



*executive committee of
the directing council*

PAN AMERICAN
HEALTH
ORGANIZATION

*working party of
the regional committee*

WORLD
HEALTH
ORGANIZATION



85th Meeting
Washington, D.C.
October 1980

Provisional Agenda Item 9

CE85/3 (Eng.)
2 October 1980
ORIGINAL: ENGLISH

BUILDINGS AND INSTALLATIONS

Real Estate Fund

The Executive Board of the World Health Organization, at its Sixty-fifth Meeting, adopted Resolution EB65.R15 (Annex I) requesting the Director General, in operative paragraph No. 3 "to examine the short and long term accommodation requirements of the Organization at Headquarters and in the Regional Offices, and submit a report on this matter to the Sixty-seventh Meeting of the Executive Board" which will be held in January 1981.

In response to operative paragraph No. 3, the Secretariat envisages this project consisting of four parts:

- I. Estimated requirements for the period June 1981 to June 1982;
- II. Estimated requirements for the period 1983 to 1984;
- III. Estimated requirements for the period 1985 to 1986; and
- IV. Long-term accommodation requirements.

The Director of the Pan American Sanitary Bureau has the honor to advise the Executive Committee at its 85th Meeting, on the requirements for the Region of the Americas, as follows:

I. Estimated requirements for the period June 1981 to June 1982:

a) Area II

General

The Government of Mexico, in a communication addressed to the Director General/WHO, dated 24 July 1980 (Annex II), offered a site for the construction by PAHO of a building to accommodate the offices of Area II and the Publications and Documentation Service (SEPU). The site is located at Avenida Luis Cabrera 227, San Jerónimo, Lídice, Delegación Magdalena Contreras, Mexico, D.F.

Proposed Action

The Area II Office now occupies rental space and has been informed by the building owner that this space must be vacated. In keeping with the practice of the Organization to own office space for each Area Office, it is proposed to accept the offer of the Government of Mexico and build an office building to accommodate the needs of Area II.

The dimension of the site is 870 square meters and the preliminary drawings for the construction of the proposed building provide for a structure of three floors and a basement not to exceed 1,200 square meters, including an area for parking.

The construction cost for 1,200 square meters is estimated at \$6,000 Mexican Pesos per square meter, or US\$263.74 per square meter, for an estimated cost of US\$423,688 including the following components:

| | <u>Mexican pesos</u> | <u>US\$</u> |
|---|----------------------|---------------|
| A. Construction of building | \$ 7,200,000 | \$ 314,410 |
| B. Additional costs: | | |
| - Cost for design of the project | 88,192 | 3,851 |
| - Complete set of structural drawings | 286,624 | 12,516 |
| - Processing of the documentation for the approval of the construction, access to public services, etc. | 269,000 | 17,746 |
| - Work in free area around the building (\$3,000 Mexican Pesos per square meter or US\$131.87 per square meter) | <u>1,710,000</u> | <u>75,165</u> |
| TOTAL | \$ 9,553,816 | \$ 423,688 |

In addition some funds will also be required for a telephone system, interior equipment and furnishings plus other costs associated with moving the Area II Office. It is estimated that these costs would bring the total estimated cost to US\$500,000.

Financing

The XXVI Meeting of the Directing Council adopted Resolution XVI (Annex III) and earmarked the amount of US\$130,846 for a building for the Area II Office. An amount of US\$250,000 will be requested from the World Health Organization.

In addition US\$120,000 will be secured from other PAHO sources such as extrabudgetary funds, savings, Working Capital Fund, etc.

b) Headquarters Building

General

In August 1965 this Headquarters building was completed. As stated in Official Document 168, Financial Report of the Director and Report of the External Auditor for 1979, Exhibit IV, page 24, the amount of US\$6,906,170 represents the value (at cost) of the land and building.

Proposed Action

The Headquarters building has a problem of water infiltration in two areas--the roof and the plaza surrounding the building--which in the last four years has become more acute. As the building ages this water infiltration will cause increasing damage. The Secretariat has consulted with experts and has received estimates which indicate that these problems could be corrected at approximately the following cost:

| | |
|--|--------------|
| - Roof and Flashing | US\$ 52,000 |
| - Plaza leak and concomitant leaking problems | US\$ 250,000 |

Financing

The Director has requested the Director General of WHO, consideration to appropriate approximately US\$302,000 to correct these problems.

