

## United Nations Development Programme

Programme of Assistance to the Palestinian People  
برنامج الأمم المتحدة الإنمائي / برنامج مساعدة الشعب الفلسطيني



Date: 28 May 2009

Reference: Semi-Final Report – Tulkarem Hospital

**Project Name:** Rehabilitation of Tulkarem Hospital – Phase III  
**Project Number:** PAL/00/J13  
**UNDP Head Engineering Unit:** Walid Hasna  
**UNDP PMO:** Nader Atta  
**UNDP Engineers:** Maher Kaloti  
**UNDP Site Engineer:** Hisham Shukri  
**Contribution of the Government of Japan:** USD \$2,300,000  
**Report Date:** April 2007

### I. BACKGROUND & OBJECTIVES:

The project described in this report pertains to the third stage of the planned expansion and modernization of the Tulkarem Government Hospital in the West Bank through a contribution of US\$ 2,300,000 made available by the Government of Japan. The two previous phases of the project were also funded by the Government of Japan, for a total amount of US\$4,050,000 million. UNDP through its Engineering Department will serve as Executing and Implementing Agency for the project. The project represents a major step in the implementation of the Palestinian Authority's Master Plan for the Development of Eight Government Hospitals in the West Bank.

Tulkarem Hospital was selected as the first hospital to be assisted due to the large population of the Tulkarem District which is among the most heavily populated of the West Bank, with a 2004 population estimated at about 173,000. The hospital-bed /population ratio in the district was the lowest in the West Bank, namely 0.45 per 1000 population, versus an overall average for Palestine of close to 1/1000. The ratio of physicians to population is also the lowest in the West Bank, namely 0.53 per 1000 persons, and third lowest in availability of nurses.

The existing hospital was an old, poorly equipped and over-crowded facility with a total bed - capacity of 64 and was incapable of providing the quality of care and services which the residents of the district require. It was classified as a district hospital which is reserved as a secondary referral facility for an extensive network of Primary Health Care Centers throughout the district, and in turn is supported by Nablus Hospital for more complicated treatment needs.

The full Master Plan for Tulkarem Hospital has been revised downward from the planned construction of a 6 floor facility with a bed-capacity of 136 to a well equipped three floor facility with a bed capacity of 84. The funds available under this project will permit completion of the first floor of the planned building, providing much needed space for essential support departments now crowded in the old building. As part of the revised master plan, all wards will eventually be located in the new building, except for the outpatient clinics, operating theaters, and pharmacy.

At the end of phase III, the services will have been completed.



- (a) Addition of one new story encompassing roughly 2000 square meters, with a bed capacity of 84, including four in the intensive care unit.
- (b) Rehabilitation of the operating theaters, pharmacy, and outpatient clinics in the old hospital building.
- (c) The basement floor will comprise of the following units:
  - Emergency Room, Kitchen and Dining Room, Central Sterilization Unit, Machinery, and Stores
- (d) The ground floor will comprise of the following units:
  - Laboratory, Radiology, Obstetrics and Gynecological Surgery, Archives, Administration, and Pediatric Unit
- (e) The first floor ( this project) will comprise of the following units:
  - Internal Medicine, Intensive Care Unit, Female Surgery Department

The net result of these developments will be greater access of the people of Tulkarem District to hospital treatment and care; an improvement in the quality of the care provided by the hospital; and improved working conditions for the medical, nursing and technical hospital staff resulting in greater job satisfaction and ability of the hospital administration to attract and retain qualified staff.

## II. PROJECT ACTIVITIES & STATUS:

After consultation with the Ministry of Health regarding the works to be implemented through this grant, the UNDP/PAPP invited five consultancy firms to participate in the tender of the design works.

Of the five firms invited, three responded with bids. After UNDP/PAPP evaluated the technical and financial bids, and only after the UNDP/PAPP Contracts, Assets, and Procurement Committee reviewed and approved the Procurement process, was the tender awarded to the Consultancy Firm, Community Development Group, in the amount of US\$25,710.

The Ministry of Health technical team was involved throughout the design process, in order to ensure that the final designs meet the standard requirements and are acceptable to the Ministry. Upon final approval of the completed design works by the Ministry, UNDP/PAPP initiated the process to tender the construction works for the additional floor as well as the rehabilitation works for the old building.

For the construction tender, seven pre-qualified contracting firms from the Northern West Bank were invited. All seven contracting firms responded to the tender. Based upon the bid analysis which was in favour of the lowest bidder, the amount of US\$1,750,331 was awarded to Arab Real Estate Company for the works associated with the Hospital. A contract was signed with the construction company on June 5, 2001 and handover of the site occurred on June 11<sup>th</sup>, 2001. Project works were expected to last for a duration of 15 months (see obstacles section).

All initial works for the additional floor and rehabilitation of the old building have been completed. The works completed for the new floor encompass the following:

- Surgery department which includes two major surgery rooms, one minor surgery room, recovery room, medical stores, nurse station, doctors rest area, male and female changing rooms, sterilization zone and medical report office.
- Patient wards; including 35 beds in the male ward and 28 beds in the female ward.





- Staff and Doctors Rooms, and nurse stations.
- Stores, kitchenette, and service rooms.
- Waiting and reception zones for the visitors.
- Installation of a new bed elevator.
- Installation of a new generator.
- Construction of a machine room (Air Conditioning Equipment) on the roof.
- Complete Electrical, Mechanical, and Medical Gases Systems including the erection of a new chiller, for air handling units, fan coils, fire fighting system, public address system, and nurse call system.

