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## MOFA – China Progress Report

### (I) Report Summary

<b>Title of the project</b>	Construction of the Office Building and Equipping of the Palestinian Ministry of Foreign Affairs - MoFA Award Number : 00051015 Project Number: 00063303
<b>Date of the approval</b>	Original agreement: 04 October 2008, Amended on 05 September 2010
<b>Project Budget:</b>	\$11,050,273.68
<b>Period covered by the report</b>	01 June 2011- 31 August 2011.
<b>Names of UNDP Officer in charge, and Engineering Officer with their contact address</b>	Project Manager: Rami Yazbak, E-mail: rami.yazbak@undp.org, Mobile: 054-817-67476 Programme Analyst: Ivan Carmi, E-mail: ivan.carmi@undp.org, Mobile: 054-817-4144 Engineering Analyst: Johny Theodory, E-mail: johny.theodoy@undp.org, Mobile: 054-817-4035
<b>PA Counterpart:</b>	Palestinian Ministry of Foreign Affairs

### (II) Summary of the project

*The project aims to construct the new building of the Palestinian Ministry of Foreign Affairs (MoFA) in Ramallah for a total space of 9,842 Square Meters -housing some 400 MoFA staff, with a total grant value of USD 11 Million generously donated by the People's Republic of China. UNDP/PAPP is also complementing the physical component, through its Capacity Development Initiative (CDI) Programme, to assist in developing the MoFA capacities, within the MOFA Strategy.*

*Under this cost-sharing agreement, UNDP/PAPP has committed to support the project through covering, from its own resources, the cost of the Project Implementation Unit (PIU) for a period of 18 months.*



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### (III) Project component

Component	Budget	Project site
Construction and finishing works for the Ministry of Foreign Affairs building	\$ 11,050,273.68	Ramallah, oPt

### (IV) Narrative Report:

The Original Third-Party Cost Sharing Agreement was signed between Chinese Ministry of Commerce "Donor" and UNDP/PAPP, on 04 October 2008 for a total grant value of USD Four Million. Another Tripartite Agreement was also signed on the same day in Ramallah by the Palestinian Minister of Foreign Affairs (MoFA), Dr. Riyad Al Malki, Ambassador Yang Weiguo representing the Government of China, and UNDP/PAPP as the executing/implementing Agency.

Following the signing of the original agreement, and based on a request from MoFA, discussions took place between the Chinese Government and MOFA to increase the grant allocation to include a larger building with additional floors. As the negotiations were concluded, the Cost-Sharing and Tripartite agreements were amended on 05 September 2010 between the three parties to reach a total of USD 11 Million, with a total construction space of 9,842 M2.

Moreover, the design and technical drawing were amended to fulfill the new MoFA needs. As a result, the technical Bill of Quantities was modified and approved by MoFA, in addition to the review being cleared with the Chinese Technical delegation that had visited the occupied Palestinian territory (oPt) for this purpose.

As outlined in the Tripartite Agreement and discussion, the Ministry of Foreign Affairs proceeded to recruit an Engineer representing its interest as the project beneficiary. As it was not possible to recruit an engineer from MoFA, UNDP/PAPP and MoFA agreed to assign a third-party site engineer from the "Palestinian Economic Council for Reconstruction – PECDAR" to act as a Technical Representative and the beneficiary's "Owner's Representative".

During the first three months, excavations were completed. So far, foundations, car parks in the two basement floors including the water wells, and three office floors are completed. In total the concrete works of about 5,594 m2 out of 9,842 m2 are completed.



