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PROGRAMME BUDGET FOR THE BIENNIUM 1980-1981

United Nations accommodation at Nairobi

Report of the Executive Director of the United Nations  
 Environment Programme

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## INTRODUCTION

1. At its thirty-second session, the General Assembly approved the construction of a permanent headquarters for the United Nations Environment Programme (UNEP) and for accommodation of other United Nations offices at Nairobi (resolution 32/208). The General Assembly also adopted, at its thirty-second session, resolution 32/162, in which it decided that the United Nations Centre for Human Settlements (UNCHS) would be located in Nairobi. The Secretary-General had indicated that the basic construction project did not include facilities which would be required by the establishment of UNCHS in Nairobi. 1/

2. Therefore, at its thirty-fourth session, the General Assembly, by section XI of its resolution 34/233, approved the construction of three additional office buildings for UNCHS, together with additional common service facilities. It was possible at that stage to introduce those additional elements into the over-all architectural design and tendering process without interrupting the project schedule.

3. Preliminary site works (contract I) commenced in September 1979 and have been completed. The tendering process for the main construction (contract II) started in May 1979. Bids were invited from 13 pre-qualified contractors. Nine offers were received and opened on 31 January 1980. They were valid until 31 March 1980.

4. At the request of the United Nations Headquarters a two-month and another three-week extension of the validity of the bids, through 31 May and then 21 June, were secured by UNEP from all bidders and the three lowest bidders, respectively.

5. As of the beginning of March 1980, it was assumed that the Contracts Committee at United Nations Headquarters would make the final recommendation regarding the award of contract II and that the contract with the selected contractor would be signed by the authorized officials in New York. Several developments took place during the period March through May 1980. At the end of May 1980, the United Nations Legal Counsel advised that the responsibility for awarding the proposed contract II lay with the Executive Director of UNEP after seeking and considering the advice of the UNEP Committee on Contracts (Building).

### I. RECOMMENDATION OF THE UNEP COMMITTEE ON CONTRACTS (BUILDING)

6. The UNEP Committee on Contracts met on 16 June 1980. The Committee had before it the results of bidding, the exchanges of memoranda at the Headquarters in New York concerning the construction project and the developments regarding the needs of agencies and United Nations bodies in the United Nations complex in Nairobi. The Committee was also briefed on General Assembly resolution 34/228 of 20 December 1979.

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1/ A/C.5/32/19, para. 19.

The Committee

"agreed to recommend to the Executive Director, with one abstention, that in the interests of economy, the proposed office space requirements of the agencies and the proposed conference facilities should be reviewed, and that the Executive Director should report his findings to the thirty-fifth session of the General Assembly with revised design and budget proposals; therefore, it was also agreed to recommend that all the present bids should be rejected and the project should be retendered when the General Assembly has approved the revised design and project proposals".

II. ACTION BY THE EXECUTIVE DIRECTOR OF UNEP

7. The Executive Director of UNEP approved the recommendations of the Contracts Committee (Building) quoted above on 17 June 1980. His approval was based on:

(a) General Assembly resolution 34/228,

(b) Financial rule 110.21 of the United Nations Financial Regulations and Rules (100 series).

8. The General Assembly in its resolution 34/228, expressed concern over the increasing costs of construction project and the desire to ensure that United Nations resources were expended in the most economical manner, and requested the Secretary-General to review existing procedures for the award of contracts, including, in particular, construction contracts, bearing in mind the possibility of increased tendering on an international basis.

9. Financial rule 110.21 stipulates:

"Contracts shall be awarded to the lowest acceptable bidder, due consideration being given to the utilization of currencies available to the Organization and which require special management, provided that where the interests of the Organization so require, all bids may be rejected. In the latter instance, the Assistant Secretary-General for General Services, or head of office duly authorized under rule 110.16, shall record in writing the reasons for rejection of the bids and determine whether to invite new competitive tenders or enter into a negotiated contract."

10. Thus, the rejection of all bids was based on "the interests of the Organization" to ensure that United Nations resources are expended in the most economical manner.

11. By a copy of a letter from the Chief of Administration of UNEP dated 20 June 1980 addressed to the architect, the Assistant Secretary-General, Office of General Services, was informed of the decisions by the Executive Director to accept the recommendations of the Committee on Contracts (Building). The letter was accompanied by an explanatory note by the Executive Director, giving his reasons for approving the recommendations of the Contracts Committee.

12. The Executive Director briefed the Secretary-General on actions taken and planned for presenting to the General Assembly at its thirty-fifth session a proposed revised costed preliminary design of a more modest construction that would in no way impair the efficiency of its functioning. A summary of the planned action and the time-table for its implementation was relayed in writing to the Secretary-General on 16 July 1980, which he acknowledged on 29 July 1980. The Executive Director of UNEP informed the Under-Secretary-General, Administration, Finance and Management, the Assistant Secretary-General, Office of General Services, and the Assistant Secretary-General, Office of Financial Services, on the preparation of the revised design.

### III. REVIEW OF THE PROJECT

13. The Executive Director of UNEP, therefore, reviewed the project in detail, with the help of consultants (architects, catering consultants, quantity surveyor, structural engineers, mechanical, electrical, civil and acoustical engineers, and landscape consultants), with a view to ensuring that economy was secured without sacrificing in any way the efficiency of the new building. In that review, full consideration was taken of the requirements of UNCHS and other United Nations offices located in Nairobi which showed interest in moving to the permanent headquarters at Gigiri. He also reviewed the bidding procedure followed to ensure that it met the expectations of the General Assembly.

#### 1. Economy considerations

14. The Executive Director was informed towards the end of 1979 and at the beginning of 1980 that some of the offices of the United Nations system located in Nairobi no longer wished to move to Gigiri. Further, there were clear indications that the proposed conference facilities were in excess of anticipated usage. Therefore, the Executive Director has carried out a detailed review of the space and facility requirements which provided the basis for the approved cost estimates and which were presented to the General Assembly at its thirty-second session and in subsequent progress reports of the Secretary-General. <sup>2/</sup> The results of his review and subsequent revision of cost estimates follow.

15. Following the additional space authorized during the thirty-fourth session of the General Assembly, in order to reflect the UNCHS requirements in terms of office space and related common service facilities, the net office space approved in the basic project was increased to a total of 32,516 m<sup>2</sup> and its cost, at January 1980 prices, to KSh 254,944,000.

16. The reappraisal of current and projected needs by the Executive Director covered the following areas:

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<sup>2/</sup> A/C.5/32/19 and A/C.5/34/43.

- (a) Office accommodation;
- (b) Conference and related facilities,
- (c) Common services.

(a) Office accommodation

17. The review has shown some changes with respect to previous estimates of the expected United Nations staff at Gigiri by 1985.

UNEP

18. The growth in the staff of UNEP has been lower than anticipated. Estimates of staff requirements by 1985 will be 200 Professionals, instead of 215, and 281, instead of 297, in the General Service category, totalling 481 staff members, instead of the 512 originally estimated.

UNCHS

19. No change in the previous estimated space requirements of UNCHS by 1985 is envisaged.

Other United Nations offices and specialized agencies

20. The Secretary-General, in his report to the thirty-second session of the General Assembly, stated that "with the exception of the WHO country office housed in the Ministry of Health, all the specialized agencies and other United Nations offices in Nairobi are interested in participating in the project". 3/ Both the World Bank and UNHCR have now informed the Executive Director that they will not require office accommodation at Gigiri. The United Nations information centre prefers to continue in downtown Nairobi. However, in the absence of a firm position regarding the new offices its space requirement has been included in the revised design. An expected slight increase of UNDP and UNICEF staff has to be met by the allocation of an additional 298 m<sup>2</sup> of office space. Revised estimates of office area requirements for specialized agencies and other United Nations offices are shown below.

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3/ A/C.5/32/19, para. 14.

