

***Latin Patriarchate of Jerusalem***

**Latin Patriarchate Community Center - Beit Jala  
Third Quarter Report  
(As of Jan.31<sup>st</sup>, 2007)**



**March 2007**

## **Contents**

- I. **Project Description**
- II. **General Progress of Work**
- III. **Constraints and Amendments**

### **Appendixes**

**Appendix 1 Percentage of Completion Report**

**Appendix 2Photos**

**I. Project Description**

The Latin Convent in Beit jala has long faced the problem of providing enough room to support a variety of social, spiritual and educational activities necessary for the local parish. The convent’s facilities include an old fascinating church, seminary school, priests’ residence, a secondary school, a kindergarten and a small hall housing scouts and other religious and social activities.

As a response to the lack of room within the facilities of the Latin convent, a multi purpose hall is proposed as an important support for the various activities sponsored by the Latin Convent in Beit Jala. The beneficiaries of the project include the 913 students of the high school and kindergarten, the 350 Latin families of the local parish, the 250 members of the Latin Patriarchate's Papal scouts troop in addition to other Beit Jala Residents. The proposed Latin Patriarchate's Community Center, BJCC, is a 443 square meter building situated next to the convent and designed to serve many purposes. The proposed works also include erecting a six meter high boundary wall capable of holding the enormous weights of soil behind.

**II. General Progress of Work**

His Beatitude, Patriarch Michael Sabbah, officially inaugurated the hall on August 20<sup>th</sup>, 2006. The outputs include:

- Construction of 450 m<sup>2</sup> multipurpose area in addition to an 86 SQM mezzanine. Total area 536 SQM. External Works including a 20 meter long six meter high boundary wall and landscaping of a total area of 389SQM.
- Installation of sanitary units including one for handicapped & Kitchenette.
- Installation of electrical fittings.
- External works & landscaping.

The table below illustrates the status of the project’s activities:

<b>No.</b>	<b>Description</b>	<b>Percentage of completion</b>
1	Skeleton work	100%
2	Stone Works	100%
3	Finishing works	100%
4	External Works	100%
5	Electrical Works	100%
6	Mechanical Works	100%

## **BJCC – 4th Quarter and End of Project Report**

A total number of 29 contracts have been signed with local contractors. Purchase of materials and supplies were made and the number of suppliers dealt with is 38.

The total number of man-working days amounted to 2741 with a total number of beneficiaries of 52 all of which fall within the category of sole providers of their families.

The technical and administrative team assigned to project included:

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

### **III. Constraints and Amendments**

The project experienced some delay because of the reasons illustrated below. The overall plan was not affected.

- 1- The rare nature of the materials delivered such as construction steel with 32 mm diameter and aluminum profiles and colors.
- 2- Work also experienced minor delay as a result of a work accident when the excavation for the boundary walls damaged a water reservoir in a neighboring piece of land and water leaked into the foundations.
- 3- Bad weather as the project started in autumn and continued during winter.
- 4- Six meter high steel beams to support the formwork of the slab were rare and took sometime till procurement department managed to hire them.
- 5- Quantities in external works are larger than planned due changes in design as requested by owner.

The ongoing planning of the project has adapted to the time lost by re-scheduling the different activities to put the scheme back into the designed time frame. Measures included overtime work, more effective performance and working on weekends.

# **Appendix 1**

## **Percentage of Completion Report**

## BJCC – 4th Quarter and End of Project Report

No.	Description	Percentage of completion
<b>A</b>	<b>Required Civil Works</b>	
1	<b>Mobilization Works and Engineering Design Works and Municipality fees and Surveying.</b>	100%
2	<b>Excavation, Backfilling and compaction Works</b>	
2.1	General Excavation	100%
2.2	Excavtion for foundation	100%
2.3	Excavation near retaining wall and road of neighbour.	100%
2.4	Compactor Fees for two days for slab on grade.	100%
3	<b>Framework, Reinforcement and Concrete Works</b>	
3.1	Foundations and column necks	100%
3.2	Basement Wall with waterproofing protection layer.	100%
3.3	Ground beams with waterproofing protection layer.	100%
3.4	Slab on Grade	100%
3.5.1	Main Columns	100%
3.5.2	Spiral and shear wall Columns	100%
3.6	Shear Walls	100%
3.7	Drop Beams	100%

