

**Latin Patriarchate of Jerusalem**  
**Sisters' Convent-Nablus**  
**4th Quarter and End of Project Report**  
**(As of Jan.31st, 2007)**



**March 2007**

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## **I. Project Description**

The nuns' convent in Nablus is part of the Latin Patriarchate complex in the city. The complex consists of a church, parish hall, school and kindergarten, external playgrounds and nuns' and priests houses.

The renovation of the nuns' house is part of a comprehensive tender awarded to a well established construction company in Nablus. The contract includes the planned works of:

- Nablus Nun's convent
- Rafidia Church
- Latin Patriarchate School – Nablus
- Boundary Wall surrounding the newly acquired land

The nuns' convent works include profound renovation of the bathroom, replacing the existing windows with new aluminum ones, painting and whitewashing, in addition to general maintenance works

## **General Progress of Work**

LPJ hired the services of an engineering office to manage Nablus projects including preparing tenders, assigning site engineer and preparing technical progress reports. LPJ assigned the required the required technical and administrative team to the project/s which included:

- Part time technical manager
- Part time procurement officer
- Part time Accountant
- Part time admin. assistant

The works of the project, along with the other projects in Nablus, were awarded to Brothers Construction Company in Nablus. The contract included both materials and labor. The works of the project were concluded in August 2006. The outputs of the project include:

- Bathroom Renovated
- Aluminum Windows
- Painting and White washing

## **II. Constraints and amendments**

The primary obstacle facing the management of the project was the restrictions on the mobilization of personnel to the north from Bethlehem a fact that forced LPJ to use the help of external engineering office to run

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the daily activities of the project with direct coordination with LPJ's technical department.

# Appendix 1

## Percentage of completion report

### Nuns Convent - Nablus/ Rafidieh

	<b>CIVIL WORKS</b>	
1	<b>Demolishing Works</b>	
1.01	Demolish the Existing Walls and removing debris out of the site . Also disconnect the water electrical connection and provide any pipe fittings or pipes to provide the existing building with alternative water connection as per Engineer approval.	100%
2	<b>Concrete Block Walling</b>	
	The contractor, shall when pricing the rates of this bill take into consideration all cost incur upon him and allow for the cost and expenses of all requirements stipulated in the special specifications, preambles, drawings and general specifications of the contractor, and whatever necessary to accomplish the work according to engineer's requirement and specifications. Contractor should submit a sample of each material for approval before using it.	
3	Supply of materials and building 10-cm thick hollow concrete block of (10X20X40) cm block of first class, price includes all cost of reinforced beams and its reinforcement over all window and door openings, and along all walls at the same height, backing mortar, workmanship etc..Price to include R.C. Beams with width 10X15 cm min height, all around and over the total length of the block walls .	100%
4	<b>5 -Plastering Works</b>	
4.1	<b>Internal Plastering.</b>	
	The contractor, shall when pricing the rates of this bill take into consideration all cost incur upon him and allow for the cost and expenses of all requirements stipulated in the special specifications, preambles, drawings and general specifications of the contractor. and whatever necessary to accomplish the work according to engineer's requirements and specifications. All area measured net and voids to be deducted.	
	20mm thick, three coat plaster include one layer of musmar including all necessary requirement such as angles beads, ends and expanded metal lath ,wire mesh, strips at joints of different background and along all electrical and mechanical installations etc... in accordance to Engineer's requirement and specifications.	100%

