

# **B777 & Impact on the Prévessin Site**

## Presentation for future B777 users and Prévessin population

**Speakers:** Mar Capeans, Sander van Bodegraven, Luca Lapierre—Moro and Araceli Alvarez Escobar

**Also present:** Germana Riddone and Jennifer Chambers

16<sup>th</sup> September 2025, 15:00

# AGENDA

## THE FUTURE PREVESSIN SITE *Araceli Alvarez Escobar*

- Prévessin projects
- B777 surroundings

## B777 PROJECT *Sander van Bodegraven*

- Requirements
- Design
- Mobility & parking

## CONSTRUCTION PROCESS *Luca Lapierre—Moro*

- Timeline
- B777 site
- Parking strategy
- Communication tools

## KNOWN QUESTIONS *Mar Capeans Garrido*

- The restaurant
- Cross buildings consolidation
- Mobility & parking



# THE FUTURE PREVESSIN SITE

# The Prévéssin Site – Prévéssin Projects

## PRÉVESSIN PROJECTS DONE BETWEEN 2021-2025

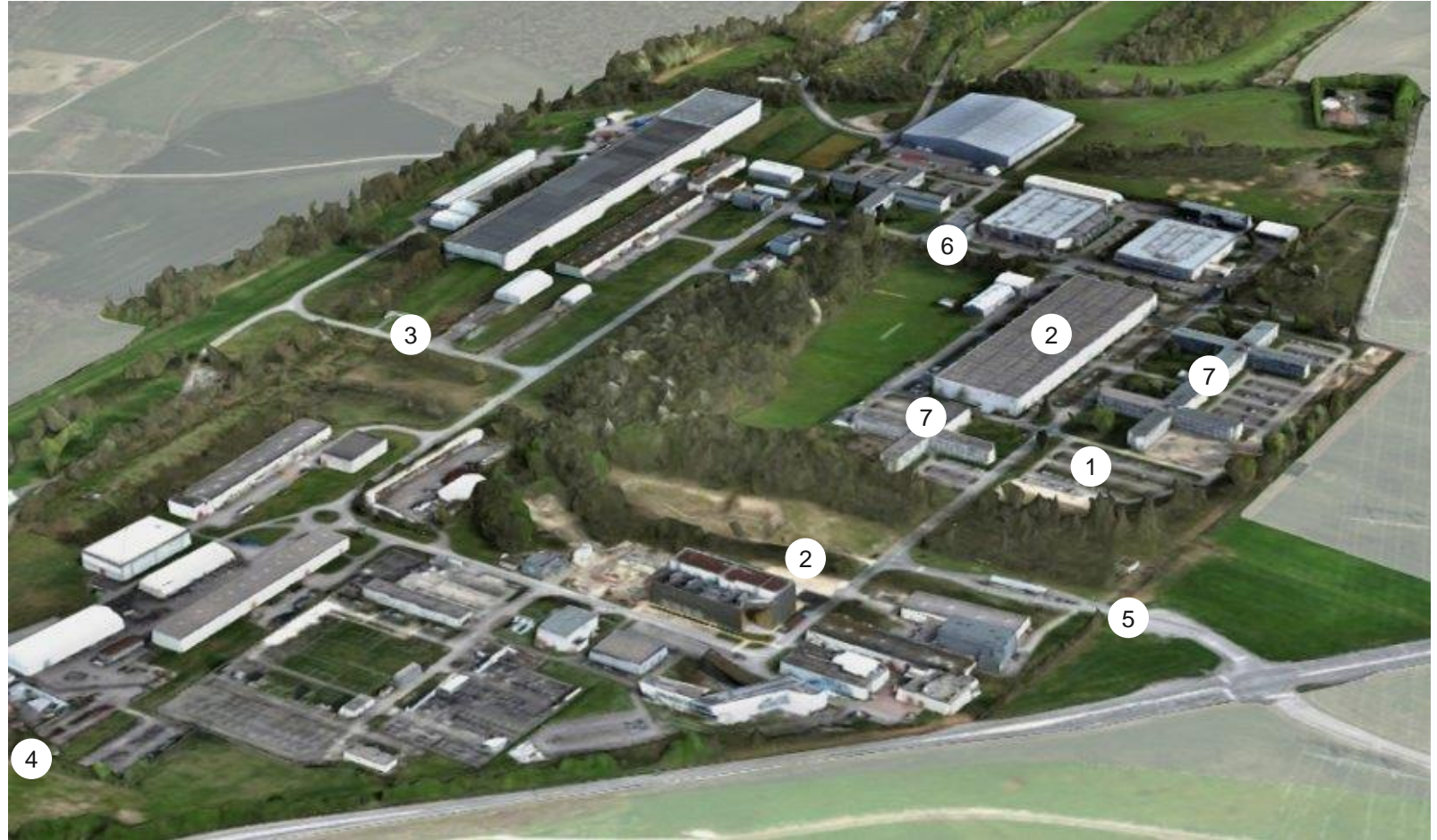
- B937 Robotics
- B775 PCC
- B776 Heating plant
- BR1 Bassin de retention
- Slab for Be-workshop
- B865 and B864 parking renovation
- B904, B926 and B927 roofs renovation
- NA-Cons (CT2, BA81, BA80)



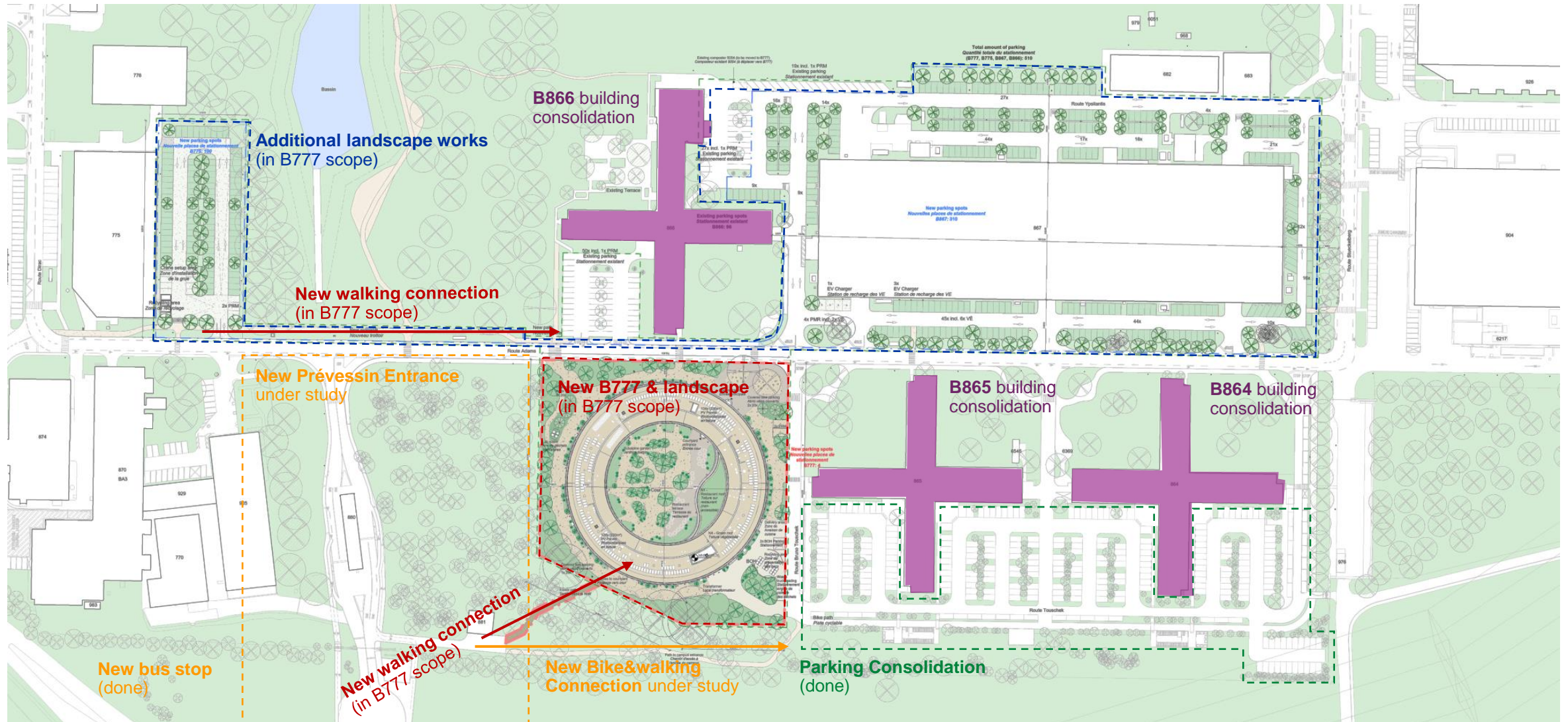
# The Prévéssin Site – Prévéssin Projects

## PRÉVESSIN PROJECTS IN THE PIPELINE (in line with CERN Master Plan 2040)

- New B777, including replacement R3 (1)
- B777 parking areas (2)
- North area consolidation (3)
- Saint Genis entrance for goods (4)
- New Main Prévéssin Entrance (5)
- Outdoor spots (6)
- Cross buildings consolidation (7)
- Other projects



# The Préveessin Site – B777 surroundings



# The Préveessin Site – New Préveessin Site Entrance



Design under development

# B777 PROJECT

# B777 Location

## OPPORTUNITIES

- Central location near the main Prévessin Site entrance
- Proximity to public transport services (new bus stop)
- Located in an administrative area with other tertiary buildings
- Close to green spaces
- Potential to preserve green areas by building over an existing, deteriorated parking zone

## CONSTRAINTS

- Limited by proximity to the forest
- Parking.  
Limited parking locations & existing parking spaces need to be compensated.



