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the directing council*

PAN AMERICAN
HEALTH
ORGANIZATION

*working party of
the regional committee*

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REPORT ON BUILDINGS AND INSTALLATIONS

The Director is pleased to present to the Executive Committee a report on buildings and installations, consisting of (a) a progress report on accommodations of field installations in Areas II, IV, and VI; and (b) a report on the program of loss prevention and management for several Pan American Centers. The studies regarding the visits to Centers, reported on below, are available through the Secretariat for the information of the Committee.

a) Progress Report on Accommodations of Field Installations in Areas II, IV, and VI

Since the early 1950's the Organization has purchased real property to accommodate the staff of the Organization, as reported in Official Document 160, "Financial Report of the Director and Report of the External Auditor for 1978," as follows:

The amount of \$8,145,283 shown as the value (at cost) of the Headquarters and field offices buildings is comprised as follows:

Headquarters building	\$6,851,319
Area I building	208,645
Area III building	96,391
Area IV building	125,940
Area V building	746,427
Area VI building	<u>116,561</u>
Total	\$8,145,283

No depreciation is charged on the buildings.

Area II - Mexico City, Mexico

Since the establishment of the Area II office, the Organization has rented office space. In February 1978 the Area II office itself, the newly established Publications and Documentation Service, and the Pan American Center for Human Ecology and Health (pending completion of the Center's headquarters in Toluca, State of Mexico) have been housed in one building at Homero 418, Colonia Polanco, México, D.F., Mexico. By sharing the same facilities, basic general services--such as reception, telephone, telex, mail, security, etc.--have likewise been shared, at substantial savings to the Organization.

Due to the continued rise in rental rates, a feasibility study is being conducted to determine the possibility of purchasing this building in order to limit budgetary costs for office space to a reasonable figure in the future.

Area IV - Lima, Peru

The Area IV building, located at Los Cedros 269, San Isidro, Lima, Peru, was purchased in July 1967. In July 1973 the cornerstone was laid of the permanent headquarters of the Pan American Center for Sanitary Engineering and Environmental Sciences (CEPIS) in Lima, and the building was occupied in January 1975.

A feasibility study is being conducted to determine the possibility of relocating the Area IV office at the CEPIS headquarters, in order that basic general services might be shared and the building management of the ongoing program might be reduced to one building--at what are anticipated to be substantial savings to the Organization.

Area VI - Buenos Aires, Argentina

The office premises of Area VI, located at Marcelo T. de Alvear 684, Buenos Aires, Argentina, were purchased in 1959 and expanded by an additional purchase at the same location in 1965/1969. Over the years numerous maintenance and parking problems have arisen, which have become acute in the last five years due to the probable need to replace the electrical system, elevators, and similar condominium services of the premises. In addition, since there is no office garage and the city of Buenos Aires prohibits parking in the centrally located area of the office, parking of official vehicles as well vehicles as of the staff in general has become extremely difficult. As a result, a study is being conducted of the feasibility of selling this property and purchasing adequate space at a more appropriate building.

The ongoing program of maintenance management continues to be applied at all the installations in the Americas, in order to achieve cost reduction goals consistent with long-term, nonrepetitive maintenance operation principles.

b) Report on the Program of Loss Prevention and Management for Several Pan American Centers

In January 1977 the Organization initiated the implementation of a program of loss prevention management for several of its multinational Centers in the Americas.

It is important to note that this program was established with the dual aim of preserving the vital assets of the Organization and of advancing the well-being and safety of the staff working at these Centers by providing them a secure environment.

Visits were made by a consulting firm and PAHO staff to the Institute of Nutrition of Central America and Panama (INCAP), the Pan American Foot-and-Mouth Disease Center (PANAFTOSA), the Pan American Zoonoses Center (CEPANZO), the Regional Library of Medicine and the Health Sciences (RLM), the Pan American Center for Sanitary Engineering and Environmental Sciences (CEPIS), in South and Central America, as well as to the Caribbean Epidemiology Center (CAREC) and the Caribbean Food and Nutrition Institute (CFNI). During the first quarter of 1979 follow-up visits took place to INCAP, PANAFTOSA, CEPANZO, and RLM.

All of the safety and protection measures that have been taken have not only achieved a greater capability to prevent exposure to harm and loss, but have improved operational and program performance and efficiency. Those program areas covered--aimed at achieving the maximum goal of the total protection concept--included awareness and attitudinal response, fire protection, safety and accident prevention, asset protection, personnel protection, training, control systems for protection, and emergency preparedness.