

UNITED NATIONS

GENERAL ASSEMBLY



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Fifth session

HEADQUARTERS OF THE UNITED NATIONS

Report of the Secretary-General

I. INTRODUCTION

1. Pursuant to paragraph 3 of resolution 350 (IV) adopted by the General Assembly on 24 November 1949, the following progress report on the permanent Headquarters is submitted to the fifth regular session of the General Assembly.
2. It will be recalled that the General Assembly decided, on 14 December 1946, at the second part of the first session (resolution 100 (I)), to establish the permanent Headquarters in New York City. Architectural plans were approved at the second regular session by resolution 182 (II) of 20 November 1947, when the Secretary-General was authorized to proceed with construction and with furnishing the Headquarters on receipt of an interest-free loan of \$65,000,000 which he was to negotiate and conclude with the Government of the United States of America. At the third session of the Assembly in 1948, the Secretary-General reported that the loan had been concluded, with \$25,000,000 available for immediate use in the preliminary stages of construction, which were then beginning. At the fourth session, the Secretary-General reported to the Assembly that the entire \$65,000,000 had been made available in July 1949 and that the construction programme was well advanced; excavation had been completed ahead of schedule in February 1949, and the contractors had made good progress on the first unit of work, the Secretariat office building, and on the foundations for the complete project.

II. DESCRIPTION OF PROJECT

A. Secretariat building

3. The Secretariat building is now in use by some members of the staff. The first offices to be occupied were opened considerably ahead of schedule, on

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21 August 1950, that is to say, about eighteen months after the contract for the construction of the building was signed with the contractors. This is a good construction record and there is wide-spread interest in the building, both as a permanent workshop for the United Nations Secretariat and as an architectural achievement. It may be considered appropriate, therefore, to include here certain interesting facts about the building and its construction.

4. Excavation for all the buildings in the project was begun in September 1948, and was completed within five months. Digging and blasting down to 31 feet below street level, the excavators removed 150,000 cubic yards of earth and 65,000 cubic yards of rock. Concrete piers -- carried to rock at an average depth below grade of 13 feet, but some as much as 40 feet -- were then cast to receive the steel frame.

5. Steel erection for the Secretariat building was started in April 1949, and was completed in 23 weeks. The three derricks employed placed an average of 580 tons of structural steel per week.

6. In about the same length of time, 5,400 windows and glass spandrels, and 2,000 tons of marble were set to enclose the building on the four sides.

7. Vertical transportation in the Secretariat building is provided by 18 high-speed elevators, 2 service elevators, a freight elevator and 8 glass-enclosed moving stairs. Six of the passenger elevators will terminate at the 15th floor, 6 at the 27th floor and 6 at the 38th floor. The service elevators will serve the basement and all 39 floors, while the freight elevator will service the second and third basement floors, where mechanical facilities will be housed. Elevators and stairways are centrally located in the building in order to provide the maximum amount of perimeter lighting. The building will also have an electric dumb-waiter system in a vertical conveyor system extending from the third basement to the 39th floor. In addition, there will be a pneumatic tube system with a central station in the third basement and tube connexions to stations on the 10th and 15th floors, as well as to the Library and the Conference area.

8. The many problems that have arisen both from an engineering and construction standpoint, and the necessity of keeping within the available budget, has necessitated exceptionally close contact and co-operation between the designers,

engineers, general contractors, sub-contractors and workmen associated with the project. As a result of such co-operation, every problem that has arisen has been successfully solved and the building will be completed, with the necessary installations, well ahead of schedule.

B. Conference area and meeting halls

9. To the east of the Secretariat building, and joined to it, is a seven-story building comprising the Conference area (and meeting halls). This structure will house three of the principal organs, the Security Council, the Economic and Social Council and the Trusteeship Council, as well as other conference and committee facilities. Construction on this unit is making good progress; the structural steel has been erected and construction of the building is expected to reach the final stage by July 1951.

10. The Conference area, which will be connected with both the General Assembly building and the Secretariat offices, is approximately 400 ft. long and 183 ft. wide, and contains 7 stories, including 2 basement levels, one concourse floor, 3 floors above the First Avenue entrance level, and a restaurant and cafeteria space directly over the Council Chambers.

