

*executive committee of  
the directing council*



**PAN AMERICAN  
HEALTH  
ORGANIZATION**

*working party of  
the regional committee*

**WORLD  
HEALTH  
ORGANIZATION**



113th Meeting  
Washington, D.C.  
27 June-1 July 1994

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Provisional Agenda Item 5.3

CE113/23 (Eng.)  
12 April 1994  
ORIGINAL: ENGLISH

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

Resolution XII of the XXXI Meeting of the Directing Council provided for the capitalization of the PAHO Building Fund, on a permanent basis, to meet the costs of major maintenance and repair projects of PAHO-owned buildings. The same resolution required that proposed projects, as well as a report of ongoing projects charged to the Fund, be presented to the Executive Committee each year.

By decision of the WHO Director-General, confirmed by the Executive Board, the WHO Real Estate Fund contributes 25% of the costs of AMRO's approved major maintenance and repair projects.

This document is a status report on three current projects, two at Headquarters and one in the Venezuela building. It also includes a request for funds to remodel the electrical systems in the Peru building.

#### **1. Status of Previously Approved Projects**

##### **1.1 Concrete Screen Wall Outside the Council Chamber**

This project was approved by Resolution XV of the 107th Meeting of the Executive Committee. The work involved the replacement of the bolts holding the concrete wedges, replacement of cracked wedges, replacement of metal anchors, re-anchoring new metal to solid parts of the structure and sealing all exposed metal and concrete areas. As of this writing, the work is progressing normally and is expected to conclude by April 1994, within the approved total budget of \$896,000.

## **1.2 Council Chamber Roof**

The replacement of the Council Chamber roof was approved by Resolution XV of the 107th Meeting of the Executive Committee. This project was planned to take place after the screen wall was replaced. While working on the screen wall, it was determined that the roof structure was in fact so well tied to the screen wall that neither project could be completed independently. Therefore, this work is being carried out concurrently and it is also expected to be finished by April 1994 within the approved budget of \$80,000.

## **1.3 Construction of a New Document Center and Conversion of Office Space in the Venezuela Building**

This project was approved by Resolution XI of the 111th Meeting of the Executive Committee. It entails the conversion of the Document Center into office space to house project staff moving from Maracay and Washington, D.C., to Caracas, and the expansion of the building to accommodate the displaced Document Center. As of this writing, the project is expected to be completed by April 1994 within the approved budget of \$85,500.

## **2. Proposed New Projects**

### **2.1 Electrical System in the Peru Building**

Most of the electrical cabling in the building was installed when the house was built some 47 years ago. Many adaptations were made when the Organization purchased the property in 1967. Other changes were made when the office was partially remodeled in 1986. Since then, additional electrical service has been provided for new office areas, computers, printers, larger photocopiers, a local area network, voltage regulators, air conditioners, security installations, etc.

As a result, the system is dangerously taxed and wires are exposed and overcrowded, particularly around the switchboards. It does not meet modern codes and standards. A study commissioned earlier this year concluded that the electrical system is unstable, unbalanced and inefficient. The present situation also poses a safety problem.

The remodeling of the electrical system will entail the provision of new properly enclosed wiring, the redistribution and balance of the entire system, the provision of new insulated electrical outlets, new and well-marked electrical switchboards, etc., which would bring the system up to modern standards of service and safety. The cost of the project is estimated at \$42,000.

In view of the above, the Executive Committee may wish to consider a resolution in the following terms:

*THE 113th MEETING OF THE EXECUTIVE COMMITTEE,*

Having reviewed Document CE113/23 which reports on actions taken by the Secretariat in relation to the approved projects financed by the PAHO Building Fund and describes additional project requirements,

*RESOLVES:*

To approve the project to remodel the electrical system in the Peru building at an estimated cost of US\$42,000.