# B777 Project - Requirements



## FUNCTIONAL OBJECTIVES

- Provide **new offices, laboratories**, and meeting rooms for the Accelerator & Technology Sector (ATS)
- Build a new **Restaurant 3** (including outdoor seating)
- Create a **social and service hub** for the Préveessin Site

## STRATEGIC OBJECTIVES

- Develop a building with **architectural quality** that exceeds the current industrial and laboratory site standards
- Create a workplace where CERN staff and users genuinely feel at home and happy, promoting **well-being at work**
- Construct an **environmentally friendly**, state-of-the-art building, aiming for net-zero carbon—considering both embodied and operational carbon
- Achieve appropriate levels of energy efficiency, sustainability, and health & safety **certification**
- Allow the **renovation and demolition** of other existing buildings

# B777 Project – Tender Process Design Team

## EVALUATION QUESTIONNAIRE

- Technical References
- Contractual organisation and staffing
- Experience and qualification of key personnel
- Proposed design & construction administration methodology
- Programme Risk assessment and Quality assurance

## BID DESIGN

- **Criteria:** functionality, architecture, estimated construction cost, sustainability and maintenance
- **Evaluation Panel:** 1 User Representative, 2 external senior architects and 2 CERN representatives from the SCE department
- **Technical Panel:** 9 specialists (cost, electricity, HVAC, HSE, Masterplan...)



# B777 Project – Design



Vision:

*"A sustainable building that unites offices, laboratories, and workshops within an open timber structure, designed to prioritise community, collaboration, and well-being, in a low-carbon design."*



**Campus Community**  
*Communauté du campus*

The natural meeting place and center of the campus, where you feel invited and included

*Le lieu de rencontre naturel et le centre du campus, où l'on se sent invité et inclus*



**Happy-Healthy workplace**  
*Un lieu de travail heureux et sain*

Access and proximity to outdoor, light, indoor mobility, serendipity...

*Accès et proximité à l'extérieur, lumière, mobilité intérieure, sérendipité...*

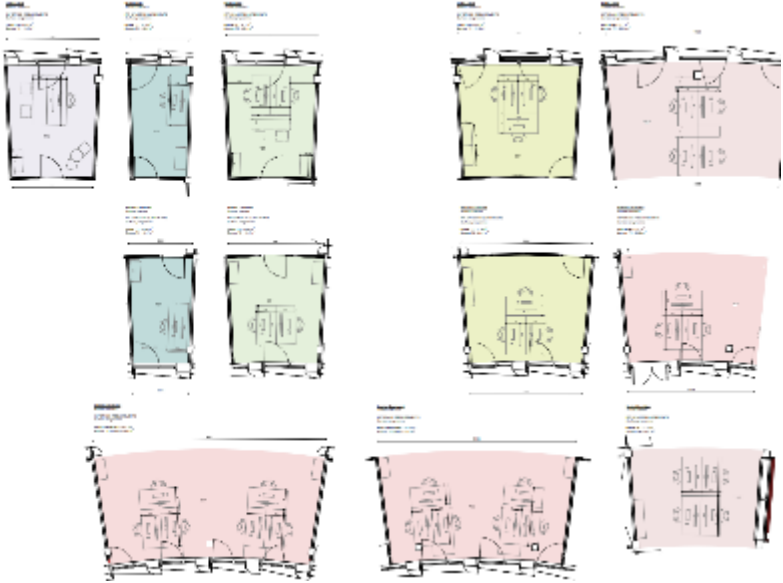
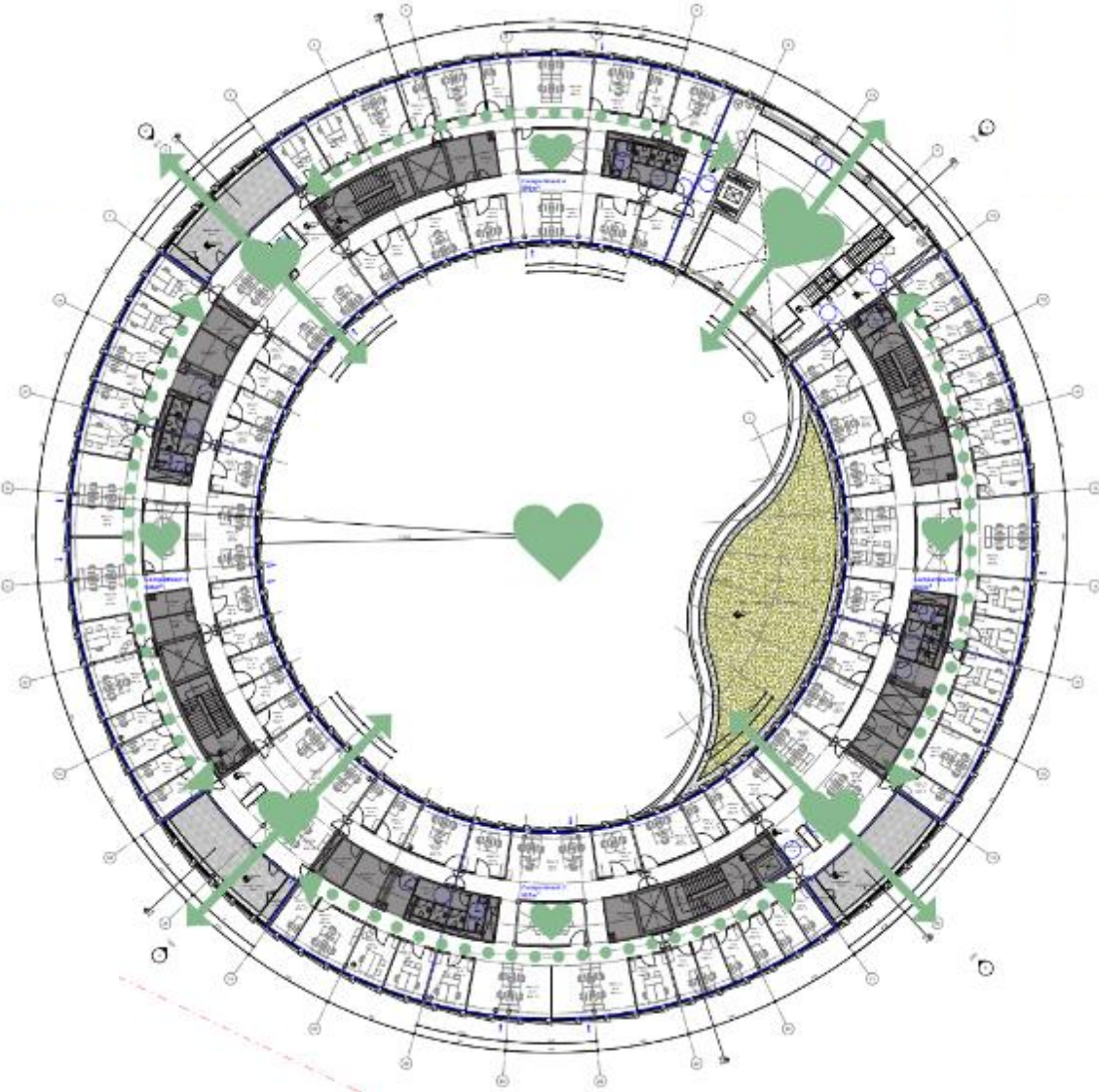


**A sustainable icon**  
*Une icône de la durabilité*

Low carbon, circular economy, flexibility, renewable energy...

*Faible émission de carbone, économie circulaire, flexibilité, énergies renouvelables...*

# B777 Project - Design



## OFFICE SPACE

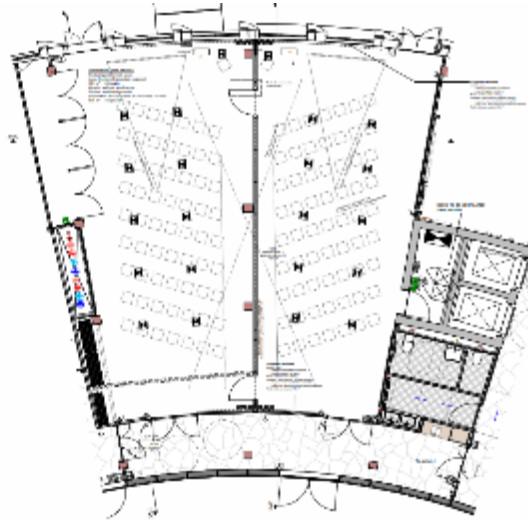
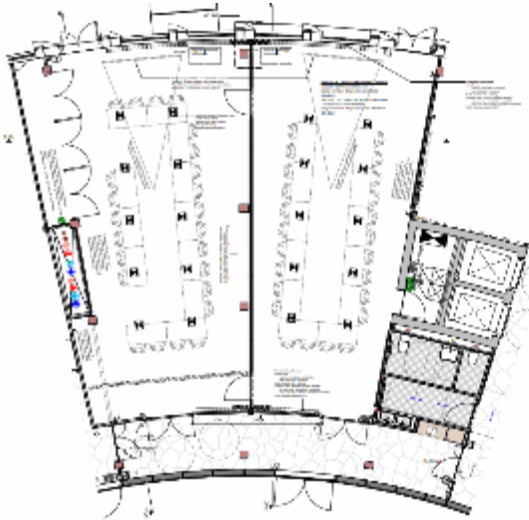
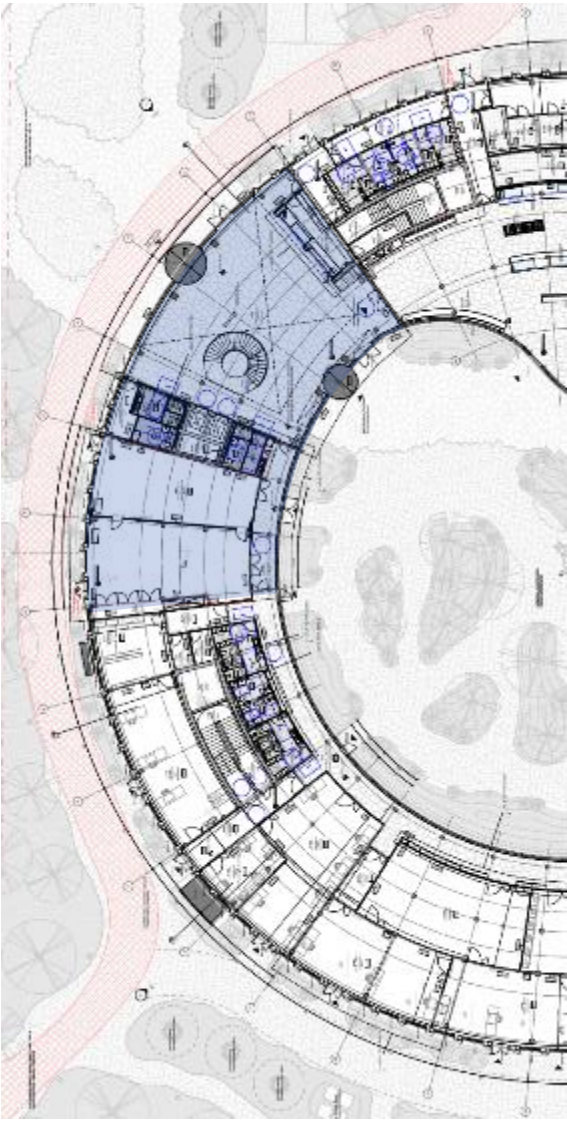
**Offices** for ~530 people (40% open office), modularity allowing future flexibility

