

COUNCIL OF EUROPE CONSEIL DE L'EUROPE

Strasbourg, 4 November 1971

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WORKING PARTY TO STUDY THE PROBLEM OF COUNCIL OF EUROPE BUILDINGS

DRAFT REPORT

PURPOSE OF THE MEETING

1. In accordance with the instructions of the Committee of Ministers (see Resolution (70) 53), the Working Party (1) met on 1 and 2 October 1971 to examine the final version of the building plans submitted by the architect, Mr. Henry Bernard.

2. At the meeting, the Working Party also gave consideration to matters referred to it by the Ministers' Deputies, viz.:

Estimation of the Council of Europe's requirements at 1 January 1975 so as to determine whether there would be any shortage and if so, how great it would be and how much it would cost to remedy.

3. In accordance with these instructions, the Working Party has drawn up its report, which is presented herewith and which deals with the following points:

(1) See list of participants in Appendix I.

I. EXAMINATION OF THE FINAL PLANS DRAWN UP BY THE ARCHITECT

- (a) Functional and architectural aspects
- (b) Financial aspects
- (c) Schedule of work

II. REPLY TO THE QUESTION RAISED BY THE COMMITTEE OF MINISTERS ABOUT ESTIMATED OFFICE REQUIREMENTS

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I. EXAMINATION OF THE FINAL PLANS DRAWN UP BY THE ARCHITECT

- (a) Functional and architectural aspects

4. In order to conduct a thorough appraisal of the plans, the Working Party first of all examined the documents on which they had been based:

- the building programme drawn up by the Secretariat on the basis of 1967 requirements;
- the organisational charts showing functions and lines of communication as prepared by the Secretariat.

The Working Party agreed that the building programme was fully in accordance with the areas and standards recommended by the Working Party in its 1967 report, which was the basis for Committee of Ministers Resolution (70) 53. It found that the above-mentioned documents gave a very explicit account of the workings of the Council of Europe and made allowance for the particular requirements of the European Parliament as stated by the latter. It is however pointed out in this connection that the Working Party was informed that the number of interpretation booths envisaged by the Working Party in 1967 for the Assembly Chamber and meeting rooms (five interpretation booths, one sound control room) might prove inadequate in view of the enlargement of the European Communities. Accordingly, the plans now make provision for seven interpretation booths and one sound control room. The financial implications of this change are explained in a later section.

5. The Working Party's appraisal of the plans is based on the above-mentioned documents. It relates to:

- (i) the general situation and lay-out of the buildings;
- (ii) the areas, volume and architectural aspects of the building.

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(i) General situation and lay-out of the buildings

6. It is recalled that the site which is being made available to the Council of Europe is in part occupied by four buildings; one of which is temporary and is to be demolished once the new buildings come into service while the other three, together with the fortifications, will remain. The new buildings are to be constructed in such a way as not to impede the Organisation or the European Parliament in their present work.

The solution favoured by the architect in his plan is to build on that part of the site which is completely clear, and to use fortification works already on the site as a substructure for the restaurants. Besides ensuring that the new buildings merge neatly with the Orangerie Park on the one hand and the existing buildings on the other, this solution has the advantages of speed, economy and continuity of work.

(ii) Areas, volume and architectural aspects of the building

7. The project accounts for 26,989 square metres net space above ground floor level and 18,400 square metres below.

The volumes making up the building are well set off the one against the other. The contrast between the severity of the quadrilateral exterior, the detailed final form of which has yet to be settled, and the flexibility of the interior containing the Assembly Chamber and the means of access to it, is both esthetically and symbolically striking in its effect.

The architectural plan adopted has made it possible to achieve a harmonious and functional integration of areas serving such varied requirements as those of the Assemblies, the Committee of Ministers, the committees of experts, the Secretariat, the restaurants, etc.

The allocation of functions within the building is well defined and has been so arranged as to afford fast and easy communication, the means of access from one floor to another being well distributed. The ratio of net space to the total area is satisfactory.

(b) Financial aspects

8. The Working Party has considered the financial aspects at length and wishes to address the following comments to the Committee of Ministers:

- (i) The figure of 70,000,000 FF (completed building, excluding furniture, special equipment and gardens) was based on February 1967 prices and included taxes. The Committee of Ministers confirmed this amount in 1970 but made it exclusive of taxes and based it on October 1970 prices.

The effect of the decision by the Committee of Ministers to exclude taxes was to increase the 1967 figure by 12%. According to the official French indexes, prices increased by 30% between 1967 and 1970. The amount of 70,000,000 FF is therefore worth 18% less than in 1967;

- (ii) The Working Party understands from the architect that a sum of 80,000,000 FF, based on October 1970 prices, would have been needed for a building finished to a standard appropriate to its function. Being aware of the need to keep below the ceiling of 70,000,000 FF imposed by the Committee of Ministers, the architect has arranged for savings to be made, mainly through a lower standard of finishing. These savings are set out in Appendix II.