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	<b>Total Page 7</b>	100%
5	<b>Tiling work</b>	
5.1	<b>Ceramic Tiles:</b> Supply and install glazed ceramic tiles spanish or equivalent 25x30*0.8 cm class (A) for walls as specified and approved by the Engineer . The price includes the mortar (1:3) for fixing the ceramic,antifugus grouting material as specified . The rate includes also mitered edges or aluminum protection angles.The colour to be submitted for the approval of the Engineer.	100%
5.2	Supply and install 30x30x0.8cm Non-slip ceramic tile Spanish first class (A) for flooring as specified and approved by the Engineer , the mortar (1:3) the sand cement fill . Grouting with antifungus materials as specified . The color to be submitted for the approval of the Engineer.work includes tiles skirting instalation(7cm hieght)	100%
5.3	Supply and install windows sills local marble ( jammain alamud) various width 30 mm thick curved at one side from the inside and fixed from the inside of the windows. Width and length must be submitted for approval.	100%
	<b>Carpentry and Joinery</b>	
6	<b>Wooden Doors:</b>	
	Supply and install 4.5 cm thick wooden door with hard frame. Plywood veneer red 5 mm thick ARAD or ELARN, including ironmongery, glass, cylinder WALLY type, handle ECO PL. Y85.OBG Golden Color with cylinder lock WALLY ART 262 45mm made in ITALY or equivalent, master and ground Master key, kick plates, door Stopper, painting of prime coat and two coats of putty , under coat and two oil - paint coats in accordance the specifications. price include Supply and install wooden frame and sub frame, all to the Engineer requirements. Work shop drawing is required for approval before fabrication.	
6.1	Wooden doors type D2 , size (0.80X2.10)m	100%
	<b>Total Page 8</b>	100%
7	<b>Painting work</b>	
	The contractor, shall when pricing the rates of this bill take into consideration all cost occur upon him and allow for the cost and expenses of all requirements stipulated in the special specifications, preambles, drawings and general specifications of the contract, and whatever	

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	necessary to accomplish the work according to engineer's requirements and specifications. The contractor should allow in his pricing that the engineer will use as many different colors or combination of colors to meet an approved color scheme. All paint works should conform to 1st class Tambour or equivalent quality instruction regarding number of coats, rate of application or drying time. All protection and care should be taken against paint drips, drops, droplets, and brushing.	
7.1	Polysid paint Tambour or equivalent to cement ceiling plaster in accordance with specification ( stopping putty one prime coat and three coats of Polysid) .	100%
7.2	Acrylic emulsion paint to cement plaster in accordance with specifications for walls. ( one prime coat, two putty coat and three coat of emulsion paint, Tambour or equivalent.	100%
7.3	Supply and apply oil paint Tambour or equivalent, for steel windows protection according to specification.Price to include preparing the existing paint for windows and steel doors .	100%
7.4	Maintenance for existing steel door price include all materialsuch as cylinder wally type bolts ...etc according to site visit.	100%
8	<b>Aluminum Work</b>	
	Supply of materials, manufacture and install of aluminum windows and doors with section 4+9+4-mm (three way) clear double glass panels, price includes all hardware accessories, handles, hinges, locks, weather stripping rubber, galvanized sub frame 2mm thick, silicon sealant (917 Dow corning) aluminum section profile shall be informal ROM 65 or ROM 70 or equivalent for dry keep opening profile Rom 50 with any Real color as per the architects instructions. Contractor shall prepare shop drawing and take measurements on site, also contractor shall submit a full scale sample opening according to drawings. and whatever necessary to accomplish the work according to engineer's requirements and specifications.	
8.1	supply and install windows deferent sizes	100%
	<b>Total Page 9</b>	100%
9	<b>Electrical Works</b>	
	Lighting Fixtures:	

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	Install, prepare and test the following lighting fixtures complete with all needed accessories.	
	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	
9.1	Supply and install 2*36w type gaash or according to site approval	100%
9.2	Supply and install 2*13 pl type puma or new light according to site approval	100%
10	<b>Mechanical Works</b>	
10.1	Supply and install 4" UP.V.C pipes and fittings, such as	
	elbow, T, reducer, Y, etc. for waste sewage disposal	
	and vent stack as shown on drawings Pipes for drainage and rain water	
	Price shall include for digging for pipes, supports,	
	hangers and laying at least 8cm. Concrete around	
	the underground pipes.	
	Approved manufacturer for pipes and fittings:	
	HOLIOT SN8 (Red pipes).	100%
10.2	Same as above but 2" & 1 1/4" diameter pipes	100%
10.3	Supply and install 4"UP.V.C floor drain	
	including chrome plated 11 x 11 cm. Screwed type	
	cover as specified with connection to 4" UP.V.C existing pipe	
	Pipe and 1 1/2" and 2" plastic drain pipe of the different	
	fixtures such as basin, sink. etc.	
	complete with rubber joints, record, smooth drilling hole for pipes and mastic seal (holiot red)	100%