Table 1

United Nations accommodation at Gigiri: specialized agencies  
and other United Nations offices

Total net area of office space estimated to be required up to 1985

	<u>1977 estimate</u>	<u>New estimate</u>
	<u>m<sup>2</sup></u>	<u>m<sup>2</sup></u>
UNESCO	1,450	1,450
IBRD	1,035	-
UNDP	821	944
UNICEF	349	1,024
UNHCR	129	-
UNIC	274	274
	<u>4,558</u>	<u>3,692</u>

21. For preliminary planning purposes, office space allocations have been based, as in the Secretary-General's report to the thirty-second session of the General Assembly, 4/ on an average per capita allocation of 12 m<sup>2</sup>.

Office expansion areas

22. Within the 16,300 m<sup>2</sup> authorized area for offices, there was provision for 536 m<sup>2</sup> of reserve area for expansion. Such expansion reserve areas have been incorporated into the space allocations in the revised design, hence no further provision for expansion reserve areas is considered necessary.

(b) Conference and related facilities

23. It may be recalled that the 3,930 m<sup>2</sup> of authorized area for conference and related facilities, included the construction of two conference rooms (for 500 participants each), two meeting rooms (for 100 persons each) and two caucus rooms (60 persons each). The Secretary-General, in his report to the General Assembly at its thirty-second session, stated that "the proposed headquarters project therefore include the conference facilities necessary to accommodate the UNEP Governing Council". 5/ He further indicated that "for meetings requiring larger facilities, such as the opening and closing plenary sessions of the UNEP Governing Council, the Kenyatta Conference Centre would continue to be used".

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4/ A/C.5/32/19, para. 21.

5/ A/C.5/32/19, paras. 16 and 17.

24. In reviewing present and projected conference requirements of the United Nations organizations in Nairobi, a further analysis of the number and type of United Nations-sponsored meetings organized by the UNEP Conference, Language and Documents Section has been made. The results are shown below.

Table 2

United Nations meetings held in Nairobi organized by the  
 Conference, Language and Documents Section of UNEP  
 (January 1974 to July 1980)

<u>Year</u>	<u>Annual total of meetings grouped by number of participants</u>				<u>Total</u>
	<u>10-50</u>	<u>51-100</u>	<u>101-200</u>	<u>Above 200</u>	
1974	-	1	1	1	3
1975	10	-	-	1	11
1976	26	5	-	1	32
1977	62	6	3	2	73
1978	47	10	3	1	61
1979	42	12	3	2	59
1980	26	7	4	1	38
Total	<u>213</u>	<u>41</u>	<u>14</u>	<u>9</u>	<u>277</u>

Table 2 shows that out of 277 meetings organized during the past seven years, only 9 were above the range of 200 participants, and that the majority of them (213) have not exceeded 50 participants. Of the nine meetings having more than 200 participants, seven corresponded to the annual meetings of the Governing Council of UNEP, one to the second session of the Commission on Human Settlements (1979) and the last to the United Nations Conference on Desertification (1977), which gathered 1,500 delegates. Apart from those meetings organized by UNEP, there have been few others convened directly by other agencies: the international conference organized by the World Bank in 1973, the fourth session of the United Nations Conference on Trade and Development (1976) and the General Conference of UNESCO (1976), which were attended by more than 2,000 delegates each.

25. With respect to the availability of the Kenyatta Conference Centre for the United Nations-sponsored meetings, it has to be recalled that the estimated occupation date for the new headquarters, had the project followed the original

design, was most probably towards the end of 1982. This means that the meetings of the governing bodies of both UNEP and UNCHS, as well as other United Nations meetings will have to be held at the Kenyatta Conference Centre during the period 1980-1982. Examination of the reservations list issued by the Conference Centre administration (see table 3), which covers the period August 1980 to 1986, shows that the Centre is booked for one meeting each year from 1983 to 1986, except for 1985, when two meetings are expected there.

Table 3

Kenyatta Conference Centre reservation list as at 14 August 1980  
(Edition 6/80)

Number of booked meetings grouped by number of participants

Year	<u>200/500</u>		<u>Above 500</u>		Total
	<u>United Nations</u>	<u>Others</u>	<u>United Nations</u>	<u>Others</u>	
1980	-	2	-	2	4
1981	1	2	1	1	5
1982	-	-	-	6	6
1983	-	-	-	1	1
1984	-	-	-	2	2
1985	-	-	-	1	1
1986	-	-	-	1	1
Total	<u>1</u>	<u>4</u>	<u>1</u>	<u>15</u>	<u>21</u>

26. Based on the above facts, the possibility that the UNEP Governing Council sessions might be held every two years instead of annually after 1983 <sup>6/</sup> and the likelihood that the United Nations Commission for Human Settlements will continue to hold a few of its sessions outside Nairobi, it is considered that the two main conference rooms previously approved will be grossly under-utilized for at least several years to come.

<sup>6/</sup> UNEP Governing Council decision 7/1 of 3 May 1979.



27. According to the expected conference requirements of the United Nations in Nairobi, the Executive Director recommends the construction of one conference room for 200 participants with simultaneous interpretation, which will be quite ample to meet at least 95 per cent of such requirements. This conference room could be divided by mobile partitions into two rooms (for 100 persons each) or four rooms (for 50 persons each). The Executive Director is of the opinion that, subject to the provision of ample advance notice being provided to the Kenyatta Conference Centre administration, there should be no great difficulty in accommodating at the Centre for the next several years Governing Council and similar meetings which gather more than 200 delegates, as well as any other major United Nations conferences which attract more than 100 participants. The former, taken together, would last for no more than five weeks a year when both UNEP and UNCHS governing bodies meet in the same year, and the latter, taken together, do not seem to constitute more than 5 per cent of the total United Nations conference requirements in Nairobi. The question of provision of adequate advance notice should not create any problem, since the governing bodies of UNEP and UNCHS decide on the date and place of their next sessions a year in advance, and major United Nations conferences, as well as the general conferences of the specialized agencies, are normally decided upon more than a year in advance. Thus, for example, UNEP has already booked the Kenyatta Conference Centre facilities for the 1981 session of its Governing Council. In this connexion, it should be recalled that the two approved main conference rooms of 500 participants capacity each were not planned to accommodate major United Nations conferences or the opening or closing plenary sessions of the governing bodies of UNEP and UNCHS. The Kenyatta Conference Centre was always envisaged to continue to be used for such purposes.

(c) Common services

28. Based on the new estimate of staff population by 1985 and the proposed changes in the use of conference facilities, a reassessment of current and projected needs for common services facilities has been carried out. In carrying out the review, efficiency criteria was largely used, in order to achieve more rational use of the space and thus minimize the area requirements, ensuring, at the same time, maximum production and efficiency.

Catering facilities

29. The area requirements for catering facilities were analysed not only in terms of a reduced population (e.g. it is expected in addition to staff to have 200 delegates or experts throughout the year instead of a maximum of 1,320 originally estimated) but with respect to the staff lunch behaviour. In relation to the latter, a special survey has indicated that less than 50 per cent of the staff has some kind of lunch at the present cafeteria. The residential growth around Gigiri has allowed UNEP staff members to settle near the premises and, therefore, have their lunch at home. Furthermore, important new urban developments, including restaurant facilities, are expected to be completed in about three years' time. Therefore, the authorized net area of 2,057 m<sup>2</sup> for catering facilities appears to exceed the expected requirements, and fourfold expansion of the present cafeteria is not felt to be justified. Based on the above and on the recommendations of the catering consultant, the Executive Director of UNEP is recommending a reduction to 1,130 m<sup>2</sup> in the net area requirements for catering facilities.

Documents and publications

30. A detailed review of the work of the present Documents and Publications Unit has shown that it is servicing not only UNEP but UNCHS and UNICEF in part. Within its present area of 415 m<sup>2</sup>, the Reproduction and Documents Unit is covering all phases of the reproduction and printing work, with the exception of multicoloured covers. Table 4 below shows the reproduction capacity.

