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PROGRAMME BUDGET FOR THE BIENNIUM 1976-1977

UNITED NATIONS ACCOMMODATION

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

Report by the Secretary-General

CONTENTS

	<u>Paragraphs</u>	<u>Page</u>	
Part I. Expansion of meeting rooms	1 - 11	3	
Part II. Expansion of conference servicing and delegate facilities	12 - 18	7	
			<u>Annex</u> <u>page</u>
<u>Annex.</u> Architectural report		1	
A. Proposed changes to the major meeting rooms of the United Nations Headquarters		1	
Purpose of study		1	
Plans and descriptive text		2	
Plenary Hall		2	
Plenary Hall (alternative 1)		4	

CONTENTS (continued)

	<u>Annex</u> <u>page</u>
Plenary Hall (alternative 2)	6
Conference Rooms 1, 2 and 3	8
Conference Room 4	14
Trusteeship Council Chamber	16
Committee Rooms 5, 6, 7 and 8	18
Schedule of construction A	21
Cost estimates	22
B. Proposed changes and additions to the United Nations Headquarters conference servicing and delegate facilities	27
Purpose of study	27
Plans and descriptive text	29
Perspective	30
Site plan	32
Third basement	34
Second basement	36
First basement	38
Plan of new conference room	40
First floor	42
Second floor	44
Third floor	46
Fourth floor	48
Schedule of construction B	50
Cost estimates	51

PART I. EXPANSION OF MEETING ROOMS

1. The continuing increase in the membership of the United Nations since the Headquarters buildings were originally designed and constructed more than 25 years ago has required expansion of various facilities on several occasions. During the past four years it has been necessary to increase the seating capacity of the General Assembly Hall and the conference rooms twice. The increasing formal recognition of various categories of observer organizations has further strained the capacity for participants. At present the maximum availability of seats at the tables in the large meeting rooms is 158.

Expansion of seating capacity

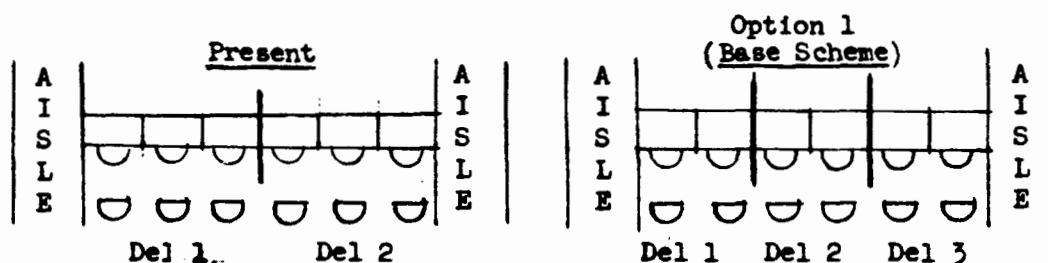
2. In the light of this limitation, the General Assembly, at its thirtieth session, provided funds for the conduct of an architectural and engineering study to determine how it would be possible to expand the Plenary Hall and the large conference rooms to meet the requirements which are expected to develop over the next decade. 1/ After a study of the potential membership and recent experience of participation at major conferences it was decided that a possible requirement of 185 persons seated at tables in the Plenary Hall and the large conference rooms should be anticipated. Because of structural and other limitations it will not be possible to expand the seating facilities in the Plenary Hall and main conference rooms a further time once the currently proposed modifications are undertaken. For this reason the architects were asked to produce plans which would provide for the maximum possible seats in the various rooms. It is intended that even were it considered unnecessary to expand the seating to the maximum capacity for several years, it would be prudent to provide the basic installations such as conduit and wiring for the simultaneous and sound amplification systems. On the basis of these instructions the architects have produced designs which provide for a maximum capacity of 200 seats at tables in the main conference rooms which compares favourably with the seating capacity of the new conference rooms in the Palais des Nations in Geneva where it is possible to accommodate 228 to 258 delegates at the tables. 2/

1/ Official Records of the General Assembly, Thirtieth Session, Supplement No. 6 (A/10006), paras. 26.15 and 26.21; ibid., Supplement No. 8 (A/10008), paras. 26.8 and 26.11; A/10500; General Assembly resolution 3539 (XXX).

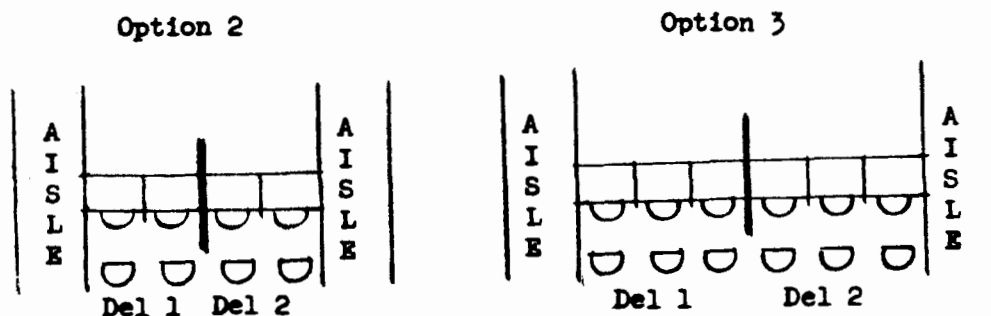
2/ See document A/C.5/1179; Extension of the Palais des Nations; Report of the Secretary-General.

Plenary Hall

3. The attached architectural report prepared by the firm of Harrison and Abramovitz, architects (see annex, sect. A) suggests the manner in which the increase in seating might be achieved. In the case of the Plenary Hall, it offers three options for the consideration of the Members. The first of these (the base scheme) provides for the arrangement of the Hall essentially as it now exists, but would require the reduction of membership seating at the tables from 3 plus 3 alternates to 2 plus 2 alternates. Under this arrangement three delegations would share a table as compared to two at present, and the delegation in the centre would not be seated on an aisle. This arrangement was employed for meetings in the Plenary Hall this year for the Conference on the Law of the Sea.



4. The second option also provides for each Member State to have two seats at the table (rather than three as at present). As compared with the first proposal, two delegations would share a table and each would have a seat on an aisle.



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5. The third option would continue the present seating arrangement (3 Members at tables with 3 alternates and 2 delegations sharing each table). This proposal would require the placement of some tables and seats at a considerable distance from the podium and would reduce sharply the number of seats available for other purposes. This scheme would require more alteration and reconstruction of the Plenary Hall than the other two options.

6. It is noted that in each scheme the floor seating is approximately 185. Additional places are provided in the side areas for observers and organizations with special status.

7. It will be necessary for the General Assembly to decide which of the three expansion schemes should be adopted. The cost of the base scheme which covers the alterations to the Trusteeship Council Chamber and main committee rooms, as well as the Plenary Hall, is \$13,433,697. As compared to this figure the first alternative will cost an additional amount of \$538,116 while the second alternative will cost an additional \$701,114.

Main conference rooms

8. As regards the main conference rooms (five in number including the Trusteeship Council Chamber), the possibility of expanding the seating capacity is limited by the dimensions of the rooms and the structural elements on which they are based (see annex, pp. 8-17). It is considered that the proposals made by the architects, which minimize structural modifications and strive to retain aesthetic continuity, represent feasible ways in which the seating can be expanded.

Smaller conference rooms

9. The architects' proposals for the rearrangement of four of the smaller conference rooms would both increase the capacity and provide, in the case of Conference Rooms 5 and 6, the ability to join the rooms together to accommodate meetings ranging from 50 to 100 persons (see annex, pp. 18-19). This will be accomplished by the use of additional tables, reduction of the number of advisers' seats in the room and by the use of folding acoustical partitions.

10. Should the General Assembly decide at this session to proceed with the alterations to the Plenary Hall and the conference rooms it would appear logical that as suggested by the architects the construction work should be carried out in two stages, from January to August 1978 and from January to September 1979. ^{3/} Under this plan, two large conference rooms as well as the Security Council, the Trusteeship Council and the Economic and Social Council chambers would be available in January-August 1978, while in the January-August period of 1979 the Plenary Hall, two large conference rooms and the Security Council and Economic and Social Council chambers would be available. Additionally, in 1979 the smaller Conference Rooms 5, 6, 7 and 8 would have been reconstructed and could be used. In both years the full facilities would be available for the regular session of the General Assembly.

^{3/} During the major expansion of the Plenary Hall and committee rooms in 1964-1965, a similar schedule was found to be viable.

The construction work required for the expansion of the Plenary Hall and the conference rooms will, of course, limit the meeting facilities during such work, and the calendar of conferences and meetings will have to be adjusted accordingly. It will be for Member States to decide, presumably with the advice of the Committee on Conferences, as to the adjustments which should be made.

Cost estimates - expansion of meeting rooms

11. The architects have provided the following cost estimates for the expansion of the meeting rooms. In each instance the cost for all meeting rooms other than the Plenary Hall remains the same. The difference therefore reflects the various possible seating arrangements in the Plenary Hall. The estimates are based upon increasing the capacity of the Plenary Hall to approximately 185 participants seated at tables and a similar number in the main committee rooms.

		<u>Estimated annual expenditure (1976 prices)</u> \$	<u>Inflation factor 7% compounded annually</u> \$	<u>Estimated actual cost</u> \$
1977	Base scheme ^{a/}	2,331,932	163,235	2,495,167
	Alternative 1 ^{b/}	2,331,932	163,235	2,495,167
	Alternative 2 ^{c/}	2,331,932	163,235	2,495,167
1978	Base scheme ^{a/}	5,652,978	819,116	6,472,094
	Alternative 1 ^{b/}	6,122,989	887,221	7,010,210
	Alternative 2 ^{c/}	6,265,358	907,850	7,173,208
1979	Base scheme ^{a/}	3,645,943	820,493	4,466,436
	Alternative 1 ^{b/}	3,645,943	820,493	4,466,436
	Alternative 2 ^{c/}	3,645,943	820,493	4,466,436
Total:	Base scheme ^{a/}	11,630,853	1,802,844	13,433,697
	Alternative 1 ^{b/}	12,100,864	1,870,949	13,971,813
	Alternative 2 ^{c/}	12,243,233	1,891,578	14,134,811

^{a/} Base scheme provides for each Member State 2 delegates at the table, 2 alternates and 3 delegations sharing a table.

^{b/} Alternative 1 provides for each Member State 2 delegates at the table, 3 alternates and 2 delegations sharing a table.

^{c/} Alternative 2 provides for each Member State 3 delegates at the table, 3 alternates and 2 delegations sharing a table.

These estimates assume that preparatory work begins in 1977 and actual construction is spaced over 1978 and 1979, as suggested in paragraph 10 above.

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PART II. EXPANSION OF CONFERENCE SERVICING AND DELEGATE FACILITIES

12. More than 10 years ago, as a consequence of the increasing membership of the United Nations, the facilities utilized by the delegates had become overcrowded. As a result, in 1969 the Secretary-General proposed to the General Assembly a comprehensive programme ^{4/} of alterations to Headquarters which included expansion of such facilities as the North Delegates Lounge, the Dining Room, the Cafeteria, conference servicing facilities and various service installations, including elevators and escalators. The programme as proposed was endorsed by the General Assembly; however, the financial arrangements for its implementation could not be completed and in consequence the project was not carried out.

13. Today, with a projected increase in membership considerably in excess of that anticipated in 1969, with a substantial increase in the use of the meeting rooms and with an expansion in the use of languages in the General Assembly, these alterations are needed even more than when proposed eight years ago. Of equal importance, although less visible than the deficiencies in the Lounge or Dining Room, are the serious inadequacies in the facilities for servicing the meetings, including an inadequate reproduction and printing area, a shortage of space for verbatim reporters and typists, and an insufficient area for the recording of meetings for verbatim transcription.

14. The study authorized by the General Assembly at its thirtieth session (see para. 2 above) included an architectural and engineering survey to expand the delegate and related facilities. The attached report by the architects (see annex, sect. B) includes proposed solutions to meet these conditions. The major proposals include:

(a) The provision of needed additional space for conference servicing activities on the first basement and first floor levels;

(b) The expansion of the main Delegates Lounge on the second floor;

(c) The expansion of the Delegates Dining Room on the fourth floor;

(d) The construction of a new cafeteria and kitchen at the south-east corner of the Headquarters site in a part of the area now occupied by the south garden;

(e) The development of improved conference servicing facilities, including an expanded area for printing and reproduction and document storage and distribution in the area to the north of the General Assembly building. The plan would involve the excavation of the lawn area between the row of trees on the west side of the lawn and the hedge on the east side under which a two-level building would be located. Upon completion, the lawn would be relocated as it now exists. A

^{4/} A/C.5/1246/Add.1.

portion of the underground area would have natural light from a well which would be left open;

(f) Another major modification would involve the construction of a conference room, in the south garden area, which would be capable of seating 200 persons at tables with three seats for advisers. In addition to meeting the oft expressed requirement for an additional large conference room, this proposal would fill a need created by the fact that in remodelling the present Conference Room 4, it will be necessary to reduce the number of advisers' seats from two to one and thus, unless this new room is constructed, there will be no large conference room which has more than one adviser seated directly behind the representative at the table. Further, increases in the size of membership of various bodies, and the trend toward open-ended participation arrangements have resulted in a much greater pressure on the availability of large rooms;

(g) Improvement of the facilities of the Security Council by reconstructing the space adjacent to the Council chamber.

Modification of mechanical installations

15. These modifications, as well as proposed expansion of conference room seating, will require enlargement or replacement of various mechanical installations, particularly those involving air conditioning and lighting. Additionally, other improvements, including the installation of two new elevators in the conference buildings, are included in the plans.

Cost estimates - conference servicing and delegate facilities

16. The architects' cost estimates for the modification and improvement of conference servicing and delegate facilities have been presented on an itemized basis in the annex to permit identification of the cost of each major element of the proposals. As in the case of the expansion of meeting facilities, the estimates are based on 1976 prices. Accordingly, the figures must be adjusted to reflect the effect of inflation during the period of design and construction. As in the case of the estimates for the meeting rooms, these estimates assume that preparatory work begins in 1977 and actual construction is spaced over 1978 and 1979, with completion of the project in early 1980. The estimated costs and a yearly schedule of expenditures are as follows:

	<u>Estimated annual expenditure (1976 prices)</u> \$	<u>Inflation factor 7% annually</u> \$	<u>Estimated actual cost</u> \$
1977	1,151,002	80,570	1,231,572
1978	9,538,166	1,382,079	10,920,245
1979	15,989,961	3,598,426	19,588,387
1980	817,000	253,930	1,070,930
	<hr/> 27,496,129	<hr/> 5,315,005	<hr/> 32,811,134

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17. Additional provision is required for temporary United Nations staff to supervise and administer the project. On the assumption that the project is approved and preliminary work is to commence in 1977, the cost of this staff (1 engineer P-5/4; 1 administrative/finance officer P-4/3; 2 draftsmen G-5; 2 secretary/clerks G-4/3) is estimated as follows:

1977	\$ 60,840
1978	\$110,209
1979	\$117,921

plus an initial set-up cost of \$5,300 for equipment and furniture.

