



PAN AMERICAN HEALTH ORGANIZATION
WORLD HEALTH ORGANIZATION



130th SESSION OF THE EXECUTIVE COMMITTEE

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Provisional Agenda Item 5.4

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PAHO BUILDINGS AND FACILITIES

This document reports on the renovation of the PAHO Headquarters Building previously approved by the Executive Committee using PAHO Building Fund resources. It also proposes one new project for the Committee's approval.

1. Status of previously approved PAHO headquarters building renovation project

At its June 2000 meeting, the Executive Committee approved a temporary increase in the Building Fund ceiling to a level of US\$ 13 million to complete the renovation of the PAHO headquarters building. Aside from some minor site work and replacement of air handling equipment, the project was completed on schedule in early December 2001 with the return of the last organizational units from temporary space at the Organization of American States Administration Building. We expect that the total cost of the project will come in slightly under the \$13 million budget.

Taking the work performed during the renovation together with other items already carried out in 1998 and 1999, PAHO's heating and cooling systems have now been almost entirely replaced or upgraded. New heating and cooling sources (boilers and chillers) as well as a cooling tower were installed, the main air handler is in the process of replacement, corroded piping was replaced, and new heating/air conditioning units were provided in each office.

Virtually all asbestos-containing materials were removed from the building. Abatement was conducted in strict compliance with the United States Environmental Protection Agency regulations and District of Columbia codes and certified by an independent monitoring company. A roof-to-basement sprinkler system and an upgraded fire alarm system were installed and tested. The elevator cabs and corridor call stations have been adapted to meet applicable United States "Americans with Disabilities Act"

(ADA) and local building code regulations. ADA-compliant toilets and door hardware have been installed, and building entrances and exits have been modified, taking ADA standards into account where feasible.

The redesign of the office floors has afforded an opportunity to improve staff working conditions. The new design provides better lighting and an ergonomically improved office environment that will help to avoid repetitive-stress injuries. Most floors have pantry areas suitable for quick breaks (including refrigerators for food storage) as well as conference rooms to facilitate in-house meetings.

Overall, the PAHO Headquarters Building Renovation project can be considered a significant success, especially given the tendency of projects of this kind to fall behind schedule and suffer cost overruns. Special appreciation has been expressed to all PAHO staff for their cooperation and patience during a difficult but productive remodeling exercise.

2. New project proposal: repair of concrete slabs in the headquarters building garage

Over the years, several areas of concrete in the basement and sub-basement garages have deteriorated severely due to wear and water damage. Patch repairs have been made from time to time, but the problem has progressed to the point where sizeable portions of the floors now need to be cut out and repoured. It is also advisable to provide special waterproofing to avoid water damage in the future. The total cost of this project is \$220,000.

3. Action by the Executive Committee

The Executive Committee may wish to consider a resolution in the following terms:

Proposed Resolution

THE 130th MEETING OF THE EXECUTIVE COMMITTEE

Having reviewed Document CE130/25, which reports on actions taken by the Secretariat in relation to an approved project financed by the PAHO Building Fund and describes an additional project requirement,

RESOLVES:

To approve the project for repair of concrete slabs in the headquarters building garage for an estimated cost of \$220,000.