11. The Council Chambers for the three Councils are on the upper level; these rooms are to be 72 ft. wide and 135 ft. long, with 24-ft. ceilings. The Chambers will be completely equipped with facilities for technical services, including simultaneous interpretation booths, press, radio, television and film booths, with essential work spaces. In addition to office space for secretariat services conveniently placed adjacent to the Chambers, there is a main delegates' lounge at the north side of the area, and a smaller lounge primarily for the Security Council to the south of the Chambers.

12. Each of the Chambers has seating accommodation for approximately 120 members of the Press, and there are 400 public seats. The Security Council Chamber provides for 21 seats for representatives at the table, 84 advisers, 32 observers, and 16 members of the Secretariat. The Trusteeship Council Chamber will accommodate 21 representatives, 84 advisers, 5 petitioners, 14 special advisers, 32 observers, and 16 members of the Secretariat.

13. Facilities in the Economic and Social Council Chamber are planned for 23

/representatives,

representatives, 92 advisers, 14 representatives from specialized agencies, 32 observers, 16 representatives from non-governmental organizations, and 16 members of the Secretariat.

14. On the level directly below the Council Chambers are 3 large Conference Rooms of about the same size, 135 ft. long, 72 ft. wide and 18 ft. high. These Conference Rooms are designed to meet the needs of Main Committees of the General Assembly. These rooms will have facilities for 70 representatives at the table, with 2 advisers for each; this capacity can be expanded if necessary for as many as 85 representatives and 170 advisers. There will be 88 seats for members of the Press, and 170 seats for the general public, and there will be facilities for all technical and public information services. A fourth Conference Room somewhat larger than these rooms will be located in the General Assembly building.

15. In addition to these Conference Rooms, there are 6 smaller committee rooms, each of which will accommodate about 27 representatives, with 28 seats for advisers or members of the Press or the public.

16. The building is cantilevered over the Franklin Delano Roosevelt Drive and the service road leading to the garage. The exterior of the building will be of Portland stone and glass, trimmed with marble matching the Secretariat building. The connexion with the General Assembly building will be by a metal and glass corridor of three levels and, at the meeting hall end of the corridor, 2 automatic elevators will service all 7 floors of the building. In addition to forming a horizontal corridor, this connexion will also contain a monumental stairway and an escalator for use chiefly by the public arriving through the General Assembly building and circulating to the public seating in the Council Chambers and Conference Rooms. Along the west wall of the meeting hall area on all floors there will be a special corridor giving easy and ready access to the various Conference Rooms, Council Chambers and small committee rooms.

17. The main delegates' lounge on the delegates level in the north area is 36 ft. wide, 175 ft. long and 24 ft. high, exclusive of the bay window, which projects 10 ft. This very impressive room will be decorated in a restrained and subdued manner and will have an acoustical ceiling, carpeted floor, comfortable furniture and subdued lighting. The room will contain a lounge area, bar and a writing-room provided with telephone booths and a call system.

/18. The principal

18. The principal dining area at the Headquarters is located on the roof level, directly above the Council Chambers, containing a delegates restaurant, seating 300 people, private dining rooms, and a Secretariat cafeteria seating 400 people. Both the restaurant and cafeteria are easily accessible from all parts of the Conference area and from all elevators in the Secretariat building by way of the fourth floor.

C. The General Assembly building

19. The last major building in the present construction programme is the General Assembly building, a structure with subtle curves, sloping form and shallow dome which will contrast effectively with the rectangular lines of the Secretariat building and the Conference area. This permanent home of the General Assembly is expected to be completed well in advance of the seventh session in 1952, but not in time for the sixth session in 1951. Structural steel is now being erected and progress is good.

20. The building measures 380 ft. long and 160 ft. wide. The north end, which is the principal public entrance, has a facade of 75½ ft. in height supporting the roof, which slopes gradually downward to 53½ ft. at the southern facade. The east and west walls of the building are to be faced with an English Portland stone, "St. Paul's White Bed", with facias, panels and trimmings in marble matching the north and south walls of the Secretariat building. On the north facade translucent marble panels, set into marble piers, are designed to give the main entrance and public lobby a subdued and cathedral-like lighting. The exterior design is accented on the roof by a shallow, tilted dome covering the delegates area in the Assembly auditorium.