## BJCC – 4th Quarter and End of Project Report

3.8.1	First Slab (height 3.25 m)	100%
3.8.2	Second Slab (height 6.25 m)	100%
<b>4</b>	<b>Stone Work</b>	
4.1	Stone Work Cladding with steel mesh.	100%
4.2	Stone Work with casting concrete of thickness 20 cm	100%
4.3	Lintels for Parapet.	100%
4.4	Lintels for Windows and Doors.	100%
4.5	Supply and install tiles for internal stairs.	100%
4.6	Supply and install tiles for external stairs.	100%
4.7	Pointing	100%
	<b>Sub Total Skeleton Works</b>	
<b>5</b>	<b>Block Works</b>	
5.1	Supply and install 10 cm blocks for walls and sections.	100%
5.2	Supply and install 15 cm blocks for the external wall.	100%
5.3	Concrete lintel belt	100%
<b>6</b>	<b>Plastering Works</b>	
6.1	Apply internal plastering for walls and (ceilings where needed)(Musmar, Rough and Fine Plastering )	100%
6.2	Apply External Plastering for external walls (5 Coats layers) with chemical compounds.	100%
<b>7</b>	<b>False Ceiling</b>	0%
<b>8 opt.</b>	<b>Gypsum Boards for internal Decoration.</b>	100%
<b>9</b>	<b>Painting Works</b>	
9.1	Emulsion Painting for walls.	100%
9.2	Policide Painting for ceilings in kitchen and bathrooms.	100%
9.3	Oil Painting for walls of height 1.5 m.	100%
9.4	Painting for Steel protection windows and doors and handrails.	100%

## BJCC – 4th Quarter and End of Project Report

9.5	Painting for wooden doors.	100%
<b>10</b>	<b>Tile Works</b>	
10.1	Supply and install Terrazzo tile 30cm * 30cm and pointing	100%
10.2	Skirting 7 cm	100%
10.3	Supply and install Cermic Floor tile 20cm * 20cm for Bathrooms and pointing.	100%
10.4	Supply and install Cermic Wall tile 30cm * 20cm for Kitchen and Bathrooms and pointing.	100%
10.5	Supply and install Ceramic Floor Tile 33cm*33cm for Kitchen and pointing.	0%
10.6	Mechanical Polish and wax for tiles.	0%
<b>11</b>	<b>Waterproofing Works</b>	
11.1	Petal layer before waterproofing of slope 1%.	100%
11.2	Water Proofing for the roof by using asphalt rolls.	100%
11.3	waterProofing For walls.	100%
11.4	Apply poligag layer for parapet.	100%
11.5	Apply sika top 107 for bathrooms and kitchen.	100%
<b>12</b>	<b>Wooden Works</b>	
12.1	Supply and install Wooden doors.	100%
12.2	Supply and install wooden kitchen cabinets with granite ccountertop.	100%
<b>13</b>	<b>Metal Works</b>	
13.1	Supply and install steel protection window.	100%
13.2	Supply and install steel doors including emergency door.	100%
13.3	Supply and install Steel Handrail for Staircase.	100%
13.4	Supply and install Steel Handrail for mezaneene.	100%
13.5	Supply and install steel phason window of arch shape with special coloured glass.	100%

