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Agenda item 100

PROPOSED PROGRAMME BUDGET FOR THE BIENNIUM 1982-1983

United Nations accommodation at Nairobi

Report of the Secretary-General

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.
3. At its thirty-fifth session, the General Assembly approved, by resolution 35/222, the proposals by the Executive Director of UNEP contained in A/C.5/35/35/Add.1 for a more economical alternative for the accommodation of the United Nations at Nairobi; and also decided to restore the two major conference rooms as envisaged in the original project, approved by the General Assembly in 1977, and the necessary adjustment of catering, library and documentation facilities within the total of KSh. 254,944,000 approved by the General Assembly in 1979.

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

I. PROGRESS REPORT

4. The architect, quantity surveyor and the other consultants were therefore instructed, on 18 December 1980, to proceed with incorporating the two major conference rooms in a new revised design and to advise the Executive Director of any adjustments which were considered necessary to implement the decision of the General Assembly.

5. Following the decision of the General Assembly to restore the two major conference rooms contained in the original project and the necessary adjustments of catering, library and documentation facilities, additional work was required from the architect, quantity surveyor and other consultants. The architect, therefore, requested on 9 February 1981 that the schedule presented to the General Assembly at its thirty-fifth session be extended by one month. The Executive Director of UNEP agreed to the extension.

6. The second phase of the design drawings were subsequently approved on 8 May 1981, when it was found possible to reduce the schedule by three weeks. The working drawings and bills of quantities were available for tendering at the beginning of November 1981 and it is anticipated that the contract will be awarded in January 1982. Construction will commence on site as soon as possible thereafter and the new complex is scheduled for occupation two years from commencement of the work on site.

7. In order that the widest possible international participation in the bidding procedure could be obtained, all Member Governments of the United Nations, through their Permanent Representatives in Nairobi and New York, were requested during June 1981 to inform contractors in their respective countries who might wish to be considered for prequalification as tenderers. This was in addition to the local practice of advertising in the Kenyan press.

8. By 23 September 1981, applications for prequalification from 57 contractors from 22 countries were received by the architect. Following consideration by the architect and quantity surveyor, recommendations were made to the Executive Director on 28 September 1981. In accordance with the advertised prequalification procedure, 38 contractors from 18 countries were selected early in October and were invited to submit bids. Tenders from the prequalified contractors will be opened at the offices of the architect in Nairobi on 11 January 1982.

9. The construction schedule estimated to be the same as that presented to the General Assembly at its thirty-fifth session is as follows:

- | | |
|---|-----------------------|
| (a) Completion of final drawings and tender documents | October 1981 |
| (b) Tendering period | November/January 1982 |
| (c) Award of tender, completion of contractual arrangements | End of January 1982 |
| (d) Completion of construction | December 1983 |

/...

II. DESIGN CONSIDERATIONS

10. In accordance with resolution 35/222, the Executive Director requested the architect to reinstate the two conference rooms, as envisaged in the original project, and to produce the necessary amendments in the related common service facilities. As the concept of growth flexibility had been envisaged in the design criteria of the project submitted by the Executive Director at the thirty-fifth session of the General Assembly, 2/ incorporation of the new requirements did not create much difficulty.

11. A careful reappraisal of current and projected needs required a new revised design in the following areas:

- (a) Conference and related facilities
- (b) Common services.

(A) Conference and related facilities

12. The new conference area now consists of two conference rooms for 500 participants and one committee room for 200 participants. It will be recalled that the capacity of the conference rooms was planned to accommodate UNEP Governing Council and similar meetings. But, as indicated by the Secretary-General in his report to the General Assembly at its thirty-second session, 3/ "... for meetings requiring larger facilities, such as the opening and closing plenary sessions of the UNEP Governing Council, the Kenyatta International Conference Centre would continue to be used". In incorporating the conference rooms into the new revised design, the architect was able to extend the concept of multifunctional areas to the design of the conference facilities to ensure functional expansion within the approved area requirements. As a consequence, by mobile sound-proof partitioning, it will be possible to combine one of the main conference rooms with the committee room, permitting a maximum capacity of about 900 participants. Consequently, it will be possible to accommodate the opening and closing plenary sessions of UNEP Governing Council and Habitat Commission in the Gigiri conference complex. The Committee room, in turn, can be subdivided into two independent rooms for 100 participants each, by using similar sound-proof partitioning.

13. The planned conference facilities will, therefore, provide for the following alternative simultaneous use of conference rooms:

Alternative 1

1 Conference room for 900 participants

1 Conference room for 500 participants

2/ A/C.5/35/35/Add.1, para. 35.