21. There are five levels in the passageway connecting the General Assembly building to the Conference area. In the two lower levels of the Assembly building there will be radio studios, committee rooms, maintenance areas, recording rooms, and a master control room which will be the nerve centre of a vast and complicated communications system serving the entire Headquarters. Also in these lower levels will be the fourth large Conference Room for Assembly Committees. The seating capacity in this room provides for 75 representatives at the table and 225 advisers, 16 representatives of specialized agencies, 16 members

of the Secretariat and 2 additional places. The number of representatives can later be increased to 83 and the advisers to 249, if necessary.

22. The principal delegates' entrance will be on the west side of the building, off First Avenue. Circulation for the public and the delegations is planned in such a manner as to provide convenient access to and from all meeting rooms, lobbies and the other buildings without interference with each other. The delegates' lobby, separated from the public area by a partition, will provide coat rooms and information facilities conveniently situated; stairs, escalators and elevators will serve delegations going to the Assembly auditorium.

23. The General Assembly auditorium consists of a circular-shaped area, over 100 feet in diameter, and capped with the shallow dome, under which restrained and quiet lighting effects can be achieved; with supplementary lighting available for television and photography. The entire building is to be equipped with an air-conditioning system of the latest design, and the auditorium itself will be equipped with all sound devices and with motion-picture projection facilities.

24. The auditorium will provide seating accommodation for 360 representatives, 234 members of the Press, 276 observers and 800 members of the general public. The number of seats for representatives can be increased, if necessary, by at least 40.

25. A generous working area will be available for members of the Press, radio and television, who will have their own office space, lounge, dispatch rooms and other essential requirements. Public information and technical services are to be located off the main floor of the auditorium, with a direct view of delegations and of the speaker's rostrum.

D. Garage

26. A 1,500-car underground garage is an important feature of the Headquarters project. The garage, built in three levels, is constructed partly under the General Assembly building and partly under the landscaped garden area. It extends from the Manhattan building north to about 60 ft. beyond the north facade of the General Assembly building. In the opposite direction it extends from the west wall of the Secretariat building to the United Nations westerly property line along First Avenue.

27. Numerous entrances and exits have been planned to provide a maximum degree of

/flexibility

flexibility in entering and leaving the garage, as well as speediest possible circulation through it. Two ramps, one exit and one entrance, are in the Secretariat court, and entrance to the garage is also provided from 42nd Street with a service road paralleling the City's Franklin D. Roosevelt Drive. There is another ramp at 48th Street, in addition to three entrances and exits from the service road at the lowest garage level. Interior ramps connect the three levels of the garage with each other and provide sufficient and easy movement of cars, as well as internal circulation throughout this vast area. The total area provided for parking is about 600,000 sq. ft.

E. Landscaping

28. The landscaping plans for the site have not been finalized but it is intended to provide as much green open space as possible, with planting confined to small areas and appropriate trees placed around the site in an informal manner.

29. The landscaping plans will take into consideration the principal entrance to the site from 47th Street, which will form a kind of plaza resulting from the City's street-widening programme for 47th Street between First and Second Avenues.

30. The placement of the United Nations flag will probably be on First Avenue in front of the delegates' entrance to the General Assembly. The space in front of the Secretariat building, leading to the garages, has a suitable place for a fountain.

F. Delegations building

31. The Headquarters plans, as developed in 1947 and approved by the General Assembly at its second session in November of that year, included, in addition to the buildings for the principal organs of the United Nations, a building on the north portion of the site for the offices of delegations, specialized agencies and non-governmental organizations. Since the requirements for this building were not definite at that time, only preliminary plans were made, and the financial arrangements for the whole project did not include funds for its construction. In 1948 and 1949, some further thought was given to this building, as it appeared that one or more of the specialized agencies might possibly decide to establish headquarters on the Manhattan site. A preliminary investigation was made of the requirements of delegations early in 1949, and

/the majority

the majority of the Members having delegations in New York City expressed an interest in the building. It was thought that reasonable rentals might be paid by delegations, specialized agencies and non-governmental organizations which would provide income to repay any construction loan that might be made. The fact that there would be no land cost seemed to be an important consideration, making a solid financial plan possible.

32. The early plans envisaged a building 73 ft. wide and 399 ft. long, approximately 300 ft. high, containing 20 floors of office space, in addition to two basements and an underground garage on two levels for 500 cars. The 20 floors of office space would have totalled about 450,000 net sq. ft.

