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UNITED NATIONS BUILDING IN SANTIAGO, CHILE

Report by the secretariat

1. Since the submission on 3 March 1961 of the last report of the secretariat to the Commission on the project for the construction of the new United Nations building in Santiago,<sup>1/</sup> progress has been made with regard to the preparation of the site for construction, the landscaping of the site and the preparation of final plans for construction.

2. The Secretary-General submitted a report to the General Assembly<sup>2/</sup> at its sixteenth session giving an account of the progress of the project up to 12 October 1961. A copy of the Secretary-General's report is  
... annexed hereto.

3. At the sixteenth session, the General Assembly appropriated for 1962 the sum of 382,500 dollars, which represents the third of the four equal installments of the total sum of 1,550,000 dollars allocated for the construction of the building, the final appropriation falling due in 1963. The sum of 20,000 dollars had been allocated previously for exploratory cost. Appropriate arrangements have been made for these funds to be carried forward as necessary from year to year.

4. As indicated in paragraph 2 of the Secretary-General's report, there have been delays in the preparation of the plans due to the necessity for reassessing the space requirements in the light of the expanding activities of the Commission, as well as the increased requirements of the specialized agencies. Both ILO and UNESCO have requested space in the United Nations Building, but it is not yet clear whether or not these requests can be met within the existing budget. It is clear that the space foreseen as necessary for expansion when the space requirements were prepared in 1959 will be virtually completely absorbed by the expanded activities, but every effort is being made to provide for ILO and UNESCO whose requests are not immoderate.

5. Following the reassessment of the space requirements, the architect has prepared a new preliminary plan, taking into account the various

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<sup>1/</sup> E/CN.12/574.

<sup>2/</sup> A/C.5/887.

suggestions arising from the reappraisal. The new preliminary plan was examined carefully at ECLA and at United Nations Headquarters in New York and approval was given to the architect in December 1961. The architect is now proceeding as rapidly as possible with the preparation of the detailed plans necessary for bidding on the project and subsequent construction. It is now estimated that bids for construction can be solicited in May or June of 1962 with actual work to commence shortly thereafter. Based on the schedule, completion of the building is now foreseen for the fourth quarter of 1963.

6. As indicated in paragraph 5 above, there is expected to be virtually no space for expansion within the present plans. There are two possibilities for securing additional space for future construction.

The first is by including additional space within the building itself and the second by construction of one or two satellite buildings within the United Nations site. Sufficient land is available for these satellite buildings and the architect has confirmed that they could be constructed in architectural harmony with the main building.

7. In the first case, a maximum of 1,390 square metres of net space could be achieved subject to the availability of funds, of which 925 square metres would be suitable for office space and 465 for service areas. The area where expansion of office space is possible lies on the entrance level beneath the main working floor and as a consequence future excavation would be required. It would be impossible to accomplish this excavation after completion of the building if the working floor were to rest on foundations directly beneath it. Thus, to ensure the possibility that the expansion could be accomplished at some future date, a construction scheme involving the hanging of the working floor from the main roof beams by steel rods has been adopted. According to the unit construction figures used in the present budget for the project, the cost of this maximum expansion would be approximately 250,000 dollars, although this figure would not necessarily be valid for future years.

8. There are two areas within the United Nations site - one to the north-east and one to the south-east of the building proper - which

/would be

would be suitable for the construction of satellite buildings of an approximate capacity of 700 and 1,600 net square metres respectively.

The cost of constructing these buildings has not been estimated.

9. Details of the work being carried out by the Government of Chile and the Municipality of Las Condes are outlined in paragraph 9 of the report to the Secretary-General (A/C.5/887). It is understood that plans for the long-term development of the surrounding area as a public park are being worked out rapidly.

10. Within the site itself a screen of fast-growing trees has been planted on the east boundary to form part of the eventual landscaping of the site. The grading necessary to prepare the site for construction has been completed. This project required the movement of approximately 11,000 cubic metres of earth to bring the site to the required levels.

11. An ECLA Building Construction Committee has been created within ECLA by delegation of authority from United Nations Headquarters to exercise the same functions as the Committee on Contracts at United Nations Headquarters in connexion with all contracts up to 50,000 dollars. Contracts exceeding 50,000 dollars require the prior approval of the Committee on Contracts at United Nations Headquarters. The Deputy Executive Secretary of ECLA is the Chairman of this Committee.

12. Preparatory to soliciting of bids for the construction of the building, general and special conditions for these bids are being drafted by the ECLA secretariat in consultation with United Nations Headquarters and local legal counsel.

13. Paragraphs 13, 14 and 15 of the Secretary-General's report to the General Assembly refer to the tradition that has grown up among Member States for making gifts to the United Nations for furnishing and embellishing its premises both at Headquarters and at other offices. The Secretary-General also expressed the hope, having regard to the relatively modest funds available for the construction of the building and the necessity for conserving them to the maximum extent possible, that gifts offered by member nations might be of a functional character. In order to assist member Governments contemplating gifts for the United Nations

building in Santiago, descriptive material related to the building, and a suggested list of functional items have been prepared by the ECLA secretariat in consultation with the architect.