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

Both conference rooms with simultaneous interpretation (eight interpreters' booths and one technical booth) and projection facilities.

Alternative 2

2 Conference rooms for 500 participants each

1 Committee room for 200 participants

Three conference rooms with simultaneous interpretation (eight interpreters' booths and one technical booth) and projection facilities.

Alternative 3

2 Conference rooms for 500 participants each

(same interpretation and projection facilities as in alternative 2).

2 Committee rooms for 100 participants each

Both with simultaneous interpretation in four languages and projection facilities. (One of the committee rooms could also accommodate 50 participants with a square seating arrangement).

(B) Common Services

14. (i) An analysis of the catering facilities required by re-instating the conference facilities was made with the assistance of the catering consultant. As a consequence, an increase of 630 m² over the area provided in the revised design submitted to the 35th session of the General Assembly has been envisaged.

(ii) In addition to the re-designed restaurant and cafeteria, the existing cafeteria area will continue to be used, catering for snacks and cold meals. A separate coffee area will be provided adjacent to the cafeteria. Four coffee stations, serving six office blocks, will be provided in the new office areas.

(iii) Other common services related to the conference facilities such as documents and publications, library, staff welfare, building management and visitors and tours have been reappraised.

15. Schematic plans, elevations and sections of the proposed buildings together with the proposed over-all use of the site showing the additions mentioned above are contained in the annex attached to this report. A comparative analysis of the net areas available as a result of the new revised project compared with the areas approved in 1977 and authorized in 1979 and indicated in the revised proposals of 1980 are shown in table 1 which follows:

Table 1

United Nations accommodation at Nairobi

Comparative analysis of net area requirements

	Basic project as approved in 1977 and additional <u>area authorized in 1979</u>	1980 <u>proposals</u>	New revised <u>project 1981</u>	Increase/ (Decrease) to <u>1980 proposals</u>
	m ²	m ²	m ²	m ²
<u>Offices</u>	16 300	14 190	14 250	60
<u>Conference facilities and information</u>	3 930	968	3 922	2 954
<u>Common services</u>				
Telecommunications	543	419	429	10
Medical services	216	144	170	26
Computer services	435	312	276	(36)
Language training	279	198	216	18
External facilities	360	272	272	-
Bank and travel agency	150	150	163	13
Staff welfare	474	228	84*	(144)
Building Management	878	588	654	66
Security and transport	196	108	102	(6)
Documents and publications	2 742	1 460	2 115	655
Visitors and tours	180	200	-	(200)
Catering	2 057	1 130	1 760	630
Library	1 996	1 350	1 242	(108)
Receiving and storage	1 780	1 690	1 660	(30)
Sub-total	<u>12 286</u>	<u>8 249</u>	<u>9 143</u>	<u>894</u>
Total	<u>32 516</u>	<u>23 407</u>	<u>27 315</u>	<u>3 908</u>

* Reduced by multi-use of conference and meeting rooms.

16. In the following table, the total net available area is shown including the temporary premises which, as before, are incorporated and integrated into the over-all design concept.

Table 2

United Nations accommodation at Nairobi

Total net available area, including temporary premises

	Basic project approved in 1977 and authorized additions in 1979 m ²	1980 proposal m ²	New revised project 1981 m ²
<u>Office accommodation</u>			
UNEP	7 378	6 670	6 730
UNCHS	3 828	3 828	3 828
Other United Nations offices	2 073	2 242	2 242
Specialized agencies	2 485	1 450	1 450
Expansion reserve	<u>536</u>	<u>-</u>	<u>-</u>
Sub-total	16 300	14 190	14 250
<u>Common services facilities</u> (excluding information)	12 286	8 249	9 143
<u>Conference and information facilities</u>	<u>3 930</u>	<u>968</u>	<u>3 922</u>
Total	32 516	23 407	27 315
<u>Less temporary premises</u>	<u>(8 375)</u>	<u>(8 375)</u>	<u>(8 375)</u>
New construction	<u>24 141</u>	<u>15 032</u>	<u>18 940</u>

17. As previously envisaged, provision has also been made in the new revised design for future expansion.

III. COST ESTIMATES

18. Resolution 35/222 provides for the construction of the accommodation and facilities outlined in table 1 above within the original total appropriation of KSh. 254,944,000. As reported by the Executive Director in his report to the thirty fifth session, 4/ the costs already incurred on the project were estimated at KSh. 32,740,000. With the completion of the final account for the preliminary site works, revised costs reflecting actual costs incurred are summarized below:

	KSh.
Final costs of preliminary site works	11 920 000
Professional fees for preliminary site works	1 450 000
Professional fees for design of original project based on cost of recommended tender inclusive of allowance for payment of fees calculated as if duty and taxes paid	17 400 000
Administrative costs	<u>830 000</u>
Total costs incurred	<u><u>31 600 000</u></u>

19. The quantity surveyor advised the Executive Director that it would be prudent to anticipate construction cost increases due to the devaluation of the Kenyan shilling which took place in 1981. These increases have been reflected in the latest cost plan which was provided by the quantity surveyor at the end of September and which indicates that the estimated cost of construction at completion would exceed the total budget allocated in Kenyan shillings by about 6.5 per cent. Applying this increase, but using the same basis and percentages of previously approved estimates, the total estimated cost of the proposed new revised construction, including fees would be as follows:

4/ A/C.5/35/35/Add.1, para. 48.

Table 3

	<u>KSh.</u>
Estimated basic construction cost, including furniture and equipment for conference facilities	174 350 000
Estimated professional fees <u>a/</u>	24 496 200
1. Estimated cost of project at September 1981	198 846 200
Estimated increase due to inflation up to receipt of tenders (3 months at 16 per cent per year in 1981) <u>b/</u>	7 953 800
2. Estimated cost of project at tender (December 1981)	206 800 000
Allowance for contractually permitted increases during construction period of 24 months	20 800 000
Administrative costs <u>c/</u>	3 164 000
Contingencies <u>d/</u>	<u>7 217 300</u>
3. Total estimated construction cost at completion	<u><u>237 981 300</u></u>

a/ Estimated at 14.05 per cent (A/C.5/32/19).

b/ Estimated at 16.00 per cent (A/C.5/35/35/Add.1).

c/ Estimated at 1.53 per cent (A/C.5/32/19).

d/ Estimated at 3.49 per cent (A/C.5/32/19).

20. It will be noted that by adding the costs relating to the preliminary phase of 31,600,000 Kenyan shillings to the proposed new revised construction cost of 237,981,300 Kenyan shillings, the total estimated final cost of the project will be 269,581,300 Kenyan shillings. While the Executive Director of UNEP, on the professional advice of the architect and quantity surveyor has provided the best possible cost estimates available, it should be emphasized that the actual costs will not be known until the tenders are received and the contract awarded in January 1982, the determining factor being the prevailing competitive prices within the construction industry during the tendering period.

Appropriations

21. By 30 September 1981, total disbursements on the project amounted to 42,770,750 Kenyan shillings. This amount has been accounted for, in dollars, at the various operational rates of exchange which have been applicable, from month to month throughout the project to date in a total amount of \$5,477,200. Some of this constitutes payments made in respect of agreed consultants fees up to tendering of the new revised project together with the related administrative costs.

22. The balance of the project - 226,810,550 Kenyan shillings should be converted to United States dollars at the current operational rate of exchange, namely Kshs.10.50 to \$1 to give a total available for disbursement after 1 October of \$21,601,000. Since \$7,942,400 has already been appropriated for the project, the balance for appropriation amounts to \$19,135,800, as follows:

	<u>KSh.</u>	<u>\$US</u>	<u>Exchange Rate</u>
Total cost of project (in KSh.)	269 581 300		
Disbursements through September 1981 at actual rates	42 770 750	5 477 200	7.81 <u>a/</u>
Balance for disbursement (at 10.50)	226 810 550	21 601 000	10.50
Total cost of project (in \$US)		27 078 200	
Amount already appropriated		7 942 400	
Balance for appropriation		19 135 800	