Table 4UNEP Documents and Publication ServiceReproduction statistics on total annual and maximum monthly  
page impression units: 1974-1979

(In thousands)

	<u>Yearly reproduction</u>	<u>Maximum monthly reproduction</u>
1974	2,894	
1975	7,192	
1976	10,539	
1977	18,705	3,167
1978	18,339	3,527
1979	18,000	3,560

Based on the above review, the expected increase in the reproduction capacity of the unit through replacement of the present printing machines by new, larger and faster equipment to be placed in the same area, and the additional equipment planned to be secured, the Executive Director of UNFP considers that to expand the area of Documents and Publications to 5.5 times its present size is not justifiable and, therefore, recommends a reduction of the net area from 2,742 m<sup>2</sup> to 1,460 m<sup>2</sup>, accompanied by a more efficient area/equipment/production relationship in the redesign.

Building management

31. Although this is an important area for the functioning of the whole United Nations complex, the review has shown that a more rational use of the space could allow a marked decrease in area requirements. It has been considered that an expansion of the building management area to 6.5 times the present area in the temporary headquarters, instead of the authorized tenfold increase, will cover all the requirements.

Library

32. Revision of the needs, especially of UNEP and UNCHS, indicated that an increase of 375 per cent in the present area of the library (and not the authorized 600 per cent increase) would be more than ample for the requirements in the new construction. The Executive Director of UNEP has been advised by the architect to allow for expansion of such library area through the future construction of mezzanine floors in already provided double-height spaces.

Other common services facilities

33. The rest of the common services would need minor adjustments in terms of space requirements and facilities.

2. Summary of recommendations for revisions of authorized space and facilities

34. Based on the considerations outlined in paragraphs 17-33, the Executive Director of UNEP is recommending a revision of the authorized space requirements and facilities as indicated in table 5 below. Table 6, which follows, presents an analysis of the increase and decrease in the net area requirements of each component of the United Nations accommodation in Nairobi in the proposed revised design compared to the temporary premises of UNEP and the basic project approved by the General Assembly in 1977 and 1979.

Table 5

United Nations accommodation at NairobiTotal net available area, including temporary premises

	<u>Basic project approved in 1977 and authorized additions 1979</u> m <sup>2</sup>	<u>Proposed revision</u> m <sup>2</sup>	<u>Increase/ decrease</u> m <sup>2</sup>
<u>Office accommodation</u>			
UNEP	7 378	6 670	(708)
UNCHS	3 828	3 828	-
Other United Nations offices	2 073	2 242 a/	169
Specialized agencies	2 485	1 450	(1 035)
Expansion reserve	536	-	536
Subtotal	16 300	14 190	(2 110)
<u>Common services facilities</u> (excluding information)			
	12 286	8 249	(4 037)
<u>Conference and information facilities</u>			
	3 930	968	(2 962)
Total	32 516	23 407	(9 109)
<u>Less temporary premises</u>			
New construction	24 141	15 032	

a/ Including UNIC (see para. 20).

Table 6

United Nations Accommodation at NairobiComparative analysis of net area requirements

	Present use temporary premises m <sup>2</sup>	Basic project approved in 1977 and authorized 1979 additional area m <sup>2</sup>	Proposed area in revised design m <sup>2</sup>
<u>Offices</u>	6 143	16 300	14 190
<u>Conference facilities and information</u>			
Conference facilities	—	3 435	642
Public information	102	495	326
Subtotal	102	3 930	968
<u>Common services</u>			
Telecommunications	174	543	419
Medical services	72	216	144
Computer services	60	435	312
Language training	24	279	198
External facilities	—	360	272
Bank and travel agency	60	150	150
Staff welfare	24	474	228
Building management	78	878	588
Security and transport	72	196	108
Documents and publications	450 a/	2 742	1 460
Visitors and tours	—	180	200
Catering	450	2 057	1 130
Library	286	1 996	1 350
Receiving and storage	380	1 780	1 690
Subtotal	2 130	12 286	8 249
Total	<u>8 375</u>	<u>32 516</u>	<u>23 407</u>

a/ Servicing UNCHS in part.

/...

3. Allowances for future development

35. The proposed space reduction of the area authorized by the General Assembly is based upon current requirements and projections to 1985. Circumstances and developments during subsequent years may require further additions to the new proposals. Keeping this in mind, the Executive Director of UNEP has instructed the architect to introduce fully into the design criteria the concept of growth flexibility throughout the project. Provisions for modular expansions have been made in the case of office blocks and most of the common services facilities (that is the case of conference and committee rooms; library; documents and publications area; catering facilities; receiving, storage and shipping area; etc.). In some cases unfinished reserve expansion areas are to be provided without extra cost (most of the archives requirements can be met through this way). In the case of office space and conference rooms, they have been designed in such a way that extra costs which may be required when adding to them as separate operations will be kept at a minimum (a good deal of infrastructural and linkage connexions are included in the design). In the site development plan and the consultants report, provisions for the following expansion possibilities have been made as shown in table 7.

Table 7

Areas earmarked on site development plan for possible future expansion of offices and facilities in the proposed revised design

	<u>Total areas authorized by General Assembly (1977 and 1979)</u>	<u>Areas in proposed revised design</u>	
	<u>m<sup>2</sup></u>	<u>Total areas</u>	<u>Areas for possible expansion</u>
		<u>m<sup>2</sup></u>	<u>m<sup>2</sup></u>
<u>Offices</u>	16 300	14 190	15 840 (at least 11 more office blocks)
<u>Conference facilities</u>	3 930	968	2 962 (to construct what was originally designed)
<u>Documents and publications</u>	2 742	1 460	3 000 (to double)
<u>Library</u>	1 996	1 350	1 730 (for expansion on 3 levels)
<u>Catering facilities</u>	2 057	1 130	800

36. With regard to future development the consultants' report states:

(a) A possible future development area for covered open meetings, recreation, displays and other uses yet to be determined could take place on the flat portions of the roof over the main mall concourse ... providing at minimal cost future development area.

(b) It is possible to add at least 800 m<sup>2</sup> to the catering facility. It is not expected to be necessary however, to add such an amount.

(c) Additional storage space can also be developed along the lower-floor service corridor below the committee rooms.

(d) In the deliberations of the consultants they have anticipated future extensions to the complex which could eventually result in complete site utilization.

37. The environmental factors referred to in the Secretary-General's report 7/ will be taken fully into consideration in the final design, if the General Assembly approves the proposed revised preliminary design. The only new element is that the consultants on civil, electrical and mechanical works indicated that during the present review, they found that the amount of organic waste generated was too small to make a biogas plan viable. They further stated that experience over the last two years in which they were involved led them to conclude that that type of plant was not suitable for this project. The consultants also stated that in 1979, Messrs. Dubin Bloome, the energy consultants, produced a suggested design for a wind-powered generating plant to cover the total power requirements for the approved project. This scheme costs approximately KSh 130 million, which is not economically viable for the project. However, the possible use of wind power for water circulation and irrigation will be pursued.

38. The Executive Director intends, if the General Assembly approves the proposed revised design, to inform all Governments, through their permanent missions to the United Nations and to UNEP in Nairobi, to allow contractors from their countries, if they so wish, to participate in the pre-qualification process.

#### IV. REVISED PROJECT SCHEDULE AND COSTS

39. In order to give the General Assembly proper basis for taking a decision on the proposed revision, it was essential to supply the Assembly with accurate estimates of the cost of the proposed revised construction. This necessitated a preliminary revised design by the architect to be the basis for costing by the quantity surveyor. Faced with this essential need, the consultants were instructed to prepare - on the basis of a new brief - a revised preliminary design.

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7/ A/C.5/32/10, paras. 4-7.

40. The revised design and the work of other experts, as well as that of the quantity surveyor, were carried out as additional services, in accordance with the existing contracts between the United Nations and the consultants for the approved project at an estimated cost KSh 2,418,000 (\$US 329,900).

41. The project cost estimates contained in previous reports of the Secretary-General 8/ were adjusted for inflation up to the time of tendering and included allowances for automatic contractual increases during the construction period. The assumptions used in document A/C.5/34/43 were slightly different from those used in the earlier report (A/C.5/32/19) owing to estimated increases in construction costs in Nairobi. In estimating the anticipated tender costs of the proposed revised construction, the quantity surveyor used the most recent information available in calculating the rate of inflation up to the receipt of tenders and the allowance for contractually permitted increases during the period of construction.

