



Committee of Ministers
Comité des Ministres

Strasbourg, 22 May 1991

Restricted
CM(91)85

For consideration at the
458th meeting of the Ministers'
Deputies (May 1991, item 41)

PERMANENT PREMISES FOR THE PHARMACOPOEIA (1)

At the 451st meeting of the Ministers' Deputies (January 1991), the representatives of the member States of the Pharmacopoeia considered the [medium-term] prospects for development of the Pharmacopoeia's activities and the resulting requirements in terms of premises and equipment (documents CM(90)223, CM(90)224 and Addendum of 24 January).

On that occasion the representatives of the member States of the Pharmacopoeia took note of the various options proposed by the City of Strasbourg concerning a building to be built on a site belonging to the City near the Palais de l'Europe in the Rue Lauth.

Because of the relatively high cost of these proposals, the Deputies asked the Secretariat to study other possibilities and agreed to consider any new proposals at a forthcoming meeting with a view to reaching a final decision on the Pharmacopoeia's premises and equipment.

At this meeting, held on 13 May, a majority of delegates approved one of the proposals submitted by the Secretariat concerning a building forming part of a property development approaching completion on the Route de Colmar in Strasbourg-Meinau.

The Deputies noted in particular that, although the new site was further away from the Palais de l'Europe than the proposed site considered in January, it possessed the advantages of a much lower cost and sufficient progress towards completion to accommodate the Pharmacopoeia's present laboratory as early as November and the entire Pharmacopoeia Secretariat by the end of 1992.

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- (1) For decision by the representatives on the Committee of Ministers of the 19 member States of the Council of Europe Party to the Convention on the Elaboration of a European Pharmacopoeia: Austria, Belgium, Cyprus, Denmark, Finland, France, Germany, Greece, Ireland, Iceland, Italy, Luxembourg, Netherlands, Portugal, Norway, Spain, Sweden, Switzerland, and the United Kingdom

In this connection, the adoption of this solution would obviate the need to rehouse the Pharmacopoeia laboratory temporarily in the basement of the Palais de l'Europe and make it possible to save the capital expenditure needed to implement this temporary solution.

The Deputies also studied the observations of the Budget Committee concerning the Pharmacopoeia's permanent premises [document CM(90)65, paragraph 7, ii] which recommended that an in-depth study be carried out on the long-term staffing needs of the Pharmacopoeia before any decisions were taken on the size of these premises.

The Deputies noted the reply of the Director of Administration on this subject, according to which:

- the Pharmacopoeia building should not be regarded merely as an office building but rather as a technical building much of which was intended to accommodate laboratories and areas for the storage, packaging and dispatching of pharmaceutical substances, while also including the premises needed for the various meetings of experts provided for in the Partial Agreement;
- the Pharmacopoeia's present premises were much too small in relation to its current needs and even prevented it from complying with the technical standards it had laid down itself for this type of establishment;
- consequently, the increase in activities and staffing proposed in document CM(90)223 affected the size of the permanent premises only marginally;
- it should also be borne in mind that such premises were intended to be used over a long period of time and the floor area should include a reasonable margin for expansion.

However, before taking any final decision, the Deputies asked, firstly, to visit the proposed site and meet the developers and architects, and secondly to be provided by the Secretariat with more detailed documents on the cost and specifications of the operation.

The site visit took place on 16 May. During this visit the Deputies were informed, particularly by the representatives of the Urban Community of Greater Strasbourg, of the prospects for the development of the Meinau district (communications routes, public transport and the establishment of organisations working in the tertiary and research sectors).

More detailed information concerning the costs and technical specifications of the project are appended to this document and show in particular that the construction cost, not including equipment, would be approximately 45.4 million francs at April 1991 prices.

To finance this expenditure the Organisation could have recourse to a bank loan. At current rates this loan could be paid off in 15 equal annual instalments of 5,885,000 FF. Of course, as the market conditions may vary, the above information is given as a rough guide and subject to the usual reservations.

In any case, the financing arrangements will be considered by the Budget Committee at its autumn session, which will enable the Committee of Ministers to decide on this question in the light of the opinion of the Budget Committee.