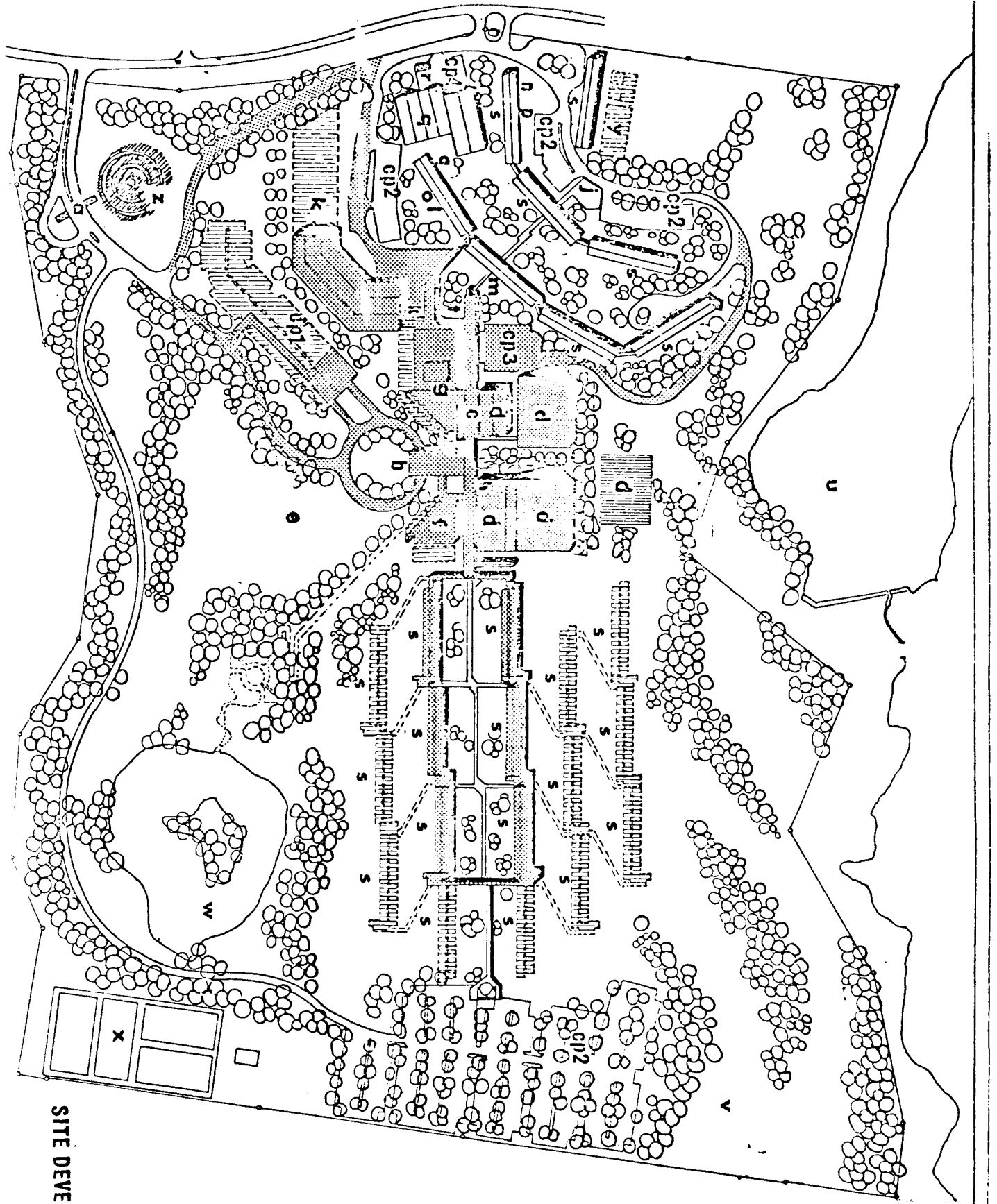
a/ Average, based on actual costs.

23. It should be noted that the foregoing balance for appropriation is less than the amount which had originally been requested for 1982-1983 (\$26,873,900) as a result of the devaluation of the Kenyan shilling. On the other hand, the impact of devaluation on inflation rates in Kenya cannot be determined with certainty at this time. Accordingly, the Secretary-General would request that the full available balance of \$19,135,800 be appropriated at this time, under section 32, on the understanding that a progress report will be submitted to the General Assembly at its thirty-seventh session.

24. If tender prices to be submitted in January 1982 should differ substantially from current estimates, the Secretary-General would propose to proceed by deferring such works as may be necessary to keep the total accepted tender price within the estimated total project cost. It would then be possible to proceed with the major part of the project directly upon receipt of the tenders without incurring the additional inflationary increases that would result if it were necessary to delay the entire project by 10 months, pending review of the deferrals by the General Assembly.