33. The exterior of the building was to have been similar in design to the Secretariat building, with the east and west facades in marble and the north and south facades in metal and glass.

34. The question of developing the plan for the delegations building was discussed with the Headquarters Advisory Committee in 1949, but no further action was taken, as the Committee did not recommend a continuation of the studies. In fact none of the specialized agencies has shown any interest to date in seeking accommodation on the site, although a number of delegations have expressed a desire for office space there. In view of financial exigencies and other considerations, nothing further has been done during the past year. Nevertheless, the construction of such a building should still be considered for the future, and the development of the site cannot be considered complete without it.

G. Library

35. The Manhattan Office building, a 7-story building acquired from the City of New York at the time of the acquisition of the Headquarters site, will become the United Nations Library, and will be adapted to house from 250,000 to 300,000 books. All floors except the 7th, which will remain the Headquarters of the Military Staff Committee, will be given over to library services. Extensive alterations, including changes in the building structure, the installation of air-conditioning, lighting and plumbing systems are being undertaken. Book stacks will be installed, and incorporated into these will be reinforcement steel struts to strengthen the existing floor slabs in the building in order to

/accommodate

accommodate the additional floor loads required for the book stacks. A passageway will be constructed between the Secretariat building and the Library to provide easy access from the Secretariat building and the Conference area.

36. A pneumatic tube system will be installed between the Secretariat building and the Library to provide efficient and rapid transportation of books and documents, as well as a new vertical chain conveyor for transporting books between floors of the Library building.

III. NEW YORK CITY'S PART IN ESTABLISHING THE UNITED NATIONS PERMANENT HEADQUARTERS

37. While the original Headquarters Committee of the United Nations was considering several possible sites for the permanent headquarters, Mayor William O'Dwyer appointed a committee, of which Robert Moses was chairman, to draw up a plan for the Headquarters to be located at Flushing Meadow Park. The other members of this committee, appointed in September 1946, were Winthrop W. Aldrich, James A. Burke, John W. Davis, Frederick H. Ecker, James A. Farley, James J. Lyons, Charles G. Meyer, Nelson A. Rockefeller, Arthur Hays Sulzberger, Thomas J. Watson and Grover A. Whalen.

38. A board of design, composed of distinguished engineers and architects, was appointed by this committee to prepare a plan which called for the use of most of the park area formerly occupied by the World's Fair, and a generously landscaped setting for the United Nations buildings. In submitting this plan to the United Nations, Mayor O'Dwyer offered to donate the site with all of its existing improvements, to add others and to provide contiguous land without cost to the United Nations. He also assured the United Nations of full tax exemption and an international, extra-territorial status.

39. Meanwhile, Mr. John D. Rockefeller Jr. made his generous offer of \$8,500,000 for the purchase of most of the land between First Avenue and the East River from 42nd to 46th Streets. This, however, was contingent upon the co-operation of the City of New York. Certain parcels of land which could not be purchased had to be condemned and paid for by the City, and a number of other conditions met. Specifically, these included the closing of the blocks between 42nd and 47th Streets east of First Avenue, a grant of the exclusive rights for the water front and land under water opposite the United Nations site, and the transfer of

the City playground north of 42nd Street. In addition, the City agreed to widen and reconstruct First Avenue, including a through-traffic tunnel, to widen and reconstruct 42nd and 47th Streets between First and Second Avenues as dignified approaches from the West, to provide additional zoning restrictions in the neighbourhood, to grant tax exemption, to transfer the City Housing Authority building to the United Nations at the actual cost of construction, and to grant an easement over Franklin D. Roosevelt Drive. Due to increased costs of construction, the total value of the New York City contributions is now estimated at \$26,500,000. First estimates were in the neighbourhood of \$23,000,000.

40. At the outset of the undertaking, the City Bureau of Real Estate took over the troublesome problem of tenant relocation, since construction could not begin until the site was cleared. In view of the critical housing shortage that existed at that time, this involved rehabilitation of old, abandoned buildings off the site. Business relocation included the transfer of important railroad and other water-front terminals to City land elsewhere, involving major readjustments in City services and co-ordination with the services of private utility companies.

