

The Latin Patriarchate of Jerusalem

Aboud Community Hall – Ramallah District 4th Quarter and End of Project Report (As of Jan. 31st, 2007)



March 2007

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I. Project Description

The Latin Patriarchate Parish complex in Aboud is composed of a church, an elementary school, priest residence, a clinic and a small old hall used to support the school and parish activities. The school, in spite of being elementary, attracts children from the neighboring villages as it offers quality affordable education in a healthy educational atmosphere. The thirty year old hall is in a bad situation as it is in desperate need for maintenance and rehabilitation in addition to the fact that it is too small to house the different activities.

In response to the insufficient community facilities LPJ, has designed a project that addresses the local parish's desperate need for extra space with a total budget of \$180502. The proposed project aims at rehabilitating the existing hall and building a two storey extension which is composed of a 150 square meters basement and an extension that connects with the existing hall with a total area of 150 square meters. The existing hall together with the proposed extension will compose a 300 meter community hall that will serve the needs of the local parish on the long run. Once completed, the project will serve the near to three thousand people of the village both Christians and Muslims, the 250 pupils of the school and Aboud's Latin scouts group. All will benefit equally from the project.

II. General Progress of work

The different activities of the project were concluded by the end of September achieving the work plan with some deviation in the planned quantities (described below). The outputs of the project are:

- **Skeleton Work of a total area of 368 SQM**
- **Fortifying foundations of old building.**
- **False ceiling for both old and hall and extension.**
- **External Sewerage system.**
- **Air-conditioning excluding the final installation of equipment.**
- **Finishing works of extension of existing hall**
- **Upgrade of existing hall with a total area of 175 SQM.**
- **Installation of electrical fittings.**
- **External works & landscaping**

The team assigned by LP to the project included:

- 1- Full time site supervisor;
- 2- Part time site engineer;
- 3- Part time procurement officer;
- 4- Part time admin assistant;

About Community Hall – 4th Quarter and End of Project Report

Besides the LP's full time supervisor, the department's technical team conducted site visits every 7-10 days and met with the contractors to monitor the quality of the work executed against technical plan and time frame.

III. Amendments and Constraints

The project experienced some deviation from the planned budget as follows:

- 1- The rates illustrated in the budget for concrete works varied because of some technical and logistic difficulties connected to the site.
- 2- A new septic tank with an extra budget of \$9000, which was designed to be executed as part of a later stage of external work, is added to the present work plan as the old septic tank is hardly enough for the existing facilities and has to be evacuated twice a month not to mention the additional area to be connected to the old septic tank.
- 3- Reinforcement of the foundations of the existing community hall. The need emerged as a result of site excavations that exposed the foundations of the old building.
- 4- Installation of air-conditioning ducting especially if the ducting work was postponed for a later stage it will cause large damage to the false ceiling.
- 5- Installation of false ceiling in the hall as the slabs of the old hall and extension are not at the same level.
- 6- The deadline assigned for the conclusion of the works was not be met as block, plastering and electrical works subcontractors have not met their obligation and LP made the necessary requirements to make right.

Appendix 1

Percentage of Completion Report

Latin Patriarchate of Jerusalem

Aboud Community & School Hall
Final Progress Report
As of Dec. 31st, 2006

No.	Description	% of Completion of Activity
1	Skeleton Work	100%
2	Finishing Works	100%
3	Electrical Works	100%
4	Mechanical Works	100%
5	External Works	100%

Appendix 2

Photos

Aboud Community Hall – 4th Quarter and End of Project Report



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