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**Project timeframe, schedule status, progress of activities, and tasks & measures**

Indicated output	Activities	Timeframe							Schedule Status	Activities done in the reporting period	Remaining Work	Tasks & Measures
		2010		2011								
		1 Q	2 Q	3 Q	4 Q	1 Q	2 Q	3 Q				
Output 1:	Package 1: Skeleton works				X	X	X	X	X	X	X	<p>The Skeleton works are ongoing and underway as scheduled. No obstacles have been encountered during the reporting period.</p> <p>Time extension s expected for the skeleton works package due to the modification of the type of footing.</p> <p>Follow up and coordination efforts from all concerned parties with Ramallah Municipality to be provided for solving the issue of the construction permit for the building.</p> <p>Communications with the electrical company to remove the high voltage electrical pole</p>
									<p>Civil works was awarded on the 24 November 2010.</p> <p>The site was officially handed over on 16 December 2010.</p> <p>Mobilization activities- completed.</p> <p>Excavation works - completed.</p> <p>Concrete works are progressing</p> <p>Overall progress 50%</p>	<p>45% of the concrete works 100% of the stone works – collecting samples by contractor</p> <p>100% of the steel structure works</p> <p>100% of the Insulation, Roofing and Expansion and/or Seismic Joints.</p>	<p>The Skeleton works are ongoing and underway as scheduled. No obstacles have been encountered during the reporting period.</p> <p>Time extension s expected for the skeleton works package due to the modification of the type of footing.</p> <p>Follow up and coordination efforts from all concerned parties with Ramallah Municipality to be provided for solving the issue of the construction permit for the building.</p> <p>Communications with the electrical company to remove the high voltage electrical pole</p>	

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Indicated output	Activities	Timeframe								Schedule Status	Activities done in the reporting period	Remaining Work	Tasks & Measures	
		2010				2011								
		1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q					
Output 1:	Package 2: Finishing and Electro-Mechanical works								X	X	X	X	<p>Completing the pre qualification for tendering process. Contract awarding</p> <p>Commencing the finishing and electro-mechanical works.</p>	<p>New arrangements have been recommended to combine the finishing and electro-mechanical works under one package.</p>

**Project Completion Date:**

It's expected to complete all project activities by June 2013.





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## (V) Financial report

### Chinese Grant Cumulative Disbursements for period ending 30 April 2011

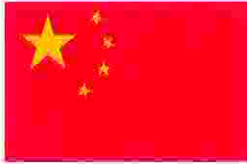
Cumulative Rundown of Expenses ending May 2011

Item	Cost in USD	UNDP
Design Fees	\$49,460.00	\$25,000.00
Management & Reporting Service	\$3,535.74	
Learning		\$8,720.90
Project Staff	\$31,931.17	\$30,494.40
Civil Works	\$1,271,980.32	
Bank Charges	\$192.54	
Sundries	\$606.24	\$162.42
General Management Services (7%)	\$95,039.42	\$0.00
<b>Total</b>	<b>\$1,452,745.43</b>	<b>\$64,377.72</b>

\*It is important to highlight that the financial figures in this report are temporary figures, and may be corrected at a later stage due to exchange rate fluctuations, realized gain/loss or any other possible corrections. UNDP/PAPP's financial system operates in such a manner that the financial system closes in early December of each year and that final expenditure reports reflecting the disbursements and GMS of the previous year are only published in March of the following year.

Rundown of Expenses for Period of  
01 June 2011 - 31 August 2011

Item	Cost in USD	UNDP
Design Fees		
Management & Reporting Service		
Learning		
Project Staff	\$12,500.60	\$17,020.51
Civil Works	\$578,558.10	
Bank Charges		
Sundries	-\$352.47	
General Management Services (7%)	\$41,349.44	\$0.00
<b>Total</b>	<b>\$632,055.67</b>	<b>\$17,020.51</b>



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## (VI) Challenges

MoFA still needs to work on fulfilling its obligations for the Project by finalizing the Building Licensing fees with the Ramallah Municipality. There has been an initial approval of construction by Ramallah Municipality, but it is still awaiting the receipt of the Final Payment of Fees for the license to be issued officially.