41. In addition to its own work on the outskirts and on access and approaches to the Headquarters site, the City has done everything possible to co-operate with and to assist the United Nations in carrying on work within the site. As a result, policy questions have been quickly and amicably settled and the work has proceeded smoothly at all times.

IV. FINANCIAL REPORT

A. Budget

42. It will be recalled that, when the preliminary plans of the Headquarters project were first submitted to the General Assembly in 1947 (A/311) cost estimates were \$34,831,450. This figure was revised downward to a total of \$65,000,000 and a tentative budget was submitted in A/311/Add.1/Rev.1, dated 6 November 1947.

43. The present budget reflects decisions taken since 1947 regarding plans and construction contracts. It differs in form from that submitted in November 1947

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only in a rearrangement of main headings. At the time the 1947 preliminary estimates were submitted, the type of construction contract to be awarded was not known. However, after plans were further developed and construction prices studied, it was deemed to be in the best interests of the United Nations to award a single contract covering complete construction of the Secretariat building, including lower level facilities, and the foundations for all the buildings.

44. The budget for the planning, construction and furnishing of the permanent Headquarters, together with other expenditures necessary to the establishment of the permanent Headquarters is as follows:

Summary of permanent Headquarters budget

Secretariat building and foundations	\$25,105,000
This includes all costs of the construction of the Secretariat office building, together with the foundations for all the other structures on the site.	
Demolition and excavation	847,500
This includes total cost of demolishing all the structures on the site at the time of its acquisition, i.e. \$318,500	
and the excavation contract which provided for the major excavation required in preparation for construction, i.e. 529,000	
Tenant relocation	659,000
At the time of the acquisition of the site there were 51 families residing in two apartment houses near 48th Street, and the United Nations had the responsibility for assisting these people in finding new quarters. This item includes the rehabilitation of properties at 54th Street and Second Avenue, into which most of the residential tenants from the site moved. A substantial reduction in this amount will be realized when the property is sold and the proceeds of the sale transferred to the United Nations by the City of New York.	
Manhattan office building	1,544,000
This item includes the cost of the acquisition and alteration of the Manhattan Office building which, in 1947, was being constructed by the New York Housing Authority for its own use. In order to round out the site, the City agreed to transfer this building on a lease-purchase basis.	

/Landscaping

Landscaping	\$1,000,000
This includes paving and planting within the site	
Furniture and fixtures	1,000,000
This estimate contemplates the use of all available equipment at Lake Success and Flushing Meadow which can be adapted to the new buildings	
Relocation of Franklin D. Roosevelt Drive	2,900,000
This item includes the cost of work done by the City, in co-operation with the United Nations, in relocating the Franklin D. Roosevelt Drive in order to provide more area for the United Nations and in order to provide the best possible access to the site from public streets.	
Communications	860,000
This includes the cost of designing, acquiring and installing communications equipment for the simultaneous translation system, sound reinforcement system and special equipment. It also includes the rehabilitation and the adaptation of present equipment to the new Headquarters.	
Administrative costs	649,000
This item includes salaries of administrative and clerical personnel, special consultants on legal and insurance matters.	
Architectural, design and planning	2,246,000
This includes salaries of personnel engaged in design research, drafting and related work, together with costs of architectural supplies.	
Engineering and supervision	3,139,500
This includes engineering consultant fees, engineering drafting costs, testing and supervision of construction.	
Title search relating to the acquisition of the site	20,000
This item includes special legal fees paid at the time of the acquisition of the site.	
Meeting halls and covering for the drive	12,000,000
This item includes the cost of the construction contract for the Council Chambers, conference and committee rooms, including the restaurant area and the structure which extends the site over the Franklin D. Roosevelt Drive along the eastern side of the project.	

/South parking

South parking garage and alterations to the Interborough
Rapid Transit vent \$2,030,000

This includes the construction of about half the
3-story underground parking garage and the alterations
necessary to the Interborough Rapid Transit ventilation
structure which is located on the site and which remains
the property of New York City. The cost of the south
parking garage is \$1,955,000
The cost of the alteration of the subway
ventilation structure, which could not be moved,
is estimated at..... 75,000

General Assembly and north parking garage \$11,000,000

This includes the cost of the construction
of the General Assembly auditorium and the northern
portion of the 3-story underground parking garage.

