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Sharafat Social Housing Project - Progress Report One

(I) Report Summary

Title of the project

Sharafat Housing Project in Beit Safafa

Award Number : PAL10-00060779

Project Number: PAL10-00076676

Italian AID: 9554.01.6

Date of the approval

- Original approval by the Italian MoFA: 08 November 2010 (Number 115)

- Original agreement between UNDP/PAPP and the Latin Patriarchate of Jerusalem : 02 February 2011

- Original agreement between UNDP/PAPP and Italian Government: 23 March 2011

- Funds received on 11 May 2011

Project Budget:

Euros 1,060,970.00

Period covered by the report

01 January 2011- 31 October 2011

Names of UNDP Officer in charge, and Engineering Officer with their contact address

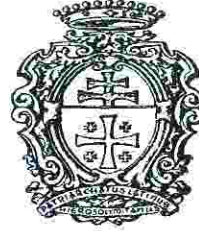
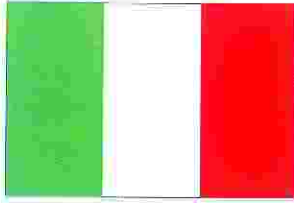
Project Manager: Alessandro Mrakic, E-mail: alessandro.mrakic@undp.org, Mobile: 054-817-3947

Programme Analyst: Ivan Carmi, E-mail: ivan.carmi@undp.org, Mobile: 054-817-4144

Engineering Analyst: Johny Theodory, E-mail: johny.theodory@undp.org, Mobile: 054-817-4035

(II) Summary of the project

Housing problems have been identified as the number one reason for leaving Jerusalem by Palestinian families. UNDP/PAPP is entrusted by the Government of Italy a Grant of US\$ 1.5 million for the implementation of the project to improve the physical and social infrastructure services in the selected areas of the Jerusalem area. The Latin Patriarchate of Jerusalem has been selected for this project as one of the impact areas and the activities will consist of Landscaping, Construction and Finishing Works.



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(III) Project description

	<p>Project site: Beit Safafa – East Jerusalem</p> <p>Coordinates: 31°44'34.50" N 35°11'36.17" E Elev. 2430 ft.</p>
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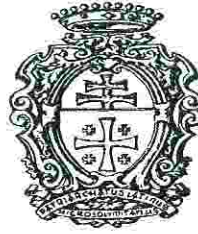
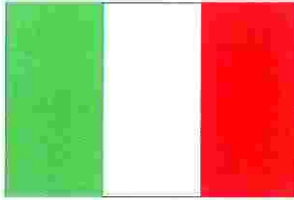
(IV) Project components

Components	Budget
Landscaping, Construction, Finishing Works and Elevators for the Sharafat social housing project in Beit Safafa	\$ 1,097,864.79

(V) Narrative Report:

A Memorandum of Understanding (MoU) was signed on 02 February 2011 between the Latin Patriarchate of Jerusalem, represented by Mons. William Shomali and the UNDP/PAPP Special Representative of the Administrator, Mr. Timothy Rothermel, as the executing/implementing Agency. (Annex 1)

A Third-Party Cost Sharing Agreement was also signed between the Italian Consulate in Jerusalem, representing the "Donor" and UNDP/PAPP, on 25 March 2011 for a total grant value of Euros 1,060,970.00. (Annex 2)



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Following the signing of the agreement, and based on the above mentioned, and duly-signed MoU, UNDP/PAPP approved the design, technical drawing and the technical Bill of Quantities presented by the Latin Patriarchate of Jerusalem's technical consultants Messrs. "Simon Kouba Architects Town Planner". (Annex 6)

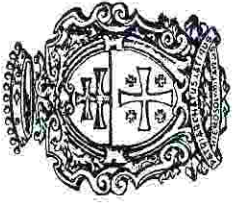
On 07 July 2011 UNDP/PAPP signed a contract for the 'Supply and installation of 9 elevators for the Sharafat Social Housing Project in Beit Safafa' with the International Elevators Group for an amount of USD 302,666.67. On 14 July 2011 UNDP/PAPP proceeded with the handover of the project site to M/S International Elevators Group and on 01 August 2011 the contractor – in line with the proposed and approved workplan - started the civil works. During the first three months, civil works were completed and the contractor started the installation of the elevators (door frames and guide rails) in five of the selected buildings. To date, the contractor was not able to implement all the activities in his work plan, as the Latin Patriarchate of Jerusalem has not been able to live up to its commitment for accomplishing the requested tasks, in order for UNDP/PAPP to implement the elevators' activities on time. (Annex 3 and 3/A)

In particular, the Latin Patriarchate of Jerusalem – in comparison with the approved and signed work plan - did not deliver on time the following items:

1. Temporary electrical 3 phase line for each building;
2. Storage area in each building;
3. Final tiling levels in the phase 2 (3 buildings). (Annex 4)

Based on the above, on 06 October 2011, the Latin Patriarchate of Jerusalem requested UNDP/PAPP to postpone the installation of the 9 elevators for a period of three months. (Annex 5) UNDP/PAPP immediately informed the contractor and requested that he submits modified work plan and to amend the contract either temporarily (3 months delay) or financially (rent of external storage area for three months).