18. In this report the Secretary-General has indicated the range of expenditures which would be required to carry out the programme proposed by the architects. The costs that will be involved in the temporary relocation of personnel and facilities now located in the area of proposed construction are not included in the above-cited cost estimates. It will be evident that the total cost of carrying out the alterations and extensions recommended in the report, together with the costs resulting from temporary dislocation of personnel and facilities, will be very considerable. The Secretary-General therefore transmits the report to the General Assembly in accordance with its decision referred to in paragraph 2, and will be guided as to the future action to be taken by the General Assembly's decision. Since the programme offers several choices to the Member States, the Secretary-General will present final cost estimates, requests for expensiture authorization and annual appropriation requests only after an indication has been given of the extent of the programme which the General Assembly would wish to authorize.

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Annex

Architectural report

A. PROPOSED CHANGES TO THE MAJOR MEETING ROOMS OF
THE UNITED NATIONS HEADQUARTERS

Purpose of study

When the United Nations Headquarters was completed in 1952, a maximum expansion of its membership to 72 was anticipated. This has proven to be an erroneous assumption. From time to time makeshift arrangements have been necessary in the major meeting rooms to adjust to the increasing membership. These ad hoc modifications have resulted in less efficient functioning of the spaces, overcrowding and increasing discomfort to the delegates, the advisers and observers. Under the present arrangements no more than 158 table positions can be accommodated in the major meeting rooms.

In order to provide adequate facilities for the future the proposed plans are based on the seating of up to 200 persons at tables in the main meeting rooms. While it is appreciated that this number is likely to be in excess of the combined requirements of Member States and observers (estimated at up to 170 and 15 respectively) it is understood that seating requirements for some meetings exceed those of the United Nations membership. The recent expansion of conference facilities in the Palais des Nations at Geneva took this fact into consideration when it provided for seating in several of the rooms in excess of 228. Furthermore, it would seem desirable to take advantage of this remodelling of the conference areas to provide for the maximum seating which can be arranged in the meeting rooms, particularly in view of advice of the engineers that no further expansion of the rooms will be possible in the future. Finally, in addition to changes in seating and lighting, air conditioning and ventilating systems, which have for too long been overtaxed and inadequate, will require supplementation and modernization.

This report includes proposed modifications to the Plenary Hall, to Conference Rooms 1, 2, 3 and 4, the Trusteeship Council Chamber and Committee Rooms 5, 6, 7 and 8 adjacent to Conference Room 4 on the concourse level.

The cost for these changes, based on 1976 prices, is included in this report.

The construction schedule assumes that the General Assembly and certain other conference activities will continue in New York making use of the reduced level of facilities which will be available during the period January-September in both years. Full facilities will be available from September to December even though in 1978 some rooms will still have temporary installations. This schedule extends the time required for construction, renovation and refurbishing from January 1978 to October 1979.

A detailed description of the proposed modifications follows.

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Plans and descriptive text

PLENARY HALL

There are three ways to revise the seating in the delegates' area. The first scheme proposes to reduce the membership representation to two delegates and two alternates. By using the present arrangement of tables, three delegations could be accommodated in the same space now occupied by two. It returns the seating of the Plenary Hall to the original concept, convenient access to the podium, good visibility and a sense of proximity for all delegations. The number of delegations that can be accommodated is 186.

Since only minor adjustments in the present furniture and equipment are required, few changes in the seating are necessary. Considerable cost saving can thereby be effected.

Additional lighting, modifications to the air conditioning, ventilating and sound systems would be needed. A new voting system and boards would also be required to accommodate the increase in membership. Glass screens would be added on each side of the hall to eliminate any noise generated in these areas. These requirements apply to any of the proposed schemes.

In the curved sections flanking the podium, provision would be made for 20 seats in a special section, 30 seats for observers and 110 seats for alternates. Three hundred and fifty-six additional alternates would be accommodated directly behind the delegates' seating area. The specialized agencies and senior officers would be seated behind these alternates, along with 104 press seats. A special gallery seating 186 completes the seating on the main floor. Three hundred and fifty-nine seats for the public would be provided in the balcony.

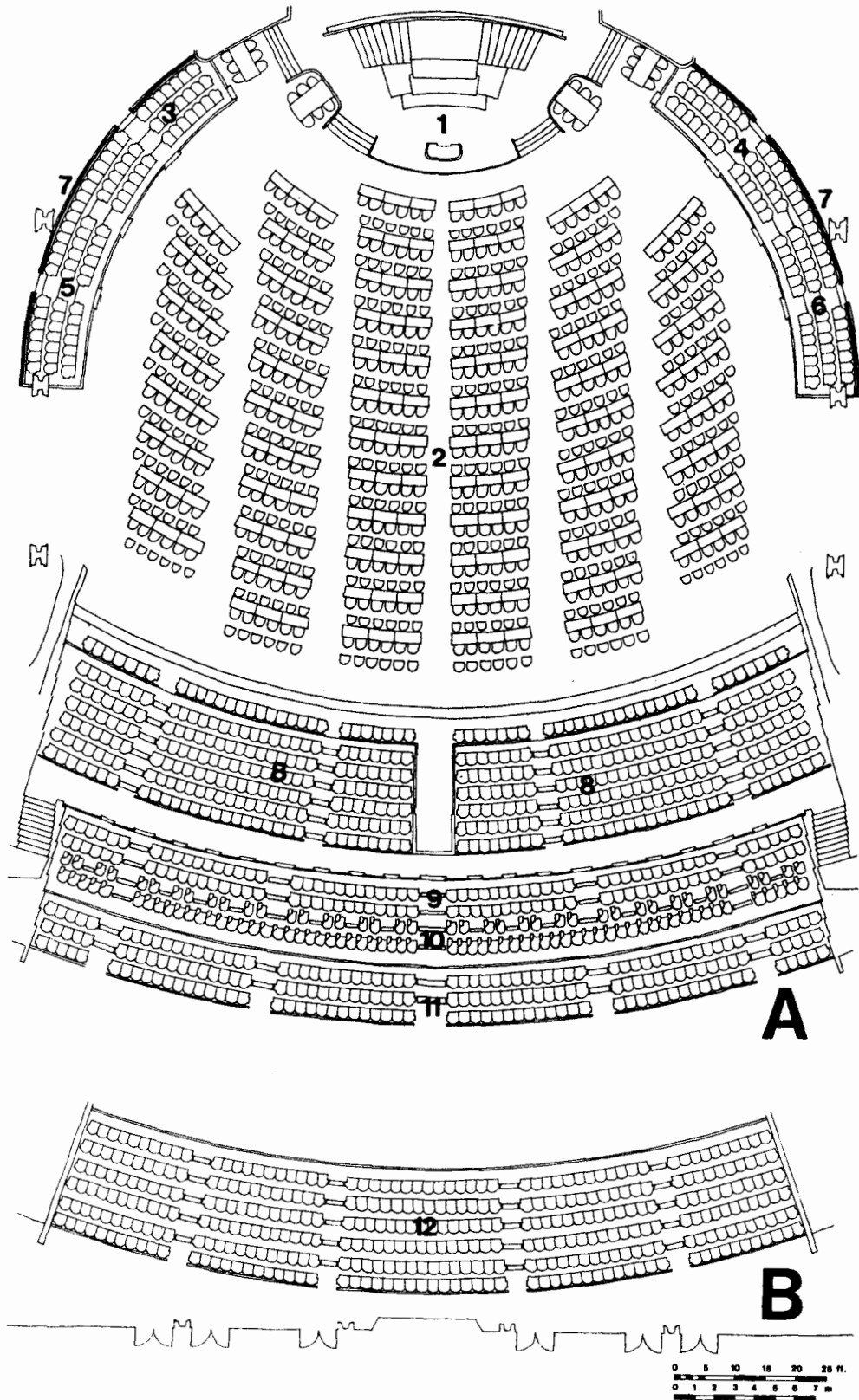
PLAN OF PLENARY HALL

- A - Main floor
- B - Balcony

Legend:

- | | |
|-------------------------|---|
| 1. Podium | 7. Glass screen |
| 2. Delegations - 186 | 8. Alternates - 356 |
| 3. Special section - 20 | 9. Specialized agencies and senior officers - 116 |
| 4. Observers - 30 | 10. Press - 104 |
| 5. Alternates - 60 | 11. Special gallery - 186 |
| 6. Alternates - 50 | 12. Public - 359 |

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Alternative No. 1, also reduces the membership representation to two delegates and two alternates, as did the first scheme. It too returns to the original concept of seating in the Plenary Hall with convenient access to the podium, good visibility and a sense of proximity for all delegations. The number of delegations that could be accommodated is 184.

As in the first scheme, the curved sections flanking the podium would provide for a special section seating 20, as well as 30 observers and 110 alternates. Four hundred and fourteen additional alternates would be seated directly behind the delegations. One hundred and sixteen seats for the specialized agencies and senior officers would occupy two rows of seating directly behind the alternates. One hundred and four press seats would be provided behind the specialized agencies and senior officers, with a special gallery accommodating 186 completing the seating on the main floor. Public seating for 359 would remain in the balcony.

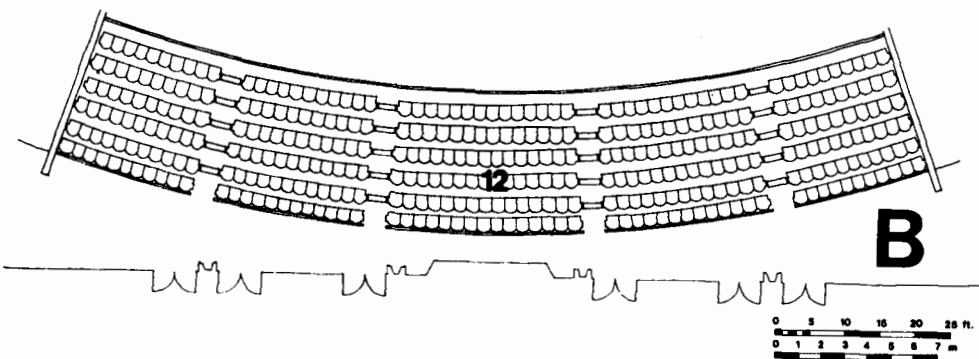
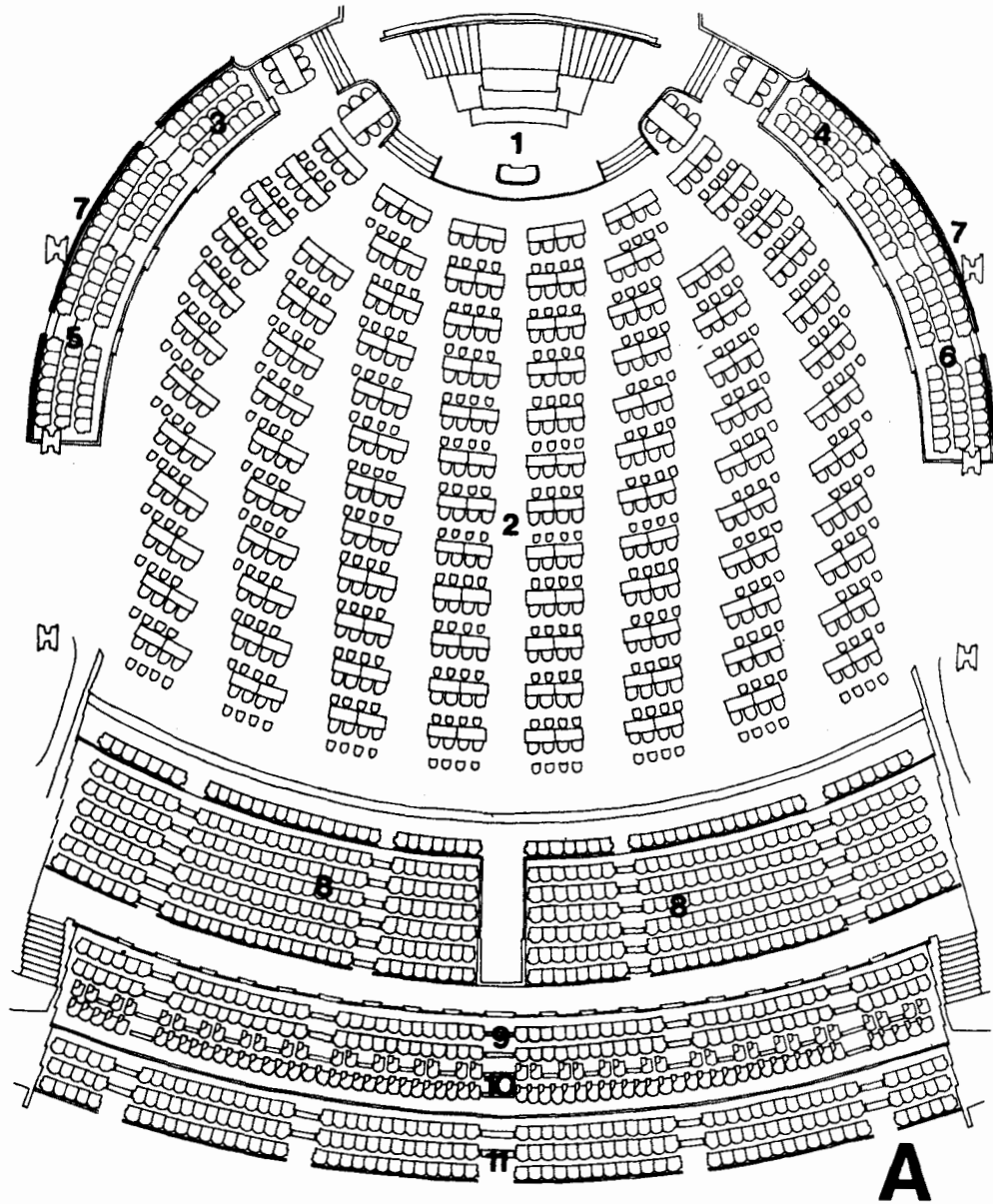
PLAN OF PLENARY HALL, ALTERNATIVE No. 1

- A - Main floor
- B - Balcony

Legend:

1. Podium
2. Delegations - 184
3. Special section - 20
4. Observers - 30
5. Alternates - 60
6. Alternates - 50
7. Glass screen
8. Alternates - 414
9. Specialized agencies and senior officers - 116
10. Press - 104
11. Special gallery - 186
12. Public - 359

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0 5 10 15 20 25 ft.
0 1 2 3 4 5 6 7 m

Alternative No. 2 maintains the present representation for each Member nation - three delegates and three alternates. The last rows of delegate seating would have to be raised in successive steps above the main floor of the Hall. This arrangement of seating departs from the original concept of seating in the Plenary Hall, where every effort was made to minimize the distance from the furthest delegation's position to the podium. In this scheme the last delegation desk is placed considerably further from the podium than in either the base scheme or alternative No. 1. This distance is considered excessive for this type of conference facility.

Because of the increased area for delegate seating, the number of press seats has been reduced. An increase would require withdrawing an equal number of alternates' seats. The total number of delegations that could be accommodated is 182.

Again, it is possible to use the sections flanking the podium for 20 special section seats, 30 observers and 110 alternates. Seats for 357 alternates are provided directly behind the delegations. There would be two rows of seating for the specialized agencies and the senior officers, numbering 124, directly behind the alternates. The press would occupy the first row of the balcony, providing 49 seats, with five rows remaining for 302 public seats.