However, before the Budget Committee can meet, payments to the developers might prove necessary, and the Secretariat proposes that such payments could be made from the sums paid to the Working Capital Fund by the member States of the European Pharmacopoeia.

After studying all the information, the representatives of the Contracting Parties to the Convention on the Elaboration of a European Pharmacopoeia are invited to authorise the Secretariat to continue the measures and negotiations necessary for the purchase of the building on the basis of the estimates contained in Appendix II to this document, it being understood that they will be informed of the definitive conditions before any document binding the Organisation is signed.

APPENDIX I

COUNCIL of EUROPE
NEW BUILDING for the SECRETARIAT of the EUROPEAN PHARMACOPŒIA COMMISSION

ALLOCATION of FLOOR SPACE

N° Room Designation	FLOOR AREAS		No of pers TOTAL
	sqm	ST quantity	
I- SECRETARIAT			
STAFF	678,00		44
TRAINEES			(2)
Reserve capacity for extension of specific activities			
a) Biology			
Staff	63,00		5
b) Certification			
Staff	63,00		5
TOTAL	804,00	sqm	TOTAL SECRETARIAT 54 persons
II- LABORATORIES			
1- LABORATORY 1			
(Physical chemical analysis)			
Chromatography	18,00		
Weighing Room	12,00		
Thin-layer chromatography and Electrophoresis	12,00		
Physical-chemical analysis	18,00		
Elementary analysis Laboratory	104,00		
Toxic substances	6,00		
Special Laboratory	12,00		
Washing up area	18,00		
Staff	207,00		
TOTAL	407,00	sqm	14
2- LABORATORY 2			
(Packaging of reference substances)			
Packaging and labelling	30,00		
Storage of reference substances			
(Cold Room) (1 + 2 + 3)	100,00		
Expediting Office	30,00		
Staff	78,00		
TOTAL	238,00	sqm	6
3- LABORATORY 3			
(Microbiology)			
Preparatory Laboratory	18,00		
Autoclave	18,00		
Aseptic Room	36,00		
including dressing room and air lock			
Room with controlled temperature (2 x 9,-)	18,00		
Store Room 3	18,00		
Staff	39,00		
TOTAL	147,00	sqm	3
4- LABORATORY 4			
Pharmaceutical technology			
Labo 1/4	18,00		
Labo 2/4	18,00		
Labo 3/4	18,00		
Staff	18,00	39,00	
		93,00	3
5- LABORATORY 5			
Biology			
Preparatory Laboratory	12,00		
Analysis	40,00		
Aseptic Room	12,00		
Packaging of reference substances	12,00		
Storage of reference substances	20,00		
Staff	81,00		
TOTAL	177,00	sqm	6
			TOTAL Laboratories 32 persons

6- STOREROOMS		80,00	4
Packaging	32,00		
Reagents	16,00		
Gaz	16,00		
Solvents	16,00		
Lavatories	<i>pm</i>		
TOTAL LABORATOIRES et MAGASINS		1 142,00	sqm

III- MEETING ROOMS and ANNEXES

MEETING ROOM 1		200,00	1
INTERPRETERS' BOOTHS		58,50	6
TECHNICAL BOOTH		9,00	1
MEETING ROOM 2		80,00	1
INTERPRETERS' BOOTHS		39,00	4
TECHNICAL BOOTH		9,00	1
KITCHENETTE		6,00	1
CLOAKROOM	6,00	12,00	2
DATA CENTRE		30,00	1
COMPUTER ROOM		30,00	1
OFFICE 1 and 2		21,00	1
CLOAKROOM	9,00	27,00	3
LAVATORY	<i>pm</i>		
TOTAL		521,50	sqm

IV- OTHER ROOMS

LIBRARY and Archives		150,00	1
ARCHIVES	9,00	126,00	14
PRINTERS	6,00	84,00	14
STOCK ROOM		30,00	1
WATCHMAN / CARETAKER	12,00	60,00	5
STORAGE for FURNITURE and SUNDRY		200,00	x
MAINTENANCE		200,00	x
DOCUMENT PRODUCTION		100,00	1
COFFEE ROOM		150,00	1
LOUNGE		30,00	1
CLOAKROOM	9,00	18,00	2
FLOOR SPACE for RECEPTION and CLOAKROOM		Included under passage	
SECURITY CENTRE		80,00	
LAVATORY	<i>pm</i>		
TOTAL		1 228,00	sqm