MoFA's responsibility also extends to the removal of the High Voltage tower, which is located within the construction site. Originally, it was designed to locate the tower crane at the location of the high voltage tower, however; the location of the tower crane was changed to avoid the delay expected in removing the electricity tower

## (VII) Planned Ongoing Works:

1. Removing the High Voltage tower from its current location and re-install cables underground.
2. Resolving the issue of Financial Fees for Building Licensing with Ramallah Municipality, and Jerusalem District Electricity Company.
3. Installing the temporary power supply, and communication lines for the construction site.
4. Finalizing the Stone issue, type, colors, dimensions, and installation method as per designer recommendations
5. Continuing the concrete works.
6. Tendering the Finishing and Electromechanical works

## (VIII) Pictures of project indicating the progress of the project



Ground Floor Slab for the Reception



Ground Floor Southern wall



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Eastern view of the building



Northern view of the building



Southern View of the building



Western View of the Building





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Southern East Block



High Voltage Pillar

**(IX) Report authorization by UNDP/PAPP**

**Reporting person, title and belongings:**

Rami Yazbak, Project Manager

Johny Theodory, Engineer Analyst

Ivan Carmi, Programme Analyst

**Date of submission: 26 September 2011**

**Supervisor staff with his signature:** Walid Hasna, Team Leader





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## **Monthly Progress Reports (June – August 2011)**







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Programme of Assistance to the Palestinian People  
Infrastructure and Engineering Team



Reporting Period:  
1-Jul-11  
End of Reporting Period:  
31-Jul-11

**Monthly Progress Report**  
Monthly Progress Report No: (7)

<p><b>Project Location:</b> Ramallah - WB</p> <p><b>Donor:</b> Chinese Ministry of Commerce - Beijing through the Representative Office of the People's Republic of China in Palestine</p> <p><b>Counterpart:</b> Ministry of Foreign Affairs</p> <p><b>Start Date:</b> 16.1.2011</p> <p><b>Completion Date:</b> 16.3.2012</p> <p><b>Contract Number:</b> PAL 10-2010-101</p> <p><b>Contract Value:</b> \$3,268,729.55</p> <p><b>Contract Duration:</b> 12 Months</p> <p><b>Contractor:</b> M/S Brothers Company for Contracting</p> <p><b>I &amp; E Team</b></p> <p><b>Head of I&amp;E team:</b> Walid Hasna</p> <p><b>Programme Analyst:</b> Ivan Carmi</p> <p><b>Engineering Analyst:</b> Johny Theodory</p> <p><b>Senior E. Engineer:</b> Wahib Adwan</p> <p><b>Senior M. Engineer:</b> Abdallah Jibreel</p> <p><b>Area Engineer:</b> Munther Abdo</p> <p><b>Project Manager:</b> Rami Yazbak</p> <p><b>Site Engineer:</b> Hisham Shukel</p> <p><b>Site E. Engineer:</b> Hamzeh Abdo</p> <p><b>Site M. Engineer:</b> Victor Ammar</p>	<p><b>ATLAS #</b> 63303</p> <p><b>Project Title</b> Package # 1; Skelton works for the construction of the office building of the Palestinian Ministry of Foreign Affairs</p> <p><b>Project Description</b> Construction of Eleven storey building functional as a Ministry of Foreign Affairs in Ramallah city for a total space of 9,842 Square Meters -housing approximately 400 staff. Package one will include the Skelton works for the construction of the office building.</p> <table border="1"> <thead> <tr> <th>Contract Value</th> <th>Disbursed Amounts</th> <th>Remaining Balance</th> <th>% of disbursements</th> </tr> </thead> <tbody> <tr> <td>\$3,268,729.55</td> <td>\$1,708,604.00</td> <td>\$1,560,125.55</td> <td>52%</td> </tr> </tbody> </table> <p><b>Progress Status</b></p> <p><b>Rate of Progress</b> The civil works contract has been awarded and signed on the 24th of Nov 2011. The site has been officially handed over to the contractor on the 16th of Dec 2011. The Skelton works are underway and going as scheduled.</p> <p><b>% of completion works</b> 37%</p> <p><b>Ongoing Activities</b></p> <ul style="list-style-type: none"> <li>• Form work and steel reinforcement for LL2 FL Slab zone# 5.</li> <li>• Form work and steel reinforcement for 2nd FL Slab zone# 1</li> <li>• Form work and steel reinforcement for 1st FL Slab zone# 3.</li> <li>• Form work, steel reinforcement and concrete casting for walls, cois and elevator walls at first floor Slab zones (3+ 4).</li> <li>• Pre installation for electrical conduits, boxes and mechanical sleeves, pvc pipes within structural elements.</li> <li>• CASTED ELEMENTS;             <ul style="list-style-type: none"> <li>FL Slab for 1st floor zone#1</li> <li>FL Slab for ground floor zone#1</li> <li>FL Slab for ground floor zone# 4 and 3</li> </ul> </li> </ul> <p><b>Issues and Obstacles Encountered</b> Second soil test was performed after site excavations; the proposed type of footing was modified according soil lab recommendations. The quantities of the excavation and concrete are expected to increase.</p> <p><b>Planned key Activities during next month</b></p> <ul style="list-style-type: none"> <li>• Casting 2nd FL Slab zone# 1.</li> <li>• Casting 1st FL Slab zone# 4.</li> <li>• Casting 1st FL Slab zone# 3.</li> <li>• Casting LL2 FL Slab zone# 5.</li> <li>• Form works and steel reinforcement for columns and walls for various</li> </ul> <p><b>Additional Notes</b> A technical committee was established comprising of MoFA , PECDAR ( technical representative of MOFA) and UNDP. The committee is scheduled to conduct site meeting on biweekly basis.</p>	Contract Value	Disbursed Amounts	Remaining Balance	% of disbursements	\$3,268,729.55	\$1,708,604.00	\$1,560,125.55	52%
Contract Value	Disbursed Amounts	Remaining Balance	% of disbursements						
\$3,268,729.55	\$1,708,604.00	\$1,560,125.55	52%						