The Working Party deplores the fact that it should be necessary, in executing a project on this scale, to accept visual standards unworthy of it;

- (iii) The Working Party also wishes to draw attention to the fact that only when the results of the international call for tenders are known can the project be costed precisely. The Committee of Ministers will be informed of the outcome of the call for tenders and will then be able to draw its own conclusions.

9. The Working Party is concerned to clarify the various financial aspects, and wishes to remind the Committee of Ministers that provision will have to be made for the following, over and above the figure of 70,000,000 FF:

- (i) An increase in costs as a result of price rises between October 1970 and the date when work is completed;
- (ii) The financing of those parts of the project which are not covered by the figure of 70,000,000 FF (see list in Appendix III).

10. Lastly, the Working Party points out that the cost of the additional interpretation booths mentioned in section 4 above will entail additional expenditure of 1,000,000 FF for their construction and 1,500,000 FF for their equipment.

The problem of the corresponding finance is a matter for the Committee of Ministers to consider.

(c) Schedule of work

11. The work schedule is as follows:

- Submission of file and application for building permit 1 November 1971
- Handing over to the "Maître de l'Ouvrage" (Council of Europe) of the detailed specifications required by prospective contractors 1 April 1972
- Handing over of specifications to firms 1 June 1972
- Submission of tenders by firms 1 August 1972
- Submission of architect's report 1 October 1972
- Decision by the Maître de l'Ouvrage 15 October 1972
- Signature of contracts 30 October 1972
- Start of work after completion of foundations 1 November 1972
- Handing over of buildings End 1974

It has been decided, in order to speed up the execution phase, to conduct a separate call for tenders for the preliminary excavation and foundation work. The schedule for this part of the work is as follows:

- Submission to the "Maître de l'Ouvrage" of the detailed specifications for the preliminary excavation and foundation work 15 January 1972
- Handing over of detailed specifications to firms 15 February 1972
- Submission of tenders by firms 15 March 1972

- Examination of tenders;
submission of architect's report 15 April 1972
- Decision by the Maître de l'Ouvrage 1 May 1972
- Signature of contract and official
order to start work 15 May 1972
- Completion of preliminary excavation
work 1 June 1972
- Completion of foundations 1 November 1972

II. REPLY TO THE QUESTION BY THE COMMITTEE OF MINISTERS ABOUT ESTIMATED OFFICE REQUIREMENTS

12. The building project is based on the programme drawn up by the Working Party in 1967 and accounts for 26,989 m² net space above ground floor level and 18,400 m² below.

It covers:

- (a) the Council of Europe's requirements as estimated at 1 January 1974, excluding accommodation for the European Pharmacopoeia. It is estimated that, at 1 January 1975, there will be a shortage of some thirty offices;
- (b) the estimated requirements of the European Parliament following the expected enlargement of the European Communities in 1973. It should be noted, however, that the reserves originally planned for the European Parliament will then have been completely absorbed.

Consequently, there is no reserve provision beyond 1974. As soon as the building is occupied, therefore, there will be a shortage of 500 m² of office space for the Council of Europe and a further 500 m² for the European Pharmacopoeia, a total of 1,000 m².

It is obviously out of the question to find this additional space by changing the plans.

13. The Working Party points out that, in 1967, it estimated that a reserve office provision of 35% of the then current requirements (i.e. 1,730 m²) was necessary in order to cover estimated needs for the next ten years. This reserve has already been swallowed up by the unexpectedly rapid expansion of the Organisation. In order to allow for a similar reserve, an additional 2,000 m² of space would have to be provided.

If the Committee of Ministers share the Working Party's view that there must be a reserve of offices at the time of occupation of the building, the problem might be solved by adding an extra storey. This would provide an additional 3,600 m2 of net space, making up the shortage of 1,000 m2 and leaving a reserve of 2,600 m2. When completed an extra storey would cost 8,500,000 FF (October 1970 prices).

The Working Party considers that, if the Committee of Ministers favour this solution, a decision must be taken immediately. It would be impossible to add the extra storey later because of technical difficulties and because of the disruption it would cause (roofing, etc.).

The Working Party points out that the addition of an extra storey, which would not spoil the proportions of the project as a whole, would also be the most economic type of extension and make the best use of the available space and lay-out of the buildings. Of course, only 1,000 m2 should be finished, the rest of the storey remaining closed off and covered but unequipped until needed, unless it is felt that the reserve should be put to some productive use, in which case the immediate expenditure involved would be 6,500,000 FF.

14. In conclusion, the Working Party considers that the extension discussed above would be desirable, being the only way of covering all the needs of the Council of Europe and the European Parliament and providing necessary reserves. It considers it its duty to apprise the Committee of Ministers of this situation, which is due partly to the time which has elapsed since 1967 and partly to political developments which have occurred since that date.

A N N E X E I
A P P E N D I X I

Liste des membres du Groupe de travail
chargé d'étudier le problème des installations
du Conseil de l'Europe

List of members of the Working Party
to study the problem of Council of Europe Buildings

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A P P E N D I X II

SAVINGS ACHIEVED

JOINERY

Inside

Simpler design of cupboards and cheaper materials, according to function (paint, lacquer, laminated or plastic materials).