Annex




SCHEMATIC PLANS OF THE PROPOSED UNITED NATIONS
ACCOMMODATION AT NAIROBI

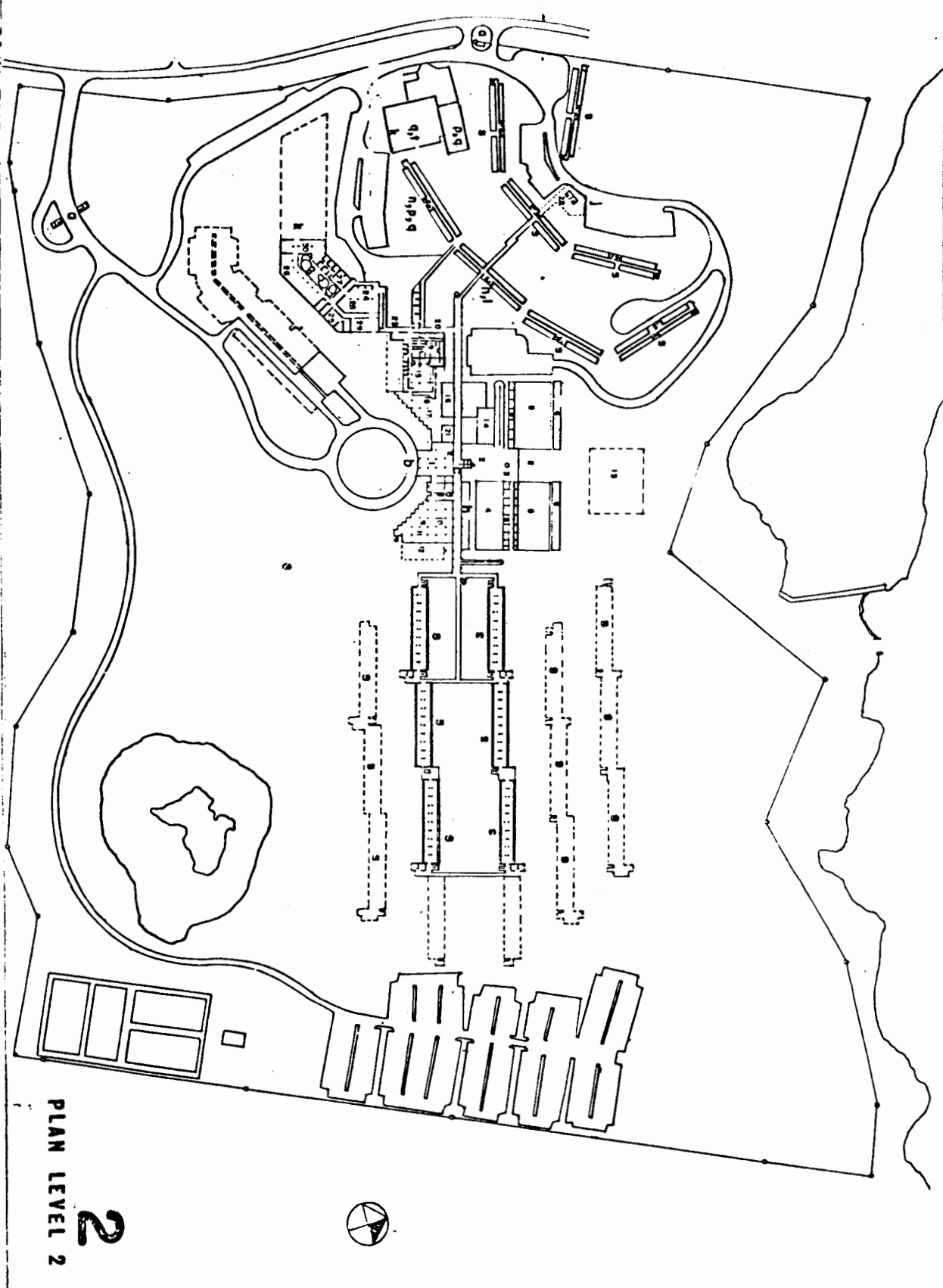


SITE DEVELOPMENT PLAN

PLAN NO. 1 - SITE DEVELOPMENT

Legend

a	Site entrance and security check-point
b	Delegates' entrance
c	Concourse
d	Conference facilities
e	Site for out-doors exhibitions
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 park
cp 3	Public car park
cp 4	Car park for official cars
	Existing construction
	Basic revised project
	Future additions