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Starting Reporting Period:  
1-Jul-11  
End of Reporting Period:  
31-Jul-11

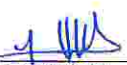
**Monthly Progress Report**  
Monthly Progress Report No: (7)

Progress of Construction Activities			Pictures	
Description	% of completion	Status		
Mobilization	100%	Completed	 General view  Form works for 2nd Floor slab zone 1  West Elevation view  Form works and steel reinforcement for walls and columns	
Excavation Works	100%	Completed		
Concrete Works	48%	Ongoing		
Stone works	0%	None		
Steel Structure Works	0%	None		
Stone Works	0%	None		
Insulation, Roofing and Expansion and/or Seismic Joints	13%	Ongoing		

Project	Total this month	Accumulative total	Daily Average
Personal			
Staff	138	818	4 to 5
Skilled	584	2968	22 to 23
Unskilled	195	855	6 to 7


4/3/2011  
 Engineer/Analyst Date



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Starting Reporting Period:  
1-Aug-11  
End of Reporting Period:  
31-Aug-11

Monthly Progress Report

Monthly Progress Report No: (8)

<p><b>Project Location:</b> Ramallah - WB</p> <p><b>Donor:</b> Chinese Ministry of Commerce - Beijing through the Representative Office of the People's Republic of China in Palestine</p> <p><b>Counterpart:</b> Ministry of Foreign Affairs</p> <p><b>Start Date:</b> 16.1.2011</p> <p><b>Completion Date:</b> 16.3.2012</p> <p><b>Contract Number:</b> PAL 10-2010-101</p> <p><b>Contract Value:</b> \$3,268,729.55</p> <p><b>Contract Duration:</b> 12 Months</p> <p><b>Contractor:</b> M/S Brothers Company for Contracting</p> <p><b>I&amp;E Team</b></p> <p><b>Head of I&amp;E team:</b> Walid Hasna</p> <p><b>Programme Analyst:</b> Ivan Carmi</p> <p><b>Engineering Analyst:</b> Johnny Theodory</p> <p><b>Senior. E. Engineer:</b> Wahib Adwan</p> <p><b>Senior. M. Engineer:</b> Abdallah Jibrean</p> <p><b>Area Engineer:</b> Munther Abdo</p> <p><b>Project Manager:</b> Rami Yazbak</p> <p><b>Site Engineer:</b> Hisham Shukri</p> <p><b>Site E. Engineer:</b> Hamzah Abdo</p> <p><b>Site M. Engineer:</b> Victor Ammar</p>	<p><b>ATLAS #</b> 63303</p> <p><b>Project Title</b> Package # 1; Skelton works for the construction of the office building of the palestinian Ministry of Foreign Affairs</p> <p><b>Project Description</b> Construction of Eleven storey building functional as a Ministry of Foreign Affairs in Ramallah city for a total space of 9,842 Square Meters -housing approximately 400 staff. Package one will include the Skelton works for the construction of the office building.