



*executive committee of
the directing council*

PAN AMERICAN SANITARY ORGANIZATION

*working party of
the regional committee*

WORLD HEALTH ORGANIZATION



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Topic 7: REPORT OF THE PERMANENT SUBCOMMITTEE ON BUILDINGS AND INSTALLATIONS

The XIV Pan American Sanitary Conference, in Resolution IV, requested the Permanent Subcommittee on Buildings and Installations to continue to give collaboration to the Director of the Pan American Sanitary Bureau.

Under the terms of this resolution, and in response to a request addressed by the Director to the chairman of the Permanent Subcommittee on Buildings and Installations in a letter of 12 November 1957 (Annex I), a meeting of the Subcommittee was held on 29 November 1957. In attendance at this meeting were Mr. Marco de Peña (Dominican Republic) and Dr. Arthur S. Osborne (United States). Mr. Carlos Soto de León (Guatemala) was unable to attend. The meeting was called for the purpose of considering the proposals to (1) paint the exterior of buildings 1501 and 1515 New Hampshire Avenue and (2) repair the electrical system in these two buildings.

The representative of the Director stated that Dr. Frederick J. Brady (United States) was no longer available as a member of the committee and that Dr. Osborne, designated by his Government, would serve as Dr. Brady's replacement. The same situation existed with Guatemala inasmuch as Mr. Francisco Anguiano was no longer available as a representative. However, his replacement was unable to attend the meeting. Dr. Brady had also served as elected chairman of the Subcommittee. After some discussion, it was agreed to proceed with the business of the meeting without a chairman, in view of the fact that one member of the committee was absent.

The representative of the Director then reported on the status of negotiations with the U.S. Government regarding the acquisition of a suitable headquarters site. Negotiations up to the present time have not resulted in any concrete action, owing to the delay of the over-all redevelopment program in Washington, D.C. However, information from the U.S. State Department indicated continued action on the part of that agency to press for an allotment of money to buy land for a building site.

In view of the continued delay in this matter, the representative of the Director indicated the importance of proper maintenance of the present buildings, and a discussion followed on the proposals at hand.

The first proposal of the Director was for painting the exterior of the two buildings, which would provide for the painting of all woodwork and metalwork, including the fire-escapes. External painting was last done in December of 1953, a lapse of four years. In keeping with good house-keeping practice, a three-year cycle is considered standard for outside painting. The total cost, including preparatory carpentry repairs before painting, was estimated at \$3,495.00 on the basis of bids received.

After some discussion and an inspection of the condition of the woodwork of the buildings, the Subcommittee endorsed the recommendation of the Director.

The second proposal of the Director was for repairs to the electrical system of the two buildings. In both buildings, the wiring circuits have become overloaded and may be a fire hazard. The fuse panels are old and are a constant danger to maintenance personnel. In some instances, requirements of the official Electrical Code may not be fully met. Present lighting is below recommended standards for the health and welfare of employees. A situation such as this was inevitable, as the buildings were constructed originally as residences and conversion to office use was not planned for. The proposal of the Director was to have a survey made by electrical engineering consultants to determine the extent of corrective measures to be taken in order of priority. A preliminary appraisal by an engineering firm indicated the need for remedial action, which would require a detailed study of the situation involving the drawing of plans of existing circuits, redistribution of circuits, new fuse panels, recommended lighting, and complete specifications for soliciting bids for contract work. The total cost of such a project was estimated at \$30,000.00 to \$35,000.00. The cost of the survey on a time basis was estimated at \$1,500.00.

After considerable discussion, the Subcommittee endorsed the proposal of the Director to have a survey made of the electrical system, and it was agreed that the Subcommittee would meet again after the survey had been completed to discuss the matter of actual repairs.

Funds for the exterior painting and the electrical survey were available from current 1957 allotments.

On 18 April 1958, in response to a request by the Director, the Permanent Subcommittee on Buildings and Installations held a meeting to discuss the results of the survey of the electrical system of buildings 1501 and 1515 New Hampshire Avenue. In attendance at this meeting were Mr. Marco

de Peña (Dominican Republic), Miss María G. Feralta (Guatemala) and Dr. Arthur S. Osborne (United States). Mr. Marco de Peña was elected chairman for the meeting.

The representative of the Director then reported on the two projects approved at the last meeting of the Subcommittee held on 29 November 1957, which were (1) exterior painting of buildings 1501 and 1515 and (2) survey of the electrical system of the two buildings.

Painting of the buildings began on 6 December 1957 and was completed on 7 February 1958. The painting project was delayed on several occasions owing to inclement weather, but a satisfactory job was eventually accomplished and the actual cost amounted to \$3,203.00, which was slightly less than the amount previously estimated, \$3,495.00.

The survey of the electrical system was started on 3 December 1957, and on 28 February 1958 Kluckhuhn, Cobb and McDavid Company, engineering consultants, submitted their report of findings, which included detailed drawings of the two buildings showing the existing electrical facilities.

Recommendations in the survey report included complete re-wiring of electrical circuits, installation of modern fuse panels, and replacement of existing light fixtures with newer and more efficient fixtures. This would cost approximately \$39,500.00. An alternative recommendation to utilize the present light fixtures, to re-arrange them and to add new fixtures throughout the offices only where urgently needed would reduce the over-all cost to an approximate \$28,100.00.

It was further brought out in discussions with the engineering firm that the minimum corrective measures that should be taken were to install modern fuse panels in place of the old ones, which involved open switches, a constant danger to maintenance personnel when replacing fuses, and to provide in the new panels sufficient extra circuits to be used to correct certain overloaded areas and to provide for future needs. It is estimated that this cost would be \$3,500.00 to \$5,000.00.

After a careful review of the situation, the recommendation of the Director was for taking remedial action only to the extent of the fuse panel replacement and circuit additions required for safety reasons. In making this recommendation, the Director wished to emphasize to the Subcommittee the compelling need for action on a new building in the immediate future in order to avoid expenditure of considerable sums of money for maintaining the present two buildings.

The representative of the Director reported that negotiations with the U.S. Government regarding the acquisition of a suitable headquarters site are continuing but that there was no new information indicating likelihood of action in the near future.

After considerable discussion, the Subcommittee endorsed the recommendation of the Director for accomplishing the minimum of electrical repairs required for the safety of personnel and supported his opinion on the need for increased efforts towards action regarding a new building.

Annex I

LETTER OF THE DIRECTOR TO THE CHAIRMAN
OF THE PERMANENT SUBCOMMITTEE ON
BUILDINGS AND INSTALLATIONS

AOC

12 November 1957

Dear Dr. Brady:

The Bureau would like to have the advice and recommendation of the Permanent Subcommittee on Buildings and Installations on matters pertaining to the painting of the exterior of the buildings and the repair and modernization of our electrical facilities.

I should, therefore, like to request that a meeting of the Subcommittee be called during the period 18 through 28 November, if that is convenient, so that we may outline the problems and the possible solutions to the Committee.

Sincerely yours,

Fred L. Soper
Director

Dr. Frederick J. Brady, Chairman
Permanent Subcommittee on Buildings
and Installations
Pan American Sanitary Organization
c/o Dept. of Health, Education, and Welfare
Washington 25, D. C.