

Executive committee of
the directing council

**PAN AMERICAN
HEALTH
ORGANIZATION**

working group of
the regional committee

**WORLD
HEALTH
ORGANIZATION**

120th Meeting
Washington, D.C.
June 1997

Provisional Agenda Item 5.4

CE12025 (Eng.)
13 April 1997
ORIGINAL: ENGLISH

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

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Resolution CD31.R12 of the XXXI Meeting of the Directing Council (1985) provided for the capitalization of the PAHO Building Fund, on a permanent basis, to meet the costs of major maintenance and repairs of PAHO-owned buildings.

This document reports on previously approved projects in Argentina, Brazil, and Venezuela. It also includes a new funding request to continue with the planned maintenance and repair projects in the Brazil building.

1. Status of Previously Approved Projects

1.1 *Refurbishing the Interior Spaces of the Argentina Office*

This project, for a total of \$109,500, was approved by Resolution CE116.R5 (1995) with the renovation of the office spaces of the condominium owned by the Organization. The work involved office partitions, flooring, bathrooms, and the electrical system. The work was completed within budget.

1.2 *Maintenance and Repairs of the Brazil Building*

This project, totaling \$204,000, was approved by Resolution CE116.R5 of the 116th Meeting of the Executive Committee (1995). The work entailed the provision of fire protection and lightning protection for the building, roof repairs and window caulking, and the installation of an independent power network for computers. All of this work has been completed within the budgeted amount.

1.3 *Electrical System in the Venezuela Building*

This project, for a total of \$40,000, was approved by Resolution CE116.R5 of the 116th Meeting of the Executive Committee (1995). The work called for the modernization and balancing of the electrical system in the Venezuela office owned by the Organization since 1969. The work has been completed within the approved budget.

2. Proposed New Projects

2.1 Maintenance and Repairs of the Brazil Building (Stage II)

The PAHO building in Brasilia was constructed in 1975. It is similar in design to the Headquarters building, a flat-roofed semicircular office structure and a round auditorium, with large expanses of glass and aluminum. Routine maintenance has been performed; however, after 20 years, a thorough review of the building was necessary. As a result of studies conducted in 1995, a comprehensive plan to bring the building to a proper state of repair was adopted. Part of that program has been carried out as indicated earlier in this paper. It is now proposed to proceed with the projects described below.

2.1.1 Replacement of Light Fixtures

The original light fixtures have deteriorated over time to the point that the white acrylic covers have yellowed, reducing the amount of light they provide, and the metal components have rusted. Replacements parts are no longer available. It is proposed to change the approximately 523 units for modern and more efficient light fixtures that, in addition to providing better illumination, will reduce power consumption.

2.1.2 Remodeling the Bathrooms

The galvanized steel pipes installed in 1975 have deteriorated to the point of producing water leaks that damage other parts of the building and its contents. Accumulated residues have reduced the water flow. Using chemical solvents is not recommended as the weakened water pipes could burst. It is proposed to replace the water pipes with more efficient PCP piping and to refurbish the bathrooms, at the same time, adapting them for handicap access.

2.1.3 Cubicles for Copiers and Printers

The original building design did not envision the rapid changes in office technology and the use of network printers and more accessible copiers for the various programs. As a result, this equipment has been located in the corridors, thus creating not only a cluttered look but, more importantly, a safety hazard as the equipment would block the flow of people in case of an emergency.

These projects have an estimated cost of \$212,000.

Still pending are the installation of an elevator, and installation of heat-insulating film on the windows, replacement of carpets and other floor repairs, and construction of a document center and an area for warehousing.

3. Future Projects

It has been stated in the past that the systems of the 32-year-old Headquarters building have surpassed their useful life. The air conditioning and heating systems are now particularly vulnerable. No proposal is presented at this time, but the Executive Committee should be aware that the replacement of the air conditioning and heating systems will be a major multiyear project costing at least \$1,000,000.

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

Proposed Resolution

THE 120th MEETING OF THE EXECUTIVE COMMITTEE,

Having reviewed Document CE12025, 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 additional maintenance projects for the Brazil building for an estimated cost of \$212,000.