</p> <table border="1"> <thead> <tr> <th>Contract Value</th> <th>Disbursed Amounts</th> <th>Remaining Balance</th> <th>% of disbursements</th> </tr> </thead> <tbody> <tr> <td>\$3,268,729.55</td> <td>\$1,807,187.00</td> <td>\$1,461,542.55</td> <td>55%</td> </tr> </tbody> </table> <p><b>Progress Status</b></p> <p><b>Rate of Progress</b> The civil works contract has been awarded and signed on the 24th of Nov 2011. The site has been officially handed over to the contractor on the 16th of Dec 2011. The Skelton works are underway and going as scheduled.</p> <p><b>% of completion works</b> 42%</p> <p><b>Ongoing Activities</b></p> <ul style="list-style-type: none"> <li>Form work and steel reinforcement for 2nd Floor columns zone# 2.</li> <li>Form work and steel reinforcement for walls and columns LL1 Slab zone# 5</li> <li>Form work and steel reinforcement for 3rd Floor columns zone# 1.</li> <li>Pre installation for electrical conduits, boxes and mechanical sleeves, pvc pipes within structural elements.</li> <li>Preparation works for Tower Crane Foundation</li> <li>CASTED ELEMENTS:             <ul style="list-style-type: none"> <li>FL Slab for 1st floor zone#2</li> <li>FL Slab for LL2 floor zone#5</li> <li>FL Slab for 1ST floor zone# 4 and 3.</li> </ul> </li> </ul> <p><b>Issues and Obstacles Encountered</b> Second soil test was performed after site excavations, the proposed type of footing was modified according soil lab recommendations. The quantities of the excavation and concrete are expected to increase.</p> <p><b>Planned key Activities during next month</b></p> <ul style="list-style-type: none"> <li>Casting 2nd Fl. Slab zone# 2.</li> <li>Casting LL1 FL Slab zone# 5.</li> <li>Form works and steel reinforcement for columns and walls for various locations and levels.</li> </ul> <p><b>Additional Notes</b> A technical committee was established comprising of MoFA, PECDAR (technical representative of MOFA) and UNDP. The committee is scheduled to conduct site meeting on biweekly basis.</p>	Contract Value	Disbursed Amounts	Remaining Balance	% of disbursements	\$3,268,729.55	\$1,807,187.00	\$1,461,542.55	55%
Contract Value	Disbursed Amounts	Remaining Balance	% of disbursements						
\$3,268,729.55	\$1,807,187.00	\$1,461,542.55	55%						







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Starting Reporting Period:  
1-Aug-11  
End of Reporting Period:  
31-Aug-11

**Monthly Progress Report**  
Monthly Progress Report No: (8)

Progress of Construction Activities			Pictures	
Description	% of completion	Status		
Mobilization	100%	Completed	 General view  View for middle zone  Casting First Floor Slab Zone 2  Casting First Floor Slab Zone 4	
Excavation Works	100%	Completed		
Concrete Works	55%	Ongoing		
Stone works	0%	None		
Steel Structure Works	0%	None		
Stone Works	0%	None		
Insulation, Roofing and Expansion and/or Seismic Joints	13%	Ongoing		

Project	Total this month	Accumulative total	Daily Average
Personal	133	951	5 to 6
Staff	446	3409	18 to 19
Unskilled	178	1065	6 to 7

  
Engineering Analyst

5/9/2011  
Date