## BJCC – 4th Quarter and End of Project Report

<b>14</b>	<b>Aluminum Works</b>	
14.1	Supply and install aluminum windows.	100%
14.2	Supply and install aluminum main entrance door with triplex 3/3 glass	100%
No.	Description	Percentage of completion
15	External Work	
15.1	Retaining Walls of Height 7.5 m and length 30 m.	
15.1.1	Excavation	100%
15.1.2	Foundations work	100%
15.1.3	Walls work	100%
	Sub Total (USD)	
15.1.4	Fence for retaining wall.	100%
15.2	Ramp for stairs of hall	100%
15.3.1	Boundary wall of height 1.5 m near road.	100%
15.3.2	Stone Work Cladding with steel mesh and pointing.	100%
15.4	Basecourse and asphalt for roads near the center.	100%
15.5	External plastering for wall.	100%
15.6	Boundary wall for the road of the neighbour.	100%
15.7	Curbstone and walk away.	100%
15.8	Supply and install agricultural soil. The cost includes waterproofing for the basins.	100%

## BJCC – 4th Quarter and End of Project Report

REV 0 DATED 10/7/2006

Item	Description	Percentage of completion
1	<b>Main installation Earthing System</b> Supply, install, test and connect ready for operation the earthing system according to plans, specification, and the instructions of the supervising engineer, and connection to main earthing busbars in the M.D.B.	
a	3x30mm galvanized strip welded to foundation reinforcement with 1x16mm <sup>2</sup> wire in 1" conduit to main earthing copper busbar in MDB, including all necessary accessories as per drawings and engineer instructions.	100%
b	General Earthing System complete with 3 earth copper rods, f 19m 1.5m long, copper clamps, checking manholes, conduits, and copper wires as shown on drawing.	100%
c	Earthing connection to the main water pipe, and before and after the water meter including all conduits, wires, copper glands ...etc.	100%
2	<b>Main and Sub Main Electrical Distribution panels boards:</b> Supply, install and connect the following distribution boards with all wiring and accessories complete with body framework, wiring and making terminal unit, H.R.C. fuse, fuse carrier, circuit bre	
a	M.D.B. – Ground Floor.	100%
b	S.P. – Ground Floor.	100%
3	<b>Main and Sub main Electrical Feeders</b> Supply, install and connect the feeders cables circuits from the (M.D.B.) electrical distribution panel with all accessories needed to be ready for operation according to plans, specification and engineer's instruction	
a	(3 x 6) mm <sup>2</sup> N2XY cable to S.D.B.	100%
b	(5 x 10) mm <sup>2</sup> N2XY cable Rate Only	100%

## BJCC – 4th Quarter and End of Project Report

<b>4</b>	<b>Power Riser System</b> Between Electrical Panels Boxes Supply, install and prepare the following P.V.C and/or Flexible taken Fireproof conduits with the pull wires, pull boxes, manholes and all needed accessories and civil works etc. As Shown in the drawings.	
a	f 36 – From main electrical company to proposed M.D.B. in the center.	100%
b	f 36 – Conduit	100%
c	f 29 – Conduit	100%
d	f 23 – Conduit	100%
e	f 16 – Conduit	100%
<b>5</b>	<b>Sub Installation</b>	
	Supply, install, connect, test and ready for operation all materials for complete points for switches, sockets, cover plates, conduits, fireproof conduits wires, cables, terminals, and all necessary connections and accessories. (Gewiss Type – white color)	
a	One way single pole lighting switch. GW20571 IP-10 250V.	100%
b	Ditto – but waterproof.	100%
c	Intermediate Switch	100%
d	Two way switch. GW20576 IP-10 250V	100%
e	Any kind of lighting point.	100%
f	External & Yard Center lighting point	100%
g	Power Socket outlet – 1 x 16 A. GW20220 IP-16 250V	100%
h	Ditto – But waterproof.	100%
i	Disconnected double pole ON/OFF switch + indication lamp. GW20504	100%
j	3 x 2.5 mm <sup>2</sup> power cable sub – circuit.	100%
k	3 x 1.5 mm <sup>2</sup> lighting cable sub – circuit.	100%
l	Fire photo smoke/heat detector point	100%
m	indoor/outdoor siren point for fire alarm system	100%