SUMMARY : EUROPEAN PHARMACOPŒIA COMMISSION

N° Room designation	FLOOR AREAS		
		m2	
		ST	
I- SECRETARIAT		804,00	54
II- LABORATORIES		1 142,00	32
III- MEETING ROOMS and ANNEXES		521,50	
IV- OTHER ROOMS		1 228,00	
TOTAL		3 695,50	sqm
CORRIDOR FLOOR AREAS	30%	1 108,65	sqm
TOTAL		4 804,15	sqm
SUMMARY FLOOR SPACE			
USABLE FLOOR AREA		3 695,50	sqm
CORRIDOR FLOOR AREAS		1 108,65	sqm

4 804,15 sqm. (usable and corridors)

NOUVEAU BATIMENT de la COMMISSION EUROPEENNE de PHARMACOPÉE
NEW BUILDING for the EUROPEAN PHARMACOPŒIA COMMISSION

INVESTMENT COST BREAKDOWN

BATIMENT URBANIA / LA MEINAU-STRASBOURG

1 - COST PRICE

BUILDING PRICE

	usable sqm	sqm concerned for cost price				
BUILDING 1	(1 950)	1777	sqm	x	6 500 FF/sqm	
BUILDING 2	(2 850)	2 541	sqm	x	6 825 FF/sqm	
	(4 800)	4 318	sqm		=	28 892 825
						FF e.t. April 91 price base
CAR PARK PRICE						
89 covered spaces in basement		4 005 000	FF			
15 open-air spaces and entrance drive		615 000	FF		4 620 000	FF e.t. April 91 price base
TOTAL PRICE					33 512 825	FF e.t. April 91 price base including commercial fees

2 - BUILDING ADAPTATION WORKS

Adaptation of existing structure
 Adaptations allowing building to comply with floor area schedule

1 750 000
 3 680 000

5 430 000 FF e.t. April 91 price base
 including architect and consultants' fees

3 - SPECIFIC ADAPTATION WORKS

Technical adaptations to comply with specifications
 (Computer network, telephone, Central managing system,
 Ventilation and air-conditioning to laboratories, fire detection, internal partitioning)

6 500 000 FF e.t. April 91 price base
 including architect and consultants' fees

4 - SPECIFIC EQUIPMENT, FURNISHING and MISC.

(Common to all proposals)

SPECIFIC EQUIPMENT

LABORATORY INSTALLATIONS	2 500 000
COMPUTER POWER SUPPLY	400 000
SIMULTANEOUS INTERPRETATION	924 000
PAPER COMPACTOR	300 000
	<u>4 124 000</u>
HONORAIRES et FRAIS	11,65%
	<u>480 446</u>
SUB-TOTAL SPECIFIC EQUIPMENT	4 604 446

FURNISHINGS and MISCELLANEOUS
FURNISHINGS

3 500 000

8 104 446 FF e.t. Nov. 89 price base

TOTAL COST

53 547 271 FF e.t. April 91 price base

Down to **53,50** M FF e.t. April 91 price base

ALLOWANCE for PRICE REVISION

Revision of works and equipment prices (pos. 3 and 4) to end of 1992

5%

0,75 M FF e.t.

APPENDIX III

NEW BUILDING FOR EUROPEAN PHARMACOPŒIA COMMISSION APPORTIONMENT OF INVESTMENT COSTS BETWEEN CONTRACTING PARTIES TO THE CONVENTION