14. The importance that the gifts of member States may have in raising the functional and aesthetic standard of the modestly budgeted project suggest the possibility that a Gift Committee might be created by the Commission with a view to stimulating interest in this aspect of the programme and to achieving a co-ordinated result at the highest possible cultural and functional level.

## ANNEX

## BUDGET ESTIMATES FOR THE FINANCIAL YEAR 1962

Construction of the United Nations Building in Santiago, ChileReport of the Secretary-General (A/C.5/887)Introduction

1. As requested by the General Assembly at its fifteenth session,<sup>1/</sup> this report sets forth developments during the past year with respect to the construction of the building in Santiago. It is supplementary to an interim progress report submitted by the Secretary-General to the Advisory Committee on Administrative and Budgetary Questions in June, 1961, and which is referred to in the Ninth Report of that Committee to the General Assembly, at its present session.<sup>2/</sup>

Building Plans

2. In November 1960, following an open competition, a Chilean architect, Mr. Emilio Duhart, was selected to design and supervise the construction of the building. The work of the architect in preparing the plans of the building was somewhat delayed by the necessity of making modifications to provide for the expanding activities of ECLA resulting particularly from decisions taken by the Economic and Social Council during its thirty-first and thirty-second sessions held in 1961, as well as by the need of providing for increase in the requirements of specialized agencies (ILO, FAO, UNESCO). Original plans had accordingly to be extensively revised in order to ensure maximum economy and efficiency in the use of space and in the planning of certain specialized installations such as elevators, conference facilities and meeting rooms.

3. The size and facilities of the building were originally based on requirements existing or foreseen in 1959.<sup>3/</sup> Subsequently, provision was made for some 1,283 additional square metres of space for expansion purposes. This provision, which appeared at the time to be ample, will be completely absorbed by currently known requirements. As is indicated in the Annex, prepared by the ECLA Secretariat, it is now necessary to make provision for an expansion of ECLA's staff on the order of 35.6 per cent as compared to 1959. Similarly, an increase of 24.4 per cent has occurred in the staff of FAO. The United Nations has also been requested to provide accommodations within the building for newly-established regional offices of ILO and UNESCO.

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<sup>1/</sup> A/4600, para. 6

<sup>2/</sup> A/4814, para. 194.

<sup>3/</sup> A/4239, para 8.

4. As a result of the studies which have been made, it has been necessary to reduce the office space standards and the space for certain common services facilities originally planned by the architect in order to erect a building within the present financial authorization. No reduction in the conference facilities is contemplated. It follows that the building will be occupied to capacity immediately upon completion. Additional accommodation requirements in excess of those outlined in the Annex can be provided in the future only through expansion of the new building or construction of an additional building or buildings. In particular it should be noted that it will not be possible, within current architectural or financial plans, to provide space in the new building for the proposed Latin American Institute for Economic Planning.<sup>4/</sup> The establishment of such an Institute has been requested by members of Latin American Governments and Special Fund assistance for its establishment and maintenance is anticipated. It is expected that rental costs for housing this Institute will be met by the participating Governments.

#### Construction Costs

5. During the past year, increases in the fees of contractors, engineers and surveyors as well as in wages of construction workers have had the effect of raising construction costs in general. On the other hand, an estimate can now be made of the funds which will be available as a consequence of the tax exemption accorded by the Government (see paragraph 6 below) and the offer by the Chilean authorities to provide excavation work for the installation of utilities on the United Nations site without charge (see paragraph 9 (d) below). On this basis and in terms of the cost situation prevailing at present, the architect and the consultant engineer are confident that it will be possible to complete the project within the financial authorization of \$1,550,000.<sup>5/</sup> The Executive Secretary endorses the opinion of these experts.

#### Taxes

6. The tax exemption accorded by the Chilean Government to the United Nations for the construction of the building was set forth in the Secretary-General's previous report to the General Assembly.<sup>6/</sup> During the past year, most of the administrative procedures necessary to give effect to the various tax exemptions have been agreed upon. It is estimated that the savings resulting from these arrangements with respect to taxes will be on the order of 100,000 Escudos (\$97,000.).

#### Progress of Work

7. The surfacing of the main approach road leading to the United Nations property has been completed as has the levelling and clearing of the site, whilst grading has been started. Work has also proceeded on carrying utility services up to the boundaries of the site.

<sup>4/</sup> E/CN.12/573/Rev.1, paras. 291-293, and Commission resolution 199 (IX).

<sup>5/</sup> General Assembly resolution 1407 (XIV).

<sup>6/</sup> A/4535, para. 6.

