



*executive committee of  
the directing council*

PAN AMERICAN  
HEALTH  
ORGANIZATION

*working party of  
the regional committee*

WORLD  
HEALTH  
ORGANIZATION



90th Meeting  
Washington, D.C.  
June-July 1983

Provisional Agenda Item 9

CE90/19 (Eng.)  
26 April 1983  
ORIGINAL: ENGLISH

GOVERNOR SHEPHERD BUILDING. STATUS REPORT

This report is submitted for the consideration of the 90th Meeting of the Executive Committee, taking into account Resolution XXIX of the XXVIII Meeting of the Directing Council (1981) and Resolution XIX of the 88th Meeting of the Executive Committee (1982).

It reflects the recommendations of Working Groups of the Executive Committee and the Directing Council in an effort to develop the Governor Shepherd site, in accordance with the mandates of the Governing Bodies of the Organization.

The XXVIII Meeting of the Directing Council (October 1981) adopted Resolution XXIX (Annex I), which established a Subcommittee of the Directing Council made up by the members of the Working Group, i.e., Chile, Jamaica, and the United States of America.

The Subcommittee of the Directing Council met on 17 and 18 June 1982 to review the progress on the Governor Shepherd building.

Its report highlighted the changes which had taken place in the real estate market in Washington, D.C. The Subcommittee of the Directing Council presented its report to the 88th Meeting of the Executive Committee and that body adopted Resolution XIX (Annex II).

The Organization, during July and early August 1982, took a number of actions which included commissioning the Organization's economic consultants, Gladstone Associates, to develop a detailed comparative analysis of all feasible options for developing the Governor Shepherd site, including an analysis of a two-phase approach by which an all-office building would be constructed first, and then, at a later time when market conditions recommended such action, condominium apartments would be added.

The subject was reported to the XXI Pan American Sanitary Conference (Document CSP21/29) to bring to the attention of the Conference the actions taken by the Organization in respect of the Governor Shepherd building up to that time.

From October 1982 to date the Organization has contacted a number of developers and requested submissions, particularly from Berger-Berman, Duenner-S/F and H. G. Smithy Companies. In February 1983 the Organization was approached by another developer, Barnes, Morris & Pardoe, who presented an interesting and unique development concept that would also include the American Association for the Advancement of Science. Discussions are being pursued and written proposals are expected in the near future.

The final proposals will be examined by the Subcommittee of the Directing Council on the Governor Shepherd site, which is being kept fully informed through periodic reports and has been convened by the Director to meet in Washington, D.C., on 20-21 June 1983. This body will then present its recommendations to the Executive Committee at its 90th Meeting.

Annexes



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XXVIII Meeting

XXXIII Meeting

CE90/19 (Eng.)  
ANNEX I

## RESOLUTION XXIX

## GOVERNOR SHEPHERD BUILDING

THE DIRECTING COUNCIL,

Noting that the Governor Shepherd Building, 2121 Virginia Avenue, N.W., Washington, D.C., 20037, owned by the Pan American Health Organization, requires substantial and costly repairs and replacement of operating systems, including heating, ventilating, electrical power, plumbing and elevators,

Considering that a consulting firm of architects, engineers, and planners has conducted a feasibility study of development possibilities for the Governor Shepherd property, and has recommended a number of options for development;

Having examined the report of the Executive Committee (CD28/37), and having heard the recommendations of the Working Group established by Resolution I of the 85th Meeting of the Executive Committee;

Noting that certain details of the proposed project cannot be placed in final form at this time; and

Considering that the present members of the Working Group have a thorough knowledge of the background and are fully informed as to the factors which must be considered in the development of the Governor Shepherd site and that continuity of membership is important,

## RESOLVES:

1. To express its thanks to the Director, the Executive Committee and its Working Group for the work accomplished in relation to the Governor Shepherd site.
2. To approve the recommendations of the Working Group in relation to the project for development of the Governor Shepherd site.
3. To establish a Subcommittee of the Directing Council on the Governor Shepherd site, which will
  - a) Consist of the present members of the Working Group, i.e., the Representatives of Chile, Jamaica, and the United States of America;
  - b) Serve to advise the Director and the Governing Bodies of the Organization on matters relating to the project;

- c) Submit its reports to the Executive Committee, and keep the Directing Council informed of its activities.