2
PLAN LEVEL 2

PLAN NO. 2 - LEVEL 2

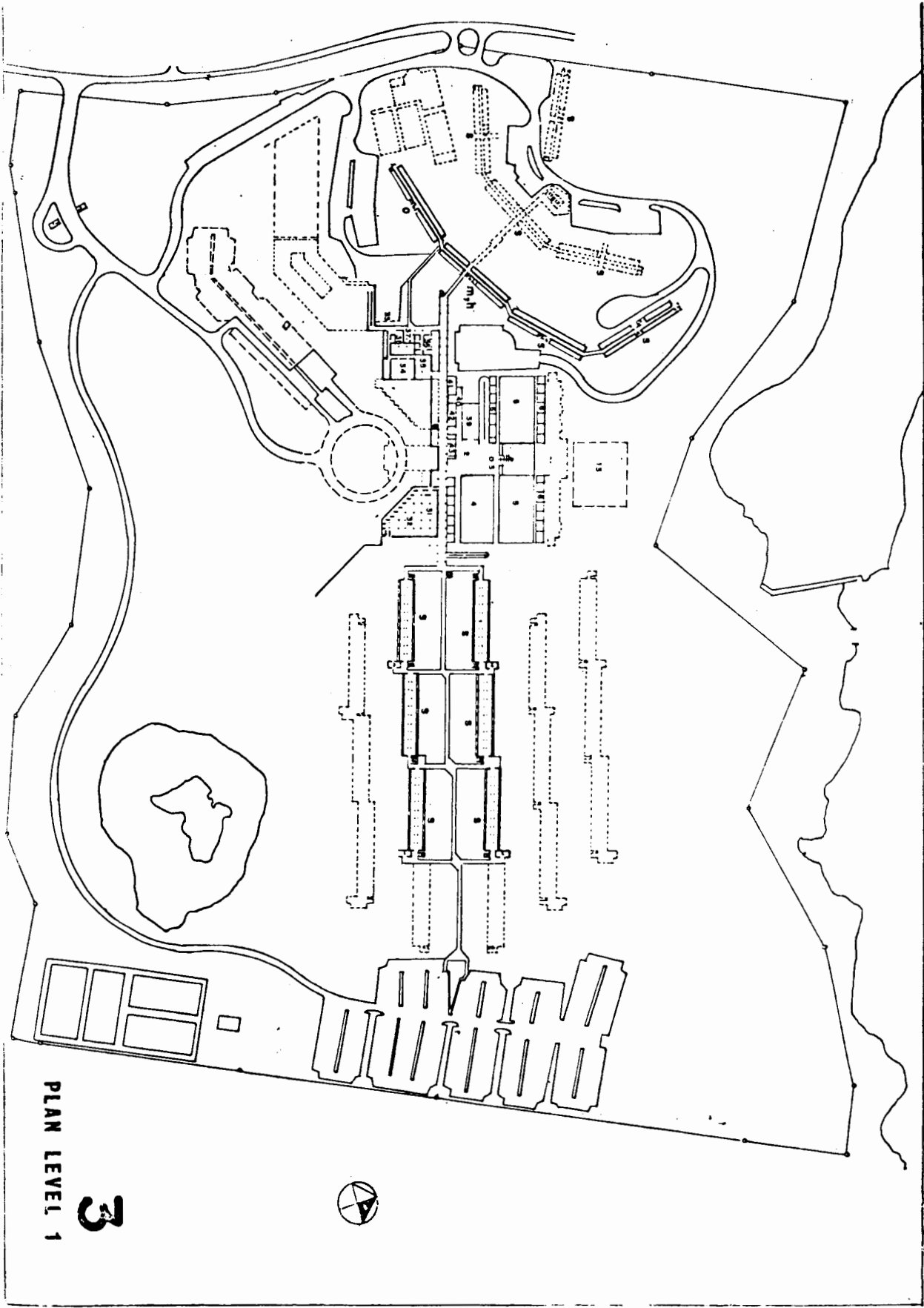
Legend

- a SITE ENTRANCE AND SECURITY CHECK-POINT
- b DELEGATES' ENTRANCE
 - 1. Porte cochere
 - 2. Plaza
 - 3. Registration
- c CONCOURSE
- d CONFERENCE FACILITIES
 - 4. Committee room, dividable into 2 Committee Rooms
 - 5. Conference rooms
 - 6. Offices
 - 7. Interpreters' lounge and office
 - 8. Interpreters' booths
 - 13. Future expansion area
- e SITE FOR OUTDOORS EXHIBITIONS
- f LIBRARY
 - 9. Reading area
 - 10. Book stacks
 - 11. Offices
 - 12. Future expansion area
- ε CATERING FACILITIES
 - 14. Coffee lounge
 - 15. Kitchen
 - 16. Restaurant
 - 17. Cafeteria
 - 18. Line area cafeteria
 - 19. Kitchen storage

PLAN NO. 2 LEVEL 2 (Continued)

Legend

- 20. Lockers
- 21. Toilets
- h PRESS AREA - INFORMATION
 - Pho Photo labs
 - Press area
- j TOUR VISITORS
 - 22. Briefing area
- k RECEIVING, STORAGE, PRINTING AND DISPATCH
 - 23. Loading bays
 - 24. Paper store
 - 25. Paper cutting
 - 26. Print shop
 - 27. Photo labs
 - 28. Presentation
 - 29. Distribution and mailing
 - 30. Documents storage
- l COMPUTER SERVICES
- m MEDICAL SERVICE
- n LANGUAGE TRAINING
- o TELECOMMUNICATIONS
- p STAFF WELFARE AND OTHER FACILITIES
- q BUILDING MANAGEMENT AND SECURITY
 - Workshops
 - Stores
 - Offices
 - Security offices
- s SECRETARIAT AND AGENCY STAFF OFFICES