**8 meeting rooms**

**9 collaborative areas** including kitchenettes



# B777 Project – Design



## ATRIUM, GRAB&GO AND CONFERENCE ROOMS

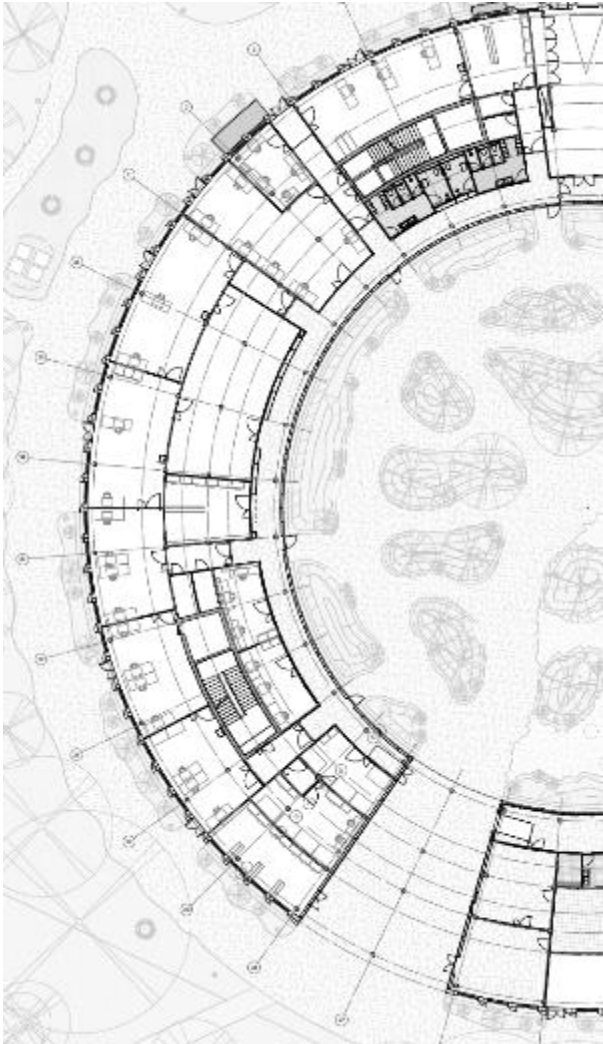
New **atrium** for events and expositions

Two **conference rooms** for a total of 125 people

New **Grab&Go** and **24h service area**



# B777 Project - Design

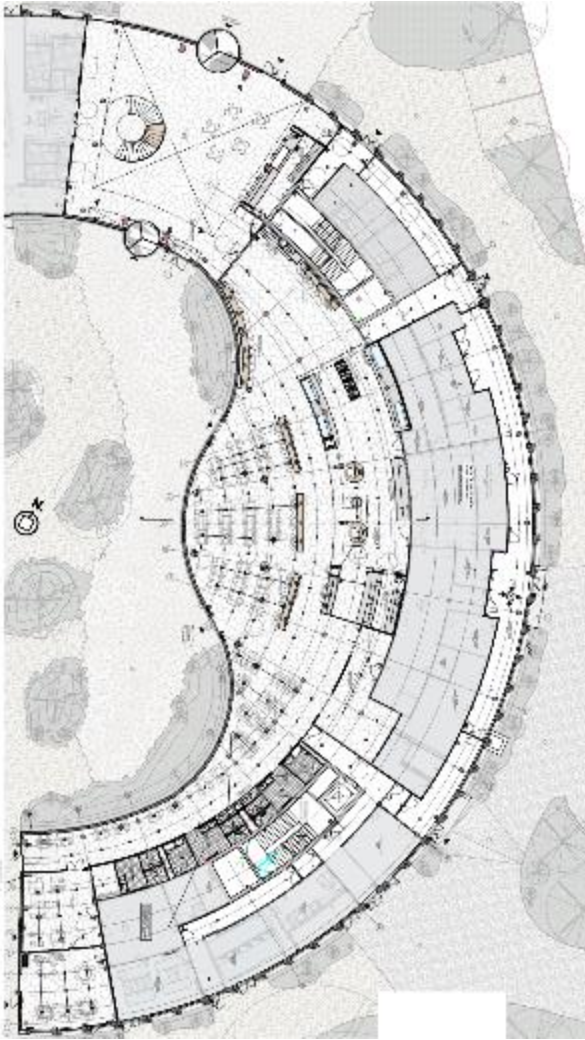


## LABORATORIES

Ten new **laboratories** with a total surface area of 1,000m<sup>2</sup>



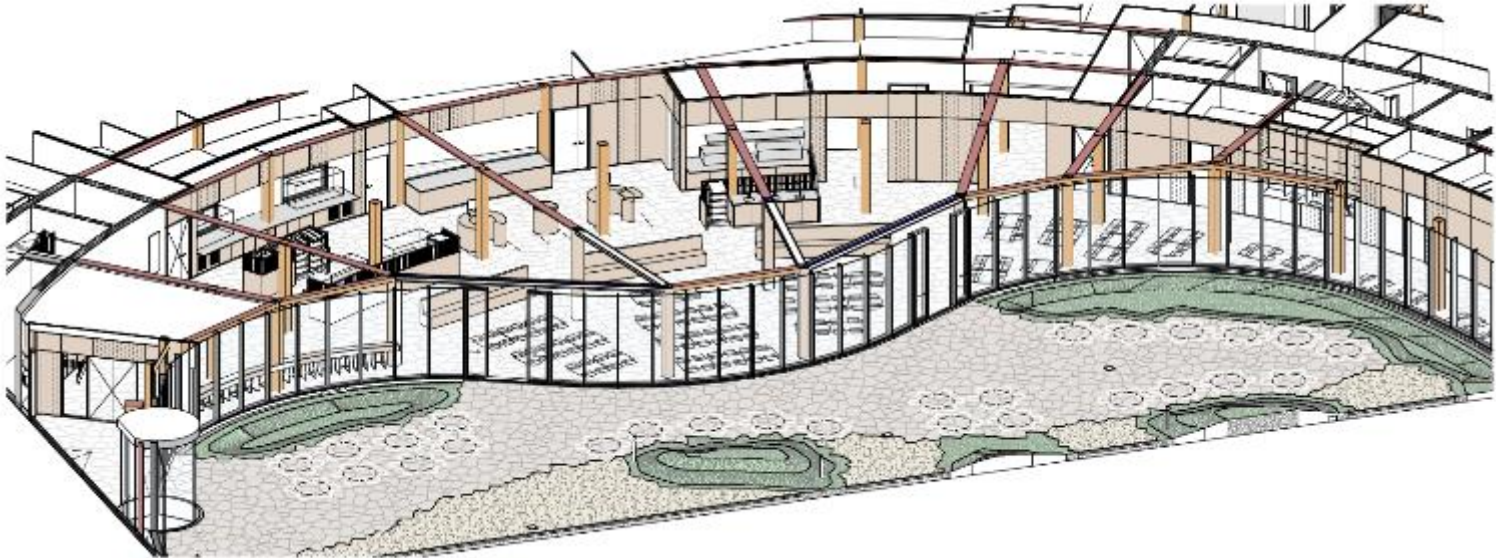
# B777 Project - Design



## RESTAURANT

New **Restaurant 3** with 250 seats to replace the current R3

**Terrace** with 100 seats



# B777 Project – Desig



The natural meeting place and center of the campus, where you feel invited and included  
*Le lieu de rencontre naturel et le centre du campus, où l'on se sent invité et inclus*



Access and proximity to outdoor, light, indoor mobility, serendipity...  
*Accès et proximité à l'extérieur, lumière, mobilité intérieure, sérénité...*

