommodation. Given the space required, the Oea annex would be most suitable for such containerized accommodation and with it the need for additional UNGU soldiers.

4. The expansion of UN premises through the contracting of additional compounds

The measures outlined above will create space in the short term, but as the pandemic is contained and the programme criticality changes, there is an expectation that more UN staff, from UNSMIL and agencies would be required in Tripoli. This raises the need for a longer-term solution through the contracting of additional compound space. In the limited time available to the Task Force, one option, the Janzour Touristic Village (JTV), which abuts the western wall of the Oea compound, was identified as a possible location. The compound need of significant repair, which has begun, but will take at least eight months to complete if a contract was in place and the compound management engaged a larger

work force to undertake refurbishment. A full security assessment of the compound, to include the UNGU commander and his staff and a due diligence assessment to determine the standing of the JTV management company, Current Waves Corp., to mitigate reputational risk to the UN are required.



The compound consists of 176 accommodation rooms distributed in 84 villas and a hostel:

- 41 3-bedroom villas
- 33 1-bedroom villas
- 10 2-bedroom villas
- 264-room former hostel that could be converted into office space. Restaurant and reception area would be suitable for meeting/conference space. The building is large enough to house additional UNGU soldiers required to secure the premises. A walkway could be created to unite the Oea and JTV compounds. JTV also envisions building a boat landing that could be utilized should an agreement be put in place with Member States to evacuate UN personnel by sea.

It was recommended that UNDP and IOM and any other agency that would consider acting as a common compound contract holder and manager visit the compound with engineering and contract staff to discuss in more detail with JTV management.

Assuming for security reasons the UN wishes to restrict its overall presence to the Janzour area for the foreseeable future, other compounds might be available and offer advantages to the JTV compound that was visited, however the time and capacity of the Task Force did not allow for further investigation.

Acknowledgements

The Task Force would like to thank all UN entities in Libya for the superb cooperation in the work requested by the Designated Official and the flexible approach taken to find solutions to allow the UN to deliver to the full extent possible for the people of Libya. The Chair also thanks the Mission and agencies who provided staff to serve as members of the Task Force, and the greatest thanks to the members of the Task Force, which worked in a constructive and collegial manner that should serve as an example for any future system-wide collaboration in Libya.

Justin Brady
14 February 2021
Tripoli