42. As stated in the report of the Secretary-General to the thirty-fourth session, 9/ the extent to which the allowances for contractual increases may be inadequate cannot be determined with certainty. After an analysis of actual contractual increases during the first year of construction, it should be possible to make more accurate projections of these increases than is now possible.

#### 1. Revised project schedule

43. Increased costs due to inflation are a significant element in estimating the total construction costs. Therefore, the approval process and the construction schedule have been carefully considered. The assumption has been made that tenders for the proposed revised project would be received and evaluated by December 1981. As with the estimated allowances for contractual increases, the cost due to inflation which may be incurred by delays in the design and construction schedule cannot be firmly estimated at this stage; should delays occur, the inflation costs would be reflected in further progress reports of the Secretary-General.

44. Should the General Assembly approve the proposed revised preliminary design at its current session, the architects estimate the construction schedule as follows:

- |                                                              |                                  |
|--------------------------------------------------------------|----------------------------------|
| (a) Preparation of final design drawing and tender documents | December 1980 to<br>October 1981 |
| (b) Tendering period                                         | November/December 1981           |
| (c) Award of tender, completion of contractual arrangements  | January 1982                     |
| (d) Completion of construction                               | December 1983                    |

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8/ A/C.5/32/19 and A/C.5/34/43.

9/ A/C.5/34/43, para. 14.



## 2. Revised estimated project costs at receipt of tenders

45. In requesting estimates of the revised project costs from the quantity surveyor, attention was paid to paragraph 9 of the Secretary-General's report. <sup>10/</sup> According to estimates given by the quantity surveyor, the over-all cost of the proposed revised project (excluding professional fees) at June 1980 prices is estimated at KSh 111,700,000 or \$US 15,230,000 (at the rate of 7.33 Kenyan chillings to the United States dollar).

46. On the basis of most recent information, the quantity surveyor advises that because of anticipated inflation, these costs can be expected to increase at a rate of 14 per cent for 1980 and 16 per cent for 1981 up to the completion of tendering. Additionally, construction contracts for large projects in Kenya customarily include provision for contractual increases in contract prices to reflect actual increases in costs of labour and certain materials experienced during the course of the project. These prices are adjusted in accordance with price lists issued periodically by the Kenya Joint Building Council and applied to the contract prices in accordance with stated formulas. The quantity surveyor estimates that the contractual increases affecting the project would increase the construction cost by 10 per cent over the period of construction. Accordingly, the estimated total cost of the revised project is as presented in table 8.

## 3. Completed work of approved project

47. As stated before (para. 3) preliminary site works have already been completed. These preliminary works include site clearance and demolition, earth works (to protect top soil), fencing, southern access road to car parks, car parks for 600 cars, drainage and sewers, pumping chamber and septic tank, oxidation ponds, grassing to road and lake edges, and the construction of an artificial lake for surface-water drainage, all of which have been taken into consideration in the revised design and will form an integral part of the final United Nations accommodation in Nairobi, if the revised design is approved by the General Assembly.

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<sup>10/</sup> Ibid.

United Nations accommodation at Nairobi

Estimated cost of proposed revised construction, including fees

	<u>KSh</u>
Estimated basic construction cost	111,700,000
Allowance for furniture and equipment for committee room to be purchased by United Nations	2,000,000
Estimated professional fees <u>a/</u>	<u>15,690,000</u>
1. Estimated cost of project at June 1980	129,390,000
Estimated increase due to inflation up to receipt of tenders (18 months; 6 months at 14 per cent per year in 1980 and 12 months at 16 per cent per year in 1981)	<u>29,760,000</u>
2. Estimated cost of project at tender (December 1981)	159,150,000
Allowance for contractually permitted increases during construction period of 24 months (10 per cent)	15,920,000
Administrative costs <u>b/</u>	2,680,000
Contingencies <u>c/</u>	<u>6,110,000</u>
3. Total estimated construction cost at completion	<u>183,860,000</u>

a/ Estimated at 14.05 per cent of the cost of the project which is the same percentage estimated for professional fees in the total cost of the approved project.

b/ Administrative cost of 1.53 per cent is based on the percentage of the total authorized for the approved project.

c/ Contingency allowance of 3.49 per cent is based on the percentage of the total authorized for the approved project.

48. The following costs will have been incurred in connexion with the approved project:

	<u>KSh</u>
Preliminary site works	12,440,000
Professional fees for preliminary site works	1,510,000
Professional fees for design of original project based on cost of recommended tender	15,610,000
Administrative costs (actual and estimated to 31 December 1980)	660,000
Allowance for adjustment of professional fees based on duty paid cost	2,520,000
Total cost already incurred	30,220,000
Total cost incurred or allowed for	32,740,000

4. Total project costs

49. Following is a summary of the total approved cost of the project, costs already incurred or allowed for and estimated cost of the proposed revised project:

	<u>KSh</u>
Estimated cost of approved project	254 944 000
Costs already incurred or allowed for on project	32 740 000
Balance of approved project	222 194 000
Estimated cost of revised project	183 860 000
Total estimated cost of revised project plus costs already incurred or allowed for and estimated cost of revised project	216 600 000
Expected savings if revised project is approved by General Assembly	38 344 000

50. Table 9 gives a comparison of the authorized project costs and those of the proposed revised project.

51. The present report does not include any reference to the additional resources which would be required to operate and maintain the new United Nations accommodation in Nairobi, inasmuch as (a) previous reports of the Secretary-General did not include such estimates, which would allow comparison, and (b) the Secretary General was requested by the General Assembly to prepare a separate report on the common services at Nairobi for consideration by the Assembly at its current session. 11/

Table 9

Comparison of costs authorized by the General Assembly in 1977 and 1979 with those of the proposed revised project

	<u>Authorized cost</u> <u>(1977 and 1979)</u> <u>KSh</u>	<u>Cost of proposed</u> <u>revised project</u> <u>KSh</u>
Basic cost of construction	177 412 000	129 390 000
Inflation to tender	23 840 000	29 760 000
Contractual increases	41 509 000	15 920 000
Administrative costs	3 713 000	2 680 000
Contingency	8 470 000	6 110 000
Costs already incurred or allowed for	—	32 740 000
Total	<u>254 944 000</u>	<u>216 600 000</u>

11/ General Assembly resolution 34/233, sect. XII.

## V. CONCLUSIONS

52. The proposed revised design has the following characteristics:

(a) It has a number of improvements in several components of the construction which have been given in detail in the report of the consultants.

(b) It retains a main committee room (200 persons capacity) with simultaneous interpretation. This room could be divided into two (100 persons) or four (50 persons) rooms.

(c) It would postpone the building of the two main conference rooms (500 persons each), since no adequate need can be established for these rooms in the foreseeable future.

(d) It would reduce office space according to the latest positions of the members of the United Nations system headquartered in Nairobi or having regional or national offices there.

(e) It would reduce new construction of common service facilities in accordance with the results of the review described in the present report.

## VI. ESTIMATED SAVINGS IN THE COST OF THE PROJECT

53. These revisions, if approved by the General Assembly, would mean possible savings at KSh 38,344,000 in the total cost of KSh 254,844,000 authorized by the General Assembly at its thirty-fourth session. Calculated at the present rate of 7.33 Kenyan shillings to the United States dollar, this means a saving of \$US 5,230,000, or 15 per cent, in the total approved cost of \$US 34,780,000.

## VII. CASH REQUIREMENTS FOR THE BIENNIIUM 1980-1981

54. The appropriations approved by the General Assembly at its thirty-fourth session cover all the needs of the project for the time being. The balance of the appropriations required will be included in the proposed programme budgets for 1982-1983 and, if needed, for 1984-1985. As indicated earlier by the Secretary-General, <sup>12/</sup> unexpended balances will be carried forward into succeeding biennia until the project is completed and the final accounts audited.