Total - \$65,000,000

45. It is estimated that since 1947, when the \$65,000,000 maximum project cost
was approved, building and construction costs have risen approximately 11.5 per
cent. In order to keep costs within the approved budget, it has therefore been
necessary to make many readjustments, changes and substitutions. Less expensive
finishing materials, for example, have had to be substituted, certain items
omitted, the completion of some of the less urgently required facilities deferred,
and reductions made in the amounts originally budgeted for furniture, landscaping
and telecommunications.

B. Construction receipts and expenditures

(1) Schedule of receipts under the Loan Agreement with the United States Government

46. Under the procedure specified in the Loan Agreement with the United States
Government, twelve requests for advances have been issued to date and funds
received as follows:

Request No. 1	- Received 23 September 1948	-	\$2,694,819.39
2	- " 2 February 1949	-	3,504,415.12
3	- " 11 March 1949	-	1,772,700.00
4	- " 12 May 1949	-	1,994,000.00
5	- " 24 June 1949	-	1,500,000.00
6	- " 22 August 1949	-	3,049,000.00
7	- " 16 September 1949	-	3,500,000.00
8	- " 31 October 1949	-	4,600,000.00
9	- " 6 January 1950	-	5,278,300.00
10	- " 21 March 1950	-	4,848,559.54
(Net refund of \$551,440.46)			/Request No. 11

Request No. 11 - Received 20 June 1950 -	4,400,000.00
12 - " 16 August 1950 -	4,000,000.00

Total advances to date under United States Loan Agreement	<u>\$41,141,794.05</u>
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Prior to the receipt of funds under the Loan Agreement, advances aggregating \$2,961,023.21 were issued from the United Nations Working Capital Fund. This sum has been refunded out of the loan proceeds.

(2) Status of expenditures

47. At 31 July 1950, a total sum of \$36,560,968.65 had been expended for permanent Headquarters construction and related purposes. This amount includes \$1,244,830.76 for the purchase and alteration of the Manhattan Office building. The final instalment of \$298,800.00 for the purchase of the Manhattan building will become due to the City of New York on 1 July 1951 according to the terms of a lease-purchase agreement under which the building was acquired by the United Nations.

A brief summary of expenditures to 31 July 1950 follows:

Secretariat building and foundations	\$21,699,466.38
Demolition and excavation	844,986.98
Tenant relocation	653,700.95
Manhattan Office building	1,244,830.76
East River Drive - easements	2,487,069.38
Administrative and legal	356,672.39
Architectural design and planning	1,818,134.21
Engineering and supervision	2,661,842.40
Meeting halls and covering over East River Drive	3,008,263.83
South parking garage and Interborough Rapid Transit Vent Shaft	1,299,901.37
General Assembly Hall and north parking garage	486,100.00
	<u>\$36,560,968.65</u>

48. The balance of funds available under the Loan Agreement, \$23,858,205.95, will be required to complete construction. Repayments of the loan are due in /instalments

instalments over a period of thirty years, beginning with a payment of \$1,000,000 on 1 July 1951.

C. Procedures and controls

49. The principal officers of the Headquarters Planning Office are the Director of Planning, the Deputy Director of Planning, the Co-ordinator of Construction, the Assistant Co-ordinator of Construction, the Executive Officer, the Comptroller and the representative of the Legal Department.

50. Throughout the administration of the planning and construction programme, adequate financial controls and safeguards have been enforced. Separate budgetary and expenditure accounting records are maintained by the Headquarters Planning Office, which is a unit in the Department of Administrative and Financial Services. Generally speaking, the procedures followed by the Bureau of Finance with regard to the obligating and expending of funds have been followed by the Headquarters Planning Office. All contracts are subject to review and approval by the representative of the Legal Department and by the Comptroller of the Headquarters Planning Office. Accounts and records are examined regularly by the Inspection Service of the Secretariat and by the Board of Auditors.

51. In accordance with the provisions of the Loan Agreement with the Government of the United States (U.S. Public Law 903 - approved 11 August 1948) under which the sum of \$65,000,000 has been made available for the construction of the Headquarters, requisitions for funds are drawn as needed. These requisitions are submitted to the United States Mission to the United Nations and carry the signatures and certification of duly authorized officers of United Nations. Advances are deposited into two accounts, the United Nations No. 3 and No. 4 accounts in the Chase National Bank of New York City. These accounts were opened exclusively for the Headquarters construction project; the No. 3 account contains funds for engineering, planning, design and administrative purposes. The No. 4 account has been opened in accordance with agreements with the prime contractor, Fuller-Turner-Walsh-Slaterry, Inc., and withdrawals from this account are limited to payments to and for the account of this company.

