

directing council



PAN AMERICAN
HEALTH
ORGANIZATION

XIX Meeting

regional committee

WORLD
HEALTH
ORGANIZATION



XXI Meeting

Washington, D. C.
September-October 1969

Provisional Agenda Item 27

CD19/5, Corr. (Eng.)
17 September 1969
ORIGINAL: ENGLISH

REPORT ON BUILDINGS AND INSTALLATIONS

At the 61st Meeting of the Executive Committee, the Director presented Documents CE61/13 and CE61/13, Addendum I, Report on Buildings and Installations, with special emphasis on space needs of Headquarters. A plan was presented for the acquisition of a property consisting of land and a nine-story building within one block of the Headquarters building. The key objective of this plan was to assure the availability of space in the immediate vicinity of the present Headquarters building at whatever future date the need may arise. A subsidiary objective was to obtain access to nearby office space which would be available on a gradually increasing scale as may be needed. It was proposed to acquire this property as an investment which would be self-financing and would, therefore, not require an increase in the PAHO quota assessment on Governments.

The Executive Committee considered the Director's report and approved Resolution XXI which reads as follows:

"THE EXECUTIVE COMMITTEE,

Seeing that there is a possibility of purchasing a property near the present Headquarters building (Document (CE61/13, Addendum I);

Considering the financial advantages and the timing of this purchase, which does not involve budgetary expenditure or call for financial authorization; and

Bearing in mind that with that building it would be possible to satisfy future needs for space, the use of which will have to be duly considered and approved by the Governing Bodies of the Organization,

Bearing in mind that with that building it would be possible to satisfy future needs for space, the use of which will have to be duly considered and approved by the Governing Bodies of the Organization,

RESOLVES:

To express its agreement with the purchase of the property on the terms proposed (Document CE61/13, Addendum I)."

In accordance with the plan, the Organization has acquired the building and land located at 2121 Virginia Avenue, N.W. in the District of Columbia, known as the Governor Shepherd, at a purchase price of \$1,400,000. The building is now used for apartments with a restaurant and two shops on the ground floor. To assure that zoning laws will permit eventual occupancy of this building for office space, a permit for this use has been obtained. Under a management contract, the rental of the ground floor commercial space and 128 apartments will continue. When the Organization requires space outside the present Headquarters building, this need will be reflected in the annual budget for consideration of the Governing Bodies of the Organization. Such space will be obtained by withdrawing the amount needed from apartment use, and remodeling it for offices. Since most of the apartments are of the one-room efficiency type, the remodeling will largely be limited to installation of adequate lighting fixtures. The income from the building will be held in a separate fund which will gradually replace the funds originally invested. In due course the income will repay the purchase price.

Due to the multiplicity of scientific, technical, administrative and financial factors which will affect the growth of the Organization, it is deemed inadvisable to attempt a precise prediction of future space requirements beyond the budget estimates presented annually to the Directing Council. The advantage of owning this property is that such long-range predictions are unnecessary since increasing requirements can be met gradually as they arise, and the land will remain available for construction of a modern building at whatever date a future Directing Council may decide.