Outside

Simplified frontage and use of more economic materials; saving: 1,960,000.

FLOOR COVERINGS

- Car parks and stores: mechanically screeded surface.
- Passageways: thermoplastic floor covering.
- Staircases: thermoplastic or rubber covering, according to function.
- Halls and entrances: cheap stone paving.
- Offices: thermoplastic floor covering, tufted carpet or moquette, according to function.
- Toilets: stoneware.
- Assembly Chamber: tufted carpet and moquette.
- Committee of Ministers: moquette.
- Meetings rooms: tufted carpet; Saving: 950,000

WALL COVERINGS

- Car parks and stores: not painted.
- Passageways: paint or plastic covering, according to use.
- Staircases: paint (plastic covering for grand staircases).
- Halls and entrances: paint or plastic covering, according to use.

- Offices: paint or plastic covering, according to use.
- Toilets: ceramic tiles kept to the absolute minimum, as surrounds for sanitary fittings.
- Assembly Chamber:)
- Committee of Ministers:) Plastic covering and moquette
- Meeting rooms:) depending on acoustic requirements

Saving: 1,200,000

MOVABLE PARTITIONS

Low-quality partitions

Saving: 1,025,000

FALSE CEILINGS

False ceilings to be made of mineral fibre or metal, according to location.

False ceilings in passageways will have a visible framework.

Saving: 500,000

PAINTING AND GLAZING

Fewer expensive mirrors of the "ombral" or equivalent type. Mirrors to be smaller.

Saving: 1,800,000

DOOR AND WINDOW FURNITURE

Replacement of aluminium handrails by metal handrails.

Saving: 180,000

LIFTS

Down-rated performance: 1.50 metres instead of 3 metres.

Removal of one escalator.

Saving: 600,000

PLUMBING

Cheaper sanitary equipment and fittings.

Plastic waste pipes.

Saving: 300,000

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HEATING, VENTILATION, AIR CONDITIONING

Cooling power down-rated.

Offices are not to have air conditioning, though provision is to be made for its installation at a later stage.

Saving: 480,000

ELECTRICITY

Omission of generating set

Saving: 600,000

The total saving represented by the above is
approximately 9,600,000

A P P E N D I X III

Assessment of items not included in the
financial estimate

(October 1970 prices, exclusive of taxes)

I. EXPENDITURE TO BE FINANCED CONCURRENTLY WITH
CONSTRUCTION WORK PRIOR TO OCCUPATION OF PREMISES

1. Furniture, equipment: 3,500,000 FF

It will be possible to furnish some of the new offices with existing furniture. For the remainder, together with the Assembly Chamber, the Committee of Ministers Room, the committee and projection rooms, offices and other rooms for ministerial delegations, parliamentarians and political groups and for corridors and lobbies new furniture will be needed. The typing pools, workshops, garage and certain Divisions and Sections will have to be provided with additional or new equipment appropriate to their requirements (landscaped offices, for example) depending on the accommodation allocated to them.

2. Lighting: 2,100,000 FF

This estimate is mainly for the purchase of light fittings for the Assembly Chamber, committee rooms, offices, corridors, passages and toilets.

3. Extension of automatic telephone exchange: 1,200,000 FF

The present automatic switchboard for 900 extensions will be insufficient for the new premises and its capacity will have to be increased not only in respect of incoming and outgoing lines, but also in respect of additional extensions to be installed in the various offices, other rooms and corridors.

C/fwd

6,800,000 FF

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B/fwd 6,800,000 FF

4. Additional telephones: 100,000 FF

This figure is to cover additional requirements on-occupation of the new buildings.

5. Simultaneous interpretation equipment for five languages (additional and new equipment): 770,000 FF

If only five working languages are used, it will be possible to transfer most of the equipment in use in 1974 to the new premises, including the Assembly Chamber. Provision must be made, however, for labour costs and the purchase of additional equipment, there being more meeting rooms in the new buildings than in the present premises (sixteen including the projection room as compared with nine to six in B Building and three in C Building).

6. Kitchens and restaurants: 1,000,000 FF

This estimate is for equipping the kitchens, coldrooms, serving counters and dining rooms.

7. Documents conveyor: 1,000,000 FF

It is planned to improve the circulation of documents and mail by means of a "Telelift" conveyor. This system should enable the mail and distribution services to be linked to all departments.

Total: 9,670,000 FF

II. WORK TO BE CARRIED OUT IMMEDIATELY AFTER OCCUPATION AND NOT COVERED BY THE 70 MILLION FRANCS

1. Demolition of A building: 300,000 FF
2. Outside car parks: 315,000 FF

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3.	<u>Extension of car parks under the main platform (150 cars):</u>	1,600,000 FF
4.	<u>Refurbishing of B building:</u>	1,000,000 FF
5.	<u>Laying out of gardens in their final form, including pool:</u>	<u>2,310,000 FF</u>
	<u>Total:</u>	<u>5,525,000 FF</u>
GRAND TOTAL (I and II):		<u><u>15,195,000 FF</u></u>