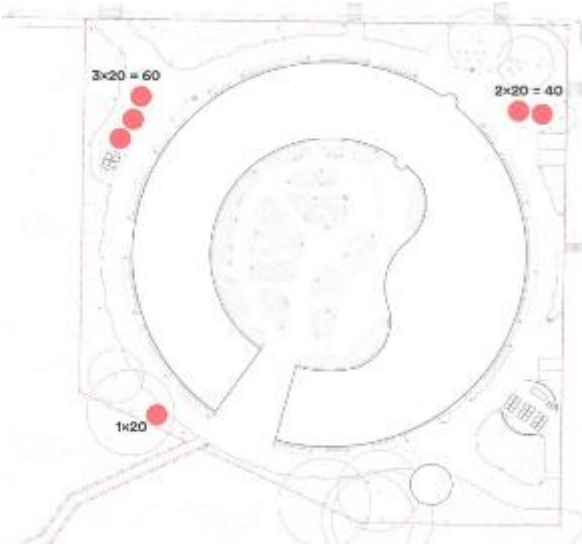
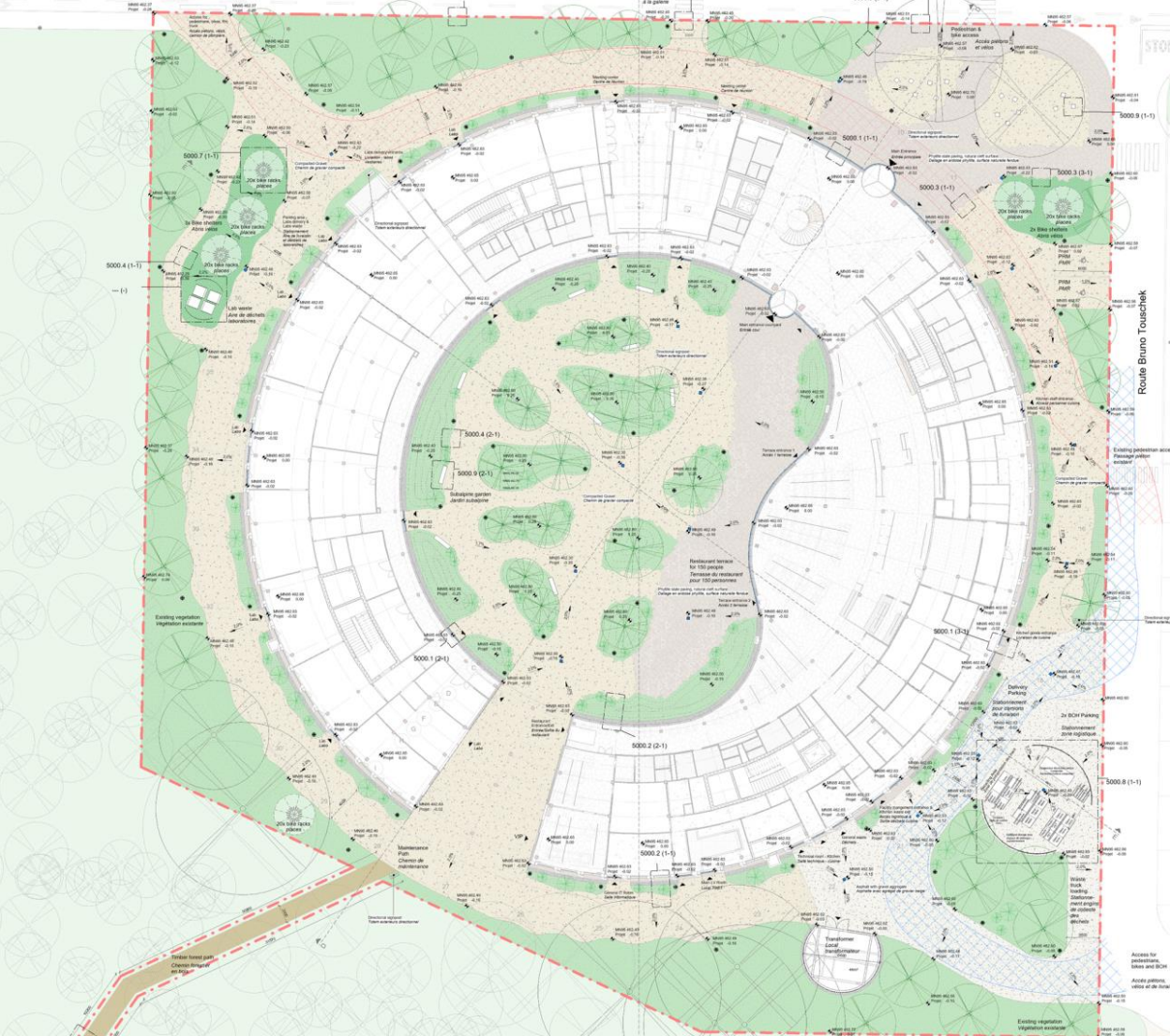


Low carbon, circular economy, flexibility, renewable energy...  
*Faible émission de carbone, économie circulaire, flexibilité, énergies renouvelables...*

## Summarized:

- **Offices** for 530 people (40% open office), modularity allowing future flexibility
- Ten new **laboratories** with a total surface of 1,000m<sup>2</sup>
- New **Restaurant 3** with 250 seats and public terrace to replace the current R3
- New **atrium** for events and expositions
- New **Grab&Go** and **24h service** area
- Two **conference rooms** for a total of 125 people
- **8 meeting rooms**
- **9 collaborative** areas including kitchenettes
- ~ **30,000 m<sup>2</sup>** of landscape treated
- **510 parking spots upgraded to new standards** (128 of those will be additional parking)

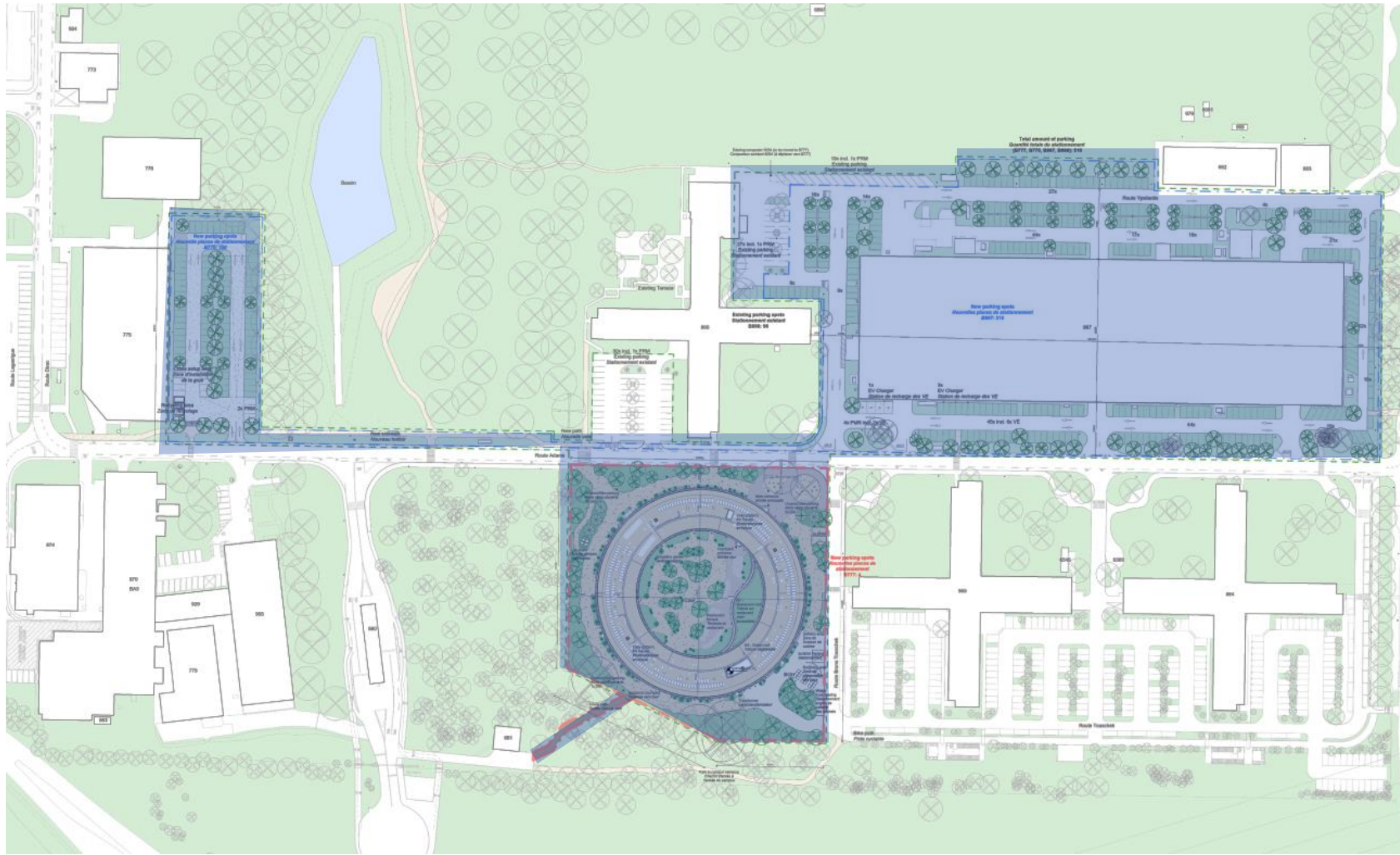
# B777 Project – Design



**LANDSCAPE**  
 New **pedestrian footpath**  
 from the Prévessin Entrance  
**Bike shelters** for 120 bikes  
 New public **terrace**



# B777 Project – Design



## PARKING

- ~ 30,000 m2 of landscape treated
- 414 parking spots upgraded to new standards (128 of those will be additional parking)



Bike infrastructure  
Infrastructures cyclables



Bike parking  
Parking à vélo



Green connections  
Connexions vertes



Informal paths  
Chemins informels

# B777 Project - Mobility and parking

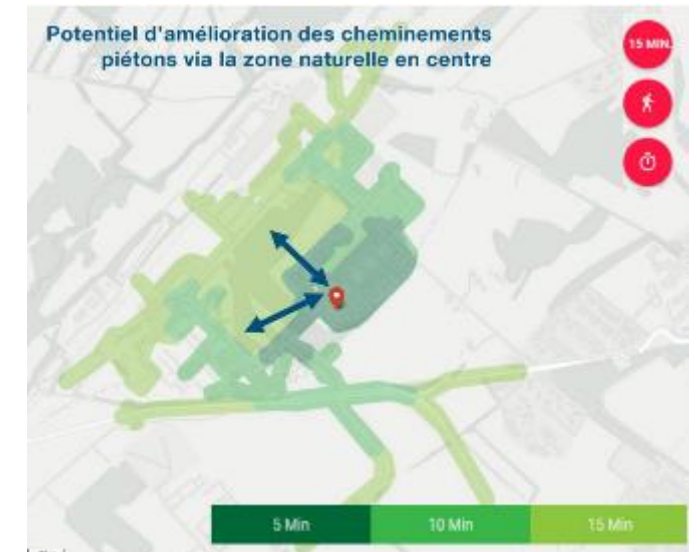
Mobility analysis performed in May 2023 by an **external mobility specialist** (Transitec), based on:

## Input:

- The program of B777 (occupants, restaurant servings and parking spots to be removed)
- **Parking occupation** of the area “Zone 2” during the week, with drone images
- Results of the **questionnaire done at CERN in 2021** concerning mobility
- **Current number of parking spots in the Z2**
- **Current occupancy rate in the area Z2 is 1.6** (parking spaces/vehicle)
- Interest in **preserving the current greenery** within the area
- Surface area available within a **5 to 10 minutes walking distance**

## Assumptions:

- **80%** of the users carry out their **commute home-work by car** (the 2021 questionnaire 60% but Transitec used a more conservative one)
- A **90% attendance rate** (i.e:10% teleworking)
- Around **1.17 persons per vehicle** because of carsharing



# B777 Project - Mobility and parking

## Conclusions Study:

- Current spots needed = 411
- Additional need due to B777 = 325
- => **Total spots needed: 736**