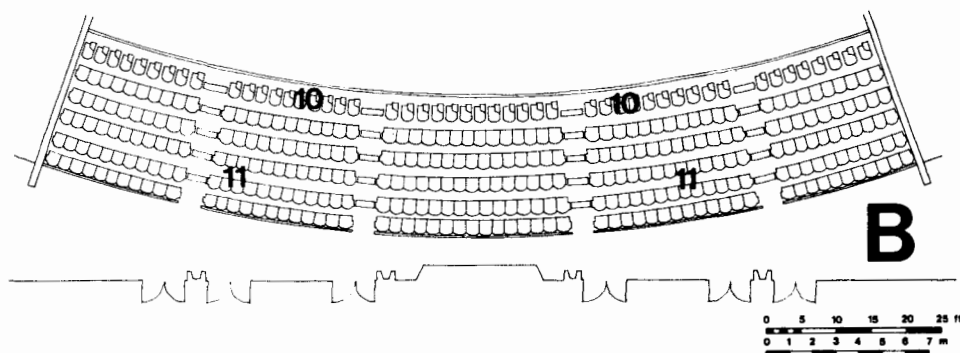
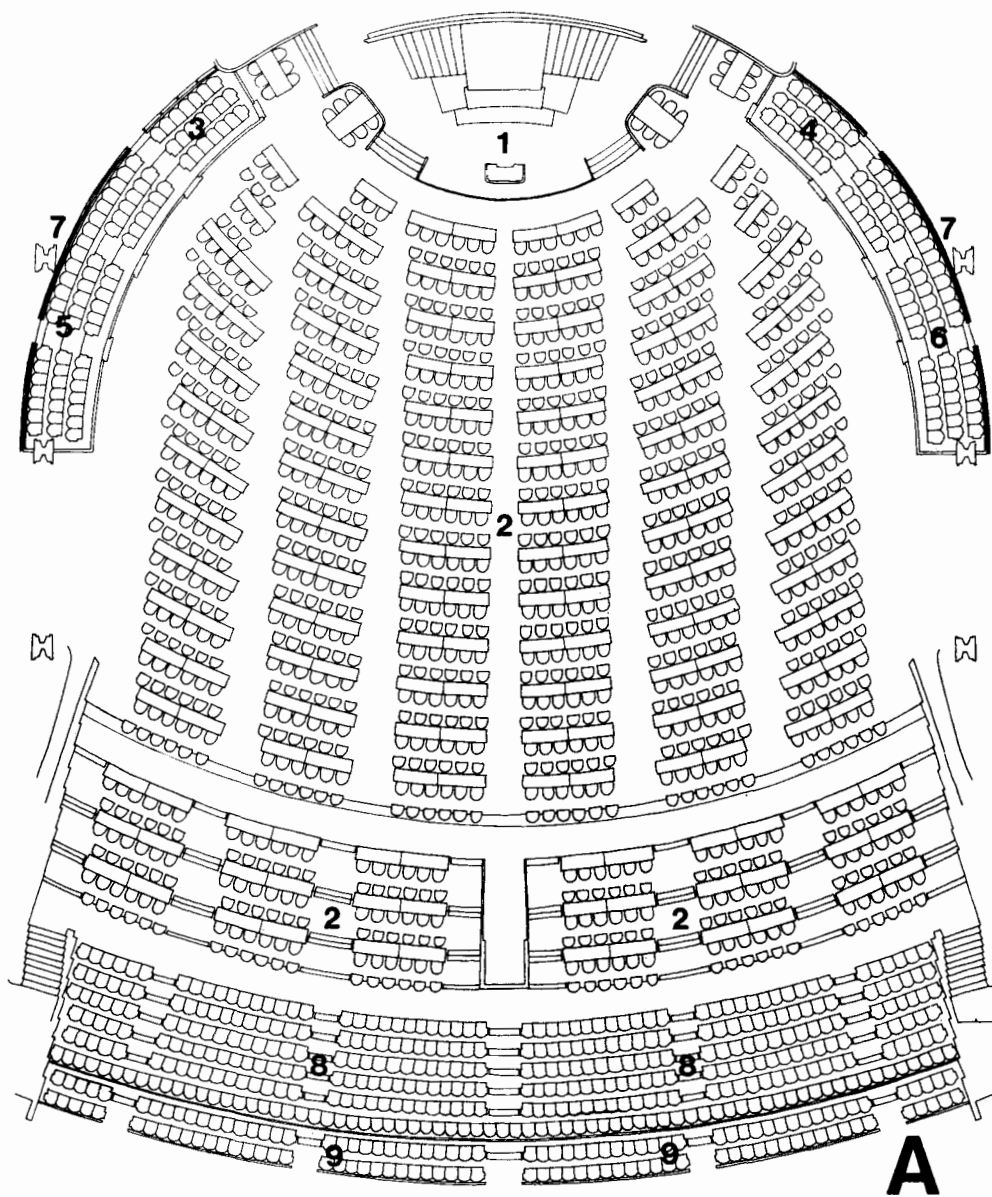
PLAN OF PLENARY HALL, ALTERNATIVE No. 2

- A - Main floor
- B - Balcony

Legend:

1. Podium
2. Delegations - 182
3. Special section - 20
4. Observers - 30
5. Alternates - 60
6. Alternates - 50
7. Glass screen
8. Alternates - 367
9. Specialized agencies and senior officers - 124
10. Press - 49
11. Public - 302

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0 5 10 15 20 25 ft.
0 1 2 3 4 5 6 7 m

CONFERENCE ROOMS 1, 2 AND 3

Although these rooms differ slightly in size, the proposed rearrangement of the delegate seating area is almost identical in each case. The bureau would be relocated and recessed slightly into the north wall by eliminating two booths at the lower level. The maximum potential seating would accommodate 200 participants with one adviser sitting directly behind each table position. Sixty-seven additional advisers may be seated in the area directly in front of the public seats. There would be press seats for 36, public seating for 144.

Expanded document distribution facilities would be provided in each of the three rooms. The expansion of the delegate seating area also necessitates additional lighting and revisions to the air conditioning and sound systems. Some new furniture and furnishings would be required. Modifications to the doors opening onto the terrace would be made to eliminate drafts.

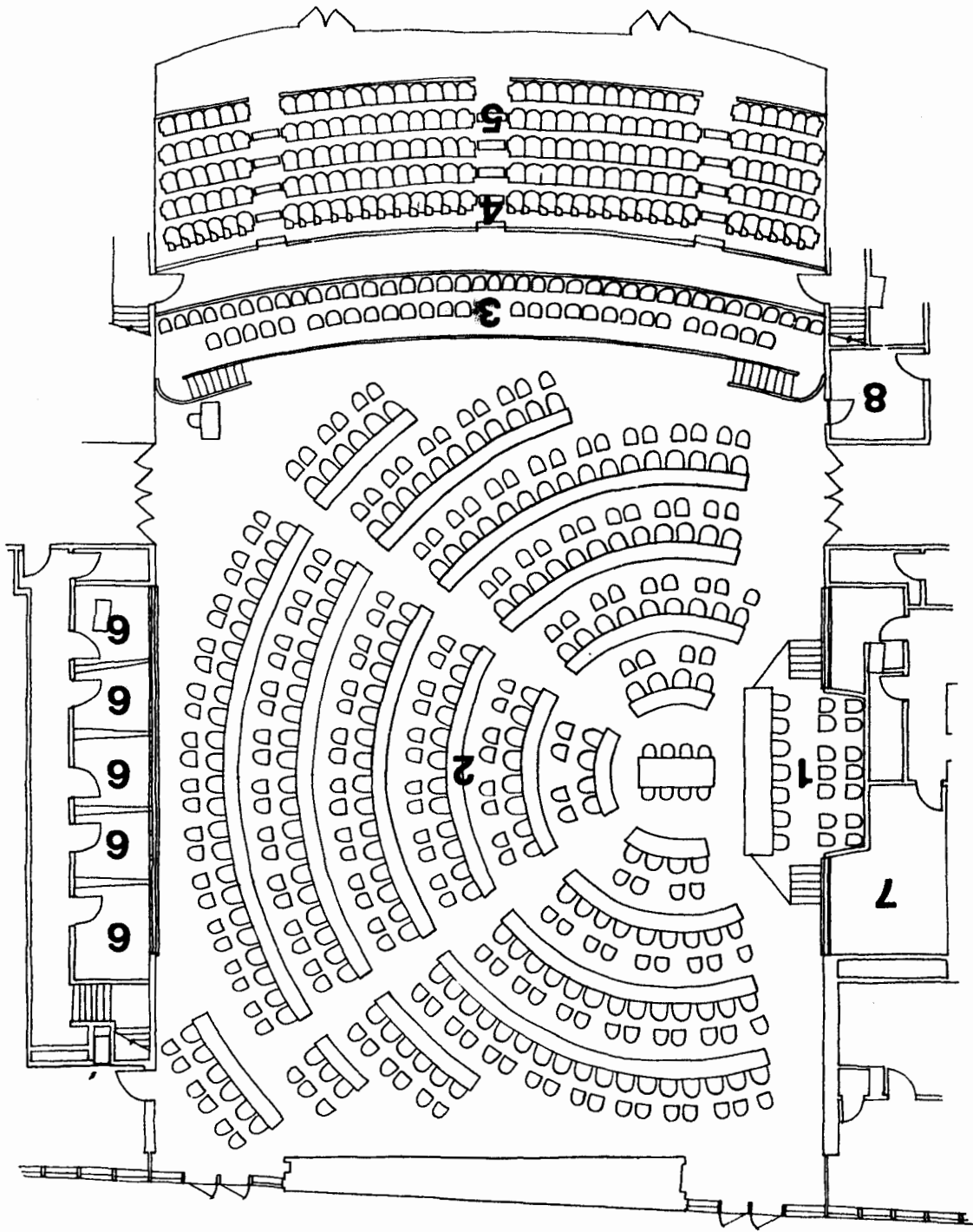
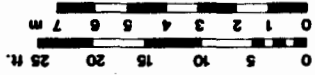
A new voting system as well as read-out boards would be provided in Conference Room 3.

PLAN OF CONFERENCE ROOM 1

Legend:

1. Bureau
2. Participants with 1 adviser - 200
3. Observers and additional advisers - 67
4. Press - 36
5. Public - 144
6. Simultaneous interpreters booths on two levels
7. Control booth
8. Documents distribution (increased 30% in area)

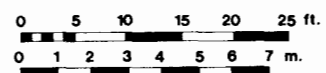
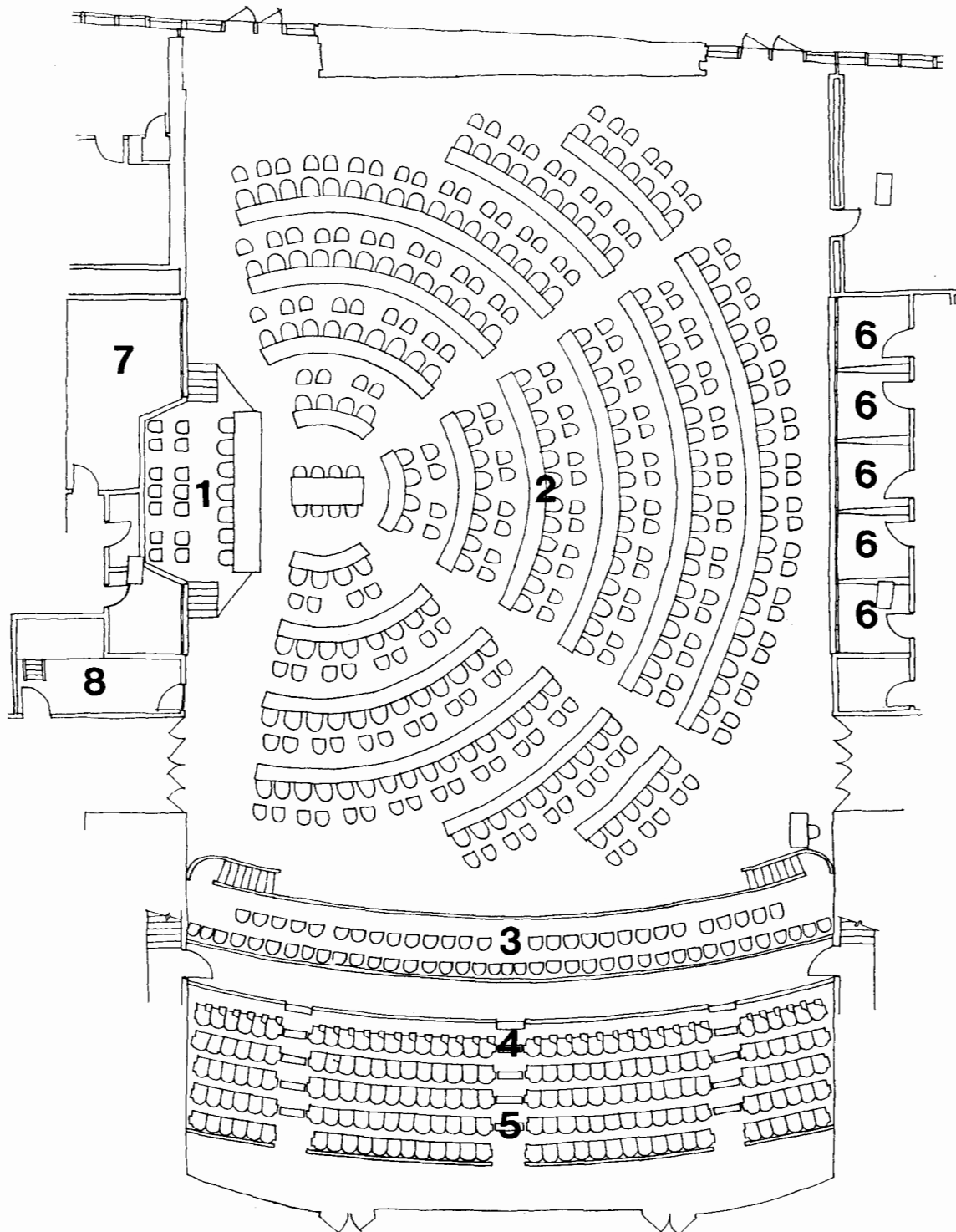
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PLAN OF CONFERENCE ROOM 2

Legend:

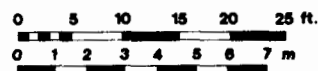
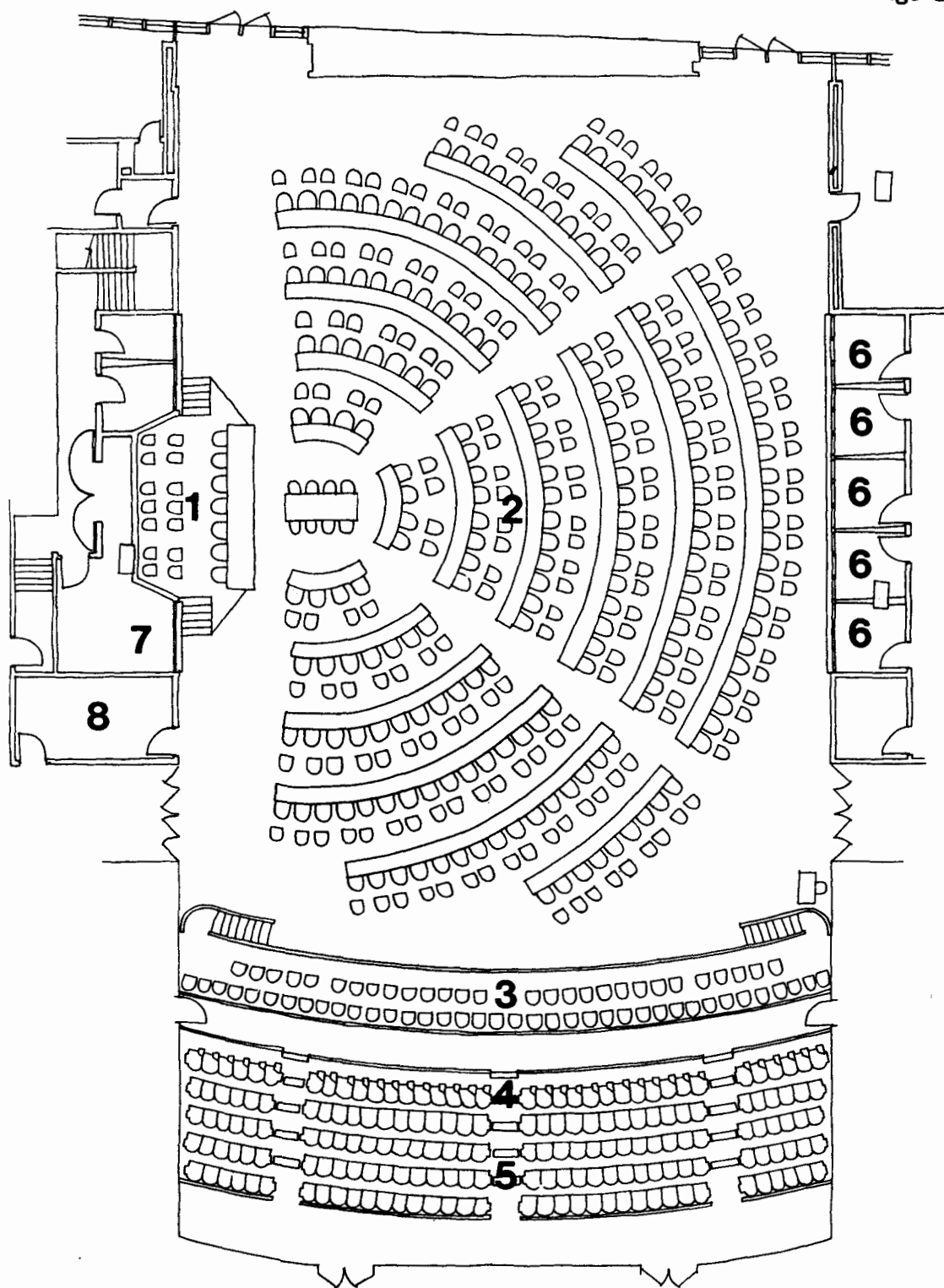
1. Bureau
2. Participants with 1 adviser - 200
3. Observers and additional advisers - 67
4. Press - 36
5. Public - 144
6. Simultaneous interpreters booths on two levels
7. Control booth
8. Relocated documents distribution (increased 100% in area)



PLAN OF CONFERENCE ROOM 3

Legend:

1. Bureau
2. Participants with 1 adviser - 200
3. Observers and additional advisers - 67
4. Press - 36
5. Public - 144
6. Simultaneous interpreters booths on two levels
7. Control booth
8. Relocated documents distribution (increased 110% in area)



CONFERENCE ROOM 4

By recessing the bureau and relocating it on the east wall, and by reducing the press and public seating, space for 200 participants could be provided at tables. Each participant would have one adviser seated directly behind him. One hundred and eighty-three additional seats for advisers and observers would be provided around the perimeter of the room and in the area now occupied by the press seats. Seats for 60 members of the press and 166 public would be available.

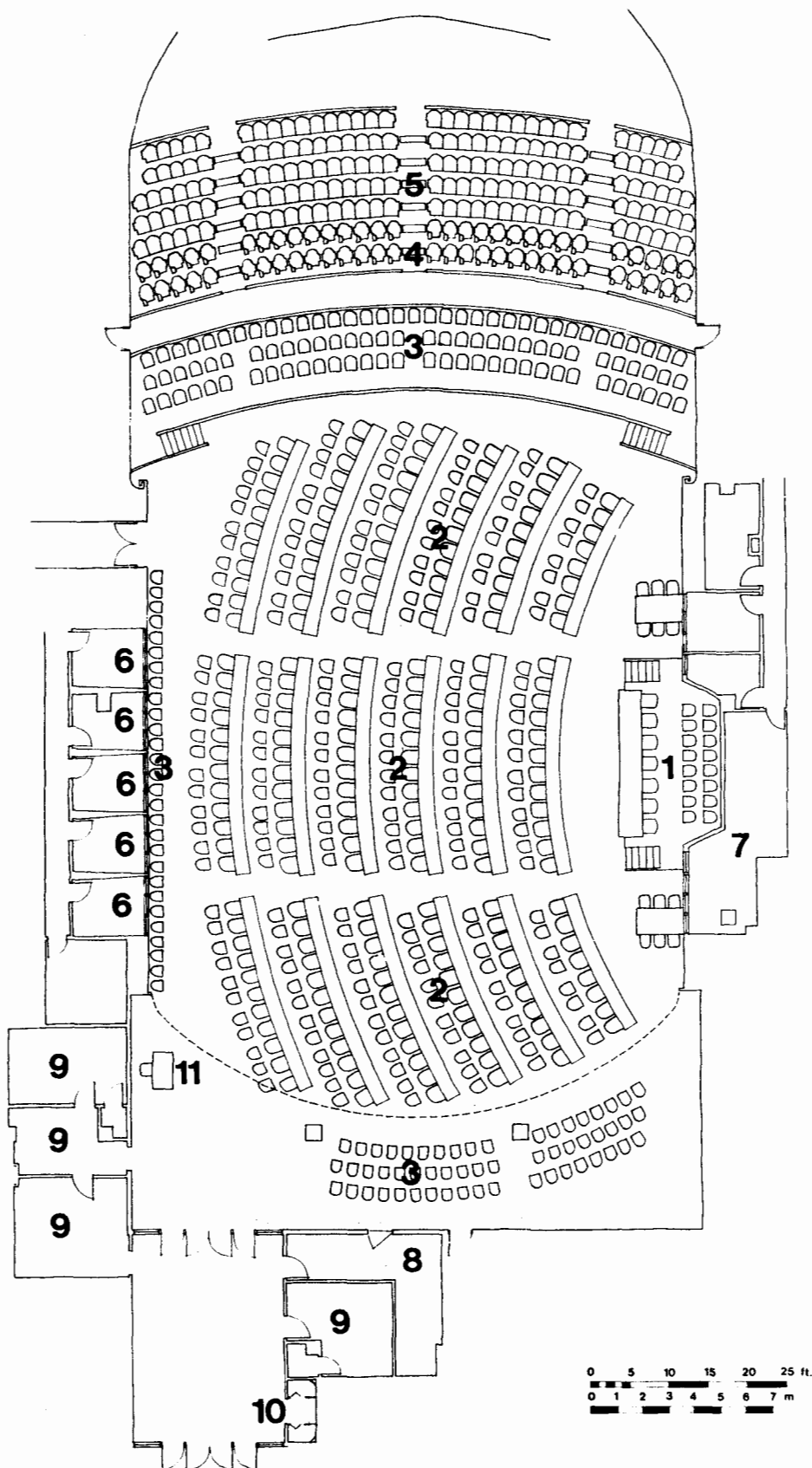
As in Conference Rooms 1, 2 and 3, additional lighting and revisions to the air conditioning and sound systems would be made. Most of the existing furniture and furnishings would also have to be replaced.

The documents distribution area would be increased 80 per cent and a new office has been added adjacent to the delegates' entrance.

PLAN OF CONFERENCE ROOM 4

Legend:

1. Bureau
2. Participants with 1 adviser - 200
3. Observers and additional advisers - 183
4. Press - 60
5. Public - 166
6. Simultaneous interpreters booths on two levels
7. Control booth
8. Documents distribution
9. Offices - 1 new office; 3 existing offices
10. Relocated telephone booths
11. Conference officer



TRUSTEESHIP COUNCIL CHAMBER

As in the other large conference rooms, the seating would be increased to accommodate 200 participants at tables, with one adviser seated directly behind. Space for 81 additional advisers could be provided at the rear of the room. The back rows have been stepped to improve the sight lines. The advisers would occupy the area previously assigned to the press, seats for 34 members of the press and 164 public would be provided. Existing booths remain unchanged.

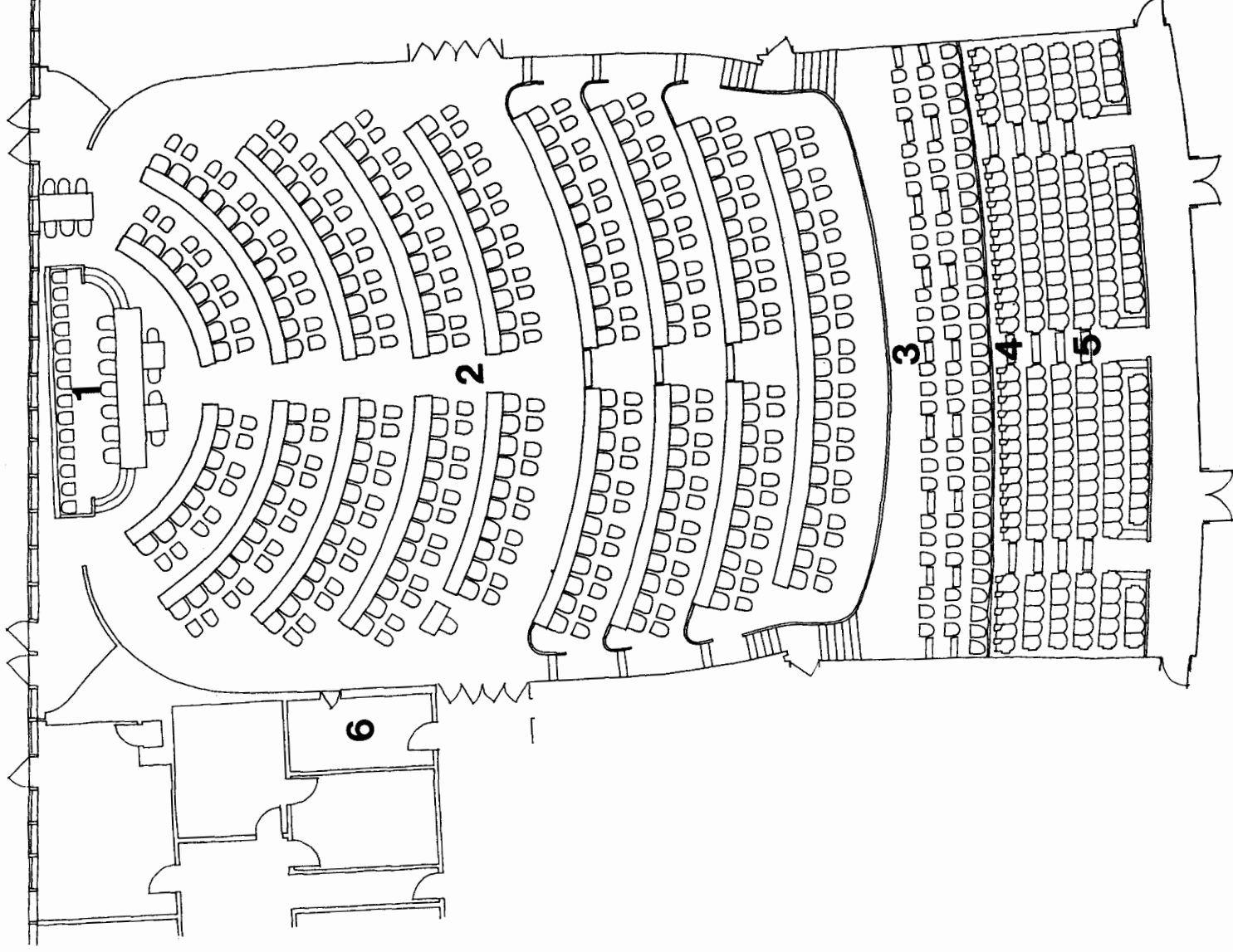
Additions and adjustments to the lighting, to air conditioning and sound systems are required, as well as a substantial amount of new furniture and furnishings. The documents distribution area has been relocated and increased 50 per cent in area.

PLAN OF TRUSTEESHIP COUNCIL CHAMBER

Legend:

1. Bureau
2. Participants with 1 adviser - 200
3. Observers and additional advisers - 81
4. Press - 34
5. Public - 164
6. Documents distribution

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COMMITTEE ROOMS 5, 6, 7 and 8

A rearrangement of tables and seating allows for the seating of 50 participants accompanied by approximately 50 advisers in each room. By introducing two folding acoustical partitions between Committee Rooms 5 and 6, these rooms would be adequately sound-proofed to permit them to be used separately or to be converted into one large committee room accommodating 100 participants and 100 advisers. Six simultaneous interpreters' booths and a control booth would be provided in each of the four committee rooms. The new seating arrangement would require additions and adjustments to the lighting, air conditioning and sound systems. New furniture and furnishings would also be needed. Shelving for document storage would be provided in each room.