CONTRACTING PARTY	Apportionment scale %	BUILDING at LA MEINAU - URBANIA		
		DIRECT PURCHASE IN CASH SITE + BUILDING	PURCHASE BY BANK LOAN (1)	SPECIFIC EQUIPMENT FURNISHING (1st year : 0,1 MF for purchase)
ICELAND	0,20	90 800 FF	11 770 FF	16 200 FF
LUXEMBOURG	0,20	90 800 FF	11 770 FF	16 200 FF
CYPRUS	0,20	90 800 FF	11 770 FF	16 200 FF
IRELAND	0,93	422 220 FF	54 731 FF	75 330 FF
NORWAY	1,52	690 080 FF	89 452 FF	123 120 FF
PORTUGAL	1,61	730 940 FF	94 749 FF	130 410 FF
FINLAND	1,62	735 480 FF	95 337 FF	131 220 FF
GREECE	1,70	771 800 FF	100 045 FF	137 700 FF
DENMARK	2,13	967 020 FF	125 351 FF	172 530 FF
AUSTRIA	2,35	1 066 900 FF	138 298 FF	190 350 FF
BELGIUM	2,69	1 221 260 FF	158 307 FF	217 890 FF
SWITZERLAND	2,78	1 262 120 FF	163 603 FF	225 180 FF
SWEDEN	3,16	1 434 640 FF	185 966 FF	255 960 FF
NETHERLANDS	3,28	1 489 120 FF	193 028 FF	265 680 FF
SPAIN	6,99	3 173 460 FF	411 362 FF	566 190 FF
FRANCE	17,16	7 790 640 FF	1 009 866 FF	1 389 960 FF
GERMANY	17,16	7 790 640 FF	1 009 866 FF	1 389 960 FF
ITALY	17,16	7 790 640 FF	1 009 866 FF	1 389 960 FF
UNITED KINGDOM	17,16	7 790 640 FF	1 009 866 FF	1 389 960 FF
Total	100%	45 400 000 FF	5 885 000 FF	8 100 000 FF

(1) Fixed annual repayments on loan equal to cost of building and site at 9,75% over 15 years.

ANNEXE IV

**ESTIMATE of ANNUAL RUNNING COSTS
for THE URBANAIA BUILDING - La MEINAU
APRIL 1991 PRICE BASE**

	1992 (1)	1993 (2)
EXPENDITURE ON BUILDING		
INSURANCE		
Comprehensive insurance of the building	4 000	7 000 *
Comprehensive insurance for building contents ; miscellaneous insurances	20 000	25 000 **
SURVEILLANCE		
Building surveillance during the nights and holidays	335 000	335 000 **
ROUTINE RUNNING AND MAINTENANCE		
Contract cleaning of common areas (entrances, common areas, technical installations, underground car-park)		
Cleaning	5 000	10 000 *
Contract cleaning (floors, windows...)	300 000	450 000 **
Materials	6 000	8 000 **
Laundering (hand towel dispenses rental, towel rolls)	12 000	25 000 **
Energy consumption		
Energy consumption for common area lighting	3 000	5 000 *
Electricity for lighting and equipment	130 000	185 000 **
Other running expenses		
Sundry charges (water, sewerage, refuse collection, etc...)	45 000	90 000 *
Maintenance contracts		
Routine works	60 000	110 000 **
Consumable goods	25 000	45 000 **
MAINTENANCE CONTRACTS		
Heating/air conditioning (maintenance and energy consumption)	200 000	400 000 *
Gardens	35 000	35 000 **
Lifts	100 000	140 000 **
REGULAR MAINTENANCE		
Painting works	0	10 000 **
Replacement of worn floor-coverings	0	10 000 **
TOTAL	1 280 000	1 890 000
EXPENDITURE ON FURNITURE, EQUIPMENT, SUPPLIES AND VEHICLES		
PURCHASE OF SUNDRY SUPPLIES, REPAIRS, MAINTENANCE AND RENTAL OF FURNITURE AND EQUIPMENT, PURCHASE OF OFFICE FURNITURE AND EQUIPMENT, TRANSPORT OF FURNITURE AND EQUIPMENT	p.m.	p.m.
EXPENDITURE ON VEHICLES		
Routine running expenses	20 000	20 000
(repairs, maintenance, fuel, sundries)		
Insurance	5 000	5 000
Purchase of a vehicle every three years	150 000	0
TOTAL	175 000	25 000

(1) occupied floor area : 1 800 m2 for six months, 4 800 m2 for six months

(2) occupied floor area : 4 800 m2 from 1993 onwards

* Common charges

** Estimate based on actual costs per m2 of existing CE buildings