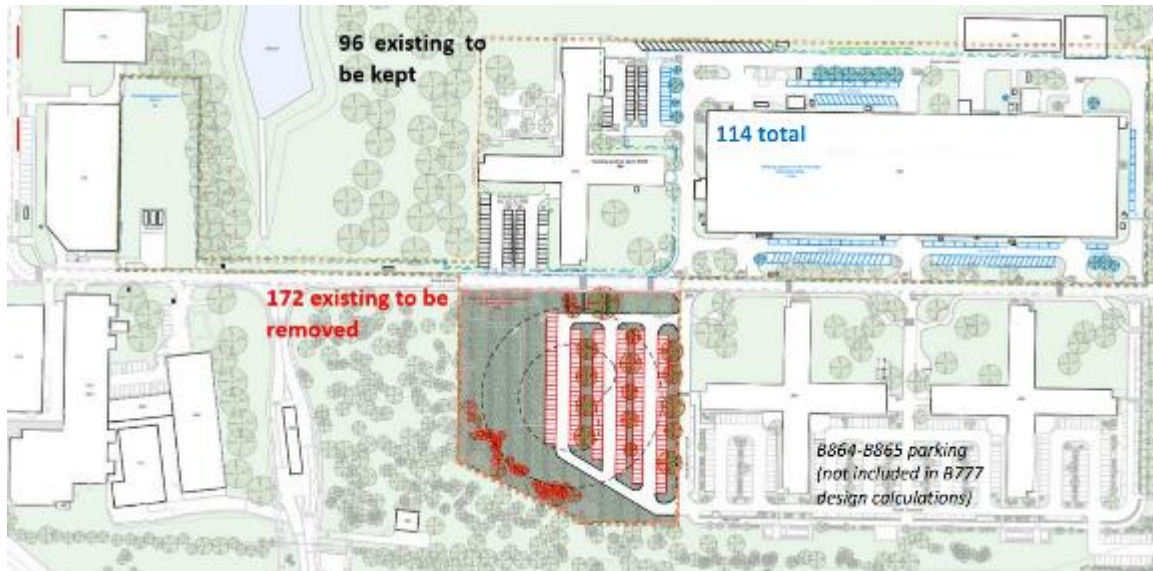
## Parking available after construction:

- 310 around B867 (196 new)
- 96 around B96 (unchanged)
- 100 next to B775 (new)
- 275 + 4 around B864 + B865
- => **Total spots available = 786**



## Conclusion:

- Sufficient parking spots within 500m1 walk of workspace
- If the considered hypothesis proves ineffective, **additional measures will be explored**, such as expanding soft mobility options or providing parking facilities more than 10 minutes away.



# B777 CONSTRUCTION PROCESS

# Construction process – Timeline

2021 – 2022	Program of requirements
2022 -2023	Tender for design consultants
2023 – 2024	Design
Q1+Q2 2025	Tender for construction
Q3 2025	Contract finalisation
October 2025	Start of construction
Q4 2027	Estimated time of completion of construction

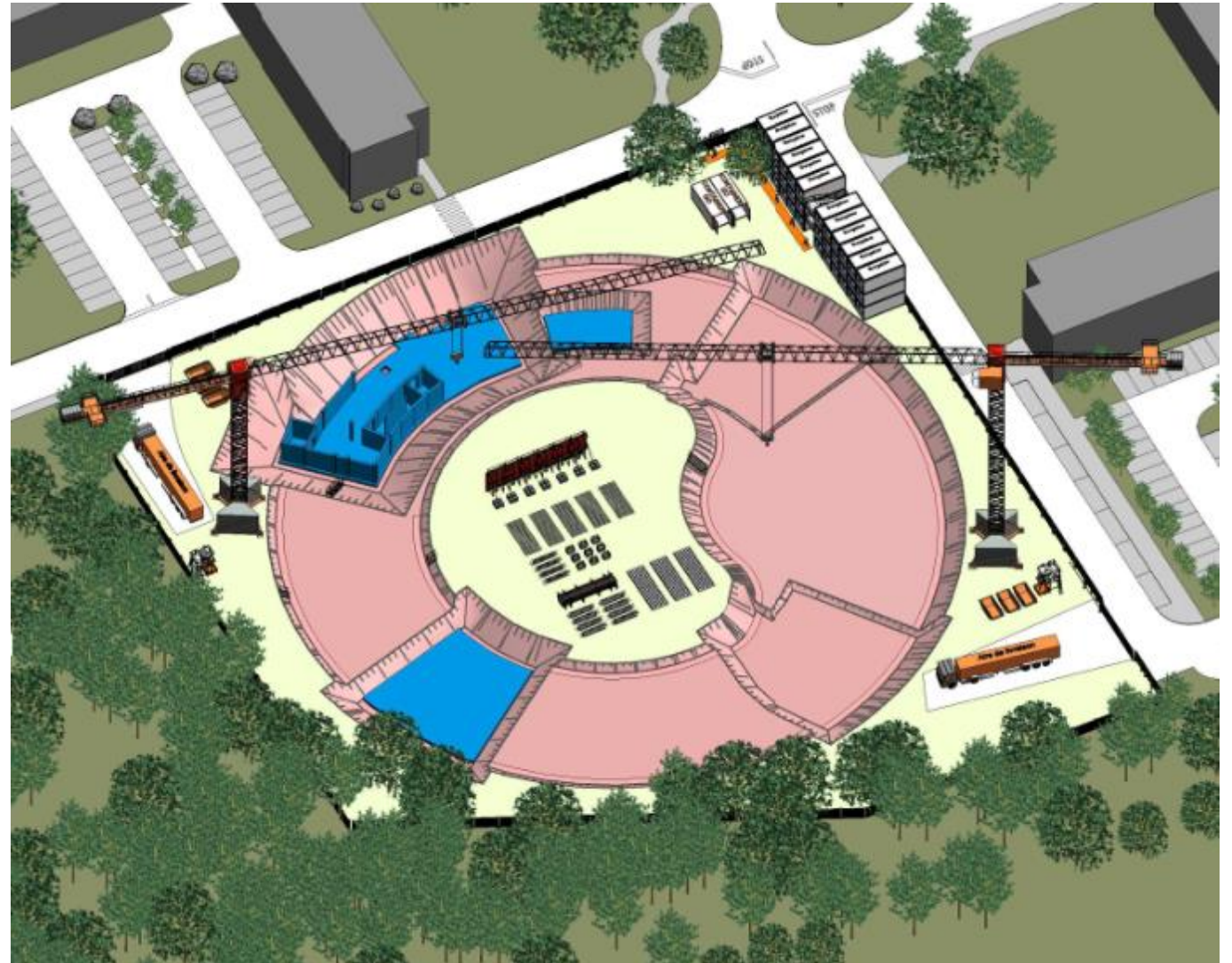
Now



# Construction process – B777 site

Situation Q1 2026

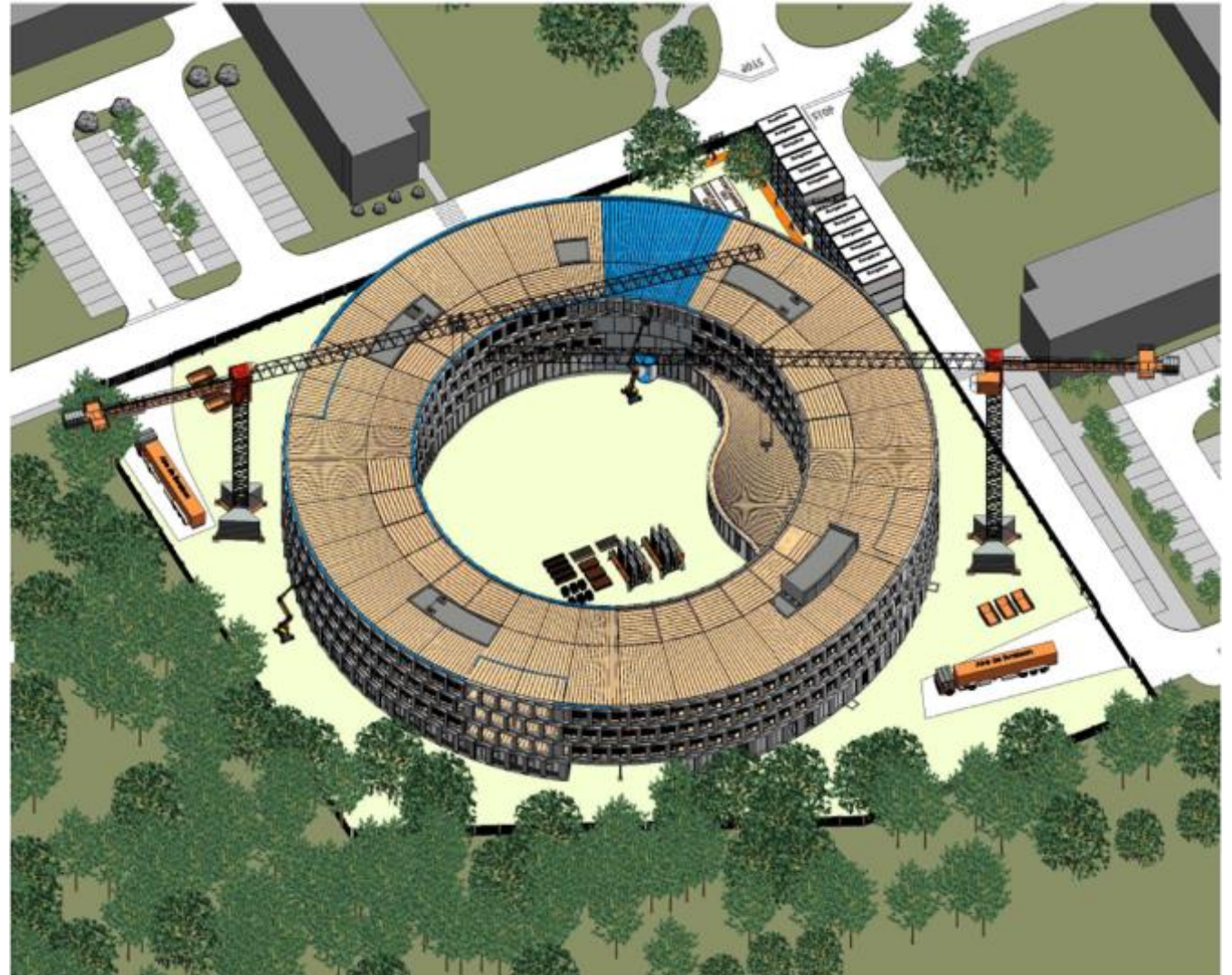
- Tree felling : **Done**
- Fencing installation : **October 2025**
- Earthworks & demolition :
  - Noise
  - Vibration
  - Trucks
- Installation of tower crane 1
- Foundations / First concrete works
- Installation of tower crane 2
- Possible impact on Route Adams circulation during certain periods