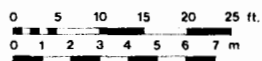
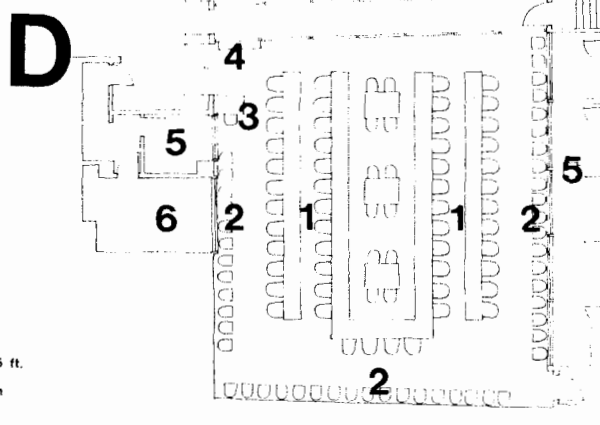
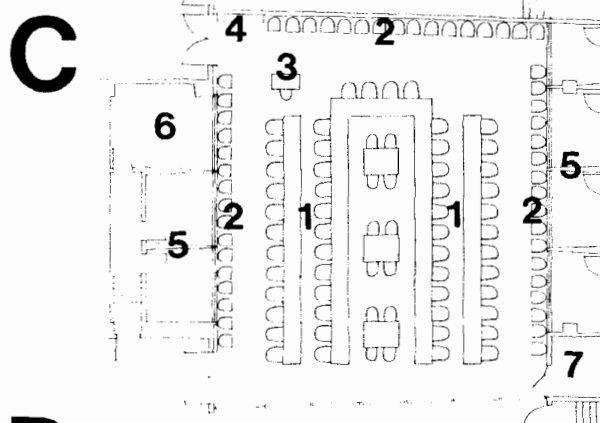
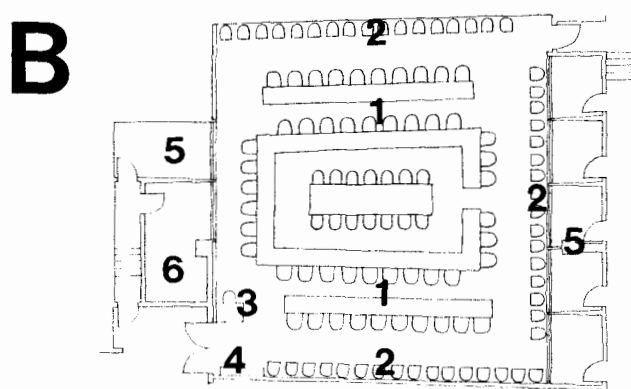
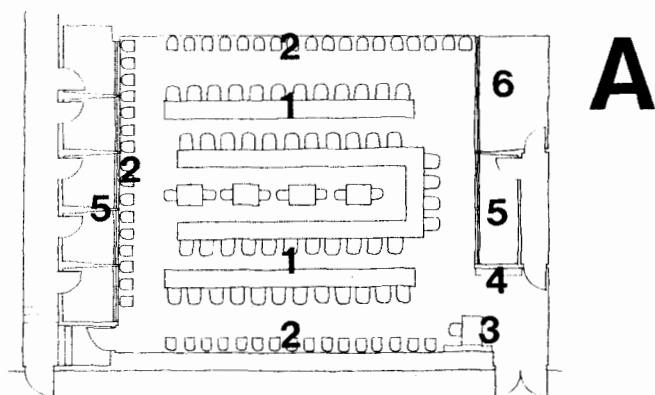
- A - Committee Room 8
- B - Committee Room 7
- C - Committee Room 6
- D - Committee Room 5

PLAN OF COMMITTEE ROOMS 5, 6, 7 and 8

Legend:

1. Participants - 50
2. Advisers - 50
3. Conference officer
4. Document distribution
5. Simultaneous interpreters' booths
6. Control booth
7. Movable partition storage closet

/...



SCHEDULE

The schedule of construction for the expansion of the seating facilities in the Conference Rooms and General Assembly Hall provide that the work in the Plenary Hall and in approximately half the Conference Rooms would be executed in 1978 in time for the General Assembly session in September of that year. The balance of the Conference Rooms would be completed by September 1979. No work would be scheduled from mid-September 1978 to January 1979. This plan which is similar to that followed on the previous occasion when the meeting facilities were expanded would permit meetings to be held at Headquarters, but would require some curtailment of the number of meetings held.

A more detailed analysis indicating the starting time and proposed completion of the alterations on a month to month basis is shown on the schedule which follows.

/...

SCHEDULE OF CONSTRUCTION

A-1	1977												1978												1979												
	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	
Drawing Production Time																																					
Bld Period																																					
Lead Time - Material Orders																																					
Plenary Hall Base Scheme																																					
Alternate # 1																																					
Alternate # 2																																					
Conference Room 1																																					
Conference Room 2																																					
Committee Rooms 5,6,7,8																																					
Conference Room 3																																					
Conference Room 4																																					
Trusteeship Council																																					

COST ESTIMATES

The following schedule of costs, based on 1976 cost estimates, includes a 5 per cent contingency which is distributed through the various items.

/...

UNITED NATIONS ALTERATIONS

COST ESTIMATES

1976 PRICES

SUMMARY OF COST ESTIMATES ASSUMING
PLENARY HALL BASE SCHEME

1. GENERAL CONSTRUCTION

A. Architectural and structural	\$ 1 634 000
B. Heating, ventilating, air conditioning, electrical and plumbing	\$ 5 075 000
Subtotal	\$ 6 709 000

2. FURNITURE, COMMUNICATIONS AND VOTING

For Plenary Hall, Conference Rooms 1, 2, 3, 4, Trusteeship Council and Committee Rooms 5, 6, 7, 8	\$ 2 430 898
--	--------------

3. Modification to coat rooms in General Assembly building	\$ 12 500
4. Additional air cooling equipment	\$ 1 667 000
Subtotal	\$10 819 398

5. Allowance for professional fees	\$ 811 455
Grand total	\$11 630 853

/...

UNITED NATIONS ALTERATIONS

COST ESTIMATES

1976 PRICES

SUMMARY OF COST ESTIMATES ASSUMING
PLENARY HALL ALTERNATE No. 1

1. GENERAL CONSTRUCTION

A. Architectural and structural	\$ 1 709 000
B. Heating, ventilating, air conditioning, electrical and plumbing	\$ 5 111 000
Subtotal	\$ 6 820 000

2. FURNITURE, COMMUNICATIONS AND VOTING

For Plenary Hall, Conference Rooms 1, 2, 3, 4,
Trusteeship Council and Committee Rooms 5, 6, 7, 8 \$ 2 757 118

3. Modification to coat rooms in General Assembly building	\$ 12 500
4. Additional air cooling equipment	\$ 1 667 000
Subtotal	\$ 11 256 618

5. Allowance for professional fees	\$ 844 245
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Grand total . . . \$12 100 864

/...

UNITED NATIONS ALTERATIONS

COST ESTIMATES

1976 PRICES

SUMMARY OF COST ESTIMATES ASSUMING
PLENARY HALL ALTERNATE No. 2

1. GENERAL CONSTRUCTION

A. Architectural and structural	\$ 1 666 000
B. Heating, ventilating, air conditioning, electrical and plumbing	\$ 5 329 000
Subtotal	\$ 6 995 000

2. FURNITURE, COMMUNICATIONS AND VOTING

For Plenary Hall, Conference Rooms 1, 2, 3, 4,
Trusteeship Council and Committee Rooms 5, 6, 7, 8 . . . \$ 2 714 554

3. Modification to coat rooms in General Assembly building . .	\$ 12 500
4. Additional air cooling equipment	\$ 1 667 000
Subtotal	\$ 11 389 054

5. Allowance for professional fees	\$ 854 179
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Grand total \$12 243 233

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B. PROPOSED CHANGES AND ADDITIONS TO THE UNITED NATIONS
HEADQUARTERS CONFERENCE SERVICING AND DELEGATE
FACILITIES

Purpose of study

The United Nations clearly has outgrown the facilities which were provided when the Headquarters were constructed. The membership today is almost double that for which the buildings were planned and perhaps even more importantly, the buildings are being used much more intensively than had been expected. Section A of this report deals with the resulting problem as it affects the conference rooms themselves.

This part of the report is directed towards the facilities used by the delegates and the conference servicing staff. It endeavours to define certain problem areas and to propose solutions. The recommendations of the report may be summarized as follows:

1. The relocation of certain conference servicing functions to gain greater efficiency for these services as well as improved working areas and needed additional space.
2. The addition of elevators in the Conference Building to improve the vertical circulation for delegates and staff.
3. The expansion of the main Delegates Lounge and Dining Room.
4. The provision of a larger, more accessible, cafeteria for delegates and staff.
5. The construction of a fifth conference room which would have sufficient capacity to accommodate 200 participants with 3 advisers for each.
6. The redesign of the area adjacent to the Security Council.
7. The construction of additional work areas to relieve overcrowded and inadequate mechanical and building servicing workshops.

In all of these proposed functional extensions of the Headquarters facilities, the original design concept has been maintained. Both exterior and interior materials and finishes would be comparable to those existing at present in the building complex.

Estimated cost figures broken down into three major areas accompany this report. The areas are: the extension of the north end of the Conference Building and the corridor connecting it with the General Assembly; extension of the south end of the Conference Building into the garden in the south-east corner of the

/...

site; and the extension of the basement levels of the General Assembly Building under the North Garden Lawn. The report also indicates costs related to modifications to conference and other servicing areas in the second and third basements of the Conference Building, as well as required additional air cooling equipment.

In addition, a proposed schedule of construction is shown. This has been prepared to indicate how, over an extended period of time, the Headquarters' facilities can be increased with a minimum disruption of the normal operation of the functions of the United Nations.

A more detailed description of the proposed changes and additions follows.

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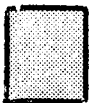
Plans and descriptive text

The following presentation is a series of plans, related text and legend of architectural changes and additions associated with the site plan, the third, second and first basements, and the first, second, third and fourth floors of the Headquarters Complex.

PERSPECTIVE

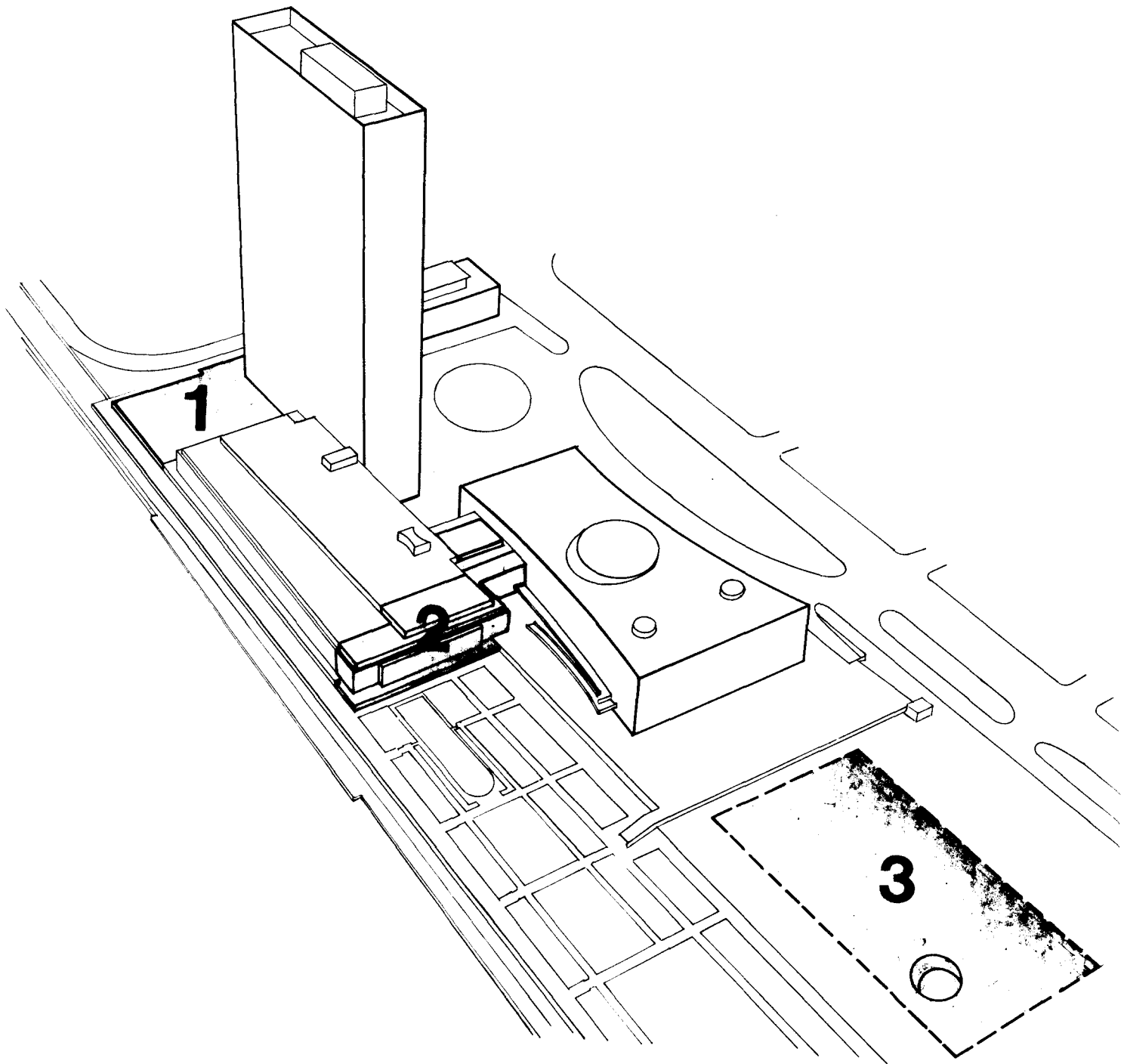
Legend:

1. South extension.
2. North extension.
3. North Lawn extension.



New work

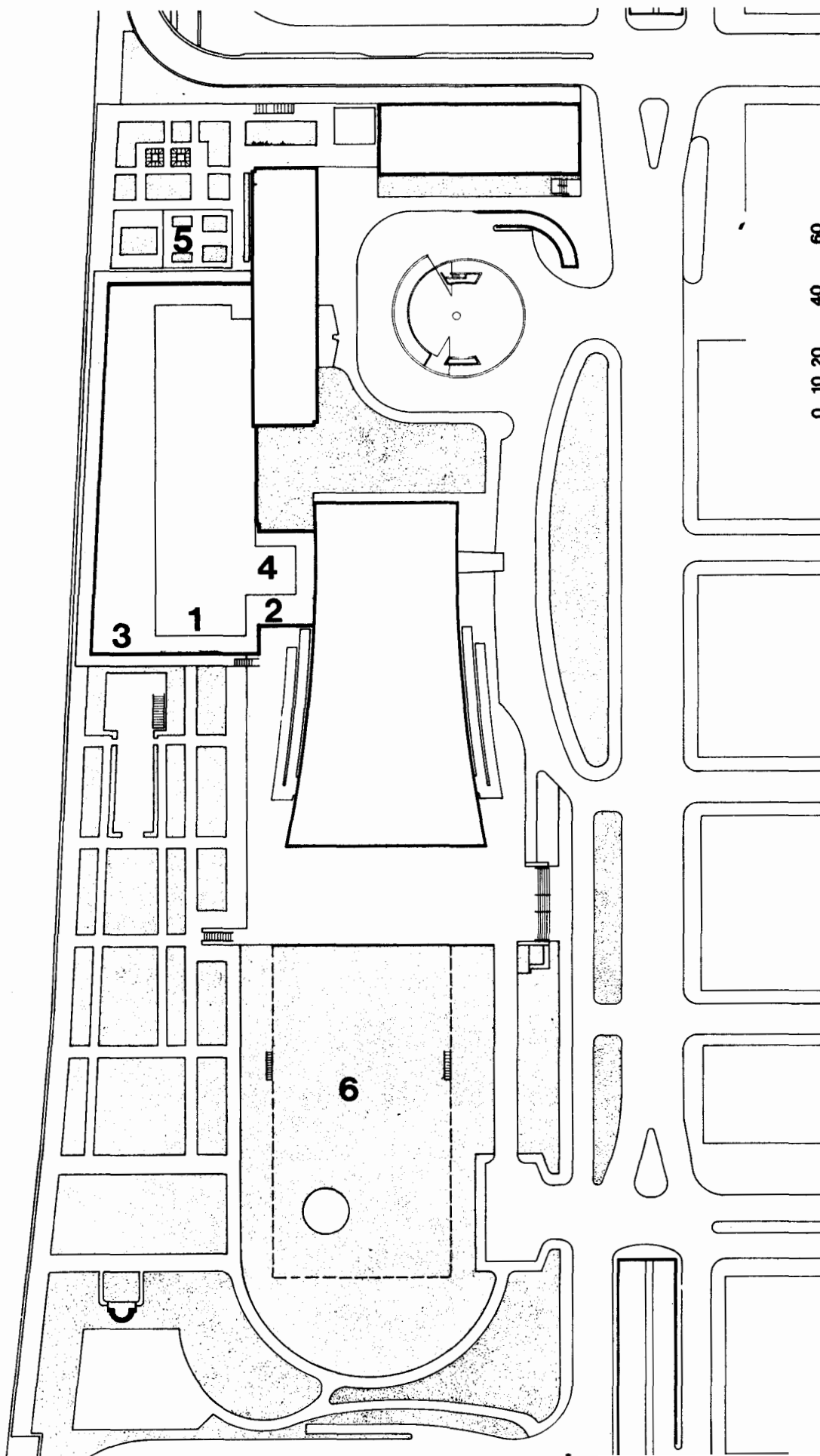
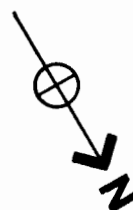
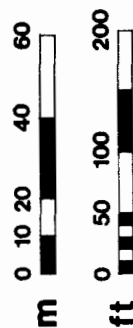
/...



