

Construction audit of stage two of the new administrative building in Zollikofen

Federal Office for Buildings and Logistics

Key facts

The Federal Office for Buildings and Logistics (FOBL) is currently conducting the second stage of the construction of the new administrative building in Zollikofen (BE). Following a turnkey contract competition, this building has been in planning and construction since the end of 2016. Marti AG, a full-service general contractor, is responsible for its implementation¹.

The new building will serve as office space for employees of the civil Federal Administration. By mid-2021, 1,160 workplaces will be created for the Federal Office of Information Technology, Systems and Telecommunication and the IT Service Centre of the Federal Department of Justice and Police. These will be equipped with the latest technology and incorporate platforms for mobile working. Funding of around CHF 100 million has been budgeted for these investments.

The audit of the Swiss Federal Audit Office (SFAO) focused on the FOBL's project management. This also included contractual aspects, organisational guidelines and the steering instruments used. Overall, the result of the audit was good, particularly in terms of the appropriate division of tasks between the project owner and the full-service general contractor. One recommendation was made as a result of the audit, as well as various suggestions.

Management of costs, services and deadlines is ensured

The FOBL is applying a standardised procedure for the construction of the new building by the full-service general contractor. This includes numerous contractual, organisational and technical regulations. Overall, it was found that the FOBL is able to ensure that costs, services and deadlines are managed.

During construction, the FOBL is employing a set of steering instruments that is appropriate for this project. However, there is a need for improvement in certain areas. One of these concerns risk management at project level, which will be replaced by an up-to-date solution by 2020. Another concerns the need for more consistent implementation of quality assurance and project changes. In addition, some adjustments to the content of the project manual are necessary for future assignments for the full-service general contractor.

The FOBL's human resources are considered to be too limited for the necessary construction supervision and construction support tasks that cannot be delegated. Since the project owner cannot automatically appoint a "construction supervisor" when commissioning a full-service general contractor, the question of resources should be clarified.

¹ "Turnkey contract for the study and construction of the new administrative building in Zollikofen awarded", FOBL, 25.11.2016 (<https://www.bbl.admin.ch/bbl/de/home/dokumentation/nsb-news-traegerseite.msg-id-64621.html>)

Two-part contract for commissioning the full-service general contractor has proved to be a success

In the course of a turnkey contract competition, the full-service general contractor prepared the detailed planning of the project in accordance with a planner contract. Construction work began once the implementation financing had been secured and the full-service general contractor contract signed. This two-part contract reduces the Confederation's risk of exposure to compensation claims in the event that Parliament does not approve the implementation financing for the project. There is a slight risk of incoherence from a contractual perspective.

The special contract clauses are considered to be appropriate. For example, "open accounting with a cost ceiling" provides transparency in favour of the FOBL in terms of construction accounting.

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