



UNITED NATIONS
GENERAL
ASSEMBLY



Distr.
GENERAL

A/33/7/Add.13
14 November 1978

ORIGINAL: ENGLISH

Thirty-third session
Agenda item 100

PROGRAMME BUDGET FOR THE BIENNIUM 1978-1979

Expansion of meeting rooms and improvement of conference servicing
and delegate facilities at United Nations Headquarters

Fourteenth report of the Advisory Committee on Administrative
and Budgetary Questions

1. The Advisory Committee on Administrative and Budgetary Questions has considered the report of the Secretary-General on expansion of meeting rooms and improvement of conference servicing and delegate facilities at United Nations Headquarters (A/C.5/33/24). During its consideration of the report the Advisory Committee was provided with additional oral and written information by the representatives of the Secretary-General.
2. By its resolutions 31/195 of 22 December 1976 and 32/212 I of 2 December 1977, the General Assembly approved construction projects at Headquarters at a total cost of \$29,888,227 over the period 1977-1981. In paragraphs 1 to 6 of his report, the Secretary-General states the current position of the construction authorized by the Assembly.
3. The Secretary-General devotes the rest of his report to a resubmission of his proposals of 1976 (A/C.5/31/22) and 1977 (A/C.5/32/4) for the improvement and expansion of catering facilities for staff and delegates. Those proposals had been considered by the Advisory Committee, which had recommended on both occasions that they be reappraised by the Secretary-General in the light of actual needs and with due regard to economy. 1/ For purposes of better comparability, the Secretary-General has now furnished estimates of construction costs for two possible alternatives.

1/ Official Records of the General Assembly, Thirty-first Session, Supplement No. 8 (A/31/8 and Add.1-26), document A/31/8/Add.23 and *ibid.*, Thirty-second Session, Supplement No. 8A (A/32/8/Add.1-30), document A/32/8/Add.1.

4. Alternative A is a proposal to extend the existing delegates' dining room and cafeteria onto the adjoining terrace. Alternative B is a proposal to (i) construct a separate two-storey structure which will provide new and expanded cafeteria and kitchen facilities for the staff; and (ii) expand the existing delegates' dining facilities by using much of the area of the present cafeteria. Alternative B retains, with some modifications, the proposals originally submitted by the Secretary-General in 1976 and 1977, but recosted at current prices.

5. A breakdown of the cost estimates of alternatives A and B, as provided by the Secretary-General, is given in the table below.

<u>Alternative A</u>		<u>Alternative B</u>	
<u>Item</u>	<u>\$US</u>	<u>Item</u>	<u>\$US</u>
<u>Extension of present delegates' dining area and cafeteria onto the adjacent terrace</u>		<u>New kitchen and cafeteria (2-storey structure)</u>	
(a) Construction (including demolition)	5 445 000	(a) Construction (including demolition)	3 136 000
(b) Heating, ventilating, air conditioning, electrical and plumbing	3 351,000	(b) Heating, ventilating, air conditioning, electrical and plumbing	2 560 000
(c) Furniture	205 000	(c) Furniture	256 000
(d) Field kitchen	500 000	(d) Architectural and engineering costs	448 000
(e) Architectural and engineering costs	992 000	(e) Construction contingency	336 946
(f) Construction contingency	419 000	Subtotal (i)	6 736 946
		(ii) 4th floor dining room - Conference Building expansion	
		(a) Construction (including demolition)	408 000
		(b) Heating, ventilating, air conditioning, electrical and plumbing	308 000
		(c) Furniture	58 000
		(d) Architectural and engineering costs	58 000
		(e) Construction contingency	43 685
		Subtotal (ii)	875 685
TOTAL (A)	10 912 000	TOTAL (B)	7 612 631

/...

6. The Secretary-General has sought outside technical advice on the feasibility and possible cost of alternative A. In paragraphs 14 and 16 of his report, he states that the architects and engineers have concluded that extension of the present delegates' dining room and cafeteria over the adjoining terrace is possible, but would involve major structural work including opening up the roof over the three Council chambers. The delegates dining room and the cafeteria would have to be closed down during the construction period, and it would be necessary to establish a field kitchen in order to provide minimum makeshift catering facilities. The Secretary-General is of the view that those dislocations would be unacceptable, bearing in mind that construction time is estimated at approximately 20 months. Furthermore, as can be seen from the above table, alternative A would cost \$3,299,369 more than alternative B.