As for the rehabilitation works, the following task have been completed:

- Rehabilitation of the adjacent old building which was the old hospital operating theatre in order to service the new Intensive Care Unit (ICU) and introduce 6 beds as well as administration offices.

The facility has also been completely furnished by the Ministry of Health and is currently being operated at full capacity.

In addition to the construction works, a vehicle was purchased for the project to transport project staff to and from the site. Finally, US\$5000 was allocated to the Palestinian Counselling Center to equip, furnish, and operate a Children's play area for traumatized children in the Hospital.

Although all initial works have been completed and the final payment to the contractor was made in October 2005, savings in the amount of US\$78,660 (programmable budget) remain on the project and the funds have been allocated to rehabilitate the existing finishing works for the pediatric ward (400 Square meters) of the hospital including plastering, aluminium windows, doors, floor tiles, painting, and purchase spare parts for the electro-mechanical works.

For these works, five Contractors were chosen to be invited for the competitive bidding process. M/S Beit Al Arabi for Engineering and Construction was chosen for the works in the amount of US\$ 68,199.23 and a contract was signed in July 2006. In addition, an amendment in the amount of US\$9,801.80 was signed for additional works associated with the original contract. As of this report all rehabilitation works have been completed. The spare parts have been ordered from Amman for the Air Conditioning system, however, due to clearance requirements at the border crossing there has been a slight delay in the delivery of the goods. UNDP's procurement unit is following up on the matter and we expect all clearances to be provided by the end of May 2007. We also expect all disbursements to be expended by end of June 2007.

### **III. OBSTACLES ENCOUNTERED:**

The project experienced substantial delays due to the violence and continuous Israeli Incursions into the West Bank city of Tulkarem, which limited the movement of people and goods.

As a result of the situation, approximately 88 days of curfews were imposed on the city, thus resulting in total work stoppage. In addition, another 87 days of curfews were imposed, however, on these days some works were able to proceed due to workers facing less hindrances in reaching the site. Due to these circumstances, the duration of the project which was estimated at 15 months increased.



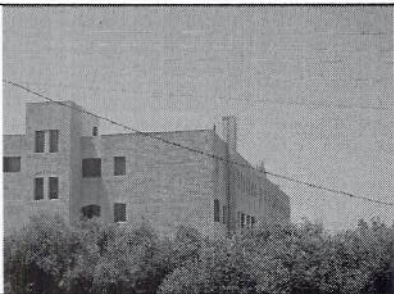
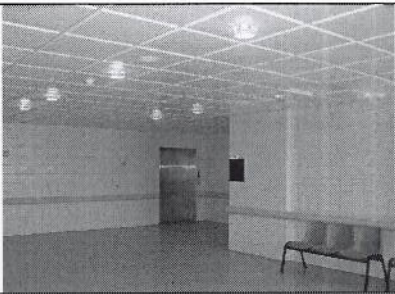



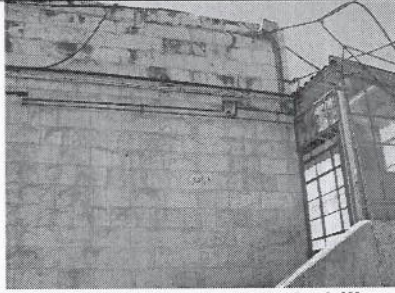
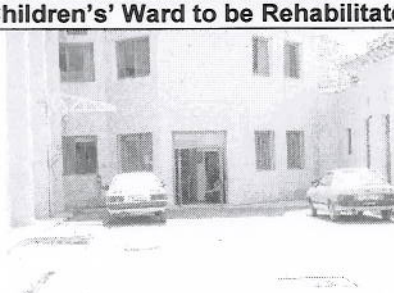
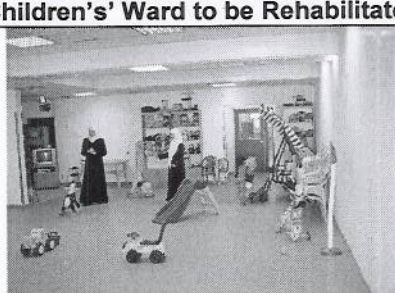
#### IV. FINANCIAL STATUS:

The total project budget funded by the Government of Japan for Phase III is US\$ 2,300,000 subject to a flat 8% Administrative and Operational Support cost. As of this report, US\$2,276,925 (including Management fees) or 99% of the grant has been disbursed. The below table show the disbursements through April 2007 against all project activities.

<b>Description:</b>	<b>Estimated Allocated Amount in US\$:</b>	<b>Disbursements Through April 2007 in US\$:</b>
Construction of a new Floor on the new Hospital and Rehabilitation of the old Hospital including water treatment system.	1,832,991	1,811,625
Site Engineer(s): Civil, Electrical, & UNV	224,354	224,354
Design costs	25,710	25,710
Children Play Area	5,000	5,000
Project Vehicle (UNDP)	16,625	16,625
Miscellaneous	24,950	24,950
<b>Subtotal</b>	<b>2,129,630</b>	<b>2,108,264</b>
UNDP AOS @ 8%	170,370	168,661
<b>Total</b>	<b>2,300,000</b>	<b>2,276,925</b>



**PROJECT PICTURES:**

	
	
 <p><b>Children's' Ward to be Rehabilitated</b></p>	 <p><b>Children's' Ward to be Rehabilitated</b></p>
	 <p><b>Children's Play Area</b></p>