## VIII. RECOMMENDATION

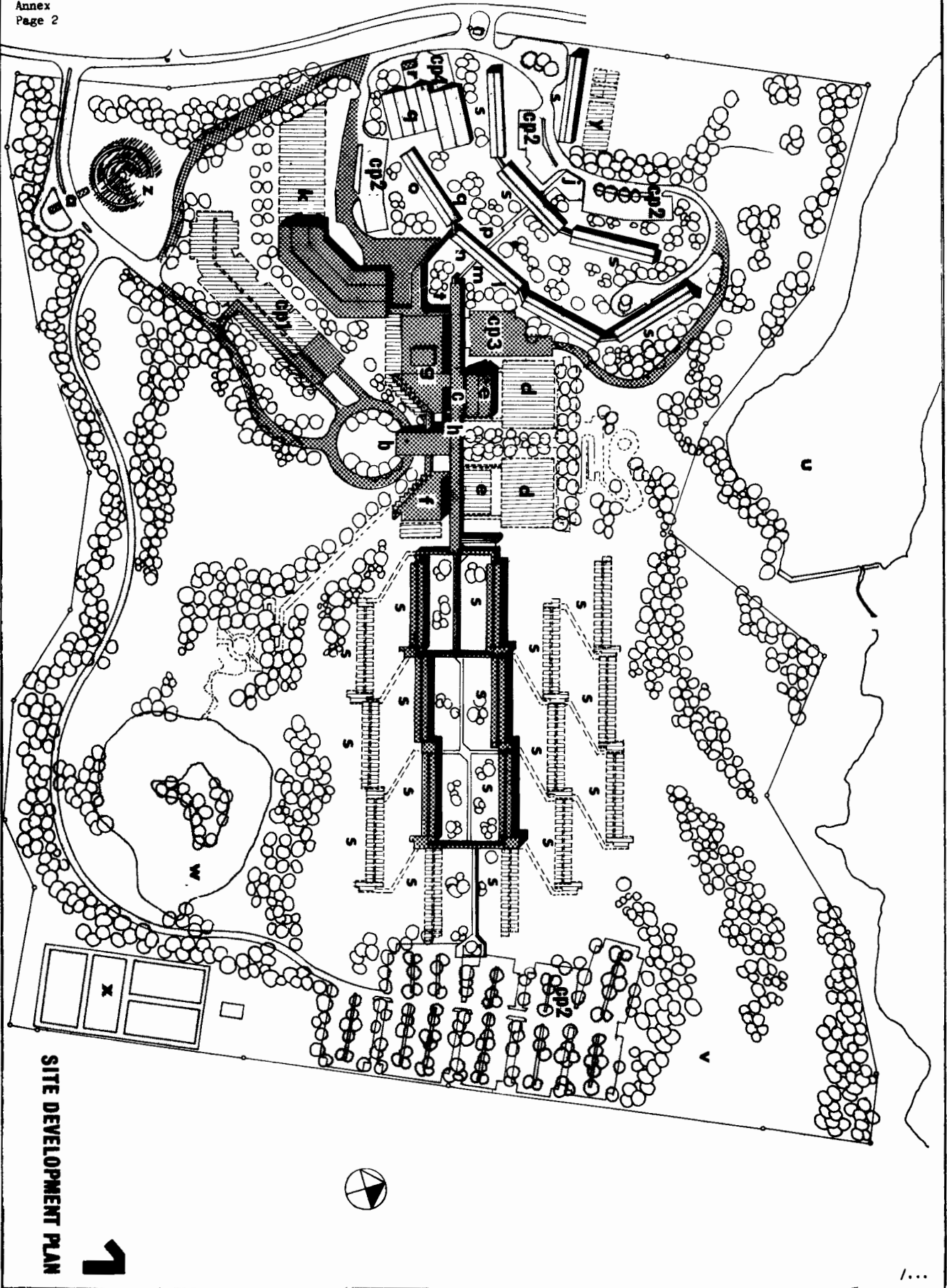
55. The Executive Director of UNEP considers that the proposed revised project is well conceived and will provide for the immediate and medium-term requirements of UNEP and UNCHS, as well as those of the specialized agencies and other offices in Nairobi. Accordingly, he would recommend the approval of the revised project at a total estimated cost of KSh 216,600,000, instead of the authorized KSh 254,944,000.

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<sup>12/</sup> A/C.5/32/19, para. 28.




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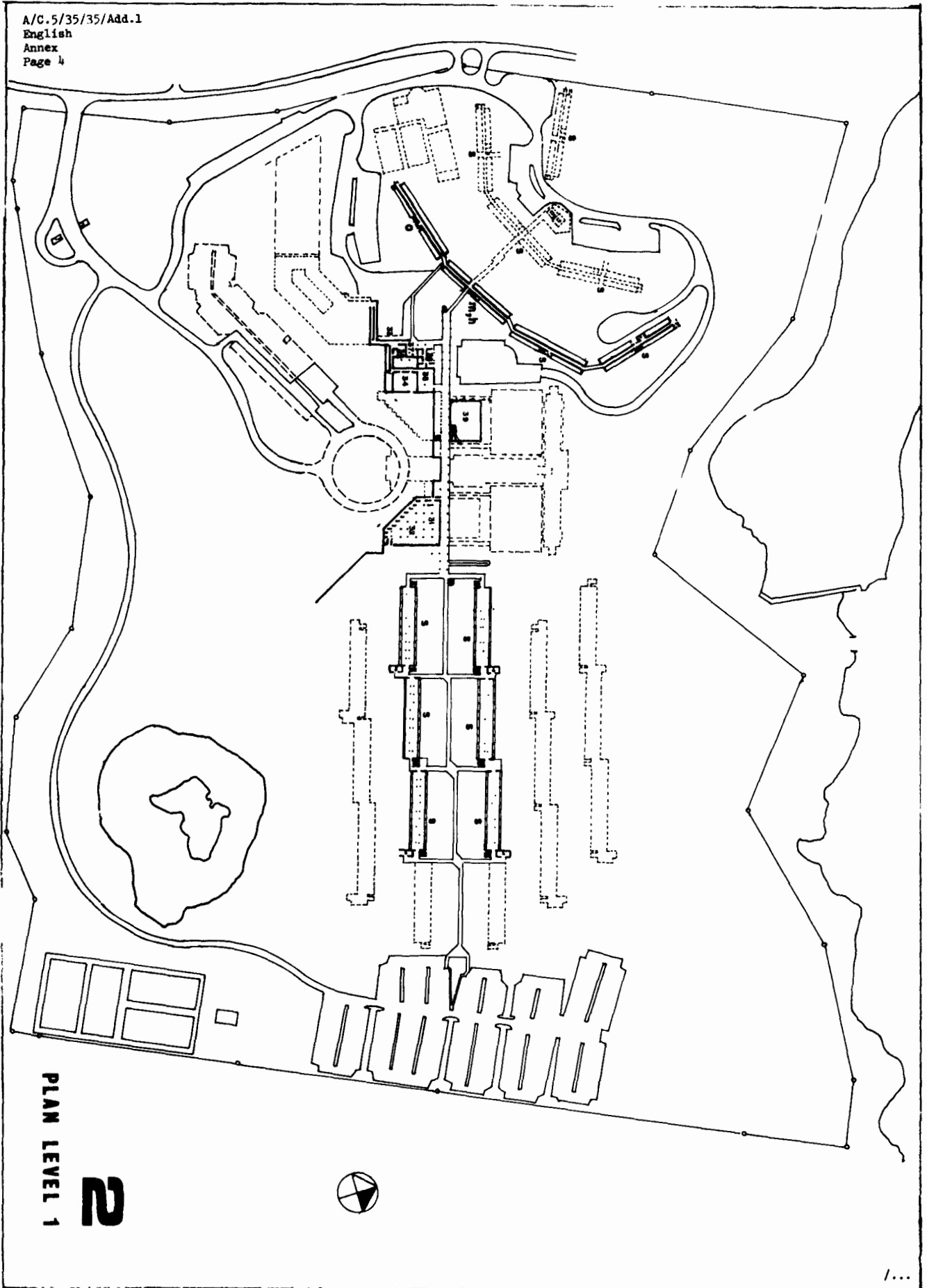
PLANS, ELEVATIONS AND SECTIONS OF THE PROPOSED  
UNITED NATIONS ACCOMMODATION AT NAIROBI



