



# XV Pan American Sanitary Conference

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# X Meeting Regional Committee



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Topic 33: BUILDINGS AND INSTALLATIONS FOR HEADQUARTERS AND  
ZONE OFFICES OF THE PAN AMERICAN SANITARY BUREAU

The Director has the honor to report to the Conference on the accommodations for the zone offices and for headquarters.

The Organization effected the move of the Zone I Office from Kingston, Jamaica, to Caracas, Venezuela, on 1 July 1958. The Government of Venezuela met the cost of the removal of the staff and the property of the Office from Kingston to Caracas. The Government is providing rent for Zone I Office space at a cost of \$10,740 per annum; the facilities consist of a building of 10 rooms, located at Avenida Los Jabillos 46, La Florida, Caracas. It is also contributing up to \$53,000 annually to cover higher operational costs in Caracas as against the average of such costs in the other five zone offices. This is in addition to Venezuela's regular quota contribution to the Organization.

The Zone II Office is located at Calle de Roma No 36-B, Mexico City, in a four-story building, which is rented at a rate of \$3,360 per annum. The office is centrally located, but the 15 rooms in the building are not adequate for the staff of the Zone Office, the Zone library, and other space needs.

The Zone III Office is located in a building solely occupied by the Organization at 9a Calle No 3-25, Guatemala City, which is rented at a cost of \$3,000 per annum. The building contains 16 rooms, and is fully adequate for housing the current staff strength of the Zone Office.

The Zone IV Office is located in a building solely occupied by the Organization, located at Avenida Salaverry 722, Lima, and is rented at a rate of \$2,150 per annum. The building consists of 10 rooms and meets the current requirements for housing the staff of the Zone Office, the Zone library, and other facilities.

The Zone V Office is located in a suite in an office building at Avenida General Justo N° 275-B, Rio de Janeiro. The rent for this suite is \$740 per annum. The suite inadequately provides current space requirements for the staff. Additional space for the Zone V Office is needed now.

The Zone VI Office is located in a suite in an office building at Charcas N° 684, Buenos Aires. Until recently, this space was rented at a rate of \$2,400 per annum. In March 1958, the Director was informed that the building in which the suite was located had been sold and that the Zone VI Office would have to vacate the premises or purchase the suite. An effort to find other accommodations was unsuccessful and this suite was purchased, after initial negotiations had been reported to the Executive Committee (CE34/15, page 21). The total purchase price, including interest, amounts to \$20,610, spread over a two-year period. Maintenance costs will probably average \$750 per annum.

The Field Office in El Paso is located in the U.S. Courthouse. The Government of the United States has made available, rent-free, three rooms which meet the current requirements of the Field Office.

The temporary headquarters office is located in three buildings at 1501, 1515, and 1520 New Hampshire Avenue, N.W., Washington, D.C. The first two of these buildings belong to the PASB, having been purchased in 1951 at a price of \$296,000. The third building, at 1520 New Hampshire Avenue, is rented at a rate of \$10,000 per annum. These three buildings comprise 25,058 square feet of usable space. As noted in the periodic reports of the Permanent Subcommittee on Buildings and Installations, the space available is inadequate to meet the current needs of the Organization. Not only is the total space insufficient, but the separation of operations in three buildings makes for difficulty and waste. This is particularly evident in the services to the building at 1520 New Hampshire Avenue, which is located across a broad and very busy street from the other two buildings. The need for additional service personnel and the loss of time and effort in providing custodial, messenger, and other service to three buildings bring additional costs each year estimated at no less

than \$10,000 per annum. Negotiations are progressing with the United States Government to obtain a site for a new headquarters building. To date, these negotiations have not been completed but efforts are being continued to bring this matter to an early decision, for the space problem at headquarters has become acute and a solution of this matter is required in the immediate future. As indicated in the reports of the Permanent Subcommittee on Buildings and Installations, it will take approximately four years after a grant of a site to plan the headquarters building, construct it, and establish the Bureau in it.

The Director believes it appropriate at this time to call the attention of the Conference to the need for expeditious action in planning for the headquarters and particularly for planning the financing of the construction of the building. Resolution XIV of the VIII Meeting of the Directing Council approved the establishment of a Building Reserve Fund and assigned to it the initial amount of \$100,000. Resolution VII of the IX Meeting of the Directing Council approved the transfer of an additional \$100,000 from the 1955 budget surplus to the Building Reserve Fund. It also transferred \$23,524 to a special account for the purpose of meeting the initial expenses of architectural plans for the construction of a new headquarters building.

It is estimated that it will be possible to augment this building fund by approximately \$525,000 from the sale of the two buildings presently owned and occupied by the PASB at 1501 and 1515 New Hampshire Avenue, N.W., Washington, D.C.

The Director believes it necessary that the matter of accommodations for the headquarters and zone offices receive the immediate attention of the Member Governments, and suggests that the Permanent Subcommittee on Buildings and Installations study the problem of financing the building for permanent headquarters and recommend action. Should the Conference concur, it may wish to consider a resolution along the following lines:

#### Proposed Resolution

The XV Pan American Sanitary Conference,

Having noted the critical need for permanent headquarters accommodations for the Pan American Sanitary Bureau and the requirements for zone office accommodations,

RESOLVES:

1. To take note of the action of the Director in obtaining zone offide accommodations.

2. To request the Director to continue negotiations with the United States Government with the objective of solving at the earliest possible time the matter of a satisfactory site for the headquarters of the Bureau, and to report on these negotiations to the 37th Meeting of the Executive Committee.

3. To request the Permanent Subcommittee on Building and Installations to collaborate with the Director in the selection of the site, the determination of method of financing, the contracting for architectural plans, and the construction of the permanent headquarters building, and to report its action to future meetings of the governing bodies of the Organization.