# Construction process – B777 site

Situation Q1 2027

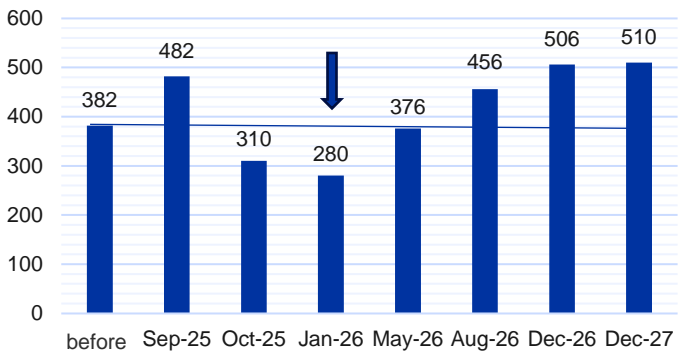
- Tree felling : **Done**
- Fencing installation : **October 2025**
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- Possible impact on Route Adams circulation during certain periods



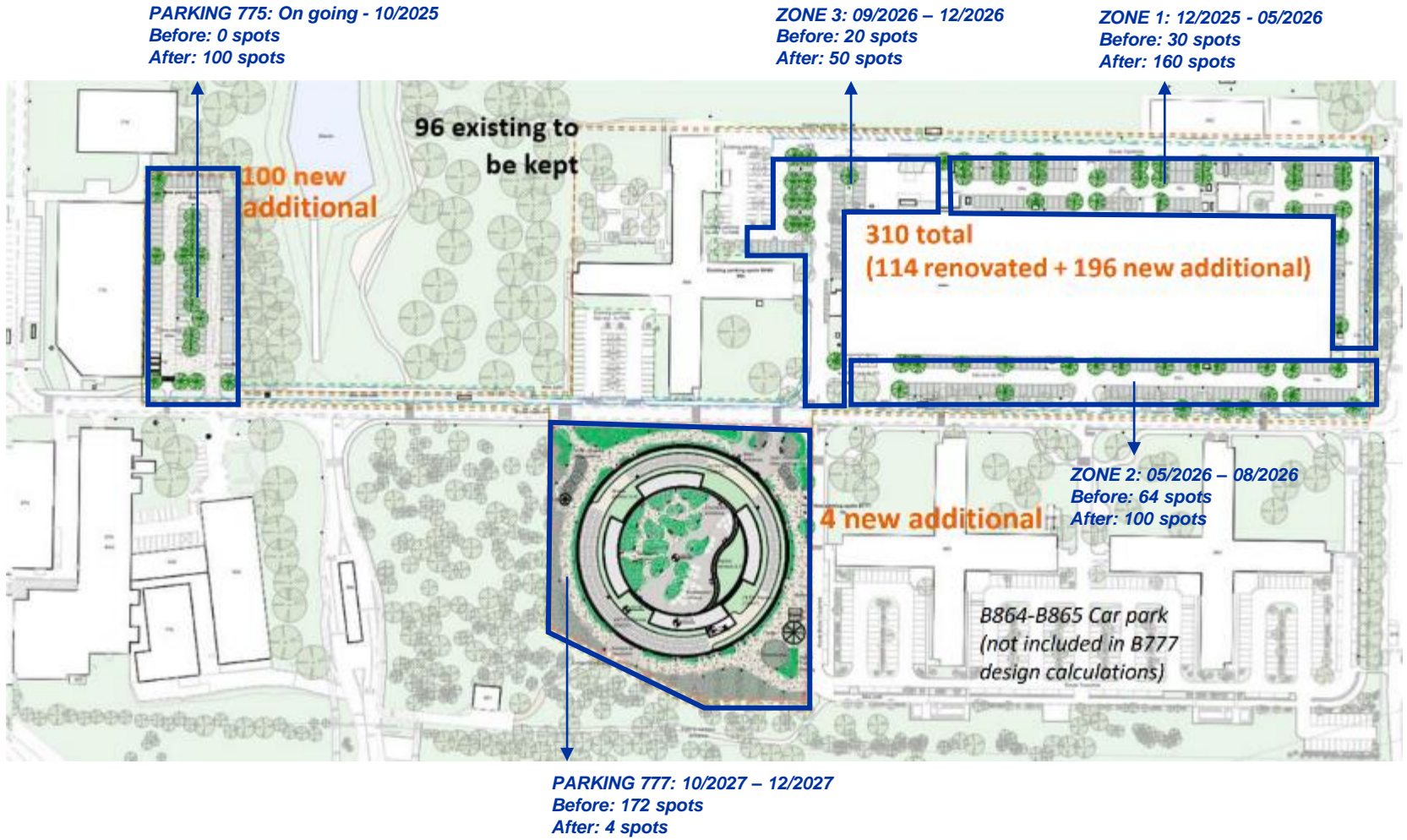


# Construction process - Parking strategy during constr.

Based on the mobility analysis performed in May 2023 a by an external mobility specialist (Transitec), the number of parking spots to be kept during the works has been taken into account. (slide 19).

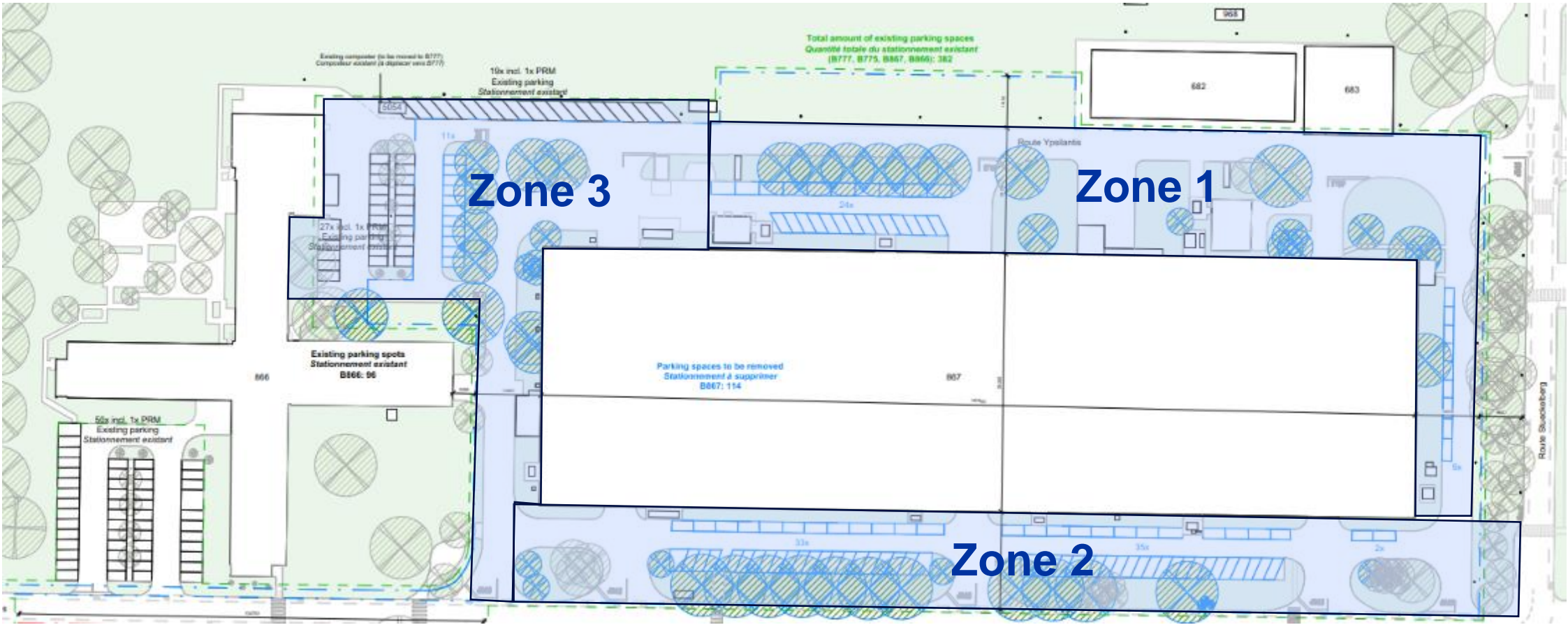


\* The current occupation tax is 60% (~230 parking spots are occupied and not the 382 currently available)



# Construction process - Parking strategy during constr.

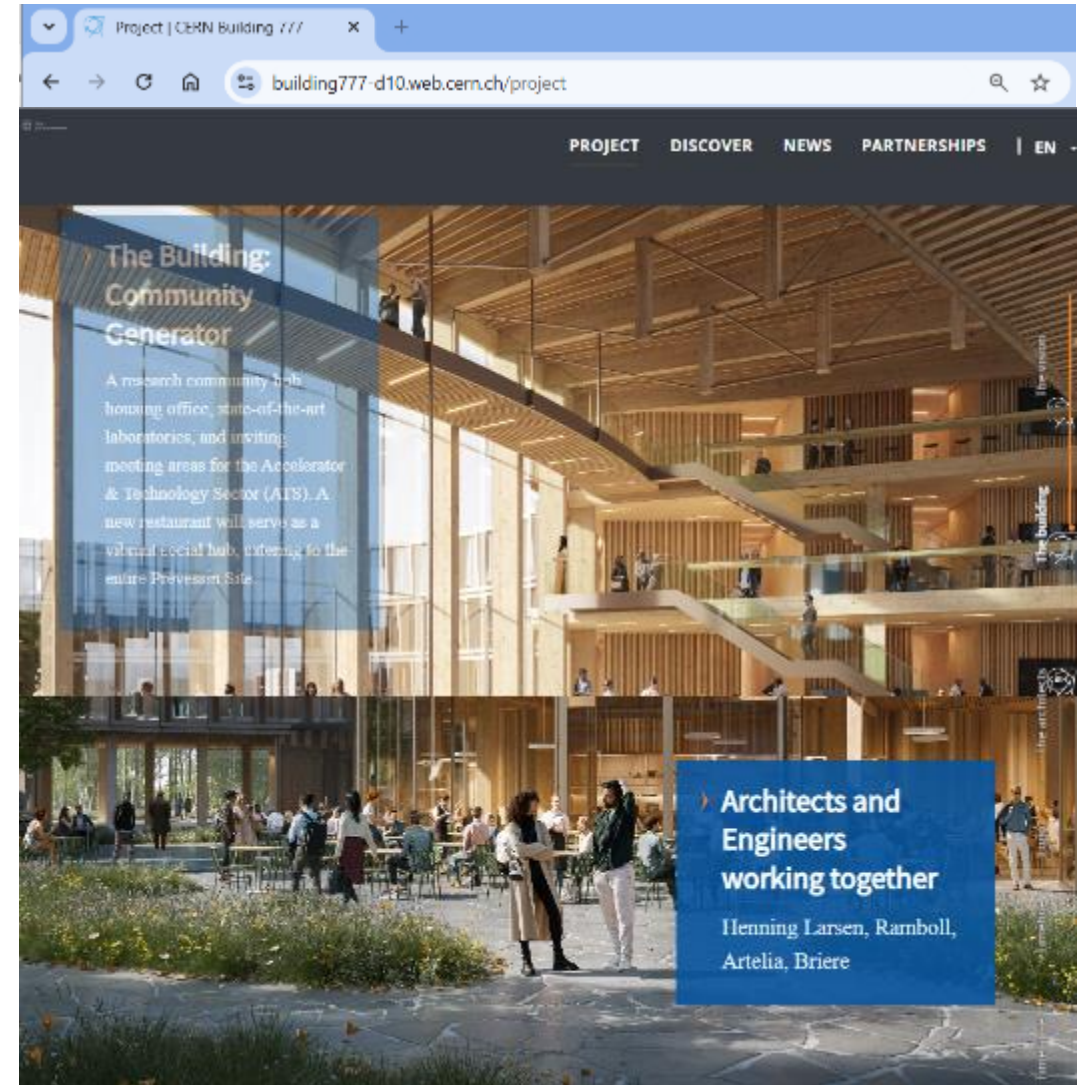
Works foreseen in 2025 – 2026. First draft of the zones, specific zone limits to be confirmed.