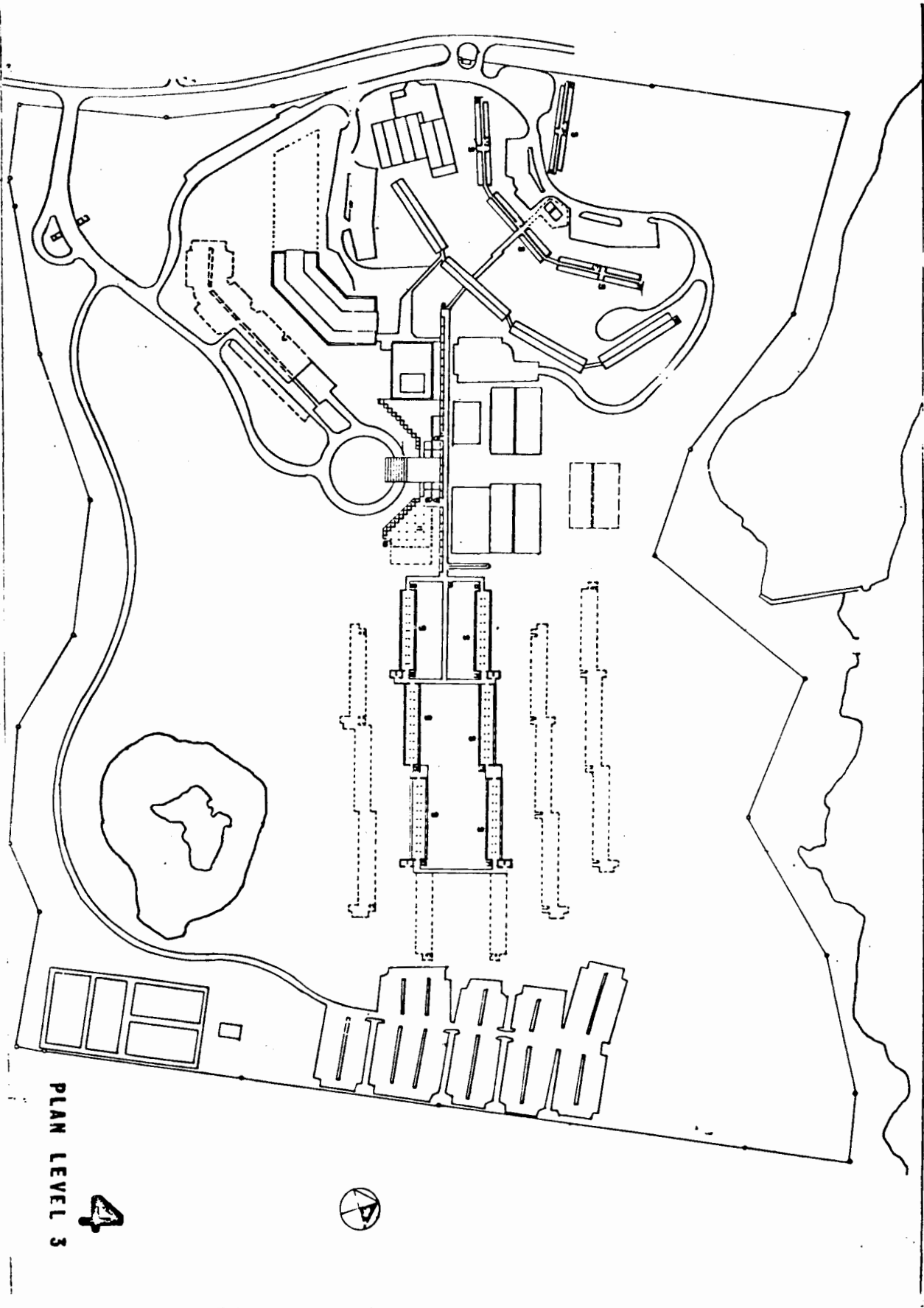
PLAN LEVEL 1

3

PLAN NO. 3 LEVEL 1

Legend

- d CONFERENCE FACILITIES
- 39. Delegates' Lounge
 - 40. Delegates' writing area with Post Office telephone and Telex
 - 41. Bank
 - 42. Travel Agency
 - 43. Toilets
- f LIBRARY
- 31. Archives
 - 32. Bookstacks
- k RECEIVING, STORAGE
- 33. Loading bays
 - 34. Office supplies
 - 35. Furniture store
 - 37. Offices
 - 38. Receiving
- s SECRETARIAT AND AGENCY STAFF OFFICES
- t MAIL AND POUCH
- 36. Post Office, Mail and Pouch Unit



