



directing council

PAN AMERICAN
HEALTH
ORGANIZATION

XV Meeting

regional committee

WORLD
HEALTH
ORGANIZATION

XVI Meeting



Mexico, D. F.
August-September 1964

Provisional Agenda Item 16

CD15/11 (Eng.)
18 June 1964
ORIGINAL: ENGLISH

REPORT ON BUILDINGS AND INSTALLATIONS FOR HEADQUARTERS

The Director has the honor to present to the XV Meeting of the Directing Council a progress report on the program for the construction of the permanent Headquarters building of the Pan American Health Organization and the sale of property owned by the Organization.

The developments during the period September 1963 - April 1964 from the date of the XIV Meeting of the Directing Council to that of the 50th Meeting of the Executive Committee, are reflected in the report of the Director to that Meeting of the Executive Committee, Document CE50/5 attached hereto.

At the same meeting the Executive Committee designated the Governments of Brazil and Mexico to membership on the Permanent Subcommittee on Buildings and Installations replacing retiring members from the Governments of Argentina and Chile.

Based upon the above report and oral presentations by a representative of the Pan American Health Organization and the Chairman of the Permanent Subcommittee the following resolution was adopted:

RESOLUTION III

"THE EXECUTIVE COMMITTEE,

Considering the report of the Director on the progress of the construction of the Headquarters building and the sale of property owned by the Organization (Document CE50/5),

RESOLVES:

1. To express its appreciation to the Chairman and the Members of the Permanent Subcommittee on Buildings and Installations for their valuable assistance in the prosecution of all activities related to the construction of the new Headquarters building and the sale of the buildings at 1505-1515 New Hampshire Avenue, N.W.
2. To request the Director to make further reports of progress to the next meetings of the Directing Council and the Executive Committee.
3. To designate the Governments of Brazil and Mexico to membership on the Permanent Subcommittee on Buildings and Installations."

At the time of preparation of this report, further progress had been made in several areas of the overall construction. Namely, 254.5 tons of concrete and reinforcing steel had been set, foundation walls membraned with waterproofing, drain tile had been placed about the perimeter of the foundation and backfilling was about complete; underground plumbing lines had been installed and electrical conduits from junction to junction were installed at the basement level. A major advance was seen with the completion of the framework for the second level and the laying of the concrete slab. This holds all the conduits for the simultaneous interpretation equipment and the necessary steel plates for the placement of the conference tables and chairs for the three conference chambers. Framing for the third floor is progressing and it is expected that the building will rise at the rate of one floor every eight to ten days, following completion of the second level.



*executive committee of
the directing council*

PAN AMERICAN
HEALTH
ORGANIZATION

*working party of
the regional committee*

WORLD
HEALTH
ORGANIZATION



50th Meeting
Washington, D.C.
April-May 1964

Draft Agenda Item 9

CE50/5 (Eng.)
17 March 1964
ORIGINAL: ENGLISH

REPORT ON BUILDINGS AND INSTALLATIONS FOR HEADQUARTERS

The Director has the honor to present to the Executive Committee a progress report on the construction of the permanent Headquarters building and the disposal of the buildings owned by the Organization and occupied as the temporary headquarters.

The Director is happy to report that the construction started in September 1963 has progressed almost on schedule, notwithstanding the difficulties of construction during the winter months. At the date of this report, foundation work has been completed, including the placement of 112 caissons of reinforced concrete placed on bedrock, at an average depth of 52 feet below the sub-basement. The concrete for the sub-basement and basement has been poured and forms have been set for pouring concrete for the street level slabs. The work by plumbers, steamfitters, and electricians has progressed with the building. All major contracts have been issued and planning and design work is in progress on the interior finish of the building. With the improvement of the weather in the spring a great surge forward in concrete pouring is to be expected. The current schedule is based on attaining construction of the concrete framework to the top of the building by late August. Completion of the building and occupancy continue to be estimated as of April-May 1965.

The sale of the two buildings (1501-1515 New Hampshire Avenue) owned by the Organization is proceeding on schedule. Basic legal work has been completed and it is expected to place the properties on the market during the second quarter of 1964. A reappraisal has been made of the property since September and an evaluation obtained of prices for similar property in the current market.