# Construction process –Communication tools

- **Campus Development Day** → 13 October 2025
- **Website** → <https://building777-d10.web.cern.ch/>  
*Will be updated with the start of construction*
- **SCE Flash News** → Shared with the Prévessin users regularly
- **Webcam** → for capturing images and extracting video segments  
*Will be installed Q4 2025*
- **Contact persons:**
  - → CERN Site Supervisor (questions related to the works)  
Luca Lapierre—Moro  
[project-b777@cern.ch](mailto:project-b777@cern.ch)  
+41 75 411 25 49
  - → User's representative  
Germana Riddone  
[germana.riddone@cern.ch](mailto:germana.riddone@cern.ch)  
+41 75 411 30 05

[Your TSO might already have the information you are looking for!](#)



# KNOWN QUESTIONS

# The restaurant

“What will happen to the space currently occupied by Restaurant 3?”

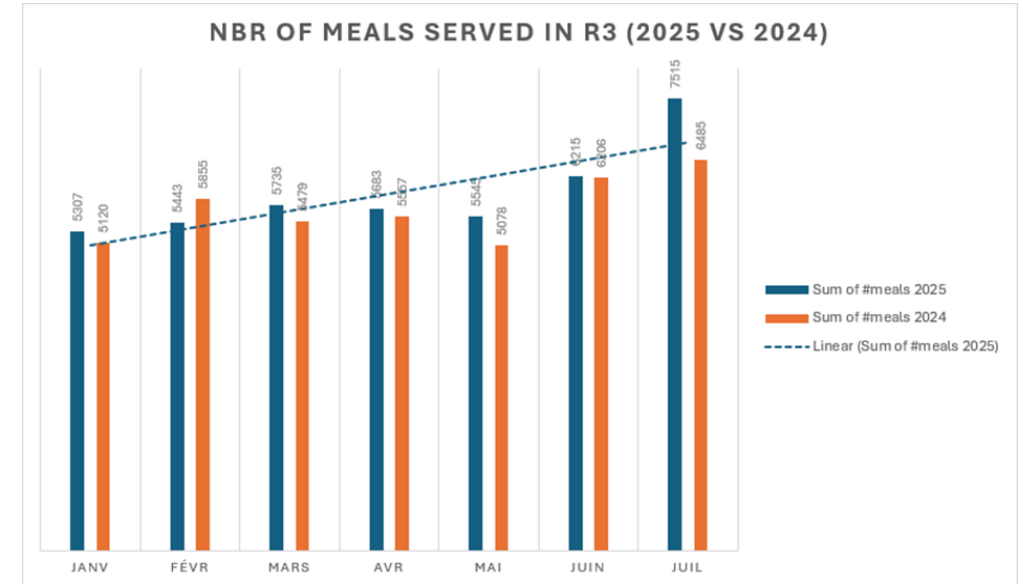
*When B777 starts to operate, the R3 area will be closed; a project to re-condition it as public-social space will be planned.*



# The restaurant

“Will the quality of the food in the new restaurant be better than the current one in R3? If so, will there still be affordable menu options available?”

*The catering services should be retendered in 2027 as part of the catering roadmap, B777 incl., and subject to CSR approval with the intention of maintaining the current pricing principles. However, this will not necessarily prevent future menu price increases.*



**Capacity:** indoor 221 /outdoor 285

**Customers 2025:** 270 customers/d, +4% wrt 2024

**Peak occupancy** at ~12:30, with indoor seating at 80%

**Infrastructure works** in 2019/2020, focusing on the ‘free flow’ reorganization to improve the traffic inside

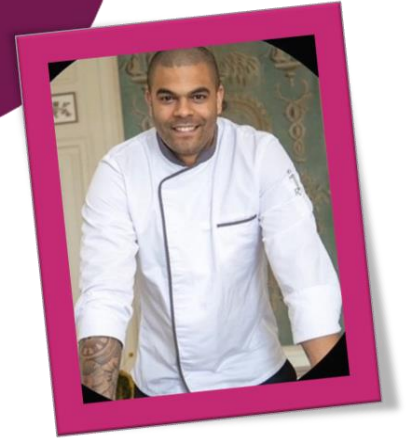
**Quality:** Since 2025, Novae’s contract manager spends at least 3 d/w at R3 to reinforce quality monitoring. Regular meetings are held with Novae and CSR, and customer feedback is systematically reviewed to adjust menus or service whenever needed

**New chef** since summer

**Pricing policy:** contractual/controlled/free prices. The lower prices at R3 reflect lower operating costs in France

# The restaurant

## Pierre-Nicolas BODIN



With solid experience in high-level hospitality and catering,

Pierre-Nicolas Bodin progressed at the Royal Savoy Lausanne (from Commis to Sous-Chef, then Interim Head Chef) before leading brigades at Château de Bonmont (Cheserex) and at Restaurant La Belle Guinguette (Saint-Genis-Pouilly).

He also gained experience in collective catering, working in the Novae kitchen for Rolex in Geneva, which prepares up to 1,000 meals per day.

Endowed with excellent organizational and managerial skills, he is proficient in team management, menu and dish creation, compliance with HACCP standards, and monitoring customer satisfaction.

Bilingual in French and English, he brings dynamism, rigor, and creativity to the management of the Prévessin-side restaurant.



# Cross buildings consolidation

“What is the planned timeline for renovating the cross buildings (B864, B865, and B866)? Could you clarify why are they planned after 2030?”

*Please see slides 35 to 39.*

“Will the current users of the cross buildings be involved in, or have input on, the consolidation of the buildings they occupy?”

*Please see slides 35 to 39.*



# Cross buildings consolidation

"I understand that there are no funds available to renovate my office (e.g., crossing buildings), which is in very poor condition and becomes extremely difficult to work in during the summer due to the very high temperatures. At the same time, significant resources are being allocated to the new Building 777 project, which appears to include a number of high-end (aesthetical) features.

Could the B777 project not be developed in a more modest way, so that part of the budget could be redirected to urgently needed renovations of outdated CERN offices?"

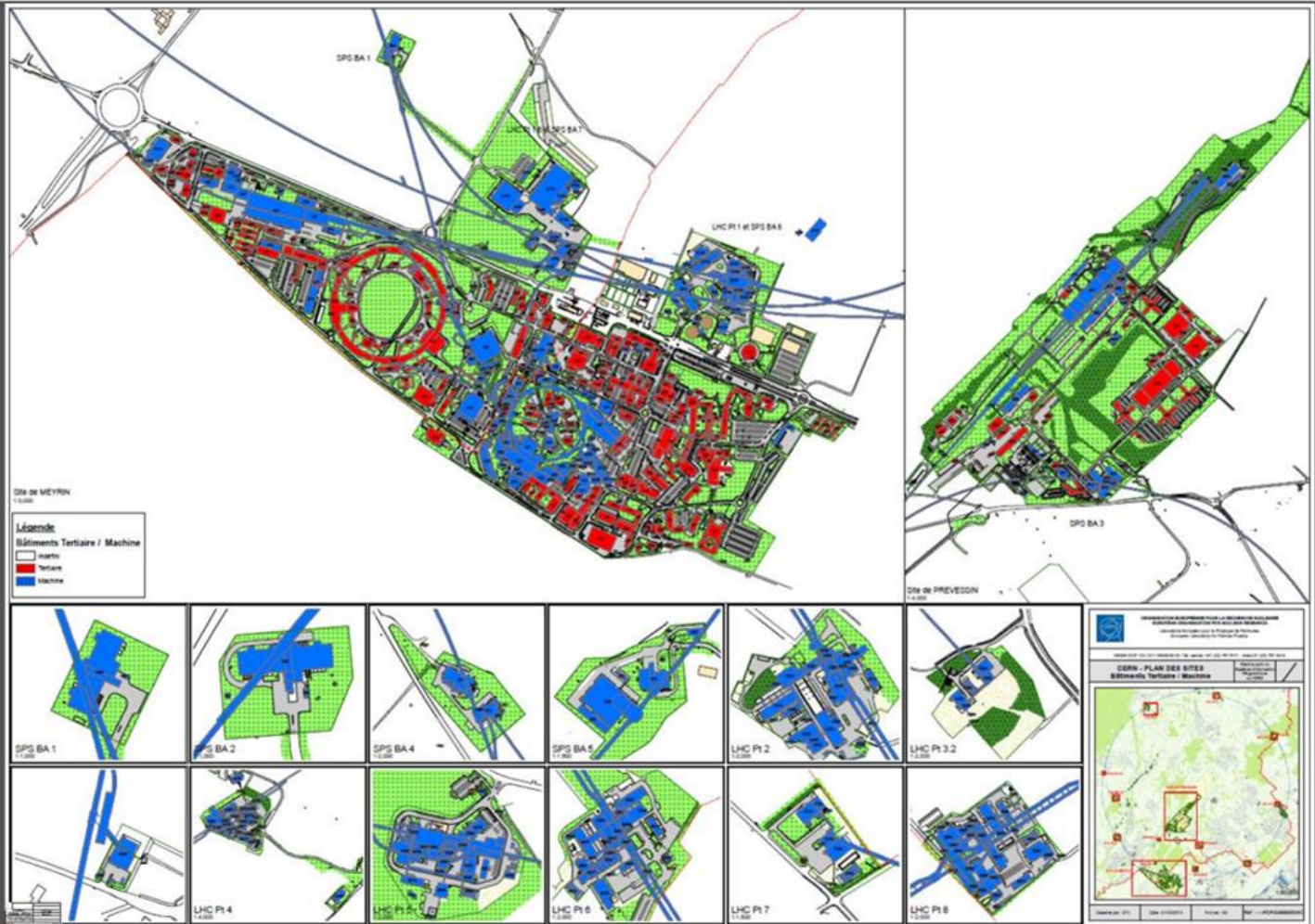
B777 [m2]	Net area	Demolished	Emptied	Transferred	Rental End	Ratio
	6700	1700	1500	3000	0	90%