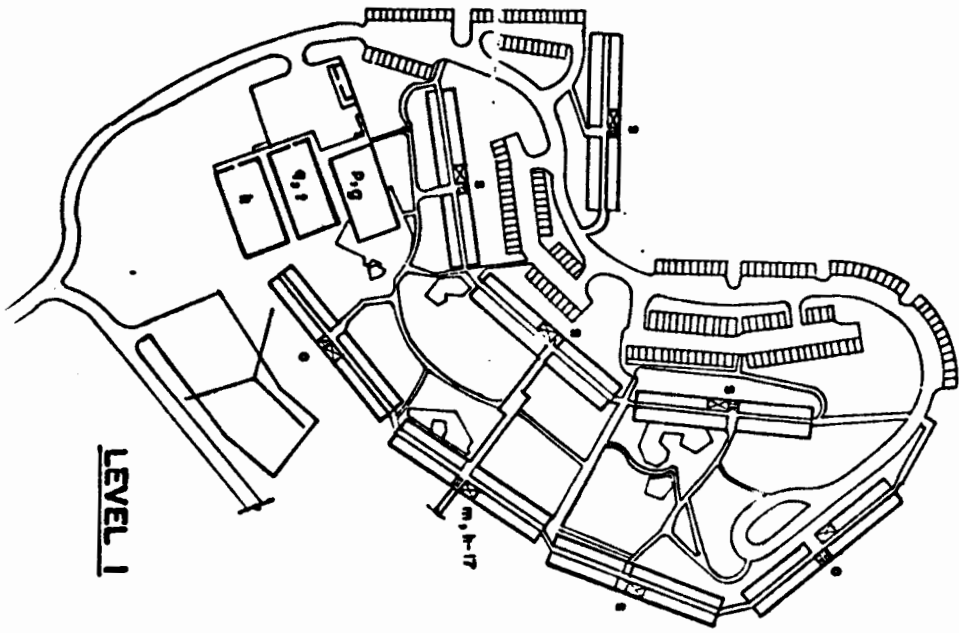
PLAN LEVEL 3



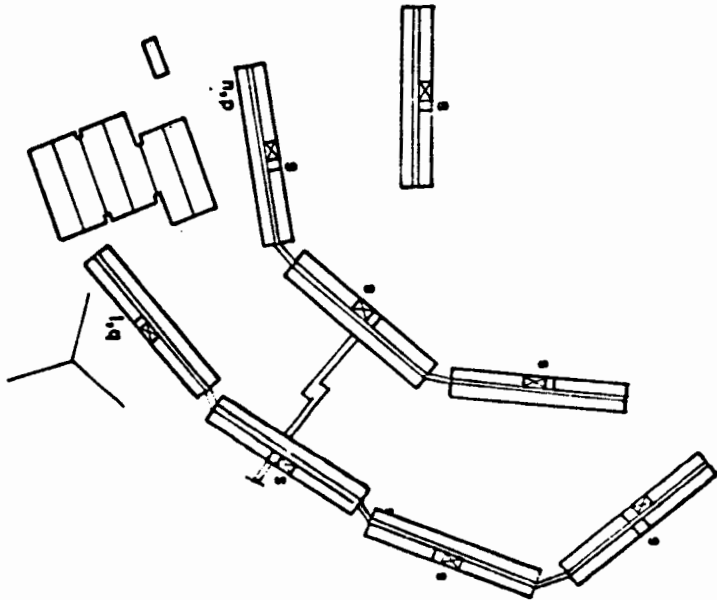
PLAN NO. 4 LEVEL 3

Legend

- f LIBRARY
11. Future expansion areas
- s SECRETARIAT AND AGENCY STAFF OFFICES



LEVEL 2



REUSE OF EXISTING BUILDINGS

5



PLAN NO. 5 RE-USE OF EXISTING BUILDINGS

Legend

- b PRESS AREA - INFORMATION
17. Photo labs
- l COMPUTER SERVICES
- e MEDICAL SERVICE
- n LANGUAGE TRAINING
- c TELECOMMUNICATIONS
- p STAFF WELFARE AND OTHER FACILITIES