## 1. SITE DEVELOPMENT PLAN

### Legend

a	Site entrance and security check-point
b	Delegates' entrance
c	Concourse
d	Conference rooms
e	Committee rooms
f	Library
g	Catering
h	Press area
j	Tour visitors
k	Receiving, storage, printing and dispatch
l	Computer services
m	Medical service
n	Language training
o	Telecommunications
p	Staff welfare
q	Building management and security
r	Fire station
s	Secretariat and agency staff offices
t	Mail and pouch
u	Existing reservoir
v	Plant nursery
w	New lake
x	Oxidation ponds
y	Staff recreation facilities
z	United Nations flags
cp 1	Delegates' car park
cp 2	Secretariat and agency staff car part
cp 3	Public car park
cp 4	Car park for official cars
	Existing construction
	Basic revised project
	Planned additions



PLAN LEVEL 1

**2**

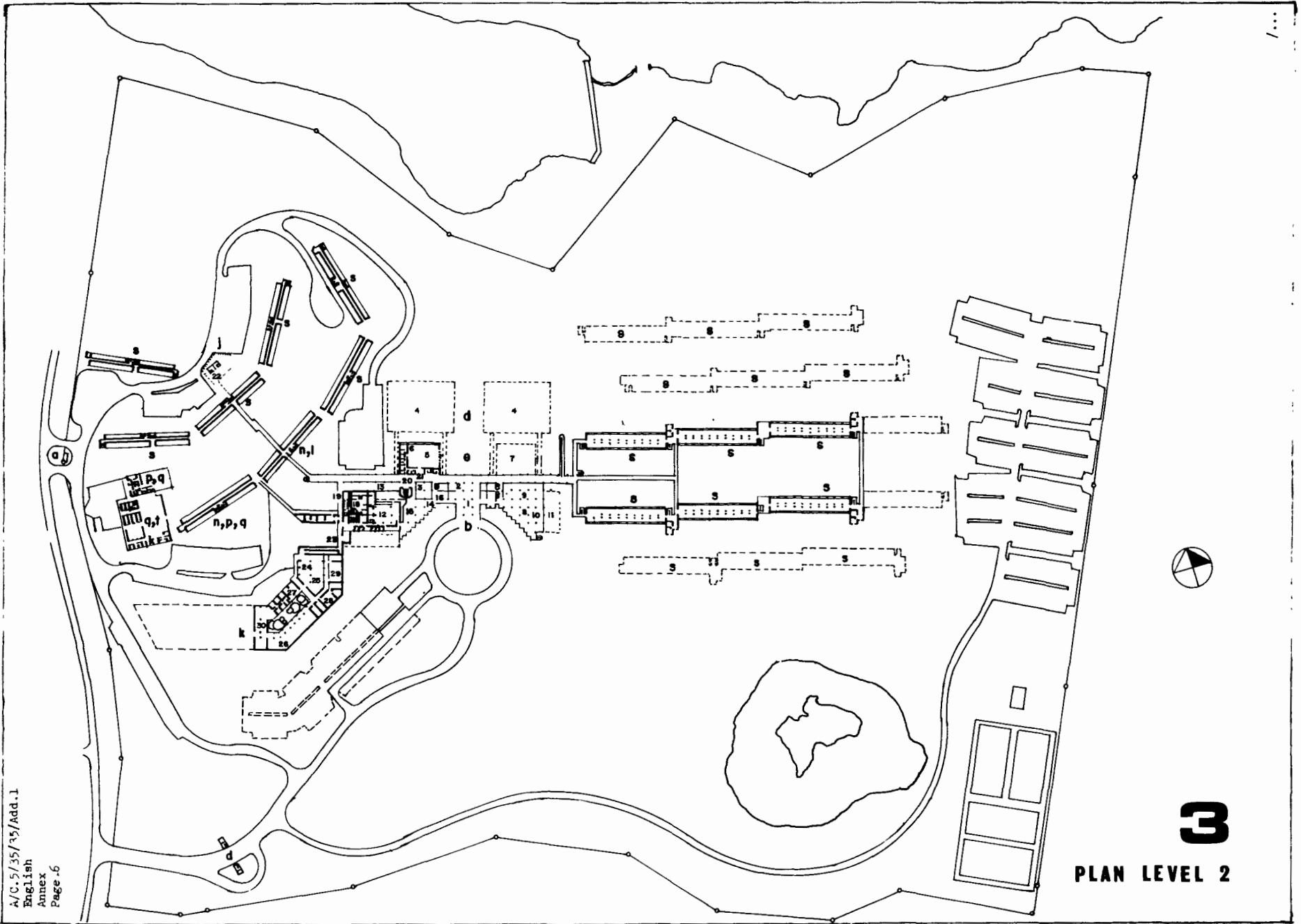




2. PLAN OF LEVEL 1

Legend

- f LIBRARY
- 31. Archives
  - 32. Bookstacks
- k RECEIVING, STORAGE, PRINTING AND DISPATCH
- 33. Loading bays
  - 34. Office supplies
  - 35. Furniture store
  - 37. Offices
  - 38. Receiving
  - 39. Additional unfinished storage space
- s SECRETARIAT AND AGENCY STAFF OFFICES
- t MAIL AND POUCH
- 36. Mail and pouch offices



**3**

**PLAN LEVEL 2**

### 3. PLAN OF LEVEL 2

#### Legend

- a SITE ENTRANCE AND SECURITY CHECK-POINT
- b DELEGATES' ENTRANCE
  - 1. Porte-cochere
  - 2. Reception and delegates' documents distribtuion
- c CONCOURSE
  - 3. Bank and travel agency
- d CONFERENCE ROOMS
  - 4. Future locations of conference room (500 delegates each)
- e COMMITTEE ROOMS
  - 5. Delegates' seating
  - 6. Interpreters' booths
  - 7. Future location of second committee room
- f LIBRARY
  - 8. Reading area
  - 9. Bookstacks
  - 10. Library offices
  - 11. Library expansion area
- g CATERING
  - 12. Kitchen
  - 13. Restaurant
  - 14. Cafeteria
  - 15. Line area for cafeteria
  - 16. Lounge with service bar
  - 18. Kitchen offices and cooking rooms
  - 19. Lockers
  - 20. Toilets

