

*executive committee of
the directing council*

PAN AMERICAN
HEALTH
ORGANIZATION

*working party of
the regional committee*

WORLD
HEALTH
ORGANIZATION



101st Meeting
Washington, D.C.
June-July 1988

Provisional Agenda Item 5.5

CE101/7 (Eng.)
20 April 1988
ORIGINAL: ENGLISH

PAHO BUILDING FUND AND MAINTENANCE AND REPAIR OF PAHO-OWNED BUILDINGS

I. STATUS OF THE NEW BUILDING AT 2121 VIRGINIA AVENUE

The construction of the new building at 2121 Virginia Avenue began in October 1985 and was completed in early 1987. After installation of modular furniture, cabling for telephone and data communications and other arrangements, the first two floors were occupied by PAHO in May 1987.

The Directing Council at its XXXI Meeting in 1985 approved the capitalization, not to exceed \$915,000, of PAHO's Building Fund to meet the costs related to the office space in the new building. This amount was based upon the advice of consultants and represented the best estimate at that time (1984-1985) of the costs involved. The Executive Committee was informed at its 97th Meeting in 1986 that the estimated cost of \$915,000 had been reduced to \$770,000 due to the decision to retain the computer center in the main Headquarters building. The actual expenditures on the new building for the requirements, as outlined to the Governing Bodies in 1985 and 1986, amounted to some \$760,000.

In addition to the planned utilization of the new building, it was originally intended to continue the rental of office space on the first floor of the 515 - 22nd Street building to house some operational activities which could not be accommodated within the planned office space in the new building or in the Headquarters building. During the summer of 1986, after final design plans for the new building were completed and construction was well under way, an unexpected opportunity arose to eliminate 4,600 square feet of office space at 515 - 22nd Street by revisions in the previously planned use of space in 2121 Virginia Avenue, as well as adjustments in the Headquarters building. This unexpected opportunity included the chance to terminate without penalty a seven-year lease which PAHO had on 4,600 square feet on the first floor of 515 - 22nd Street. The resultant savings were approximately \$110,000 per year in rental payments plus some operating expenses. To accomplish these savings, it was necessary to modify the space already planned in the new building, as well as to transfer units to and make modifications in the Headquarters building.

The cost of these changes was approximately \$295,000. Since this cost would be amortized over a period of two to three years by the reduction of space at 515 - 22nd Street, the changes were made and the 4,600 square feet of space were cancelled.

II. STATUS OF PROJECTS FOR THE PERIOD JUNE 1986-MAY 1987

1. Granite Facade of the Headquarters Building

This project was approved by Resolution XIX of the 97th Meeting of the Executive Committee. The work consisted of the removal and replacement of damaged granite stones on the facade of the building and reattaching the stones with stainless steel anchors.

Following customary competitive bidding procedures, the contract was awarded in May 1987 and was successfully completed by mid-December 1987. The total cost of the project was \$224,861.48, a savings of approximately \$120,000 over the original estimate of \$350,000. The PAHO Building Fund was charged \$168,646.11 (75% of the total cost) and the WHO Real Estate Fund contributed \$56,215.37 (25% of the total cost).

III. STATUS OF PROJECTS FOR THE PERIOD JUNE 1987-MAY 1988

1. Computer Room

The complete remodeling of the computer room in the sub-basement of the Headquarters building was approved by Resolution XIX of the 97th Meeting of the Executive Committee. This project included a new design of the facility, new raised flooring, and air conditioning and fire protection systems.

The project was begun in July 1987 and, at this writing, is essentially complete. Final cost figures will be available after the project is actually finished; however, they are expected to be well within the estimate of \$134,500 approved by the Governing Bodies.

IV. STATUS OF PROJECTS FOR THE PERIOD JUNE 1988-MAY 1989

1. Caulking Fins and Windows

This project was approved by Resolution XIV of the 99th Meeting of the Executive Committee. As proposed then, in an effort to stop water leaks and better insulate the building, the intention was to remove and replace all caulking around the fins and windows on the exterior of the building. An estimated expenditure of \$135,000 was authorized for this project.

The decision to caulk all fins and windows was made on the recommendation of the roofing contractor, who had just finished some roof

repairs in an effort to stop water leaks. Once this was corrected, very few leaks were detected. Upon further inspection and discussion with a consultant, it was determined that in fact most leaks were due to poor roof installation. Therefore, the question of caulking was reviewed again. It was then determined that many joints were well sealed and that there was no need, nor was it recommended, to disturb them. Instead, selective caulking was deemed more appropriate. On the other hand, it was also determined that the solar film, which was placed on the south side windows in 1979, needed replacement and that the same type of film should be applied to all windows in the building. Both the repairs to the caulking and the placement of solar film on all windows will contribute to energy savings by keeping the building well insulated. At this time, the estimated cost for this work is approximately \$60,000; however, since the job entails selective caulking, the actual figure might vary somewhat as on-site conditions dictate.

2. Design and Reconfiguration of the Cooling Tower

This project was approved by Resolution XIV of the 99th Meeting of the Executive Committee. It was proposed because the solar heat on the south side of the building, particularly during early spring and late fall, makes it necessary to operate the air conditioning system for many months to maintain comfortable temperatures. The reconfiguration of the cooling tower will make it possible to use outside air instead of the compressors to cool the water, which in turn cools the building, thereby saving energy.

Both of these projects have been presented to the consideration of the WHO Real Estate Fund, requesting a 25% contribution.

V. PROJECTS FOR THE PERIOD JUNE 1989-MAY 1990

No major projects for this period are envisioned at present.