

GENERAL
ASSEMBLYASSEMBLEE
GENERALEA/AC.7/W.9
3 March 1947

ORIGINAL: ENGLISH

HEADQUARTERS ADVISORY COMMITTEE

REPORT ON PLANNING

Memorandum by the Secretary-General

Introduction

At the Second Meeting of the Headquarters Advisory Committee a report was submitted on the organization and procedures of the Headquarters Planning Office. Since that time the work has progressed and the Director of Planning presents certain information and recommendations which are submitted to the Committee for its consideration.

1. Design Consultants

At the Second Meeting the Committee confirmed the appointment of the first five members of the Board of Design Consultants and these men have been working with the Director of Planning for some weeks on the first phases of the planning.

The Director of Planning has recommended the following five additional names of men for appointment to the Board of Design and they are hereby submitted to the Committee for confirmation:

- | | |
|--------------|----------------|
| 1. AUSTRALIA | G. A. Soilleux |
| 2. BELGIUM | |
| 3. CANADA | Ernest Cormier |
| 4. SWEDEN | Sven Markelius |
| 5. URUGUAY | Julio Vilamajo |

The appointment of these five men will complete the Board of Design Consultants and provides some of the best available architectural talent in the United Nations from a wide geographical distribution. The Director of Planning has also asked Mr. Matthew Nowicki of Poland, Mr. Ernest Weismann of Yugoslavia and Mr. John Antoniadis of Greece to act as consultants to the

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/2. Time

2. Time Schedule

The Director of Planning and his staff are carrying forward research on space requirements and have at the present time enough information to permit an early completion of the plans for a Secretariat Office building which is the most urgently needed part of the permanent headquarters.

The Director of Planning has made a careful study of the possibility of an accelerated construction schedule for the secretariat office building. This investigation has included the following:

- (a) Careful engineering studies on foundation conditions, and structural and mechanical aspects of the construction;
- (b) Conferences with outstanding New York construction firms, each of which is familiar with this type of construction as a result of recent experience in office building construction within New York City. In most cases, these constructors have also conferred with officials of companies which produce steel, elevators, and other critical materials;
- (c) Preliminary discussions with constructors familiar with labour problems; and the Director has talked to Mr. Howard McSpedon of the Building and Construction Trades Council;
- (d) Discussions with New York City officials concerning the time scheduling of related and surrounding improvements to provide necessary access and utility communications.

It has been assumed in these discussions that only one structure might be undertaken on an advanced time schedule. This building would provide office space for the Secretariat and would include a few of the smaller conference rooms but would not include any large conference rooms or council chambers. It has been further assumed that this building would be an efficient and functional office building, the design of which could be completed without delay.

The following conclusions have been reached:

- /1. It is practical

1. It is practical and feasible to build an office building complete and ready for occupancy by 15 March 1949 and with good fortune by 15 November 1948.
2. To do this, demolition must be commenced not later than 1 July 1947, on the part of the site on which the office building is to be erected.
3. The full co-operation of the United States Government, New York State, the City of New York, labour, the producers of steel, elevators, and other critical items must be obtained. It appears from preliminary discussions that this can be expected.
4. In order to accomplish this, funds should be authorized for commitments within the next three or four months, according to Annex A. Commitments totalling approximately \$12,000,000 should be made between March and November 1947. In November 1947 \$3,000,000 would be necessary to provide for payment to New York City for the cost of changes to the East River Drive which will be a part of the programme being undertaken by New York City in the surrounding areas, and \$8,000,000 to complete the building by 15 November 1948. This is based upon an estimate of \$20,000,000 for building, exclusive of East River Drive changes.
5. Of the \$12,000,000 commitment before 1 November 1947, approximately \$3,000,000 would not be returnable to the United Nations in the event that action were taken to cancel this construction programme.

The Director of Planning requests that the Secretary-General direct him as to future procedures.

ANNEX A

FINANCIAL SCHEDULE

Based upon an Estimated Cost of \$20,000,000
for Secretariat Office Building

Exclusive of Conference Rooms and Council Chambers

Commitments between 15 March and 1 November 1947

		Date of Commitment	Amount not returnable in event of cancellation 1 Nov. 1947
1.	Advance to New York City for planning of East River Drive changes	\$125,000	Immediate \$ 125,000
2.	Addition to budget of Director of Planning	200,000	" 200,000
3.	Contracts for Foundation, Structural and Mechanical Engineers	250,000	" 250,000
4.	Demolition, excavation and foundations	1,000,000	1 April 1947 1,000,000
5.	Steel (approximately 13,000 at \$150 per ton)	2,500,000	1 May 1947 1,000,000
6.	Other materials and labour (including mechanical equipment, temporary site development, and utilities)	8,000,000	1 June 1947 1,000,000
Total		\$12,075,000	\$3,575,000
Commitments after 1 November 1947			
7.	Materials and labour	8,000,000	1 Nov. 1947 to 15 Sept. 1947
8.	Advance to New York City for construction of East River Drive changes	3,000,000	1 Nov. 1947