## BJCC – 4th Quarter and End of Project Report

n	Telephone outlet with 4 x 0.5 mm <sup>2</sup> Teldor Taken cable.GW20272	100%
o	Television socket. GW20228	100%
r	Low Voltage Point.	100%
<b>6</b>	<b>Low Voltage System:</b> Low Voltage panels: Supply, install and test with commissioning the following framework low voltage panels complete with all accessories.As described in the drawings	
a	M.L.V. Panel Box.	100%
b	L.V. Panel Box for Stage	100%
<b>7</b>	<b>Low Voltage Riser System</b>	
	Supply, install and prepare the following P.V.C. taken conduits / fireproof conduits with the pull wire and all the needed accessories as specified in drawings.	
a	f29 – for main Telephone line.	100%
<b>8</b>	<b>Lighting Fixtures:</b>	
<b>8.1</b>	<b>Install, prepare and test the following lighting fixtures complete with all needed accessories.</b>	
a	Any kind of ceiling / false ceiling under truss, wall lighting fixtures.	100%
b	External and Main Yard Sport Lighting Fixtures.	100%
<b>8.2</b>	Supplying, Testing and Commissioning the following lighting fixtures including tubes, starters, capacitors, ballast and bulbs according to drawings, specifications engineer approval. (OSRAM Lamps)Day Light as shown in drawings.	
a	TYPE (A) LIGHTING FIXTURE 4* 18 watt type Gaash or equivalent	100%
b	TYPE (AE) LIGHTING FIXTURE 4* 18 watt type Gaash or equivalent with emergency light	100%
c	TYPE (B) LIGHTING FIXTURE spot light2*13 watt	100%
d	TYPE (C) LIGHTING FIXTURE spot light2*13 watt with glass cover	100%
e	TYPE (D) LIGHTING FIXTURE .2*36 watt flourecent type gaash water proofor equivalent	100%
f	TYPE (G) LIGHTING FIXTURE with sign exit	100%
g	TYPE (F) LIGHTING FIXTURE .external projector H.P.S 1*70 watt type gassh or equivalent	100%
h	TYPE (E) LIGHTING FIXTURE type new light with helogen lamp	100%

**BJCC – 4th Quarter and End of Project Report**

**REV 0 DATED 10/7/2006**

Item	Description	Percentage of completion
1	Supply and install 4" Red U. P.V.C pipes embedded in walls, slabs, and between manholes, or in ground for sewage disposal, vent and rain water, complete with all necessary fittings such as; elbow, T , Y, reducer, Rubber joint, etc.. . Price shall be included.	100%
2	ditto but 6" pipes	100%
3	ditto but 4" pipes	100%
4	supply and install F.D.4" type holiot red in w.c. price includes adjustable chrome plated 15*15 cm cover, the rate shall include for all connections with drain pipes 2",4" and as site engineer request	100%
4.A	dito but C.B.4"	100%
4.B	ditto but C.B. 6"	100%
5	supply & install pre cast concrete circular manholes 60cm type ready mix ,price includes heavy duty cast iron covers and frames with all necessary excavation and backfilling sand 20cm around pipes and surplus all disposal from site all as drawings and site	100%
6	supply & install roof rain water drain .price including stainless steel 30*30 cm connection in 4" elbow roof drain.	100%
7	supply and install of a stainless steel floor drain grille with cover of same material of size 100*20*20 cm, price includes all connections and 8"/6" gulley trap and all as drawings and site engineer request	100%
8	supply & install galvanized sheet metal to cover pipes different sizes for hot water on roof .price shall include all fittings and hangers, elbows 90 deg. Or 45 deg. to fixed pipes	100%
9	supply & install centrifugal fan type s&p or vortice CA250 CODE 16050 price includes all opening in wall by hilti and all electrical works includes switches, cables, conduits, boxes, and connection to M.D.B all as drawings and site engineer request	100%
10	supply and install galvanized air duct of varies thickness as required by ashrae, price to include all hanging, digging, and frames around duct passing through walls. Price includes all grilles and flexible pipes and dampers and all fittings to complete job.	100%