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	Total Page 10	100%
10.4	Supply and install clean out openings as shown on	
	the drawings, complete with chrome plated closed	
	11 x 11 cm. Screwed type.	100%
10.5	Supply, install brass collectors type "NTM", price	
	including all necessary fittings such as main valves	
	, branch valves, unions, nipples.	
	And fixing it inside steel cupboard :	
10.5.1	16/3/4" / 6	100%
10.5.2	16/3/4" / 4	100%
10.6	Supply and install xlpe cross linked pipes 16mm aquapex	
	For all branches between manifold and fixtures angle valves	
	Valves in walls, and also non-corrugated sleeve 25mm.	
	The plastic box that contains the elbow or injasseh for	
	Fixing on wall , and brass elbow itself for connecting to :	
10.6.1	Angle valve	100%
10.6.2	Ditto but 20mm	100%
10.6.3	Ditto but 25mm	100%
10.6.4	Supply and install factory made painted steel cupboard	
	With double door for collectors. The price includes all T	

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	Required accessories such as hinges, locks with keys	
	And fixing Parts.all 50*60cm size cupboard	100%
	<b>Total Page 11</b>	100%
10.7	Supply and install wall hung wash basin including.	
	White colour	
	Hot and cold water mixing faucet.	
	Two 1/2" x 3/8" angle valves type NIL 1432	
	1 1/4" chrome plated P-trap ITALY	
	plated copper tubing between valves and	
	faucet.	
	Chrome plated screws with washers.	
	connection to supply piping.	
	connection to floor trap or box.	
	Fixture manufacturer: Harsa model alpha code 106	
	collection ref 45/35/18cm.	
	Mixing faucet :E.C.A	100%
10.8	Supply and install water closet floor mounted	
	complete with the followings:	
	Fixture manufacturer: harsa with 9lt cistern plasson	
	Stainless steel paper holder. And hard solid seat cover	
	13mm chrome plated stop angle valve type NIL 1832 and chrome	
	Plated hose all as drawings and specifications	100%
10.9	Supply & install floor standing shower tray size	

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	70*70 cm type Ideal standard SAN REMO model	
	R3507 or equal approved.	
	Price include chrome plated shower gear mixer type Ideal standard model A2650NU plus kit2 , complete Shower set A2683 and A3052 or equal approved Complete with hand shower flexible hose 150cm length, Fixing anchor, shower siphone heavy duty type lipski, Recessed soap stainless steel	100%
	<b>Grand Total after discount</b>	100%

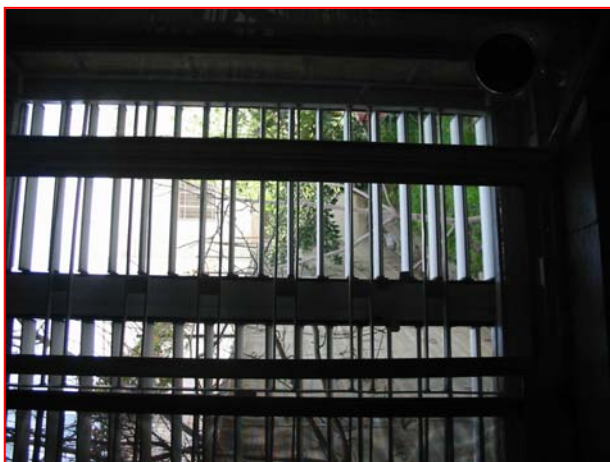
# Appendix 2

## Photos

Convent before Restoration



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Convent Renovated