The Director also wishes to express his appreciation for the assistance of the Chairman and the Members of the Permanent Subcommittee on Buildings and Installations, who have helped materially in the success of this activity to the present date. In keeping with the practice of this Subcommittee, the representatives from the governments of Argentina and Chile will be retiring with the end of the term of their governments on the Executive Committee. At this session, the Executive Committee should designate two members from the governments now represented on the Executive Committee, to succeed the representatives from Argentina and Chile.

The Executive Committee may wish to approve a resolution along the following lines:

Proposed Resolution

The Executive Committee,

Considering the report of the Director on the progress of the construction of the Headquarters building and the sale of property owned by the Organization,

RESOLVES:

1. To express its appreciation to the Chairman and the Members of the Permanent Subcommittee on Buildings and Installations for their valuable assistance in the prosecution of all activities related to the construction of the new Headquarters building and the sale of the buildings at 1501-1515 New Hampshire Avenue, N.W.
2. To request the Director to make further reports of progress to the next meetings of the Directing Council and the Executive Committee.
3. To designate the governments of _____ and _____ to membership on the Permanent Subcommittee on Buildings and Installations.

directing council



PAN AMERICAN
HEALTH
ORGANIZATION

XV Meeting

regional committee

WORLD
HEALTH
ORGANIZATION



XVI Meeting

Mexico, D. F.
August-September 1964

Provisional Agenda Item 16

CD15/11 (Eng.)
ADDENDUM I
28 August 1964
ORIGINAL: ENGLISH

REPORT ON BUILDINGS AND INSTALLATIONS FOR HEADQUARTERS

The Director has the honor to report further to the XV Meeting of the Directing Council on the progress of the program for the construction of the permanent Headquarters building of the Pan American Health Organization and the sale of the property owned by the Organization.

There has been marked progress in all phases of building activity since the report made on 18 June 1964 in Document CD15/11. Perfect weather has permitted rapid construction on the basic Secretariat Building. As of this date, framing has been completed through the 10th floor of the Secretariat Building. Concrete will be poured for this floor beginning on 31 August, according to current plans and framing will be started during the week of August 31st on the penthouse structure of this building.

Concrete has been poured through the third floor level on the auditorium facility. Steel for the roof structure of this building is on its way to Washington and will be set in place during early September.

The marble end wall on the 23rd Street side of the Secretariat Building has been erected to the height of the 7th floor. Fins have been erected to the height of the 7th floor on the Virginia Avenue side of the building, to a point midway between 23rd and 22nd Street. Fins have also been erected on the E Street side of the Secretariat Building to the 3rd floor level.

Interior plumbing work has reached the 7th floor and air conditioning has reached the 3rd floor level.

During the week of August 31st work will be started on the granite to be applied to the second and third floor levels.

In addition to the work on the construction of the building, consideration has been given both to the sale of the buildings at 1501-1515 New Hampshire Avenue and to the initiation of activity for obtaining gifts of art from Governments and private and public organizations for use in the new building. These matters were subjects of discussion at a Meeting of the Permanent Subcommittee on Buildings and Installations held in Washington, August 25, 1964. The Minutes of this Meeting are attached hereto as Annex I.

The Director is happy to report that it is anticipated that action on the sale of the building will take place in the very near future and in keeping with plans being developed by him in association with the Permanent Subcommittee, it is also hoped that procedures and standards for the donations of gifts of art for the new building may be developed with the Permanent Subcommittee and soon communicated to the Governments.

PERMANENT SUBCOMMITTEE ON BUILDINGS AND INSTALLATIONS

Report of the Meeting Held 25 August 1964

The Permanent Subcommittee on Buildings and Installations met at 3:00 p.m., Tuesday, 25 August 1964.

Present:

Mr. Paul Byrnes, (United States of America) Chairman
Mr. Francisco Borrego, (Mexico)
Mr. Regis Novaes de Oliveira, (Brazil)

The Subcommittee was assisted by:

Dr. Abraham Horwitz, Director, PASB
Dr. Stuart Portner, Chief of Administration, PASB
Mr. Clarence H. Moore, Chief, Budget and Finance
Branch, PASB
Mr. Earl D. Brooks, Chief, Management and Personnel
Branch, PASB
Mr. Eugene J. Settino, Chief, Services and Supply
Section, PASB
Mr. Charles C. Wilkes, Legal Adviser

The meeting was called to hear a progress report on the construction of the new Headquarters building and to discuss the procedure to be used in the sale of the present PAHO property.