SITE PLAN

Legend:

1. Expanded dining room.
2. New delegates' elevators.
3. Extension of North Delegates' Lounge and additional offices for conference servicing.
4. Delegates' dining room foyer.
5. Extension of south end of Conference Building.
6. Conference servicing facilities.



THIRD BASEMENT

An extension of the present garage levels under the North Lawn area would provide 101,700 sq. ft. on two levels. It is proposed to relocate the document and photo reproduction area, related offices, document storage, and bulk storage from their present locations on the second and third basements to this extension.

Except for a light well in the north-east section of the lawn and two small emergency stairwells on the eastern and western sides, no visible changes would be made in the garden. No trees or major planting would be disturbed, and the lawn would be replaced at its present level.

Space now used for other functions would be released for warehousing and storage facilities.

Service access to the newly created space would be through the third basement for bulk material, and the second basement for personnel access, as indicated on the drawings. The carpenter, electrical, paint, carpet and upholstery, plumber, typewriter shops, and a number of storage areas would be moved to the second basement in the area vacated by document reproduction. All related document storage areas would be moved to the extension under the North Lawn. This reassignment of space in the existing Conference Building basements would provide a better receiving area, central kitchen storage, mailing, security storage, as well as isolating the garbage collection, thereby providing one more loading platform now presently blocked.

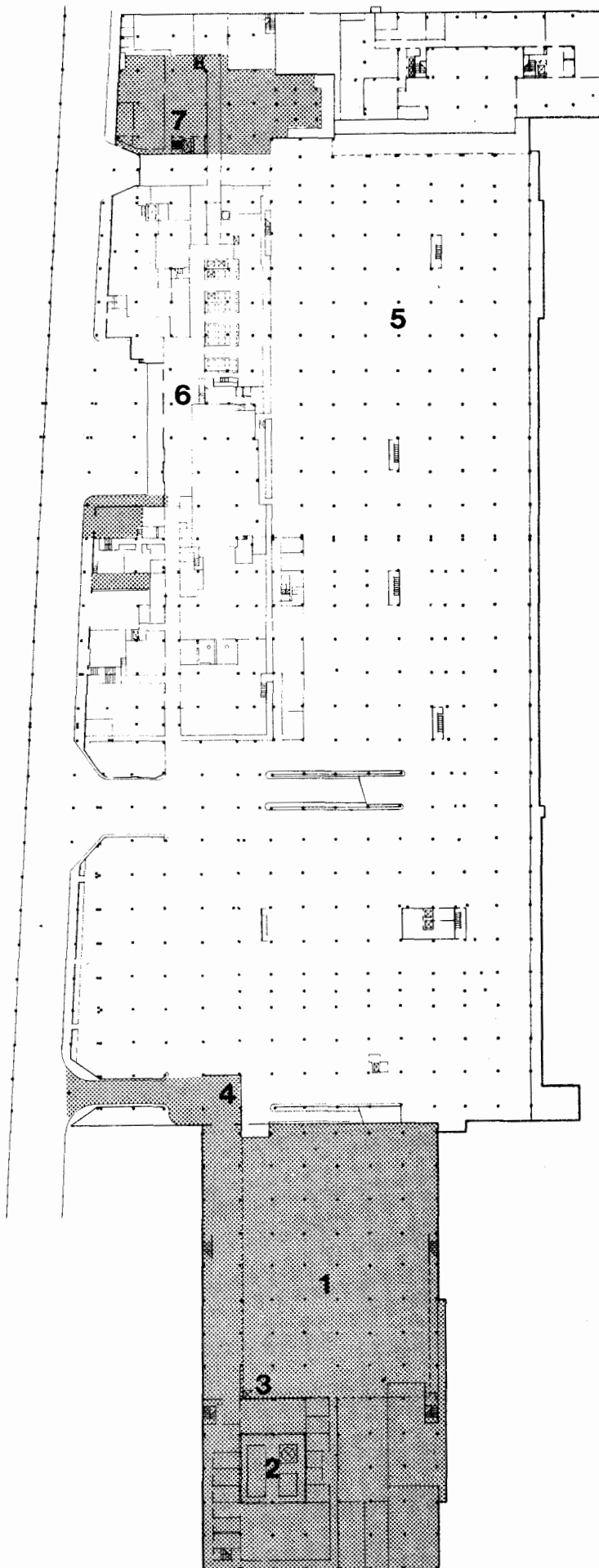
PLAN, THIRD BASEMENT

Legend:

1. Document reproduction, document and bulk storage and related offices.
2. Garden.
3. Lift service to mezzanine.
4. Document reproduction loading area.
5. Warehousing and storage.
6. Loading platform.
7. New kitchen service elevator and revised storage area.



New work



A/C.5/31/22
English
Annex
Page 35

SECOND BASEMENT

The present document reproduction area would be converted to workshops for various types of building services and related offices, as previously described. Access to the new freight elevator would be developed through the existing circulation, and a major circulation link would be extended to the building under the North Lawn. The vehicular ramp on the south end of the garage would be eliminated between the second and third basements, thereby providing additional space.

PLAN, SECOND BASEMENT

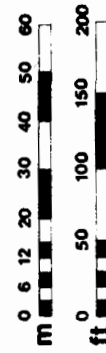
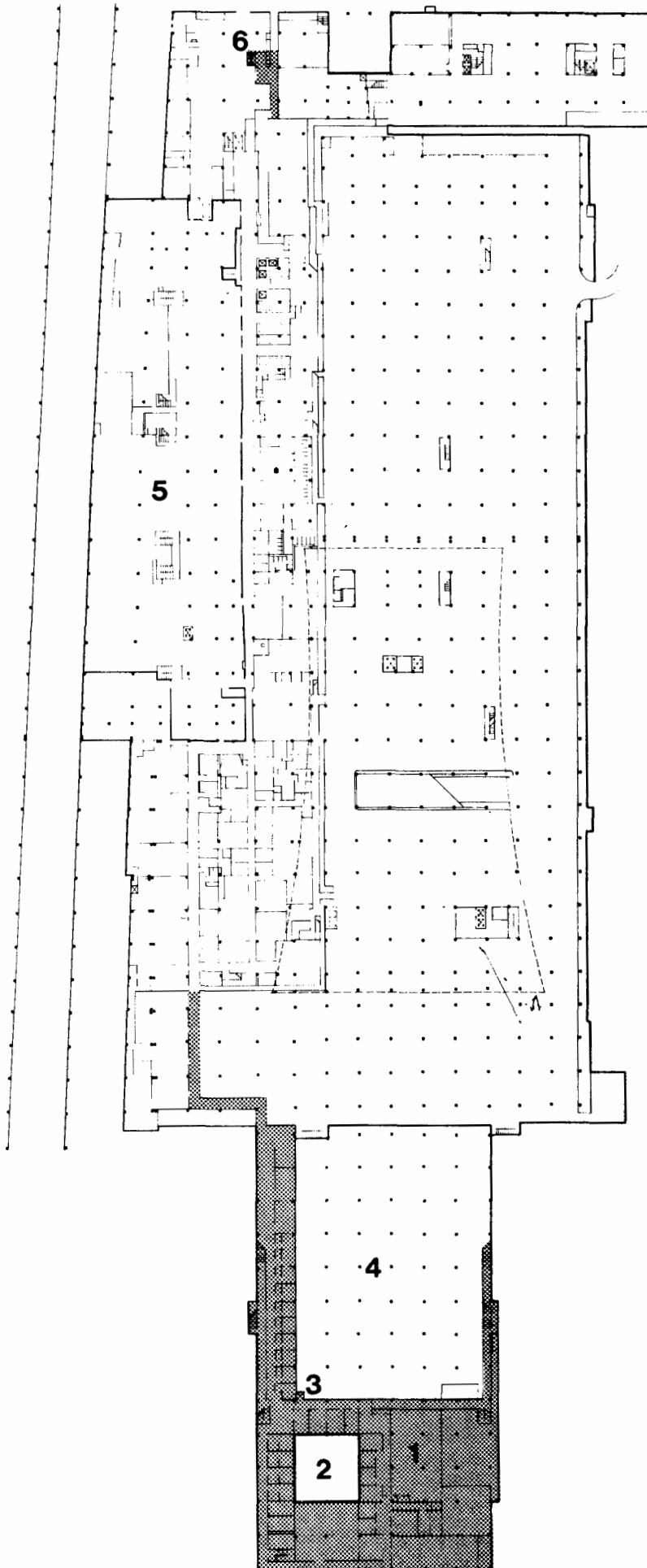
Legend:

1. Adjunct facilities for document production.
2. Upper part of garden.
3. Lift service from third basement.
4. Upper part of document reproduction area.
5. New location for building maintenance shops and related facilities.
6. Service elevator to new cafeteria.



New work

/...



A/C.5/31/22
English
Annex
Page 37

FIRST BASEMENT (CONCOURSE)

The south end of the Conference Building would be extended into the garden at the south-east corner of the site. Another conference room, similar to 1, 2 and 3, but larger, is proposed. Two hundred participants could be accommodated along with 3 advisers for each seat at the table. Press and public seating booths and conference service facilities comparable to the existing large conference rooms are included. Elimination of the new conference room would reduce construction costs \$2,500,000. (A detailed plan of the proposed new conference room follows.)

In addition, kitchen, locker room, toilet, shower and additional mechanical facilities would be located at this level. These facilities would serve the new cafeteria located directly above. A new service elevator connects these services with the cafeteria kitchen on the first floor, and the loading dock and receiving area in the third basement.

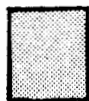
The north end of the Conference Building would be extended 40 feet, thereby increasing the existing space for expanded conference servicing activities.

In the corridor between the General Assembly and Conference Buildings, it is proposed to locate two new elevators, each with a 20 person capacity. These would service the delegates, primarily with stops at the concourse, the second and fourth floors. Stops may be made on the first and third floors as well.

PLAN, FIRST BASEMENT

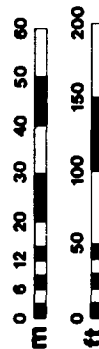
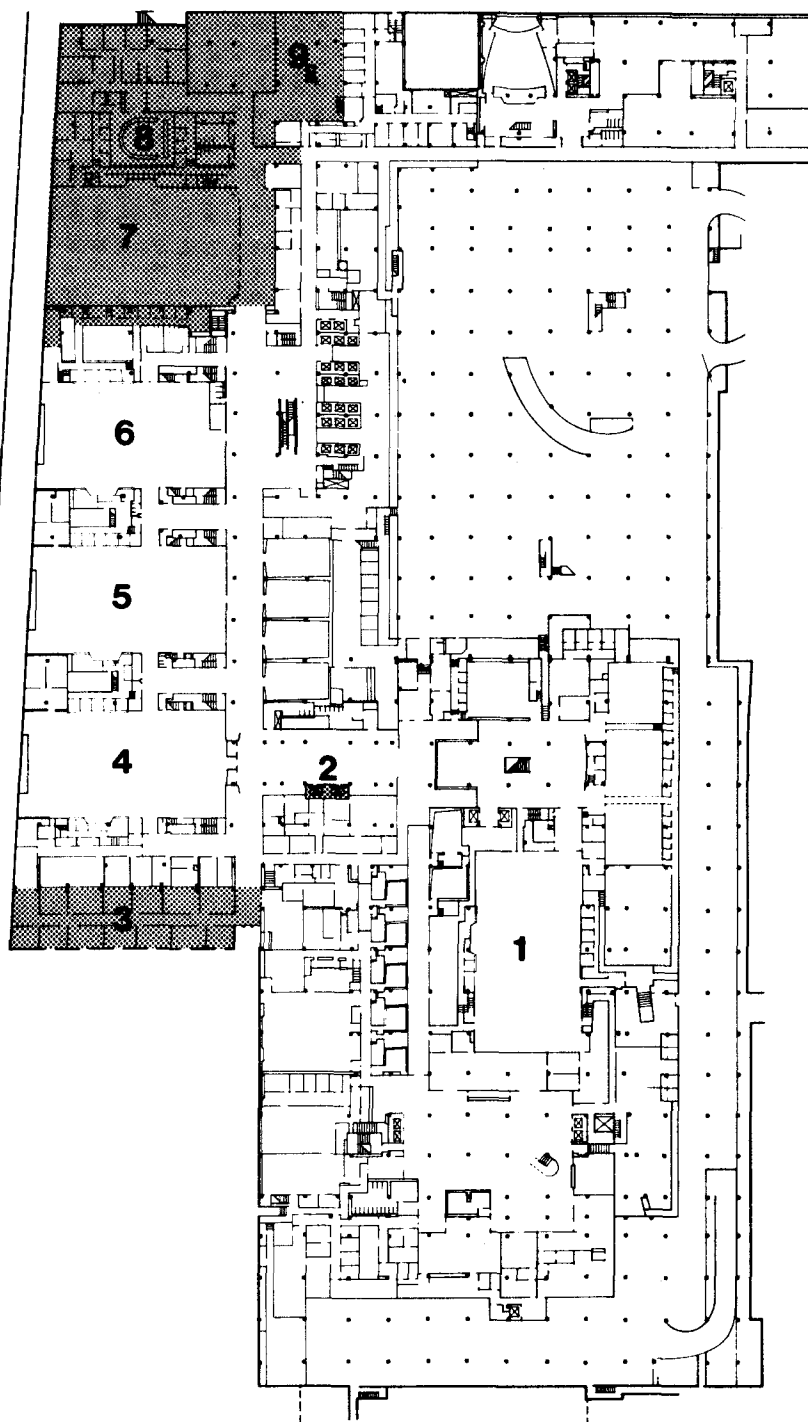
Legend:

1. Existing Conference Room 4.
2. Two new delegates' elevators.
3. Additional conference servicing area.
4. Existing Conference Room 1.
5. Existing Conference Room 2.
6. Existing Conference Room 3.
7. New conference room.
8. Conference servicing area.
9. Kitchen service area and elevator.



New work

/...