3. PLAN OF LEVEL 2 (continued)

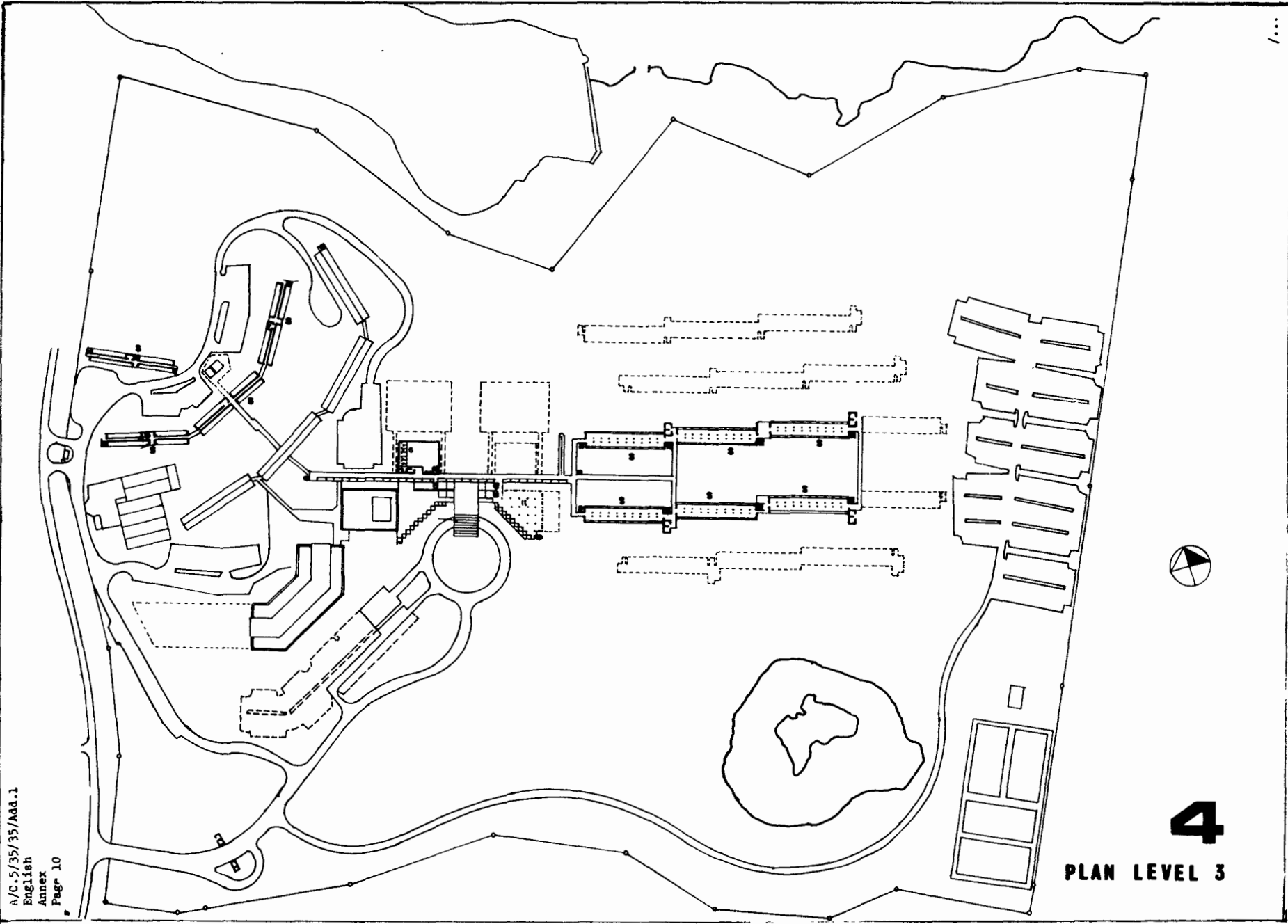
Legend

- h           PRESS AREA - INFORMATION
17. Photo labs
21. Press area
- j           TOUR VISITORS
22. Briefing area
- k           RECEIVING, STORAGE, PRINTING AND DISPATCH
23. Receiving area
24. Paper store
25. Paper cutting
26. Print shop
27. Photo labs
28. Presentation
29. Distribution and mailing
30. Documents storage
- l           COMPUTER SERVICES
- Computer room
- Tape and disc library
- Offices for programming
- Data entry, job set-up, job input
- m           MEDICAL SERVICE
- Examination room
- Vaccinations and injections
- Laboratory
- Storage
- Filing room, medical records and archives

3. PLAN OF LEVEL 2 (continued)

Legend

- n        LANGUAGE TRAINING
- Classrooms
- Language laboratory
- Offices and storage
- o        TELECOMMUNICATIONS
- Telephone central station with switchboards
- Distribution room and workshops
- Telex and radio room
- Coding and decoding
- Offices, records file room
- p        STAFF WELFARE AND OTHER FACILITIES
- Showers and locker room
- Credit Union, housing offices
- Volunteer services
- q        BUILDING MANAGEMENT AND SECURITY
- Workshops
- Stores
- Offices
- Security offices
- Drivers' dispatch and ready room
- s        SECRETARIAT AND AGENCY STAFF OFFICES
- t        STORAGE AREA

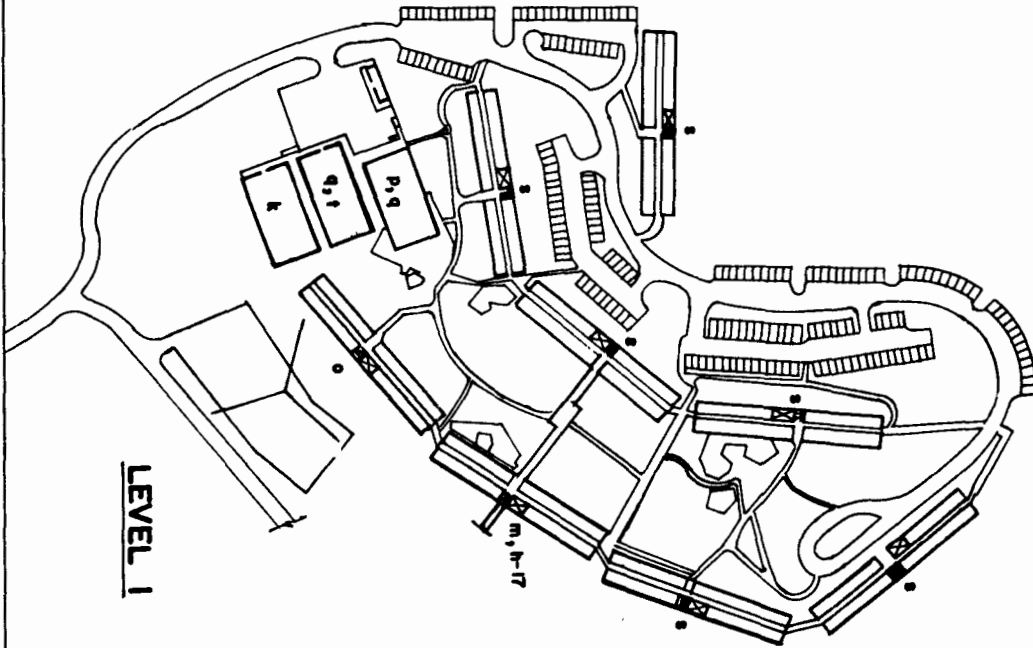


**4**  
PLAN LEVEL 3

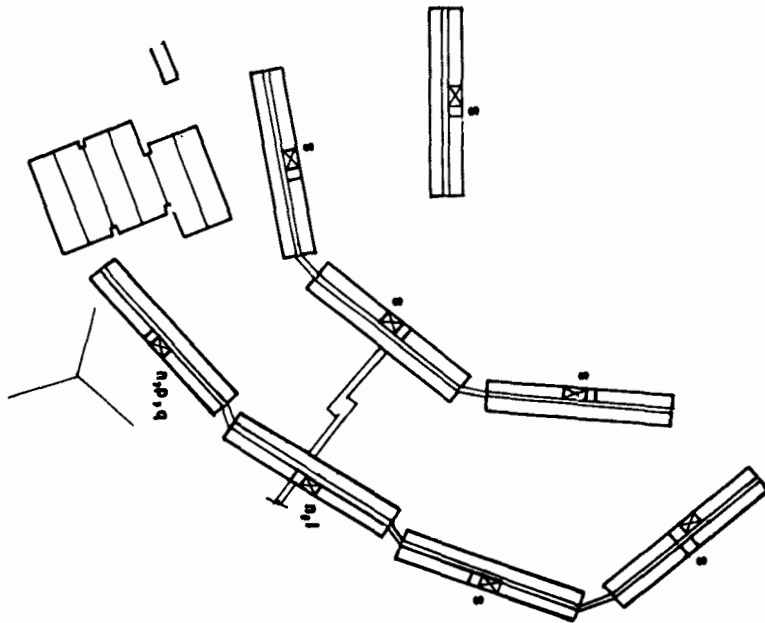
4. PLAN OF LEVEL 3

Legend

- e** COMMITTEE ROOMS
6. Interpreters' booths
- f** LIBRARY
11. Future expansion areas
- s** SECRETARIAT AND AGENCY STAFF OFFICES