Dr. Horwitz, in his opening remarks, greeted the new members of the Subcommittee, representatives from Brazil and Mexico, replacing the countries of Argentina and Chile, as well as the new representative from the United States. As the Subcommittee now consists of entirely new members, the Director deemed it appropriate to read Resolution V of the VI Directing Council, which set up the Committee and described its purpose and function.

Dr. Horwitz continued on and spoke of the endeavors of the Subcommittee over the past 12 years and stated that only with their invaluable help and advice was it possible for the Organization to have reached its present situation of having its new building almost 50 per cent completed. He spoke of the generosity of the Kellogg Foundation for its grant of financial aid and to the United States Government

for its donation of the land. In closing, he told the members that he looked forward to this new association and to future meetings, when their counsel and guidance would be needed to complete the project which started so many years ago.

The new Chairman, Mr. Paul Byrnes, (Unites States of America), thanked the Director for his informative and enlightening remarks and he felt sure that he and his two new associates on the Committee would benefit greatly from this indoctrination. He then referred to the items on the agenda and asked Dr. Portner if he would inform the Committee on the progress of the construction of the new building.

Dr. Portner proceeded to furnish those present with a detailed report of the current situation. For the edification of the new members, he described the exact location of the property and the surrounding neighborhood. Construction is moving along very rapidly, due in great part to the favorable weather during the past months, and the target of completing the outer shell of the secretariat building before the fall weather season, in all probability, will be met. He described in some detail the construction as it has progressed from floor to floor, including the necessary plumbing and electrical work. He felt certain, barring any unforeseen incidents, that the new Headquarters will be completed by July 1965, with the possibility of some organizational units moving in before this time. He indicated that the financial situation at the present time is very good and that costs to date are well within the budget. He also referred to the Kellogg grant of funds and the United States donation of the building site and informed the Committee that the balance of expenses is predicated on and must come from the proceeds of the sale of the present property. He referred to and read excerpts from Resolution XVII of the 48th Executive Committee, which authorizes the Director to proceed with the sale, and stated that Mr. Charles Wilkes, Legal Adviser to the Organization, would address the Committee with respect to the procedures to be followed.

At the request of the Chairman, Mr. Wilkes, proceeded to inform the members of the steps that have been taken during the past year in preparation for the sale of the PAHO property. A committee of three real estate appraisers, from well-known local firms, was appointed by the Organization in 1962 to review the market situation and to arrive at a professional valuation of the property.

Continued checks with the appraisers have confirmed the valuations as still being realistic in terms of current market conditions and, in fact, because of the extremely good location of the property, the opinion of the appraisers is that higher valuation might be realized.

Mr. Wilkes then went on to describe the various methods of selling the property, the two main ones being 1) through real estate brokers and 2) open advertising for bids. On the basis of several discussions and a review of local practices, it was deemed best to consider the open public bidding method to avoid any criticism.

He then read the proposed advertisement which would be placed in the local newspapers and the Wall Street Journal. The advertisement consisted of terms of payment, including deposit with bid, initial payment on award of sale and final payment. The terms of sale will include a final settlement date with the option, in favor of the Organization, to retain the property for six months for a reasonable rental fee on a month to month basis.

After some detailed discussion which then ensued on all aspects of the sale, prospective buyers, sufficiency of terms of settlement, deposits, etc., and at the specific request of the representative from Brazil, it was decided to defer action on the sale and the methods to be used until such time as the new members could become more familiar with the work of the previous committee.

To this end, documentation covering previous meetings of the Subcommittee, Executive Committee and Directing Council and resolutions resulting therefrom, as well as a summary report of finding from the legal adviser was given to the members for their information and study and it was agreed that the Subcommittee would be convened at 10:00 a.m., Thursday, 17 September 1964 for further discussion and decision on the sale.

Upon the Chairman's request for additional business the Director addressed the Committee and spoke on the matter of gifts for the new building from Member Governments. He felt that such art items as paintings, sculpture, carpets, special furnishings, etc., might well be considered appropriate and he further felt that the Member Governments would be very receptive to the idea and willing to make such donations.

He stated that this could very well be a continuing project even after the new building is completed and occupied.

Dr. Horwitz expressed the desire that the members consider the merits of the matter and that he would have a more definite proposal to make at a future meeting of the Committee.

The meeting was adjourned.