A/C. 5/31/22
English
Annex
Page 39

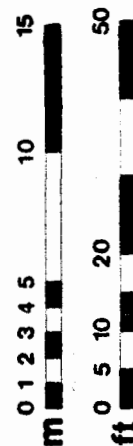
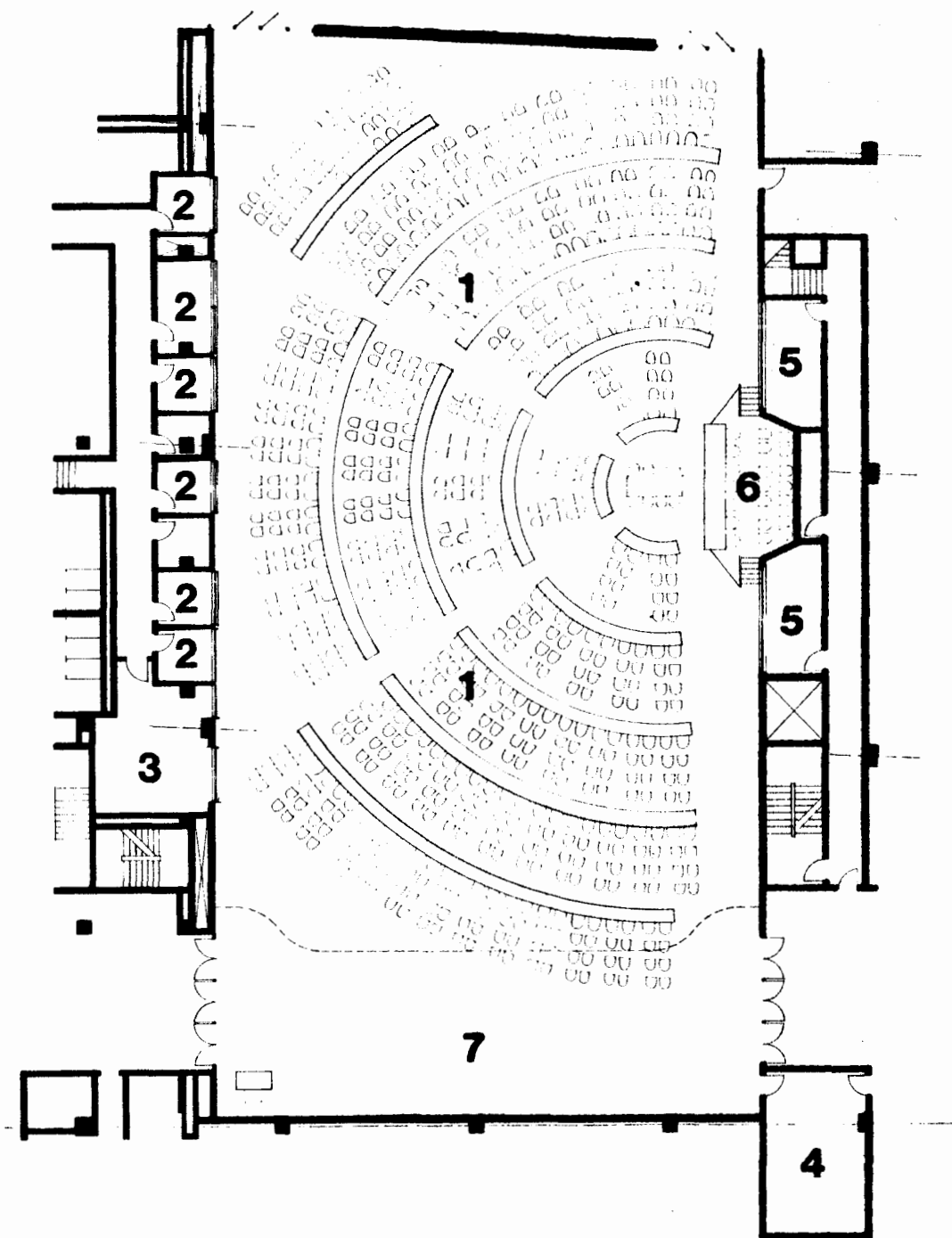


PLAN, NEW CONFERENCE ROOM

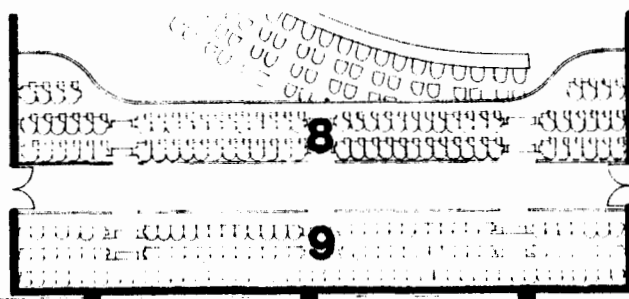
Delegates' entrance from first basement - A
Public and press, entrance from first floor - B

Legend:

1. 200 participants and 600 advisers.
2. Simultaneous interpreters' booths
(additional booths on upper level).
3. Control booth.
4. Document storage.
5. TV and radio.
6. Bureau.
7. Press and public balcony above.
8. Press seating for 80 in balcony at first floor.
9. Public seating for 123 in balcony at first floor.



A



B

FIRST FLOOR

Extension of the north end of the Conference Building adds 40 feet of office space in a much needed location.

The new elevators in this location, serving the delegates, would normally bypass this floor.

An extension of the corridor connecting the General Assembly and Conference Buildings at the north side permits expansion of the Guided Tours waiting and briefing areas.

The upper part of the new conference room is shown with access to the press and public seating through the east side of the Secretariat lobby. The entrance to the new cafeteria would also be through the Secretariat lobby. The existing staff lounge would be relocated on the fifth floor of the Secretariat Building.

A new cafeteria seating 750 persons, along with kitchen and service facilities, is shown as part of the southerly extension of the Conference Building.

Revised mechanized coat room facilities at the delegates' entrance to the General Assembly Building accommodate 1,900 coats in the existing location. An additional 600 coats may be accommodated in the smaller coat room presently located on the west wall.

PLAN, FIRST FLOOR

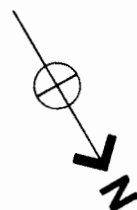
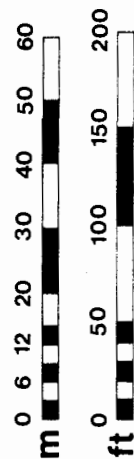
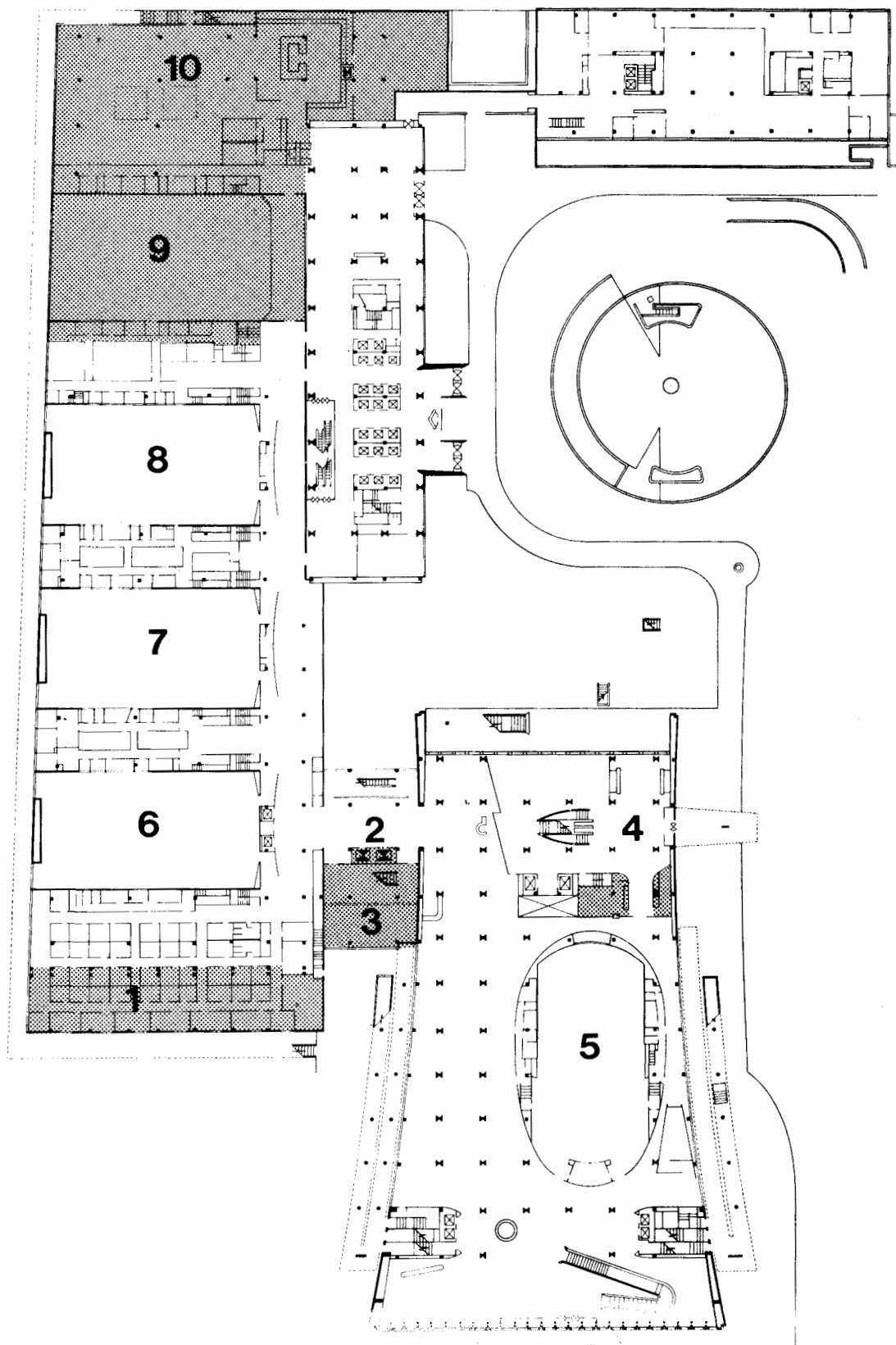
Legend:

1. Additional offices for conference servicing.
2. Two new delegates' elevators.
3. Public area.
4. Coat room facilities.
5. Upper part of Conference Room 4.
6. Upper part of Conference Room 3.
7. Upper part of Conference Room 2.
8. Upper part of Conference Room 1.
9. Upper part of new conference room.
10. Cafeteria, service and kitchen.



New work

/...



SECOND FLOOR

The North Lounge has been doubled in floor area by moving the wall facing the gardens 40 feet to the north. A rearrangement of the lounge is suggested, with the delegates' message centre relocated, the bar separated from the main lounge at the east end. A balcony, overlooking the main lounge has been added, further increasing the lounge area and providing writing and reading as well as coffee service for the delegates.

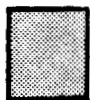
A new layout of the space adjacent to the Security Council has been indicated for more effective use of this area. The roof of the southerly extension of the Conference Building would be landscaped to form a garden at the second floor level.

The new elevators serving the delegates are shown in the corridor between the General Assembly and Conference Buildings. By extending this link to the north, additional space may be provided for offices.

PLAN, SECOND FLOOR

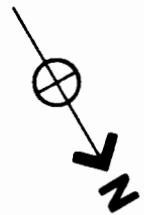
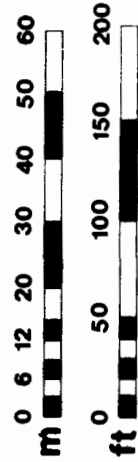
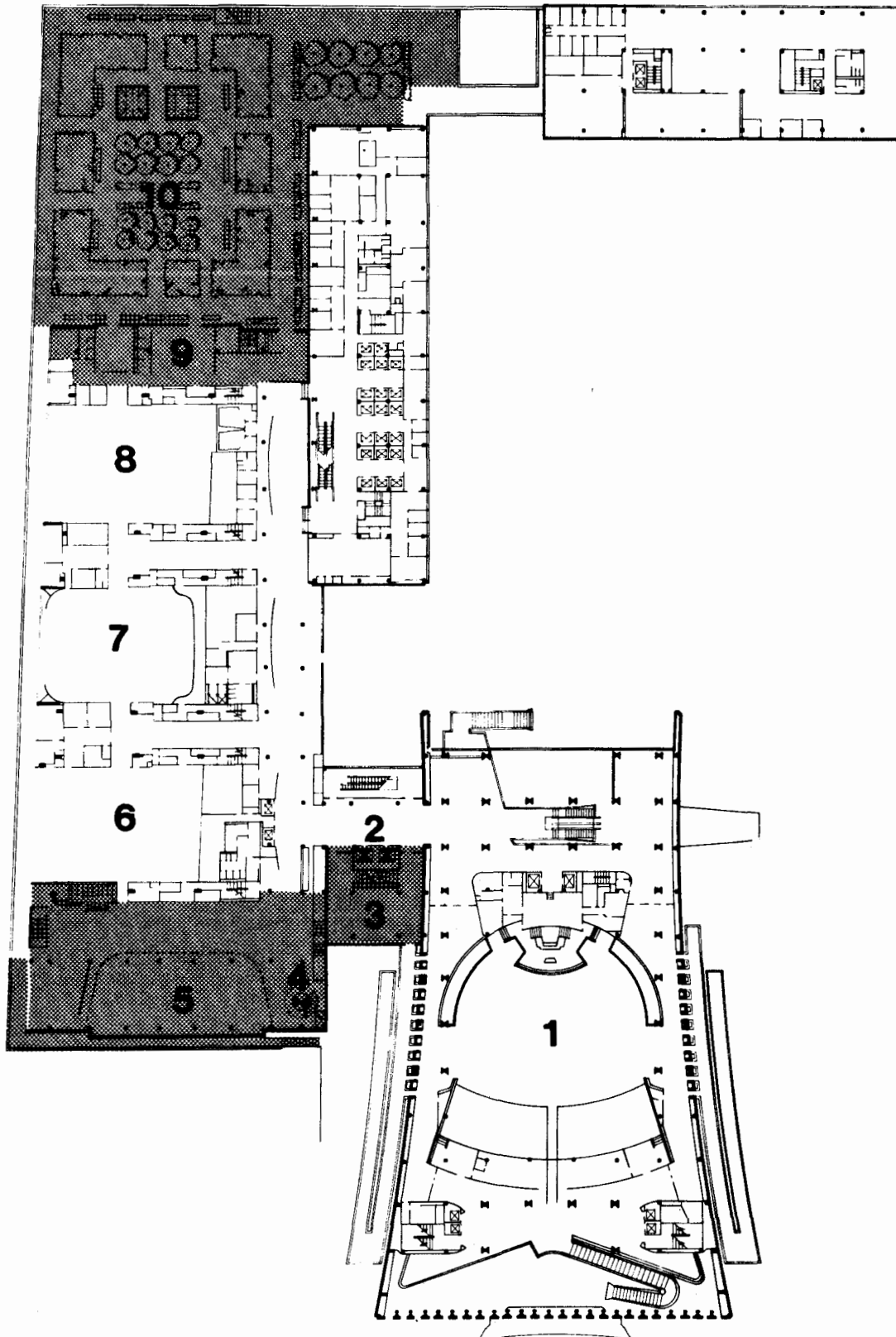
Legend:

1. Existing Plenary Hall.
2. Two new delegates' elevators.
3. Office space.
4. New elevator to mezzanine.
5. Expanded delegates' lounge.
6. Existing Economic and Social Council Chamber.
7. Existing Trusteeship Council Chamber.
8. Existing Security Council Chamber.
9. Redesigned Security Council area.
10. Garden.