4. To authorize the Director to take all actions necessary to develop the project and to accomplish the demolition of the existing Governor Shepherd Building and the construction of a new building which provides the following contents:

- a) At least 60,000 square feet shall be reserved for present and possible future use by the Organization; the portion of this space not used by the Organization shall be rented at prevailing rates for office or other accommodations in accordance with zoning requirements;
- b) At least 60,000 square feet of space shall be devoted to residential apartments to be sold or otherwise disposed of as expeditiously as possible in order to finance part of the cost of construction;
- c) The remainder of the building may be devoted to other appropriate public or private uses, including lease or sale of commercial space, as specifically approved by the Executive Committee.

5. To authorize the Director:

- a) To acquire and take title to one or both of the adjacent properties studied by the Working Group and to incorporate such adjacent property into the project, provided that the acquisition can be accomplished in a timely fashion, and will ultimately enhance the overall financing terms, value and use of the project, and provided that the Executive Committee specifically approves the final terms of such acquisition;
- b) To undertake negotiations with foundations, international organizations, financial institutions, including commercial banks, and other possible sources of revenue, in order to develop financing for the project on the best possible terms, provided that the terms so negotiated shall impose no special assessment on Member Governments and shall have no negative impact on the regular budget or the effective conduct of the Organization's program, and provided that the Executive Committee specifically approves the final financial arrangements;
- c) To execute and deliver on behalf of the Organization all documents, instruments and agreements necessary for the project, including, but not limited to, the necessary borrowing of funds and any necessary sale of Organization property or ownership rights related to the project, as specifically approved by the Executive Committee.

6. To authorize the Executive Committee:
  - a) To review and approve, within the terms of this resolution, the documents, instruments and agreements and final financial arrangements related to the project, the design of the building, and any proposal for significant adjustments in the proportionate use of space in the building;
  - b) To have full power and authority to act on behalf of the Organization regarding the project;
  - c) To delegate to the Subcommittee on the Governor Shepherd site any and all of its powers and authority regarding the project (except as specifically described in paragraphs 7 and 8 below), including those set forth in this resolution and in PAHO Financial Regulation 6.9.
7. To further request the Director, in the event that he determines that financial or other circumstances will render the project described in this resolution impossible or not in the best interests of the Organization, to make further proposals regarding the use or other development of the Governor Shepherd site to the Subcommittee, for its advice and thereafter to the full Executive Committee, for its decision.
8. To request the Executive Committee to report to the Pan American Sanitary Conference and the Directing Council on the status of this project.

(Approved at the fifteenth plenary session,  
1 October 1981)



EXECUTIVE COMMITTEE OF  
THE DIRECTING COUNCIL

PAN AMERICAN  
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88th Meeting

WORKING PARTY OF  
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CE90/19 (Eng.)  
ANNEX II

RESOLUTION XIX

GOVERNOR SHEPHERD SITE

THE EXECUTIVE COMMITTEE,

Considering Resolution XXIX of the XXVIII Meeting of the Directing Council and Resolution II of the 87th Meeting of the Executive Committee on the plans for development of the Governor Shepherd site;

Having heard the report and recommendations of the Subcommittee of the Directing Council on the Governor Shepherd Site, established in Resolution XXIX of the XXVIII Meeting of the Directing Council;

Noting that due to financial and other circumstances, the project described in Resolution XXIX of the XXVIII Meeting of the Directing Council appears at this time not to be feasible or in the best interest of the Organization;

Noting the need for more flexible authority to meet changing conditions and developments as they occur; and

Acting pursuant to the authority vested in the Executive Committee by paragraphs 6 and 7 of Resolution XXIX of the XXVIII Meeting of the Directing Council,

RESOLVES:

1. To express its thanks to the Director and the Subcommittee for the work accomplished in relation to the Governor Shepherd site.
2. To reaffirm the authority granted to the Director to pursue negotiations for development of the Governor Shepherd site, under the conditions and provisions set forth in paragraph 5 of Resolution XXIX of the XXVIII Meeting of the Directing Council.

3. To request the Director to develop detailed comparative data on all feasible options for development of the Governor Shepherd site, including proposals already received, or appropriate revisions of those proposals, as indicated in the report of the Subcommittee, and to keep the Subcommittee informed of his progress.

4. To authorize the Subcommittee to make final recommendations regarding the final financial and other arrangements in proceeding with a new building, for consideration and approval by the full Executive Committee.

(Approved at the ninth plenary session,  
29 June 1982)