52. All expenditures of the construction loan funds are processed by the Comptroller's office of the Headquarters Planning Office. A pre-audit is made of every proposed disbursement to determine the propriety of the item as a charge in accordance with the terms of contracts, purchase orders or other obligatory

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documents. In the case of charges relating to the building construction contracts, a further check on the correctness of the item is furnished through inspection and approval by qualified engineers and inspectors attached to the Headquarters Planning Office staff.

53. By special legislation of the City of New York, purchases of materials, supplies and services for the permanent Headquarters are exempt from the City Sales and Compensating Use Tax and, under the regulations of the City governing the application of this exemption, the United Nations is required to make payments for materials, supplies and services direct to vendors. This procedure applies to all contracts and sub-contracts and provides a direct means of assurance that the United Nations receives the full benefit of all tax savings to which it is entitled.

54. All major architectural and engineering service contracts are controlled by periodic audits of the various firms by the Headquarters Planning Office.

55. Monthly requisitions for progress payments to the prime contractor are examined independently by inspectors and auditors under the supervision of the Co-ordinator of Construction and the Comptroller. All recommendations and approvals for payments are certified by either the Director of Planning, the Deputy Director of Planning, or the Executive Officer.

56. All cheques drawn on funds deposited in the No. 3 and No. 4 accounts require the signatures of two authorized officers, the Comptroller or his duly authorized representative, and the Director of Planning or his duly authorized representative.

57. The Loan Agreement with the United States Government itself imposes an element of control over the use of the funds by prescribing within its terms:

- (a) The general purposes for which the funds may be used,
- (b) Time limits within which funds obtained under each request must be disbursed.

V. PROCUREMENT CONSIDERATIONS

58. A primary consideration in the planning and construction of the Headquarters project from its beginning early in 1947 has been the urgent need to provide suitable permanent accommodation for the various organs of the United Nations, thus increasing the efficiency of the work of the Organization. Of equal importance has been the necessity for keeping expenditures within the fixed budget of \$65,000,000, set in 1947 at a time when the costs of construction, materials and labour were rising.

59. Quality, price and delivery guarantees have been of first importance in all procurement, and a policy of competition between qualified contractors and suppliers has been consistently followed; competition has as a rule been keen, and the prestige of the United Nations Headquarters has been attractive to contractors and suppliers.

60. At the fourth session of the Assembly, during the discussion of the Secretary-General's report on the Headquarters, attention was drawn to the subject of world-wide procurement. In accordance with wishes expressed at that time, efforts have been made to develop a more completely international procurement programme both for day-to-day operations and in the establishment of the permanent Headquarters. Letters of inquiry were sent to the Governments of all Member States, accompanied by lists of items which those States might be able to supply. Representatives of the Secretary-General have visited many countries to investigate possible sources of supply and to discuss with manufacturers and suppliers both the immediate and long-range needs of the Organization. As a result of careful consideration, certain materials can be more widely procured, particularly such items as furnishings, furniture, electronics equipment, floor coverings, special glass, marble and special interior finishes. Indeed, considerable purchases have already been made in 1950 and it is thought that about 75 per cent of all interior furnishings will come from abroad.

VI. ART AND DECORATION

A. Board of Art Advisers

61. Early in 1950, the Secretary-General decided, after consultation with members of the Headquarters Advisory Committee, that the appointment of a Board
/of Art

of Art Advisers was an appropriate step in the formulation of a programme which would result in significant artistic treatment of the buildings and grounds consistent with the architecture and overall site plan. The Board was appointed in March, and consists of Mr. Wallace K. Harrison (United States of America), Chairman, Mr. Jacques Carlu (France), Mr. Miguel Covarrubias (Mexico) and Mr. Howard Robertson (United Kingdom).