New work

/...



THIRD FLOOR

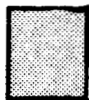
By expanding the North Lounge, it would be possible to introduce a balcony or mezzanine overlooking the main floor. The area of this balcony would be approximately the size of the present North Lounge, and would provide seating area equivalent to that which now exists. This would allow for not only additional lounge space but would also provide writing and reading facilities as well as an area for coffee service for the delegates. The balcony could be reached from the second floor by either stairs or elevator.

The stair in the connecting corridor from the General Assembly Building to the Conference Building, which now terminates at the third floor, would be extended to the fourth floor, thus providing better public access to and from the restaurant level. The existing escalator from the third to the fourth floor would be relocated. The extension of this space to the north could allow room for an exhibition area.

PLAN, THIRD FLOOR

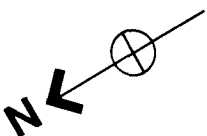
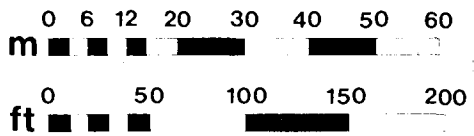
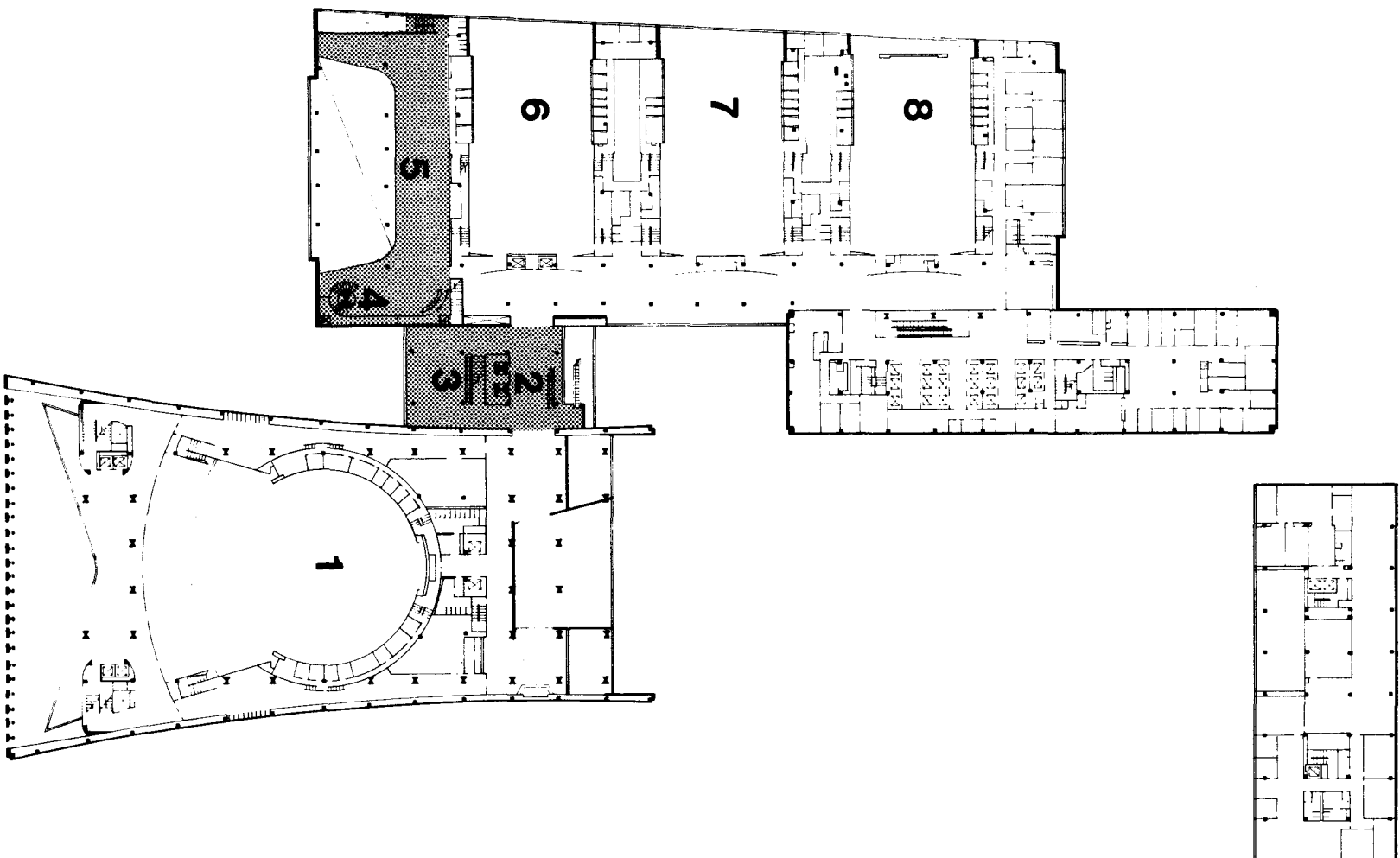
Legend:

1. Upper part of Plenary Hall.
2. Two new delegates' elevators and escalator to fourth floor.
3. Exhibit area.
4. New elevator from second floor.
5. Delegates' mezzanine lounge.
6. Upper part of Economic and Social Council Chamber.
7. Upper part of Trusteeship Council Chamber.
8. Upper part of Security Council Chamber.



New work

/...



FOURTH FLOOR

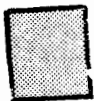
New elevators, a new stair, relocated escalator, and an enlarged lobby and waiting area are proposed to improve the circulation to and from the restaurant floor. By adding to the north end of the restaurant, the seating capacity of the existing dining room would be increased by 350 persons.

The present cafeteria, reduced in size, would serve as a coffee shop and a new staff café. These facilities would supplement the new cafeteria proposed on the first floor. The private dining rooms would be rearranged and further subdivided with either soundproof walls or soundproof folding partitions.

PLAN, FOURTH FLOOR

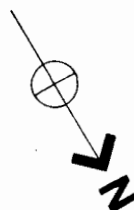
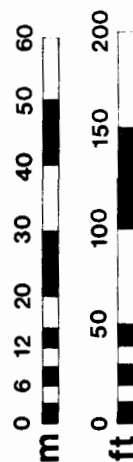
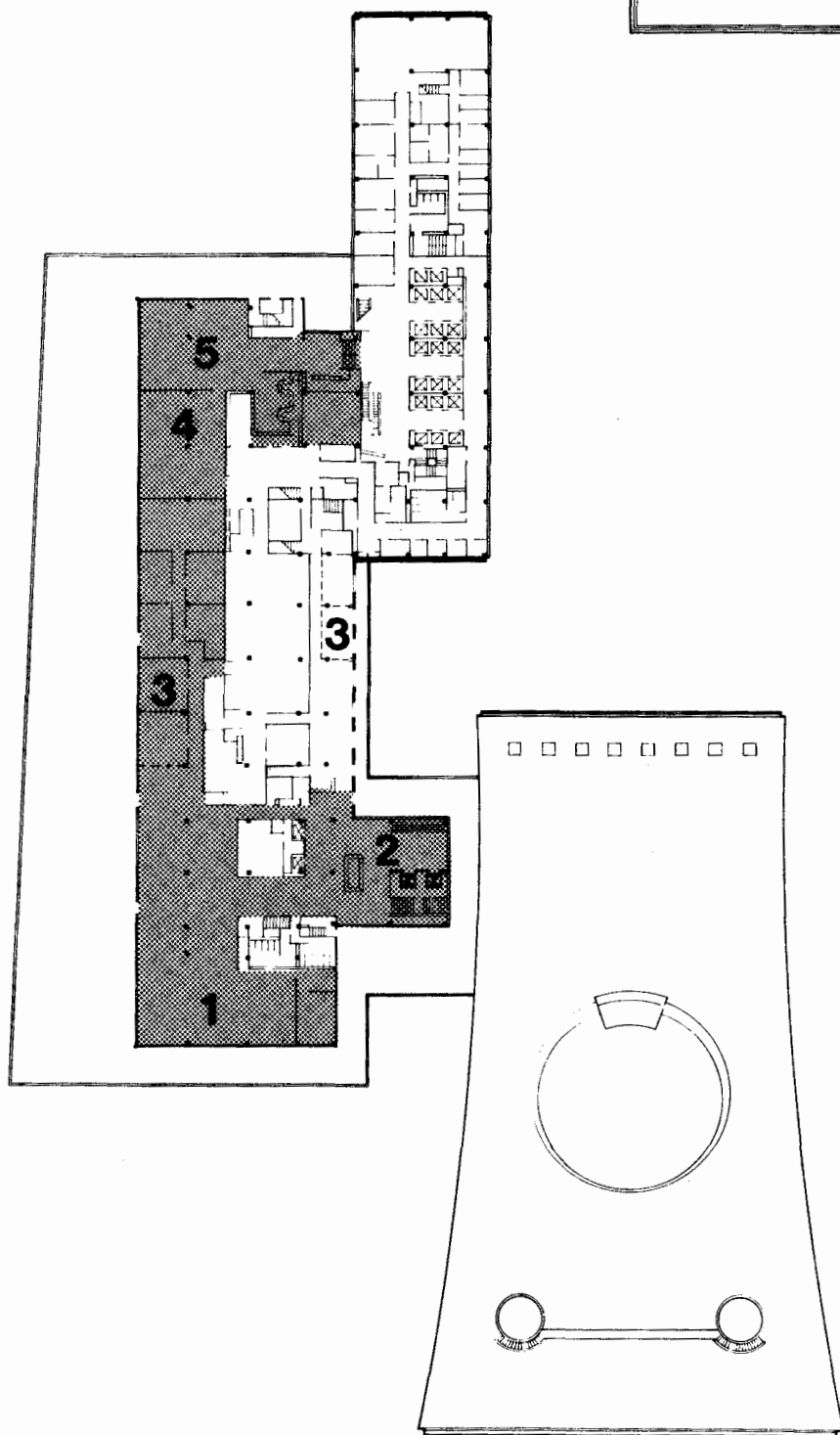
Legend:

1. Expanded dining area.
2. Redesigned lobby, elevator arrival and relocated escalator.
3. New acoustical partitions for private dining rooms.
4. Staff café.
5. Coffee shop and snack bar.



New work

/...



SCHEDULE OF CONSTRUCTION

B	1977												1978												1979												
	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	
Drawing Production Time																																					
Bid Period																																					
Lead Time – Material Orders																																					
North Extension a																																					
South Extension a																																					
North Lawn Extension a,b																																					

a- Includes Air Cooling Equipment

b- Includes Conference Building (Second and Third Basement)

COST ESTIMATES

The following schedule of costs, based on 1976 cost estimates, includes a 5 per cent contingency which is distributed among the various items.

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UNITED NATIONS ALTERATIONS

COST ESTIMATES
1976 PRICES

SUMMARY OF AREAS AND COST ESTIMATES

	Area		Cost
	<u>Sq. ft.</u>	<u>Sq. m.</u>	
1. North extension	53 761	4 994.58	\$ 5 623 862
2. South extension	73 000	6 781.95	8 933 030
3. Conference Building: second and third basements - relocation and restoration of existing areas	159 500	14 818.09	1 845 775
4. Additional air cooling equipment	-	-	1 007 275
5. Area under North Lawn extension . .	<u>101 700</u>	<u>9 448.30</u>	<u>10 086 187</u>
Total	<u>387 961</u>	<u>36 042.92</u>	<u>\$27 496 129</u>

COST ESTIMATE BREAKDOWN

NORTH EXTENSION

Area = 53 761 sq. ft., or 4 994.58 sq. m.

1. GENERAL CONSTRUCTION

A. Architectural and structural	\$3 711 000
B. Heating, ventilating, air conditioning, electrical and plumbing	<u>1 201 000</u>
Subtotal	<u>\$4 912 000</u>

2. FURNITURE

First basement

Additional area at north end of Conference Building	30 000
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First floor

Additional area at north end of Conference Building	30 000
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Second floor

Delegates' Lounge, Newspaper Reading and Bar Service	100 000
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Third floor

Delegates' Mezzanine Lounge, Coffee Service and Writing Lounge	45 500
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Fourth floor

Expansion of dining facilities	105 000
Furnishing for lobby and control desk	<u>9 000</u>
Subtotal	<u>\$5 231 500</u>

3. Allowance for professional fees	<u>392 362</u>
Grand total	<u><u>\$5 623 862</u></u>

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COST ESTIMATE BREAKDOWNSOUTH EXTENSION

Area = 73 000 sq. ft., or 6 781.95 sq. m.

1. GENERAL CONSTRUCTION

A. Architectural and structural	\$2 850 000
B. Heating, ventilating, air conditioning, electrical and plumbing	<u>4 163 000</u>
Subtotal	<u>\$7 013 000</u>

2. FURNITUREFirst basement

Office space and adjunct facilities	\$ 65 000
Communication system for small conference room	60 000
New conference room for 200 participants, 600 advisers, 80 press, 123 public and related offices	490 145
Voting equipment for above	150 000
Communication system for above	295 000
Kitchen servicing	6 650

First floor

Cafeteria	40 000
Upper part of new conference room (see first basement)	

Second floor

For redesigned Security Council area and adjunct facilities	130 000
Communication system	<u>60 000</u>
Subtotal	<u>\$8 309 795</u>

3. Allowance for professional fees	\$ 623 235
Grand total	<u><u>\$8 933 030</u></u>

COST ESTIMATE BREAKDOWN

CONFERENCE BUILDING

Second and third basements

Relocation and restoration of existing areas

Area = 159 500 sq. ft., or 14 818.09 sq. m.

1. GENERAL CONSTRUCTION

A.	Architectural and structural	\$ 466 000
B.	Heating, ventilating, air conditioning, electrical and plumbing	<u>1 251 000</u>
	Subtotal . . .	<u>\$1 717 000</u>

2.	Allowance for professional fees	<u>\$ 128 775</u>
	Grand total . .	<u><u>\$1 845 775</u></u>

COST ESTIMATE BREAKDOWN

ADDITIONAL AIR COOLING EQUIPMENT

1. GENERAL CONSTRUCTION

A.	Architectural and structural	\$ 24 000
B.	Mechanical and electrical	<u>913 000</u>
	Subtotal . . .	<u>\$ 937 000</u>

2.	Allowance for professional fees	<u>\$ 70 275</u>
	Grand total . .	<u><u>\$1 007 275</u></u>

COST ESTIMATE BREAKDOWN

AREA UNDER NORTH LAWN EXTENSION

Area = 101 700 sq. ft., or 9 448.3 sq. m.

1. GENERAL CONSTRUCTION

A.	Architectural and structural	\$ 5 657 000
B.	Heating, ventilating, air conditioning, electrical and plumbing	<u>3 611 000</u>
	Subtotal . . .	<u>\$ 9 268 000</u>

2.	<u>FURNITURE</u>	<u>\$ 114 500</u>
	Subtotal . . .	<u>\$ 9 382 500</u>

3.	Allowance for professional fees	<u>\$ 703 687</u>
	Grand total . .	<u><u>\$10 086 187</u></u>