7. Alternative A costs more than alternative B in the following three areas:

	<u>Construction</u> <u>(including demolition)</u>	<u>Heating, ventilating,</u> <u>air conditioning, etc.</u>	<u>Architectural and</u> <u>engineering costs</u>
	\$	costs \$	\$
Alternative A	5,445,000	3,351,000	992,000
Alternative B	3,544,000	2,868,000	506,000
Difference	<u>1,901,000</u>	<u>483,000</u>	<u>486,000</u>

In response to inquiries, the representatives of the Secretary-General attributed the difference in cost to the greater complexity of work required for alternative A, the scope of which is described in paragraph 3 of the report of the consulting engineers which is attached as annex I to the report of the Secretary-General (A/C.5/33/24). The representatives further stated that the sum of \$992,000 indicated for architectural and engineering costs for alternative A, which is equal to 9.09 per cent of the total estimated cost of \$10,912,000, is reasonable as the prevailing rate for projects of similar scale constitutes 10-11 per cent of total costs.

8. According to the Secretary-General, acceptance of alternative B would avoid all the disadvantages of alternative A. In particular, continuing cafeteria facilities would be assured, as the present cafeteria and kitchen would be closed only upon completion of construction of the new two-storey structure which would house the new cafeteria and kitchen. Disruption of delegate dining facilities would be avoided since expansion of the delegate dining area into the area vacated by the existing cafeteria would be carried out in stages. In paragraph 22 of his report, the Secretary-General states that alternative B would provide a seating capacity for delegates and staff totalling 1,610, as compared to 1,453 for alternative A and the present maximum capacity of 1,210.

9. In response to the Advisory Committee's inquiries, the representatives of the Secretary-General indicated that alternative B provided for the construction of a two-storey building in the south garden of the Headquarters site. The cafeteria

/...

would be on the upper (first floor) level. The lower (basement) level would contain the kitchen and support facilities for the cafeteria as well as additional office space. This two-storey structure would be separated from the Conference Building by a garden court. Detailed plans are contained in the 1977 report of the Secretary-General (A/C.5/32/4, annex 1, pp. 11 through 15). As regards delegate dining facilities, the main dining room would be expanded and additional private dining rooms would be provided. The dining room lobby would be remodelled and expanded. A snack bar area would be established at the south end in what is at present a part of the cafeteria.

10. The Advisory Committee notes that according to the Secretary-General, alternative B is less costly, would provide more space and would cause less disruption than alternative A. Accordingly, it recommends that alternative B be approved. In this connexion, the Advisory Committee notes that the Secretary-General states that funds will be required in the period 1979 to 1981 in the following amounts:

	\$
1979	421,000
1980	3,268,000
1981	3,923,000
	<u>7,612,000</u>

Completion of the project, including preparation of working drawings and plans, bid period and construction time, is expected in September 1981.

11. In paragraph 24 of his report, the Secretary-General states that if alternative B is approved he intends to relocate, at no additional cost, the language training classrooms from the thirty-ninth floor of the Secretariat Building to the lower level of the new two-storey building where office space will be available. The Secretary-General explains the reasons for the proposed move in paragraph 19 of his report. In response to inquiries, the Secretary-General's representatives informed the Advisory Committee that this proposal was a new one and was due to the fact that the language training programme had grown at a rate beyond original expectations.

8
3
9
12. The Advisory Committee is satisfied with the reasons given by the Secretary-General to move the language training facilities at no additional cost from the thirty-ninth floor of the Secretariat Building to the new proposed two-storey building and recommends that the proposal be approved by the General Assembly.

13. In paragraphs 24 and 25 of his report, the Secretary-General proposes that subsequent to the transfer of the language training facilities from the thirty-ninth floor of the Secretariat Building, an architectural and engineering study of this area be conducted during 1979 at an estimated cost of \$50,000 to ascertain the modalities and cost of redeveloping it into office space. The Secretary-General estimates that approximately 6,000 square feet of additional office space

/...

could be obtained in that way. The representatives of the Secretary-General informed the Committee that upon completion of the proposed study, he would report its findings to the thirty-fourth session of the General Assembly and would make appropriate recommendations on the best use that could be made of the thirty-ninth floor of the Secretariat Building.

14. The Advisory Committee recommends approval of this additional proposal.

Recapitulation

15. Should the General Assembly approve the recommendations in paragraphs 10 and 14 above, an amount of \$471,000 would need to be appropriated under section 26 of the programme budget for the biennium 1978-1979. Requirements for 1980-1981 in the amount of \$7,191,000, would be included by the Secretary-General in his programme budget proposals for that biennium.