



*executive committee of
the directing council*

PAN AMERICAN
HEALTH
ORGANIZATION

*working party of
the regional committee*

WORLD
HEALTH
ORGANIZATION



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REPORT ON BUILDINGS AND INSTALLATIONS

The Director is pleased to provide information on the status of space in the various offices and institutions of the Organization and to consult the Executive Committee on the Zone V office requirements in Brasilia.

The Executive Committee at its 56th Meeting in 1967 approved Resolution XIII, which instructed the Director "to continue his efforts to obtain, on favorable terms, financial support to make it possible to acquire adequate installations for the Zone Offices". Since that time, as reported to previous meetings, space has been acquired for Zones I, III, and IV. Thus, except for the Zone II Office in Mexico which occupies rental space, all Zone Offices are now housed in premises owned by the Organization. All centers are housed in premises provided by the Host Government or owned by the Organization.

Zone V Office - Brasilia

In Brazil the transfer of governmental offices, and specifically the Ministry of Health, from Rio de Janeiro to Brasilia is proceeding according to a schedule which will require the Organization to locate its Zone V Office in Brasilia in the second semester of 1972. Active planning has been underway in the Zone V Office for the past year with respect to this move. In August of this year, the consulting services of Architect Román Fresnedo Siri were obtained to study the requirements and plans. His summary report is presented as Annex I. The principal factors involved in space for the Zone V Office in Brasilia are outlined below.

The land requirements for construction of a zone office are amply met by the generous action of the Government of Brazil in making available 22,500 M² (150 x 150), as described in Annex I.

The floor space requirement, taking into account the growth factor, is approximately 1,300 M². Consideration also is being given to the role which the Zone Office could play in cooperation with the Government of Brazil

in providing space for international and national seminars, training courses and conferences. Bearing in mind the size of Brazil, its population growth and the dynamic development of health institutions and services, the stimulation and assistance of the Organization in seminars and conferences would well justify the construction of appropriate space in conjunction with the Zone Office. Consultations with the Ministry of Health on this subject are in progress. If the results of these consultations indicate the need to provide meeting facilities, the total space requirements would rise to about 1,950 M².

The cost would range from about \$240,000 to \$370,000, depending on the purposes to be achieved. Because of his interest in the Organization, Mr. Fresnedo Siri has indicated willingness to serve as architect on the basis of an appointment as a short-term consultant. This would permit the Organization to have superior quality services at approximately one-half of the cost of the usual 10 per cent fee.

There are at least four actual or potential sources of funds to be taken into consideration and explored as appropriate.

The only actual asset available to apply to the cost of the new building is the house owned by the Organization in Rio de Janeiro. The sale value is estimated at \$70,000.

It is hoped that the Government of Brazil, bearing in mind the importance of constructing a building worthy of the level of excellence in Brasilia, may consider making a special contribution. Support from this source would bear particular relevance to the inclusion of space for seminars and conferences. Consultations on this subject will be held with the Government of Brazil.

Since the cost of space acquisition in the Americas has thus far been undertaken by the Pan American Health Organization, the World Health Organization may be requested to consider cost sharing for this building. In such case the WHO Real Estate Fund would be a source of support.

The portion of the costs not available from the above-mentioned sources would need to be met from the regular budget of PAHO. To avoid having an undue load fall on the budget in a particular year, a construction loan could be obtained, to be repaid over a period of up to five years. Provision for repayment of such loan would be made in future budgets. The Executive Committee may wish to authorize the Director to negotiate a loan in an amount not to exceed \$250,000 to finance such portion of the cost of the Zone V Office building in Brasilia as cannot be met from other sources.

Pan American Sanitary Engineering Center - Lima

The Pan American Sanitary Engineering Center in Lima is now located in a house rented for this purpose by the Government. The Government of Peru

has generously donated land and authorized construction of a new building for the Center. The land and building characteristics are described in Annex II.

The preparation of architectural designs and plans is being undertaken by the Government in consultation with the Director of the Center. Mr. Fresnedo Siri has been employed by PAHO as an architectural consultant. He visited the Center in August and will make further visits as may be needed.