II. Estimated requirements for the period 1983 to 1984:

Area IV

General

In May 1979 a feasibility study was concluded related to the construction of a third floor at the Pan American Center for Sanitary Engineering and Environmental Sciences (CEPIS) building, located at Calle Los Pinos 259, Urbanización Camacho, Lima, Peru, to accommodate the Area IV Office. In accordance with the agreement signed with the Government of Peru on April 1971, taking into account the basic agreement signed by the Peruvian Government in March 1956 with the UNDP, Article VII, paragraph 1.1, the Government provided the land and the building for the exclusive use of CEPIS.

Proposed Action

It is proposed to relocate the Area IV Office at the CEPIS building to permit the sharing of basic services, thus achieving substantial savings for the Organization.

The cost of constructing a third floor with an area of approximately 900 square meters is S/.50,000 Soles per square meter or US\$175 per square meter, giving a total of S/.45,000,000 Soles or US\$158,000.

Financing

The Director has requested that the Director General of WHO consider the appropriation of approximately US\$158,000 for the construction of a third floor at the CEPIS building.

III. Estimated requirements for the period 1985 to 1986:

Area VI

General

The Organization owns condominium space at Marcelo T. de Alvear 684, 3rd and 4th floors, Buenos Aires, Argentina, acquired in May 1959 and additional space bought in the period 1966-1974.

Proposed Action

During recent years, problems have arisen related to condominium maintenance and parking. Because of the need for substantial repair at a high cost to the Organization, it is proposed that alternate modern office space be obtained. Proposals have been obtained as of June 1980, quoting adequate space (643 square meters) on one level of a modern office building for approximately US\$1.5 million. Likewise, we have received offers to purchase the Organization's condominium space at an amount fluctuating between US\$1,030,000 and US\$1,089,000.

Financing

The Director has requested the Director General of WHO, consideration to appropriate approximately US\$500,000 for this purpose.

IV. Long-term accommodation requirements:

Caribbean Food and Nutrition Institute (CFNI), Kingston, Jamaica

General

The present accommodations (3,250 square feet) are located on the campus of the University of the West Indies, Mona, St. Andrews, Kingston, Jamaica. They were constructed in the late 1940s to house war refugees from Gibraltar, and are totally unsatisfactory. They have been considered hazardous by the Consultants in Protection who conducted a study during March 1978, as well as representatives of the insurance company of the University of the West Indies.

For many years the Organization has been trying to solve this problem, contacting many sources, but unfortunately thus far no solution has been found.

Proposed Action

In view of the urgent need for a new building for CFNI, proposals have been developed and cost estimates prepared by the Architects McMorris, Sibley and Robinson, June 1980, (Annex IV). The approximate cost of a building--three-story block--with the details stated in the aforementioned annex, with an area of 18,100 square feet, will be US\$2,500,000 if the construction begins in 1985, subject to revision.

The University of the West Indies has made an offer to provide land to erect a new building on the Mona Campus, on West Gibraltar Road. The legal position is that the building accede to lands and since the building will be on University lands, ownership will be vested in the University. However, the University has suggested a formula for an agreement by which the building will be used by CFNI exclusively. In case CFNI ceases to exist, future use of the building will be determined in consultation with PAHO.

Financing

The Director has requested the Director General's consideration to appropriate the aforementioned amount in equal parts over a five-year period (1985-1989).

Annexes

Sixty-fifth Session

EB65.R15

24 January 1980

DUPLICADO.

REAL ESTATE FUND

The Executive Board,

Noting the report of the Director-General on the status of projects being financed from the Real Estate Fund and the estimated requirements of the Fund for the period 1 June 1980 to 31 May 1981;¹

Recognizing that certain estimates in that report must remain provisional because of the continuing fluctuations in exchange rates;

Noting, in particular, that it is necessary to undertake a further extension of the buildings of the Regional Office for the Western Pacific;

1. RECOMMENDS to the Thirty-third World Health Assembly that it authorize the financing from the Real Estate Fund of the expenditures envisaged in the Director-General's report;
2. RECOMMENDS further to the Thirty-third World Health Assembly that it appropriate to the Real Estate Fund from casual income the additional credits, now estimated at approximately US\$ 1 290 000, required for this purpose.
3. REQUESTS the Director-General to examine the short and long-term accommodation requirements of the Organization at headquarters and in the regional offices and to submit a report on this matter to the sixty-seventh session of the Executive Board.

Twenty-seventh meeting, 24 January 1980
EB65/SR/27

¹ Document EB65/31.