**BJCC – 4th Quarter and End of Project Report**

11	supply&install gas cylinders no 2 price includes metal cabinet for two cylinders ,regulators,meters,copper pipes from cylinder to copper gas collector, gas collector, copper pipes from gas collectors to each outlet,valves,and all works to complete job as on	100%
12	supply and install water tanks 2000 litre capacity fabricated from galvanized steel 1.5mm average wall thickness made locally,price included metal stand 2m height 4mm thick ,valves,over flow,float valve,woods and all connections to city water and main fee	100%
13	supply and install galvanized steel solar panels with foam insulated capacity 3000w each as made by original .price shall includes 180 litre hot water tank from same factory,the tank shall be insulation from inside and with electric heater 2000 watt,price	100%
14-a	Supply and install 1" galvanized steel pipe sch.40 (Akko-blue sign) for cold water The price include connecting the pipes with the existing tanks with all necessary fittings such as elbow,T, reducer union, valves, & as shown on drawings.	100%
14-b	ditto but 1/2" for main city water	100%
15	supply&install cross linked PE pipe type pexgol,the price shall includes copper elbow inside walls,1/2"male and female adaptors and all needed accessories and cement covering included materials(cement,sand,gravel(,and connections between copper collectors	100%
16	supply and install cold water collector type giacomini. With all required hangers and supports ,main valves and branch valves,male and female nipple 1/2" ,end piece and AAV ,steel cabinet with fabricated paint size 85*85*13 cm all connections in main feede	100%
17	supply&install kitchen sink stainless steel double of size 80*40 cm for kitchen price includes chrome plated mixer type hamat alegro 300175, price to includes 1/2" angle valve type nil ,plastic syphon type holiot,and all connections and fitt	100%
18	Supply and install of vitreous china oval size 55*41 cm type harsa ,complete with chrome plated gear mixer type hamat alegro ref 300142 or 300141 ,plastic syphon type holiot,1/2"*3/8" chrome plated valves type nil ,and all connections	100%
19	as item 17 but wall hung wash basin for handicapped with supports arm type bobbrick and long lever mixer	100%

## BJCC – 4th Quarter and End of Project Report

20	supply and install of wall hung W.C type harsa , including flush valve type tower stop ,metal frame brackets, solid seat cover from same type,all fittings and connections to drainage and cold water,chrome valve 1/2"*1/2" and what ever need to complete job	100%
21	ditto but for handicapped with all supports arm type bobbrick	100%
22	supply and install stainless steel hand dryer type bobbrick free hand,price includes all electrical works from MDB to haand dryer with all fittings	100%
23	Supply and install urinell unit with flush valve.	100%
24	Galvanized Ducting system at false ceilings.	100%

# **Appendix 2**

## **Photos**

## BJCC – 4th Quarter and End of Project Report



Hall view from two different elevations



The interior of Hall



## BJCC – 4th Quarter and End of Project Report

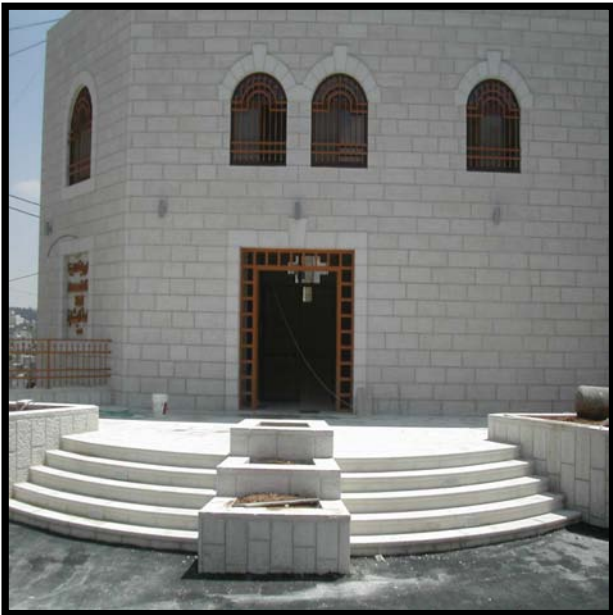


Painting, aluminum windows, lighting fixtures and floor tiles



Sanitary Unit

## Hall Services



Annunciation Hall..... Promise is delivered