

122nd Session
Washington, D.C.
June 1998

Provisional Agenda Item 5.3

CE122/19 (Eng.)
3 April 1998
ORIGINAL: ENGLISH

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

Resolution CD31.R12 of the 31st 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 a previously approved project in Brazil. It also includes new funding requests to continue with the maintenance and repair projects in Brazil and to carry out repairs to the curtain wall windows and the machine house roof at the Headquarters Building.

1. Status of Previously Approved Project: Maintenance and Repairs of the Brazil Building

Stage I of this project (a total of \$204,000) was approved by Resolution CE116.R5 of the 116th Session of the Executive Committee (1995). The work entailed the provision of fire 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 was completed within the budgeted amount.

Stage II (a total of \$212,000) was approved by Resolution CE120.R12 of the 120th Session of the Executive Committee (1997). The work entails replacement of light fixtures, cubicles for copiers and printers, and remodeling of bathrooms. It is expected that all work will be completed by the end of 1998 within the budgeted amount.

2. Proposed New Projects

2.1 *Maintenance and Repairs of the Brazil Building (Stage III)*

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 and partially carried out, as indicated above. It is now proposed to continue the work as follows:

2.1.1 Installation of Heat-Insulating Film on the Windows

The design of the building causes solar energy to accumulate in the interior, exposing the staff to excessive temperatures, especially in the afternoon. Ceiling fans have been installed, but the results have not been satisfactory. It is now proposed to install heat-insulating film on the large window surfaces of the east face of the building to reduce the solar load to acceptable levels.

2.1.2 Floor Repair and Floor Coverings

After more than 20 years of use, the present carpeting is moldy and ragged, and has also been damaged by the deterioration of the underlying concrete floor slabs in a number of places. It is proposed to repair the slabs and to install a floor covering that is economical and easy to maintain.

2.1.3 Painting and Repair of Exterior and Interior Walls and Exterior Walkways

Both exterior and interior walls and exterior walkways have been badly stained over the years by the red dust typical of the region and seasonal downpours. Periodic remodeling and repair of the walls has left irregularities in the surfaces, and other sections of the plaster are badly in need of repair. It is proposed to replaster and repaint as required to restore functionality and appearance.

2.1.4 Expansion of the Warehouse

As the program of technical cooperation in Brazil has grown, the storage needs of the PAHO/WHO Representative's Office have increased. The present warehouse space is inadequate both in terms of design (access, ease of movement) and square footage, making it necessary to store materials outside under the building overhang with the

consequent risk of theft or damage. It is proposed to remodel and expand the existing facility to about twice its present size.

2.1.5 *Documentation Center*

This heavily utilized facility is located in a space inadequate to store the current collection of literature and make it available to a growing user public. Furthermore, the placement of heavy books in the current second floor location exceeds the approved floor loading and is beginning to have adverse structural effects. It is proposed to construct a ground-level facility with sufficient space for the needs of current and future users.

The total cost of the above items is estimated at \$350,000. No further maintenance and repair to the Brasilia building should be needed in the foreseeable future.

2.2 *Repairs to the Curtain Wall Windows and the Machine House Roof at the Headquarters Building*

2.2.1 *Caulking of Curtain Wall Windows*

The problem of water infiltration at the PAHO Headquarters building has been a persistent one over the years. In 1987, by Resolution CE99.R14 of the 99th Session of the Executive Committee, replacement of all caulking around the fins and windows of the building exterior was approved. However, it was subsequently decided to defer this action, in the hope that some roof repairs and partial replacement of caulking would be sufficient. Over the past 10 years, caulk replacement has been carried out piecemeal in many areas, but the leak problem has persisted and intensified, and more systematic action can no longer be postponed. At the recommendation of PAHO's consulting engineers, it is proposed to remove the existing caulk from all windows and fins, replacing it with a modern durable material.

2.2.2 *Repairs to the Machine House Roof*

As noted below, new heating and air conditioning equipment will be installed in the machine house during 1998 at considerable expense. The machine house roof has been patched numerous times over the years, and is now experiencing a number of serious leaks which represent a hazard to the new equipment. It is proposed to completely remove and replace the old roofing materials to ensure a watertight seal.

The total cost of the above items is estimated at \$200,000. Reimbursement of 25% of this amount will be requested from the WHO Real Estate Fund.

3. Other Projects

In light of the precarious condition of the existing Headquarters building heating and air conditioning equipment, the Director has decided to allocate miscellaneous income in an amount of \$1.4 million to purchase and install new boilers and chillers. The work will be completed by the end of 1998.