# Cross buildings consolidation

## CERN buildings

410 Machine and 301 Tertiary



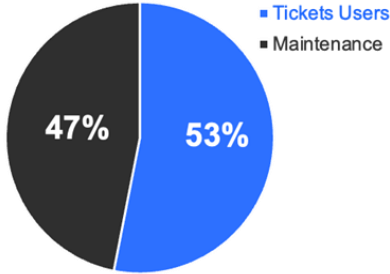
**Site development capacity driven by funding:**

**Site M&O:** corrective and preventive maintenance, safety, urgency/emergency interventions

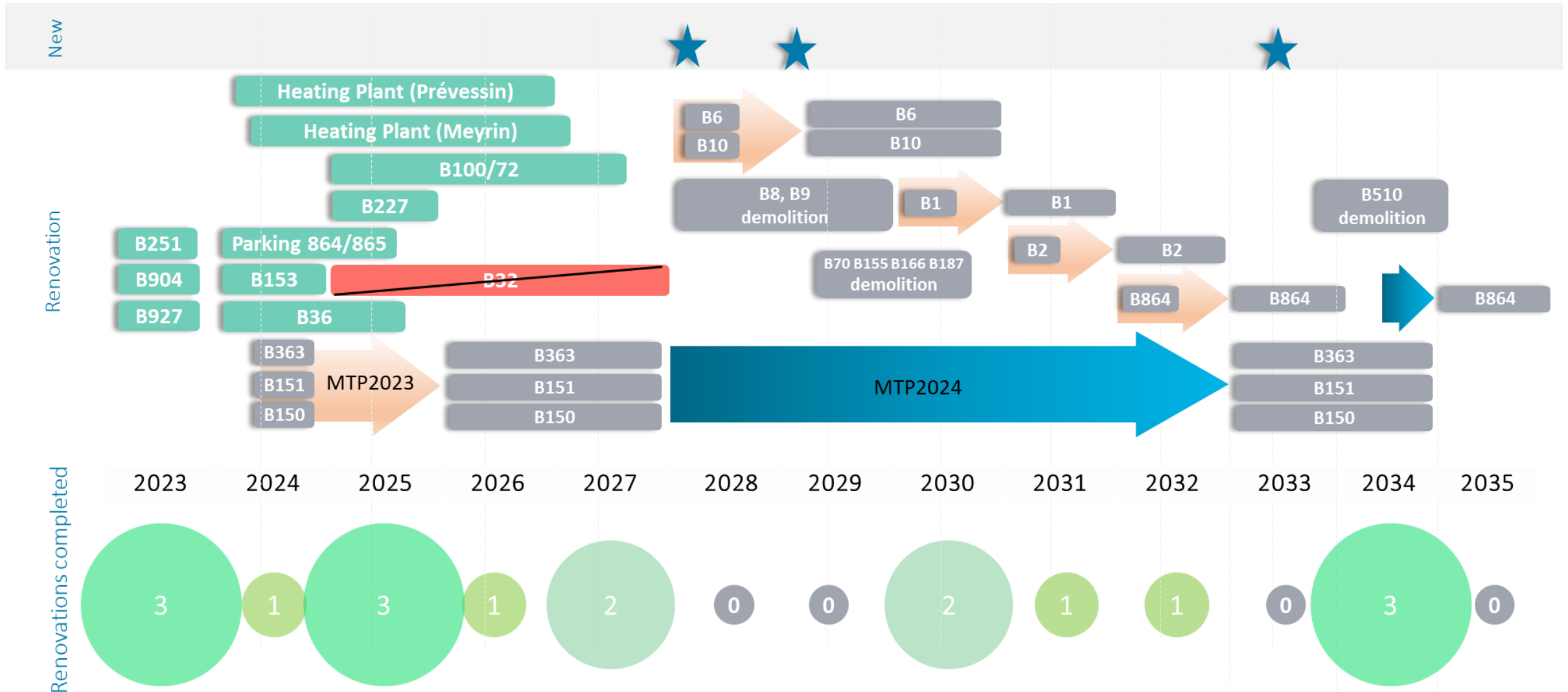
**Site Consolidation:** cyclical maintenance, planned at 10y, safety works planned with HSE (asbestos, roofs, fire, lamping...)

**Dedicated MTP** allocations for renovations (rear, e.g. B60, Library) or for strategic projects (B777, B140, SRF...)

14 019 CE/HVAC/ELEC INTERVENTIONS 2024



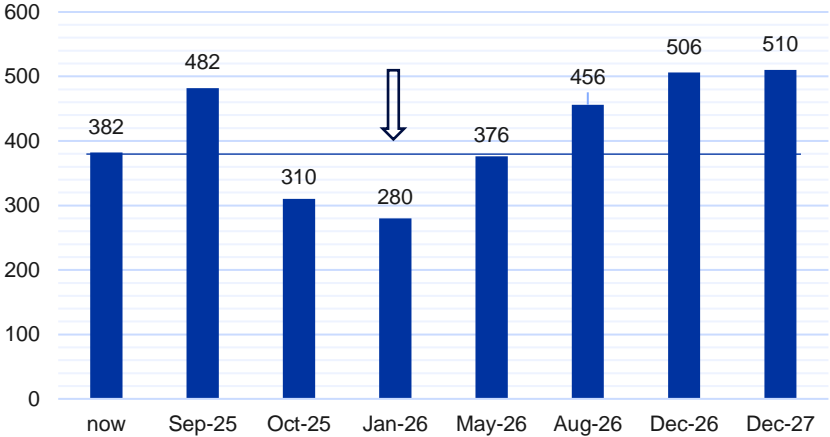
# Cross buildings consolidation



# Mobility and parking

“Will there be compensatory measures for the the parking spots that will be missing during the works?”

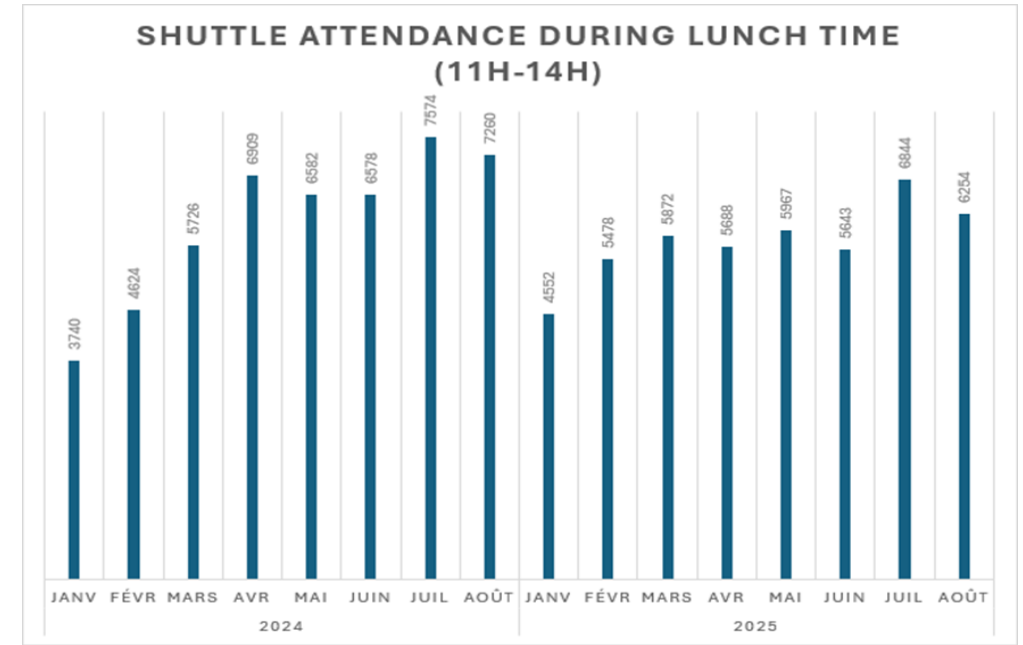
*Based on the mobility analysis performed in May 2023 a by an external mobility specialist (Transitec), the number of parking spots to be kept during the works has been taken into account. (slide 28).*



# Mobility and parking

“Given the attractiveness of the new restaurant and the expected increase of almost 530 users, what contingency plans are in place if the additional parking provided by the B777 project proves insufficient? Will the shuttle increase their frequency after the opening of B777?”

*SCE will keep assessing and adjusting shuttle schedules and routes to better respond to community needs and improve service levels, with full implementation expected for the 777 inauguration in 2028.*



**Shuttles:** The shuttle pilot launched in 2024 included two dedicated circuits during lunchtime. This setup was discontinued at the beginning of 2025 (cost), but the circuit 5 (Meyrin - Prévessin Express, 18') modified to cover better the lunch period.

## **Bike sharing:**

- The bike sharing fleet is distributed 70% in Meyrin and 30% in Prévessin
- ~30 e-bikes available in Prévessin, spread across five stations: 774, 866, 892, 6953, and the site entrance.
- Since 2025, there has been an average of 4 departures per working day from the three main stations (774, 866, and 892), while the top 3 in Meyrin is about 40 departures per working day.



THANK YOU



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