Progress on the new building for the Center will be reported to the Executive Committee.

Annexes

PAN AMERICAN SANITARY BUREAU: ZONE V
BRASILIA

Site

Embassy sector, North zone.
150 x 150 m - good dimensions - good proportions - little slope - high.
In the highest part of the PAHO, OAS, UN group and near the University of Brasilia.
Permits correct orientation.
Excellent views from all offices:
 towards the south: towards the building of the Three Authorities and Ministries from whose axis it is 1,500 m distant.
 towards the north: the lake
Easy connection by car with all other buildings and near the northern area of individual residencies.

The site has already been officially conveyed.
It still has to be handed over officially.

Space

The bold spacial concept of Brasilia is different from the habitual scale and represents the vastness of the country and the possibilities of modern architecture. Plastically, very simple large units, pure in form, make up a magnificently structured complex.

Outside this complex the rules governing the areas for embassies and individual residences permit great tolerance and are subject to the standards stipulated by each country.

Schedule of space needs:

The schedule of space needs presented by the Rio Office was slightly modified and, bearing in mind the enormous growth of Brazil (for the year 2000, more than 200,000,000), I consider it necessary to provide for the extension of the building (in height) and the addition of other buildings forming a harmonious whole.

If we add an educational and meetings unit to the schedule of space needs presented by the Rio Office, the building would have two areas completely differentiated and operationally independent, similar to those of the Headquarters in Washington, D. C.

Future space needs

Difficult to predict now, the magnificent space available provides an additional area of 80 x 150 m which could house other constructions.

Levels

The site has a 5 m slope (diagonally) averaging 2.5%; which may be considered slight.

By creating a large platform at point + 17, at which the building will be situated following the natural slope of the site, two other platforms intended for future buildings will be created.

This large platform would be carefully tended and the remainder of the site covered with lawn and trees. To economize manpower, the lawn will be irrigated by aspersion.

A simple landscaping scheme will be studied, setting off the building by suitably locating various species of trees which flourish in Brasilia - where there are at present very few of them.

Project

Various authorities in Brasilia have been consulted about the following possibilities:

- 1) that PAHO be responsible for the preliminary project and NOVACAP (CAPITAL NOVA) for the project.
- 2) that PAHO be responsible for a partial project and NOVACAP for the structure, sanitary facilities, etc.
- 3) that PAHO be responsible for the complete project.

The authorities stated that any of these three schemes was feasible. In any event the building would be constructed by NOVACAP at cost.

Colonel Thompson Scafutto clearly stated that, if they were to construct it, they would like to have previous assurance that PAHO had the total funds.

Characteristics of the project

One point that I consider essential is that all PAHO buildings in different cities have a common cachet which immediately individualizes them as such. That does not mean, nor is it possible in view of different space needs, that they will be exactly the same, but that plastically they derive from the Headquarters Building in Washington, D. C.

In each case the special characteristics of each building should stand out while blending spacially with the spirit of the city in which they are erected.

In the case of Brasilia, the vast space and the great simplicity of the buildings also call for a building of great simplicity and formal beauty whose scale is not diminished by the rest of the complex.

For that reason in solution (A), first Rio project, the building, for functional reasons, is developed on one level. If this level is situated on the site, a poor building would result. To prevent that, the whole structure is elevated on 3 meter pillars thus giving a structure a height of 6 meters and a length of approximately 80 meters (similar to the length of the building in Washington, D. C.).

Lower part of the building: Parking - in the rest of the recreation zone.

Solution (B) adds to solution (A) the educational and meetings building. In this case the building would have a height of 9 meters.

This building includes: Hall - meeting room, 150 persons; meeting room for 80 persons; Cabins for simultaneous interpretation; various offices; a room for secretarial personnel; various rooms and sanitary services.

Large pools and fountains surround the building, supplemented by lawn and proper tree landscaping.

Cost of the construction

In accordance with what was stated in Brasilia by NOVACAP, the cost per square meter for a well finished building may be estimated at between Cr. 800 and 1,000.00, which gives for:

Solution A (In accordance with the schedule prepared in Rio):

Built up area in m²: 1,312
Cost: US\$240,000

Solution B (Including educational and meetings building):

Built up area in m²: 1,950
Cost: US\$370,000

Plans and construction of the building

The time required for preparing complete plans once the preliminary drawings are approved, will be three months.

