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

INTRODUCTION

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 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. Although no new projects are presented at this time, it should be pointed out that new United States legislation regarding the use of refrigerants will significantly alter the operation and maintenance of air conditioning and refrigeration systems in the Headquarters building. The regulations are not yet final, therefore no estimates of the financial impact can be made now. Preliminary information indicates that retrofitting or changing the PAHO building air conditioning machinery might cost up to US$1 million.

STATUS OF PREVIOUSLY APPROVED PROJECTS

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 called for the removal and replacement of the air-handling units
and their associated automatic control devices in the Headquarters building. This project included the removal of the insulating asbestos which covered the structures and piping surrounding the air handlers. The work was successfully completed in September 1991 within the estimated budget of $493,000.

2. **Emergency Systems**

This project was also approved by means of Resolution XVII of the 103rd Meeting of the Executive Committee. The work involves the improvement of the safety systems of the PAHO building. It entails the installation of a backup electrical system for the elevators, installation of smoke and heat detectors throughout the building, replacement of the fire alarm system, etc. The specifications and the scope of work for all aspects of the project are being prepared and the contracts will be awarded shortly. The project is expected to be completed by November 1992.

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

This project was approved by Resolution XI of the 105th Meeting of the Executive Committee. It involves the replacement of the roof areas mentioned above with a sound and waterproof structure. The contract has been awarded and the work is in progress. The project is expected to be completed by May 1992 within the allocated budget of $22,000.

4. **Concrete Screen Wall of the Council Chamber**

This project was approved by Resolution XV of the 107th Meeting of the Executive Committee. In summary, the project calls for the replacement of the bolts holding the concrete decorative wedges, the replacement of the cracked wedges and the replacement of the waterproof coating on all connections to the concrete slab and to the roof. All is ready to begin work on this project as soon as the contribution of the WHO Real Estate Fund is approved. If, as expected, the project is approved by the World Health Assembly, the work could be finished by November 1992.

5. **Council Chamber Roof**

This project was also approved by Resolution XV of the 107th Meeting of the Executive Committee. It refers to the replacement of the entire roof covering of the Council Chamber. This work is planned to be performed after the screen wall has been repaired.