



PAN AMERICAN HEALTH ORGANIZATION
WORLD HEALTH ORGANIZATION



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PAHO BUILDINGS AND FACILITIES

This document reports on previously approved and new projects financed from the PAHO Building Fund and extrabudgetary sources.

1. Status of Previously Approved Projects Financed from the Building Fund

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. The following activity has occurred since the last report to the Committee in June 1998.

1.1 Maintenance and Repair of the PAHO Office Building in Brasilia, Brazil

Stage I of this project (a total of US\$ 204,000) was approved by Resolution CE116.R5 of the 116th Session 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 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 entailed replacement of light fixtures, cubicles for copiers and printers, and remodeling of bathrooms. As with Stage I, all work was completed within the budget.

Stage III (a total of \$350,000) was approved by Resolution CE122.R14 of the 122nd Session of the Executive Committee (1998). It includes installation of heat-insulating film on the windows, floor repair and coverings, painting and repair of exterior

and interior walls and exterior walkways, expansion of the warehouse, and construction of a documentation center. Work has begun on painting and walkways, and construction of the documentation center is targeted to begin in early July. It is expected that all work will be completed within in the budget by the end of 1999.

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

These items were also approved by Resolution CE122.R14 of the 122nd Meeting of the Executive Committee (1998) at a total cost of \$200,000. All curtain wall windows have now been re-caulked and the machine house roof has been repaired. Reimbursement of 25% of total cost has been requested from the WHO Real Estate Fund.

2. *New Projects Financed from the Building Fund*

No new projects using Building Fund resources are proposed at this time.

3. *Other Projects*

3.1 *PAHO Headquarters Building Heating and Air Conditioning Units*

The replacement of the PAHO Headquarters Building heating and air conditioning units (boilers and chillers) was satisfactorily completed one month ahead of schedule at a cost of \$1.1 million, about 20% under the original estimate, financed by extrabudgetary funds.

It may now be necessary to perform extensive deferred maintenance and replacement of the other components of the heating and air conditioning system. Serious corrosion problems have been detected in the pipes that distribute heated or chilled water to the floor air induction units in offices throughout the building. An engineering consultant has been retained to carry out a study and provide repair estimates. Replacement of the induction units themselves may also be required. The committee will be kept informed regarding these matters.

3.2 *Modifications to PAHO Office in Caracas, Venezuela*

Modifications of the PAHO-owned PWR office in Caracas, Venezuela, will be carried out during 1999, also financed by extrabudgetary resources. Patchwork repairs to this building over the years have led to a shabby appearance in the public areas and to crowded and difficult staff working conditions. These problems will be corrected by

repositioning of air conditioning equipment, relocation of storage areas, modification of internal partitioning, and construction of additional bathrooms. The cost will be approximately \$200,000.

3.3 *New PAHO Office Buildings in Honduras and Mexico*

There are no developments to report regarding these two projects as no agreements have been reached with respect to the land to be used for the construction of the PAHO buildings. Negotiations with the Mexican government regarding possible sites are continuing. The projects will be maintained in an inactive status and a report will be submitted to the Executive Committee if and when new developments take place.