Construction time may be estimated at between 10 and 12 months.

That is to say, that the building could be in operation by the end of 1972.

PAN AMERICAN CENTER FOR SANITARY ENGINEERING
AND ENVIRONMENTAL SCIENCES (CEPIS)

Introduction

The basic purpose of this Center is to provide the countries of the Continent with technical and scientific assistance in solving problems related to the improvement of environmental conditions and the protection of natural resources against pollution.

In addition to advisory services provided by specialized experts, CEPIS will also act as a reference and information center and will sponsor selected training and research activities.

It is hoped that this Center will assume a position of leadership in the conduct of programs aimed at preventing and eliminating environmental pollution.

New Building

The Government of Peru has generously donated the site and has authorized the construction of a new building for the Center.

Site

Notice of conveyance of the property appeared in the Official Gazette of Peru on 11 August 1971. Situated in a new real estate development (Urbanización Camacho) North of Lima, it is immediately adjacent to the hippodrome, to a University building, and 100 meters from the Escuela Roosevelt.

It is 15 kilometers from the center of Lima, to which it is linked by the beltway (Pan American Highway). Its dimensions and proportions are adequate (approximately 73 x 100 meters). The area measures 7,320 m² and faces onto two streets; to the south it is adjacent to a public park covering more than 20,000 m² which is already landscaped. The access road has an asphaltic surface. The site already has water, light and sanitary services.

It has a slight slope (approximately 1.40) and calls for a fill averaging 0.60.

The building

The building is intended to house offices, meeting rooms, a library and documentation center, laboratories and other installations of the Pan American Center for Sanitary Engineering and Environmental Sciences (CEPIS).

ACCOMMODATIONS

Entrance hall, receptionist	$\frac{m^2}{50}$
<u>GROUP "A"</u>	
Meeting room - lecture room (with a projection cabin and sanitary facilities)	120
2 meeting rooms 20 m ² each	40
Library and documentation center	150
Cafeteria	30
Cleaning supplies	10
<u>GROUP "B"</u>	
Printing (workshop, supplies and storeroom)	80
Sanitary facilities	5
Laboratories (and open paved space 100 m ²)	200
Sanitary facilities and cleaning materials	5
<u>GROUP "C"</u>	
Director (includes sanitary facilities)	40
Waiting room	10
Secretary's office	10
Professional personnel (25 consultants - 12 m ² each)	300
Secretaries (6 groups of 12 m ² each)	72
Administration (1 administrator and 2 secretaries)	30
Central files	20
Meeting room (next to the Director's office)	20
Storeroom for cleaning materials	10
Guard (office and toilet)	15
General storeroom and space for two motorcars	50
Parking space for 30 motorcars	

The accommodations consist of three groups. Group "A" is an area for study and meetings and may be used by CEPIS and possibly other cultural institutions. Group "B" is an area for research and training, printing and reproduction of documents. Group "C" includes offices for the Director, administration and technical staff of the Organization. The designer should distribute the services in accordance with the mode of operation fo CEPIS.

The building to be designed should be structurally simple and appropriate to its function, which should be expressed architecturally.

Considering the special characteristics of this building which the Government of Peru will construct for exclusive use of CEPIS, the firm selected must accept the special advice which the Pan American Health Organization will provide through its staff and special advisors.

The firm selected must submit to CEPIS for approval the preliminary drawings which will serve as a basis for the final drawings and modifications as are deemed advisable will be incorporated into the preliminary drawings.

Provision must be made for the later expansion of laboratories, library, printing and technical offices and their adaptation to the future development of this new discipline.

In the period 1973-1978, there may possibly be some small expansion primarily with respect to laboratory installations, all of which is subject to the special commitments assumed by the Center in the field of research and provision of services.

The building will be planned in such a way as to make possible the anticipated expansion without interfering with the architectonic harmony.

A certain tolerance is allowed in dimensions of the rooms.