62. The terms of reference of the Board of Art Advisers are as follows:

- (a) To assist the Secretary-General in establishing an appropriate policy for guidance on the type of decor required for the United Nations permanent Headquarters site and buildings, ensuring that all art work in the Headquarters buildings and on the site is in keeping with the architectural design.
- (b) To study and evaluate all offers, proposals and donations of works of art from Governments, organizations and individuals, and to advise the Secretary-General regarding acceptance or rejection of specific offers.
- (c) To propose artists who may be appointed to execute sculpture, murals and other works of art at appropriate locations incorporated in the architectural plans.

B. Gifts

63. Many offers of gifts have been received from Governments, organizations of various kinds, commercial concerns and individuals. The Secretary-General has, therefore, requested the Board of Art Advisers to consider the best way of dealing with these offers, and to make recommendations. At its first meeting, the Board decided that it was premature and unnecessary to make specific recommendations on most of the miscellaneous offers already received. However, the Board reached two important conclusions: the first, that no gifts should be accepted which could be interpreted as having commercial significance or advertising value to the donor; the second, that portraits of national and international figures might be acceptable, subject to the provision that they should form part of a non-permanent exhibition and that they should be considered as works of art, regardless of the personalities involved.

64. Gifts from the Governments of Member States for the Headquarters buildings and grounds would be welcomed, and the Secretary-General addressed a letter on this subject in April 1950 to all Members, attaching a list of suggestions for

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the guidance of those Governments interested in making donations which would be representative of the culture of their countries. Many representatives have since made informal inquiries regarding various decorative schemes and plans, as well as the dimensions of rooms and spaces suitable for wall and floor coverings, furnishings and art objects. It would be advantageous if firm offers could be received within the next few months. In this connexion it may be stated, inter alia, that the Governments of Norway, Sweden and Denmark have indicated their intention of supplying some of the interior furnishings, as well as the interior design, for the three Council Chambers. Architects and artists of Norway are working on the Security Council Chamber plans; designers in Sweden are concerned with the Economic and Social Council Chamber decorations; while a Danish architect is preparing a scheme for the Trusteeship Council Chamber. Recently the Chairman and two members of the Board of Art Advisers visited Oslo, Stockholm and Copenhagen for consultations relating to these plans.

65. Another significant offer, which was suggested informally by the Mayor and Co-ordinator of Construction of the City of New York, was for a decorative fence and memorial gateway for the site, to be presented by the people of the City of New York. The acceptance of such a gift was agreed to in principle by members of the Headquarters Advisory Committee, and a preliminary design was approved by the Board of Art Advisers at their June meeting.

66. Some non-governmental organizations have expressed interest in donating items for the embellishment of the site, including a fountain, trees, and international gardens.

VII. TRANSFER FROM LAKE SUCCESS AND FLUSHING TO MANHATTAN

67. As of 1 October 1950, almost 1,000 members of the Secretariat have moved to their new offices in the Secretariat building at the permanent Headquarters, drawn largely from the Departments of Economic Affairs, Social Affairs, and Administrative and Financial Services, together with the necessary service personnel from the Department of Conference and General Services. It is at present planned to vacate the premises at Lake Success as soon as practicable after the conclusion of the fifth session of the General Assembly, the main objective being to centralize all activities in Manhattan at the earliest possible date.

/VIII. HEADQUARTERS

VIII. HEADQUARTERS ADVISORY COMMITTEE

68. Various phases of the problems connected with the Headquarters project have been discussed many times throughout the year with members of the Headquarters Advisory Committee. While the Committee has held only one formal meeting this year, the advice of members has been requested freely on matters of policy whenever important decisions had to be made. The Secretary-General wishes to express his sincere thanks for the steadfast assistance and constant advice given to him by the Committee and it is his hope that the Committee will be continued in the future.

IX. DRAFT RESOLUTION PROPOSED FOR ADOPTION BY THE GENERAL ASSEMBLY

69. The Secretary-General has the honour to submit for the consideration of the General Assembly at its fifth regular session the following draft resolution:

HEADQUARTERS OF THE UNITED NATIONS

The General Assembly

1. Takes note of the report of the Secretary-General on the permanent Headquarters of the United Nations;
2. Decides that the Headquarters Advisory Committee, established by General Assembly resolution 182 (II) of 20 November 1947, shall be continued with the existing membership;
3. Requests the Secretary-General to report to the General Assembly at its sixth regular session on the progress of construction of the Headquarters.