8. The Government of Chile has completed a detailed survey of the Parque Vitacura to serve as a basis for the governmental plan for the over-all improvement of the area, and the landscaping of the United Nations site is being co-ordinated with this plan. As a preliminary part of this project a limited number of fast-growing trees has been planted to form a suitable screen on the east boundary of the area.

9. In connexion with the work being undertaken by the Chilean Government and the Municipality of Las Condes, the following details indicate the costs that have been, or it is anticipated will, be borne by these authorities:

(a) Road leading to main entrance of United Nations site (already completed)	E.	45,000x
(b) Continuation of Avenida Costanera connecting directly to the above access road		150,000x
(c) Landscaping and planting of trees (estimated 5 years development costs)		115,000x
(d) Excavation for the installation of utilities		25,000x
(e) Sewage		30,000x
(f) Potable water (installation already completed)		30,000x
(g) Police station (demolition of existing station and relocation of new building)		30,000x
(h) Caretaker's house		15,000x
	TOTAL	E 440,000
		(US\$ 419,048)

\* Funds have already been appropriated.

10. Although the afore-listed aspects of the project have moved forward during the past year, progress generally has been less than hoped for, for the reasons previously indicated. The construction schedule now anticipates that the building will be ready for occupancy during the latter quarter of 1963, rather than in the summer of 1963, as had been indicated in the Secretary-General's report to the Advisory Committee to which reference is made in paragraph 1 above.

#### Finances

11. General Assembly resolution 1407 (XIV) of 1 December 1959, authorized the Secretary-General to proceed with the preparation of plans for, and /the construction



the construction of, a United Nations building in Santiago, Chile, at a cost not to exceed \$1,550,000 and decided to include in the regular United Nations budget annual instalments of \$382,500 for 1960 to 1963 inclusive.

12. The Secretary-General proposed in his report<sup>7/</sup> on the Supplementary estimates for the financial year 1961 that at the end of 1961 any unexpended balances from total funds so far appropriated for this purpose be transferred to a building fund account so that they will remain available for the construction of the building. A provision to this effect is contained in the draft resolution annexed to the aforementioned report. Expenditures incurred to 31 August 1961 amounted to \$70,000.

### Gifts

13. As reported to the General Assembly at its fifteenth session<sup>8/</sup> ". There has grown up a tradition among Member States of making gifts to the United Nations for the furnishing and embellishment of its premises, both at Headquarters and at other offices. The Secretary-General believes that, once the architectural design has been approved, Members will wish to respond similarly, in connexion with the United Nations building in Santiago".

14. Now that the architectural design is ready, it may be expected that Member States might wish to follow this tradition in the case of the United Nations building in Santiago. At the same time, having regard to the relatively modest amounts available for the construction of this building, and the necessity of conserving them to the maximum possible, it is hoped that such gifts as may be offered by Member Governments can be of a functional character.

15. In order to assist Member Governments contemplating gifts for the United Nations building in Santiago, descriptive material related to the building and a suggested list of functional items established in consultation with the architect have been prepared by ECLA and will be made available on request. The suggested gifts are designed to be integral parts of the approved project, and any donation by Governments will help to raise the standard of the building without increasing its approved cost.

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<sup>7/</sup> A/4870, para. 33.

<sup>8/</sup> A/4535, para. 14.

## Annex

## STAFF TO BE ACCOMMODATED IN THE UNITED NATIONS BUILDING IN SANTIAGO

Comparison between 1959 Estimates and Information Available in September 1961Number of Staff

<u>Organizations</u>	<u>1959 Estimates</u>			<u>Anticipated increase in staff 1962-1963</u>			<u>Increase from 1959 to 1962-3 (per cent)</u>
	<u>Prof.</u>	<u>Gen'l Serv.</u>	<u>Total</u>	<u>Prof.</u>	<u>Gen'l Serv.</u>	<u>Total</u>	
ECLA	84 <sup>a/</sup>	107 <sup>b/</sup>	191	95 <sup>c/</sup>	164 <sup>b/</sup>	259	35.6
FAO	19	26	45	26	30	56	24.4
TAB	14	8	22	9	12	21	-
UNICEF	1	2	3	1	2	3	-
UNESCO	-	-	-	5	5	10	100.0
UNHCR	4	2	6	-	-	-	-
ILO	-	-	-	3	2	5	100.0
Latin American Institute for Economic Planning <sup>d/</sup>	-	-	-	19 (120 Fellows)	7 (120 Fellows)	26 (120 Fellows)	100.0
<b>TOTAL</b>	<b>122</b>	<b>145</b>	<b>267</b>	<b>158</b>	<b>222</b>	<b>380</b>	

<sup>a/</sup> Includes Training Programme (2 Prof. Staff).

<sup>b/</sup> Including 30 Casual Labour.

<sup>c/</sup> Excludes two professional staff for Training Programme.

<sup>d/</sup> Maximum requirements in 1966. It should be noted that the staff and the Fellows will not be accommodated in the new building.