LEVEL 2



REUSE OF EXISTING BUILDINGS

**5**

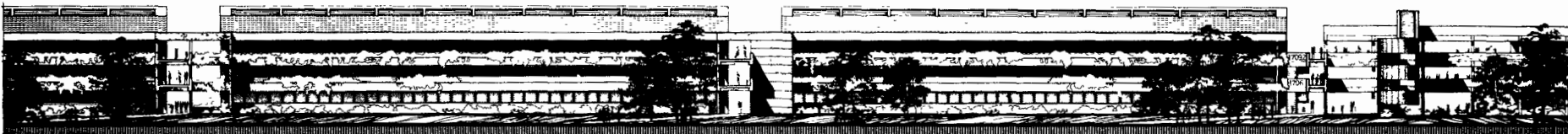




## 5. REUSE OF EXISTING BUILDINGS

### Legend

- h PRESS AREA - INFORMATION
17. Photo labs
- l COMPUTER SERVICES
- Computer room
  - Tape and disc library
  - Offices for programming
  - Data entry, job set-up, job input
- m MEDICAL SERVICE
- Examination room
  - Vaccinations and injections
  - Laboratory
  - Storage
  - Filing room, medical records and archives
- n LANGUAGE TRAINING
- Classrooms
  - Language laboratory
  - Offices and storage
- o TELECOMMUNICATIONS
- Telephone central station with switchboards
  - Distribution room and workshops
  - Telex and radio room
  - Coding and decoding
  - Offices, records file room
- p STAFF WELFARE AND OTHER FACILITIES
- Showers and locker room
  - Credit union, housing offices
  - Volunteer services



NORTH ELEVATION OF NEW OFFICE BLOCKS

MALL FROM NORTH

FUTURE BRIDGE LINKS

FUTURE BRIDGE LINKS

RAMP

LIBRARY BEYOND CONCOURSE



COMMITTEE ROOM - WEST

KITCHEN WEST ELEVATION

KITCHEN RECEIVING

DOCUMENTS AND PUBLICATIONS WITH RECEIVING DOCK  
DOCK FOR SHIPPING RECEIVING AND STORAGE

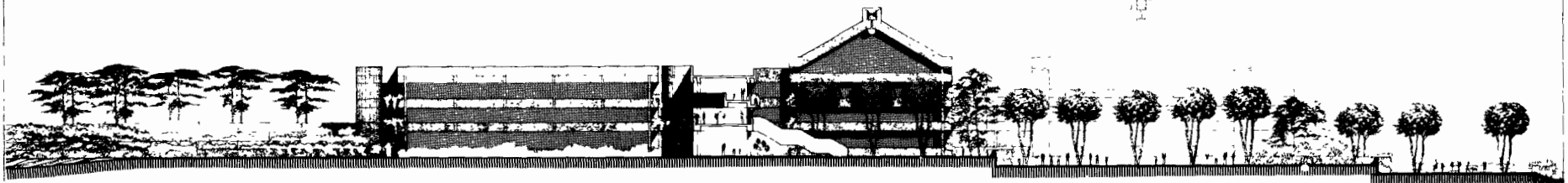
MALL CONCOURSE

RAMP

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English  
Annex  
Page 14

6

BUILDING ELEVATIONS



LIBRARY EAST

MALL  
CONCOURSE

COMMITTEE ROOM EAST AND

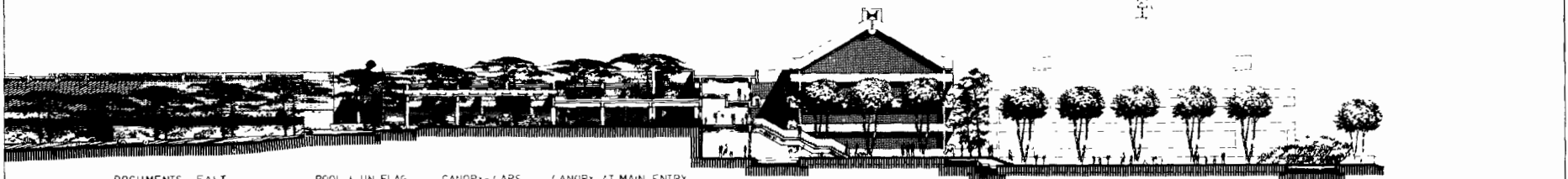
LANDSCAPED OUTDOOR MALL



RAMP WEST ELEVATION

MALL  
CONCOURSE

LIBRARY WEST



DOCUMENTS EAST

POOL + UN FLAG

CANOPY - LARS

CANOPY AT MAIN ENTRY

MALL  
CONCOURSE

CAFETERIA BEYOND CANOPIES

POOL / STAIRS / TERRACE

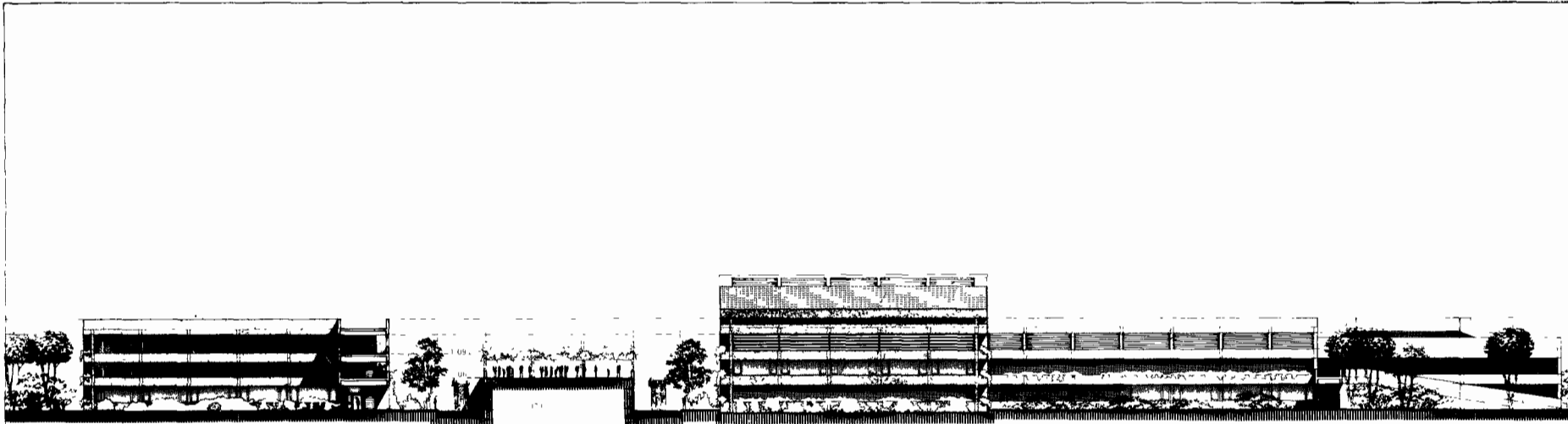
POOLS

LANDSCAPED OUTDOOR MALL

POOL

# 7

## BUILDING ELEVATIONS



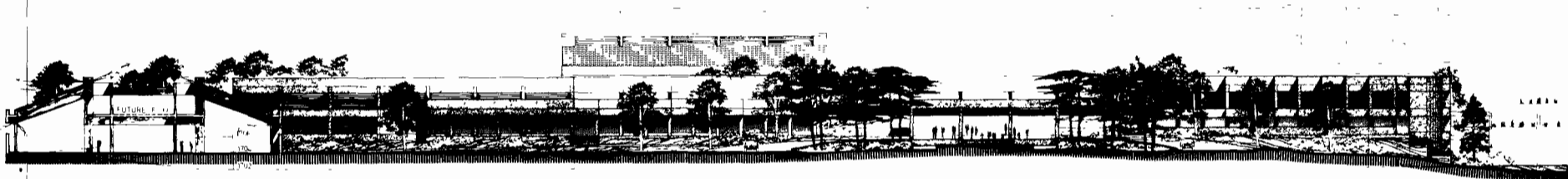
LIBRARY FROM MALL CONCOURSE

MAIN ENTRANCE

NORTH ELEVATION OF COMMITTEE ROOM

KITCHEN

POST MAIL AND FOUCH AT 1702



DOCUMENTS • PUBLICATIONS

KITCHEN - SOUTH

CAFETERIA - SOUTH

MAIN ENTRANCE

LIBRARY - SOUTH