

*executive committee of  
the directing council*



PAN AMERICAN  
HEALTH  
ORGANIZATION

*working party of  
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WORLD  
HEALTH  
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PAHO BUILDING FUND AND MAINTENANCE AND REPAIR OF PAHO-OWNED BUILDINGS

The XXXI Meeting of the Directing Council (1985) approved Resolutions XI and XII which capitalized the PAHO Building Fund to meet the requirements related to the new office space the Organization will occupy at 2121 Virginia Avenue (the old Governor Shepherd Building), and to meet future expenditures for major maintenance and repair projects in PAHO-owned buildings. As required by the above-mentioned resolutions, this document is a status report on current maintenance and repair projects. The Secretariat also seeks the approval of the Executive Committee for projects for the period June 1988-May 1989.

I. STATUS OF NEW BUILDING AT 2121 VIRGINIA AVENUE

The construction of the new building, which began in October 1985, was substantially completed in January 1987. As specified in the lease agreement, on that date the Organization took possession of the 30,436 sq. ft. of rentable space on the first two floors of the building. The preparation of the PAHO office space followed a detailed schedule of events which, for the most part, proceeded smoothly. Since acceptance of the office space the Organization has proceeded with the installation of furniture, cabling for telephone and data communications, and other arrangements to house the staff in the new office space. It is expected now that the move will take place sometime in April 1987. It should also be noted that the U.S. Department of State is making arrangements with the developer to lease all of the remaining office space in the building.

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

Granite Facade of the Headquarters Building

This project was approved by Resolution XIX of the 97th Meeting of the Executive Committee. The repair work will entail the removal and

replacement of damaged granite stones on the facade of the building, reattaching the stones with stainless steel anchors, and all other finishing work. Proposals from various contractors have been received and are being reviewed. It is expected that the contract will be awarded in April. The estimated cost of this project is \$350,000, of which 75% will be paid for from the PAHO Building Fund and 25% from the WHO Real Estate Fund.

There are no other major maintenance and repair projects for this period.

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

#### Computer Room

This project involves the complete refurbishing of the Computer Room in the sub-basement of the Headquarters Building, including new design of the facility, new raised flooring, and air conditioning and fire protection systems.

As required by the WHO Real Estate Fund, the particulars of this project were presented to WHO in August 1986, requesting the participation of that Fund. The cost of the project had been estimated at \$108,500. However, in December 1986 the company which presented the most acceptable estimate informed us that they were not prepared to take on the job. The new proposal, which was obtained immediately, indicated a cost of \$134,500. The new estimate was sent to Geneva in time to be reviewed by the Executive Board, which recommended that the World Health Assembly authorize the financing of the project.

It should be pointed out that due to the long lead times between approval of the projects, both at Washington and Geneva, and the actual performance of the work, the estimated prices will vary depending on the nature of the particular project.

### IV. PROPOSED PROJECTS FOR JUNE 1988-MAY 1989

#### 1. Caulking Fins and Windows

The exterior of the building has not been caulked since it was first occupied in 1965. This is now needed to prevent water from penetrating into the building and damaging interior walls, ceiling and equipment. Caulking also helps to keep the building well insulated, which in turn results in energy savings.

The work entails the removal and replacement of all worn-out caulking around the fins and windows on the exterior of the building. The estimated cost of this project at present is \$135,000.

2. Design and Reconfiguration of the Cooling Tower

Solar heat on the south side of the Headquarters building, particularly during late fall and early spring, makes it necessary to operate the air conditioning system to maintain comfortable temperatures. The proposed reconfiguration of the cooling systems will make it possible to correct the temperature imbalance by removing heat from the south side without having to run air conditioning, thereby saving energy. The estimated cost of this project is \$60,000.

No other major maintenance or repair projects in PAHO-owned buildings are anticipated at this time.