(TRANSLATION)

SECRETARIAT OF
PUBLIC HEALTH AND WELFARE
OF MEXICO

Mexico City, 24 July 1980

Dr. Halfdan T. Mahler
Director General of WHO
525 Twenty-third Street, N.W.
Washington, D.C. 20037

Sir:

In connection with our chat during your last visit to our country, I wish to advise you that we are considering the possibility of the Pan American Health Organization's erecting its headquarters building on land of this Secretariat, which would own the building as an asset of the Public Welfare, and charge a symbolic rent.

If there is no legal impediment to the foregoing, we will advise you as soon as an appropriate plot of land becomes available.

Very truly yours,

THE SECRETARY

(signed)

Dr. Mario Calles López Negrete

Resolution XVI

**Financial Report of the Director
Holding Account**

The Directing Council,

Considering the provisions of Resolution XVI of the XX Pan American Sanitary Conference,

Having considered the report of the Director, which states that a surplus of \$1,080,846 in the Working Capital Fund has been transferred to a Holding Account until such time as the Directing Council decides on how to utilize the funds,

Considering the provisions of Resolution XXVII of the XXV Meeting of the Directing Council concerning the Expanded Program on Immunization and the establishment of the Revolving Fund for the Expanded Program on Immunization;

Considering the presentation by the Director on the capitalization requirement for the operations of the Revolving Fund for the Expanded Program on Immunization;

Considering the increasing membership of the Organization and the discussions at the XXV Meeting of the Directing Council on the inability of the Conference Room at the Headquarters building in Washington to accommodate the delegations and supporting staff,

Considering the proposal of the Director for the remodeling of the Conference Room to enable it to provide adequate seating arrangements for the delegations and supporting staff,

Bearing in mind that, except in Area II, Mexico City, all Area office buildings are owned by the Organization, and

Considering the report of the Director on the feasibility of the purchase of an office building in Mexico,

Resolves

1. To authorize the Director to transfer \$800,000 from the Holding Account to the Revolving Fund for the Expanded Program on Immunization

2. To authorize the Director to use \$150,000 from the Holding Account for the remodeling of the Conference Room at the Headquarters building to enable it to provide adequate seating arrangements for the delegations and supporting staff, if the required amount is below \$150,000, the difference between the required amount and \$150,000 will be transferred to the Revolving Fund for the Expanded Program on Immunization.

3. To authorize the Director to negotiate the purchase of a suitable building in Mexico City for the Area II office up to a limit of US\$1,000,000. The actual purchase price, conditions of sale, and required borrowing authority shall be subject to the approval of the Executive Committee.

4. To authorize the Director to transfer \$130,846 from the Holding Account to the Building Fund for use in purchasing a building for the Area II office. If this amount is not needed for the purchase of the building, it shall be transferred to the Revolving Fund for the Expanded Program on Immunization

*(Approved at the ninth plenary session,
1 October 1979)*

CARIBBEAN FOOD AND NUTRITION INSTITUTE, JAMAICA CENTRE

REQUIREMENTS BY PURPOSE AND AREA

| | <u>PURPOSE</u> | <u>AREA IN SQ. FT.</u> |
|-------------------------------------|--|------------------------|
| <u>TEACHINGS AND MEETINGS:</u> | | |
| 1 | Lecture Theatre for 40 persons - Level floor | 1,200 |
| 1 | Conference room (also for lectures) for 100 persons - with folding partitions | 1,500 |
| 1 | Food Demonstration & Dietetic Laboratory Area - Kitchen etc. | 1,000 |
| <u>INFORMATION SERVICES:</u> | | |
| 1 | Library |) 1,500 |
| 1 | Audio-Visual Media room | |
| 1 | Materials production area, including printery - (Ceiling to floor storage and closets) | 1,200 |
| 2 | Dark rooms - 1 dry process, 1 wet process - total | 300 |
| <u>OFFICE ACCOMMODATION:</u> | | |
| | Lobby/Exhibition space | 600 |
| | General Office | 1,200 |
| 1 | Director's Office with toilet and shower | 300 |
| 22 | Offices for Technical and Administrative Staff and for Consultants, Research fellows and WHO/FAO fellows 150 sq.ft. each | Total - 3,300 |
| <u>GENERAL & MISCELLANEOUS:</u> | | |
| 3 | Stores and Utility rooms | Total 300 |
| 1 | Office staff lunch and rest room including kitchen | 300 |
| 5 | Lavatories (3 ladies', 2 mens') including shower and lockers (1 Urinal) | 630 |
| 1 | Air conditioning plant room | 300 |
| 3 | Lock-up garages for CFNI vehicles | 470 |
| | Allowance for walls, corridors, extras | 4,000 |
| | EXTERNAL: Parking space for 25 cars | - |
| | GRAND TOTAL | <u>18,100</u> ===== |