

*executive committee of
the directing council*



**PAN AMERICAN
HEALTH
ORGANIZATION**

*working party of
the regional committee*



**WORLD
HEALTH
ORGANIZATION**

105th Meeting
Washington, D.C.
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Provisional Agenda Item 5.5

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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 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 current projects, requests \$200,000 for asbestos removal, and includes a request for a project to be carried out in the Peru office.

- I. STATUS OF PROJECTS FOR THE PERIOD JUNE 1989-MAY 1990
1. Air Handling Units and Associated Air Movement Equipment

This project was approved by Resolution XVII of the 103rd Meeting of the Executive Committee. It calls for the replacement of the air handling units (AH) and their associated automatic control devices in the Headquarters building.

In making inquiries into the question of equipment availability and time required to carry out this project, it was learned that there was an amount of asbestos present in insulating materials on the various structures surrounding the air handlers. Before any work can be done, the asbestos must be removed. Because of the health implications of asbestos, specialists must be used for the removal of such materials. Accordingly, the Organization hired a company to survey the areas around the AH units and to determine the extent of the asbestos removal work.

This work requires strict isolation of the areas being worked on and constant monitoring in accordance with the rules and regulations of the Environmental Protection Agency and other agencies of the Federal and local governments to ensure that the asbestos-containing materials are being removed properly and that no asbestos fibers are being released into the air. Careful execution is particularly important because the work will be performed on the building's air handling equipment.

Both the actual asbestos removal and the independent monitoring are estimated to cost about \$200,000. This is in addition to the estimated \$293,000 previously authorized for the replacement of the air handling units or a grand total of \$493,000. Therefore, it has been decided to divide this project into two phases. Phase I will involve removal of asbestos and replacement of approximately half of the air handlers which are in the poorest condition. \$200,000 is requested for 1991 for a Phase II to complete removal of the remaining asbestos and air handlers next year. If approved by the Executive Committee and the World Health Assembly, the portion financed from each fund would be \$50,000 from the WHO Real Estate Fund and \$150,000 from the Building Fund.

2. Emergency Systems

This project was also approved by means of Resolution XVII of the 103rd Meeting of the Executive Committee. This work will improve the standards in life-safety systems in the PAHO building. The project entails installation of a back-up electrical power system for the elevators, installation of wired smoke and heat detectors throughout the building and in the air handling units, replacement of the fire alarm system, etc. To some extent this project involves the AH units; therefore, it will be carried out after that work is completed.

II. ESTIMATED REQUIREMENTS FOR THE PERIOD JUNE 1990-MAY 1991

New Roof for the Conference Room and the Second Floor Corridor in the PAHO Office in Peru

The conference room roof is made of corrugated cement and wood with tar as joint sealer. It does not have enough of a slope to allow water to run to the gutters. As a result, water infiltrations have damaged the plaster finish and the carpeting in a number of places. Water has also infiltrated the light fixtures, creating the possibility of a short circuit and fire. Constant resealing of the joints with tar has proven unsatisfactory. The corrugated cement absorbs quite a lot of heat and contributes to drying the sealant. The heat produced also damages the insulation of the electrical cables, which has caused these cables to ground. This situation in turn causes the air conditioning compressor to work inefficiently and break down.

The roof in the corridor is an iron structure covered with plates of corrugated acrylic sheets. This clear material does not block

infrared radiation, which heats the air to an uncomfortable degree. The acrylic plates have cracked and deformed, allowing water to infiltrate many places, including the walls.

It is proposed to replace both of these roof areas with a wood frame structure, several layers of waterproof materials and a final cover of clay tiles. The cost of this project has been estimated at \$22,000. If approved by the Executive Committee and the World Health Assembly, the portions financed by each Fund would be \$16,500 from the PAHO Building Fund and \$5,500 from the WHO Real Estate Fund.

In view of the considerations expressed in this document, the Executive Committee may wish to consider a resolution in the following terms:

Proposed Resolution

THE 105th MEETING OF THE EXECUTIVE COMMITTEE,

Having reviewed Document CE105/9, 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:

1. To approve the proposed phasing of the project on air handling units and associated air movement equipment, as described in Document CE105/9, and to increase the funds for this project by \$200,000 for the asbestos removal and monitoring from the surrounding structures of the air handling units; the charge to the PAHO Building Fund will be \$150,000.

2. To approve the project to replace the roof of the conference room and the second floor corridor in the PAHO-owned office building in Peru at an estimated cost of \$22,000, for which the charge to the PAHO Building Fund will be \$16,500.