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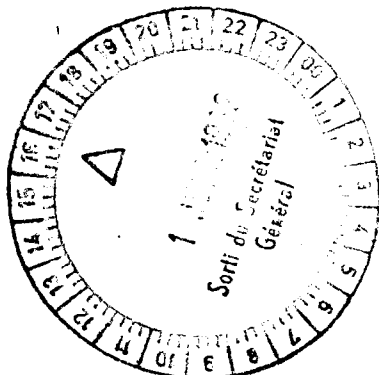
# COMMISSION OF THE EUROPEAN COMMUNITIES

COM(82) 334 final

Brussels, 1st June 1982

CONSTRUCTION OF AN OFFICE BLOCK - EXTENSION TO  
120 RUE DE LA LOI, BRUSSELS

(Communication from the Commission to the Budgetary Authorities)



COM(82) 334 final

CONSTRUCTION OF AN OFFICE EXTENSIONTO THE PREMISES AT 120 RUE DE LA LOI, BRUSSELS1. INTRODUCTION

The Council approved the buildings policy guidelines on 14 December 1981. It stated that it had no objection in principle to the institutions purchasing the premises they needed, provided individual proposals were examined by the appropriate Council bodies. It was favourably disposed towards the direct purchase, financed by the Community budget, of the building planned as an extension to 120 rue de la Loi, Brussels, and it asked the Commission to spell out the legal and financial details. The details of this particular case are set out in this paper.

2. AIM AND ORIGIN OF PROPOSAL

The plan is to build an office complex to house around 1 000 members of staff, covering a total surface area of approximately 63 000 m<sup>2</sup> on 11 floors, including three basements. An area of approximately 1 000 m<sup>2</sup> will be set aside for shops and public thoroughfares in line with town planning requirements.

The operation will involve purchasing and renovating the existing building at 120 rue de la Loi, building the new premises incorporating the present building and renting the land from the Belgian State under a long lease. It is estimated that the construction work will take approximately two and a half years.

Provision was made for this building as far back as 1976 under the short- and medium-term accommodation policy plan drawn up by the ad hoc Buildings Group of the Permanent Representatives Committee; the object of the exercise was to group the departments currently housed in several buildings rented from the private sector. The Belgian Ministry of public Works duly acquired the land, commissioned the plans and studies and obtained building permission.

3. GENERAL ORGANIZATION

The Commission will be the client for the entire project, and the site superintendent will be the Belgian Ministry of Public Works. The Commission will be assisted by experts in the various specialist areas.

The land will be leased from the Belgian state at a token rent under a long lease.

As the plans were custom-designed for the Commission, it will take them over and reimburse the Belgian state for the preliminary work done to date.

The Belgian state will be responsible for the building and subsequent management costs of the sections earmarked for shops and public thoroughfares.

#### 4. PROCEDURES

The assistance to be given to the Commission by the Ministry of Public Works and the experts will be covered by contract.

The Commission will issue open or restricted invitations to tender and will award contracts in accordance with Directive 71/305/EEC. It will be assisted in this task by a group of experts from the Member States.

The overall contract will be divided into several parts, with the possibility of tendering for the entire project.

The legal and technical contractual documents will be governed by Belgian law and Belgian standards. Specifications and related documents will be in French and Dutch.

#### 5. FINANCING

The estimates in the attached financial statement have been based on details available at present.

The expenditure will be charged to the general budget of the European Communities. The funds needed for the preliminary work to be started in 1982 will be covered by the amending budget 1/82 and by transfers of appropriations. The appropriations needed for subsequent years will be entered in the budget over the three-year period during which the work is to be carried out.

FINANCIAL STATEMENT

	<u>1980 estimates</u>	<u>1982 updates*</u>
<b>I. <u>ESTIMATED COSTS</u></b>		
Reimbursement of preliminary work carried out by the Belgian State .....		60 000 000 BF
Purchase of existing building at 120 rue de la Loi.....	190 000 000 BF	230 000 000 BF
Engineers' and architects' fees, design costs, experts' fees, procedures .....	120 000 000 BF	140 000 000 BF
Earthwork and fabric.....	450 000 000 BF	550 000 000 BF
Internal and finishing work.....	550 000 000 BF	670 000 000 BF
Miscellaneous and contingencies.....	60 000 000 BF	70 000 000 BF
<b>TOTAL</b> -----	<b>1 370 000 000 BF</b>	<b>1 720 000 000 BF</b>

<b>II. <u>TIMETABLE</u></b>	<u>BF</u>	<u>EUA</u>
<u>1982</u> - Reimbursement of Belgian State and tendering procedures.....	<u>80 000 000</u>	<u>2 000 000</u>
- Purchase of existing building..	<u>230 000 000</u>	<u>5 750 000</u>
<u>1983</u> - Earthwork and fabric.....	<u>600 000 000</u>	<u>15 000 000</u>
<u>1984</u> - Internal work.....	<u>710 000 000</u>	<u>17 750 000</u>
<u>1985</u> - Finishing work and miscellaneous	<u>100 000 000</u>	<u>2 500 000</u>

\*Based on an average inflation rate of around 21% (the building materials index and the salaries and social security contributions index increased by 21.26% and 21.98% respectively between 1 January 1980 and 1 January 1982).