Meanwhile, UNDP/PAPP launched the tender for the external civil works and landscaping. On 20 October 2011, UNDP/PAPP signed a contract for the 'Civil Works at the Sharafat Social Housing Project in Beit Safafa' with M/S Abu Kteish Brothers Company for a maximum amount of USD 747,816.00. The expected date for the project site handover is 14 November 2011.

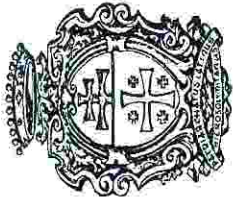
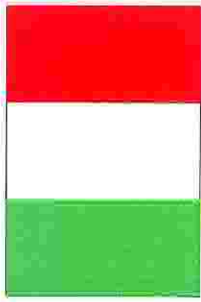


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Project timeframe, schedule status, progress of activities, and tasks & measures

Indicated output	Activities	Timeframe								Schedule Status	Activities done in the reporting period	Remaining Work	Tasks & Measures	
		2011				2012								
		1 Q	2 Q	3 Q	4 Q	1 Q	2 Q	3 Q	4 Q					
Output 1:	Package 1:Elevators			X	X	X	X	X	X	X	Ongoing	<ul style="list-style-type: none"> - Contract was awarded on the 07 July 2011. - The site was officially handed over on 14 July 2011. - Mobilization activities completed and works commenced on 01 August 2011. - Civil works completed in all the 9 buildings. - Lift installation progressing. - Overall progress 40%. 	<ul style="list-style-type: none"> - 60% of the Lift installation. - 100% of Authorized inspection (Israeli TEKEN codes). 	<p>The installation works have been frozen upon the request of the Latin Patriarchate of Jerusalem to start by beginning January 2012.</p> <p>Follow up and coordination efforts from all concerned parties in order to ensure the presence of the temporary electrical 3 phase line and final tiling levels for the phase n. 2 (3 buildings) by the end of 2011.</p>

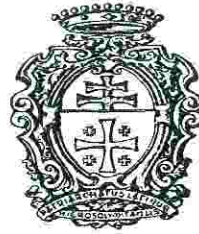
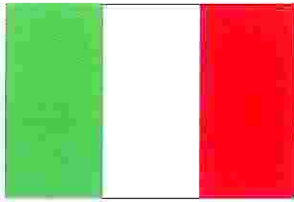


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Indicated output	Activities	Timeframe								Schedule Status	Activities done in the reporting period	Remaining Work	Tasks & Measures			
		2011				2012										
		1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q							
Output 1:	Package 2: Civil works				X				X	X	X		Ongoing	<ul style="list-style-type: none"> - Supply and installation contract was awarded on the 20 October 2011. - Mobilization activities will be immediately completed and works will commence on 21 November 2011. - 100% of the civil works. 	<ul style="list-style-type: none"> - The site will be officially handed over on 14 November 2011. - Mobilization activities will be immediately completed and works will commence on 21 November 2011. - 100% of the civil works. 	<ul style="list-style-type: none"> - Follow up and coordination efforts from all parties in order to smoothly implement the civil works.

Project Completion Date:
It's expected to complete all project activities by August 2012.



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(VI) Financial report

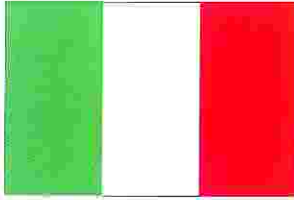
Italian Grant Cumulative Disbursements for period ending 31 October 2011

Item	Cost in USD – Italian Grant	UNDP Resources
Project manager (Dec 10' – Oct 11')	\$66,000.00	
Project Assistant		\$ 12,130.00
IT Equipment		\$1,908.08
Sundries	\$ 1,618.50	\$431.64
Elevators (20%)	\$60,533.33	
Telephone	\$118.92	
General Management Services (7%)	\$8,978.95	
Total	\$137,249.70	\$14,469.72

*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.

(VII) Challenges

The Latin Patriarchate of Jerusalem still needs to work on fulfilling its obligations for the Project by finalizing the agreement with the Jerusalem District Electricity Company- JDECO - to provide a temporary 3-phase electrical line on site and to improve the status of the works in the phases no. 1 and 2 (5+3 buildings) to allow UNDP/PAPP's contractors to install the elevators and to start the civil works (boundary walls, landscaping, etc.).



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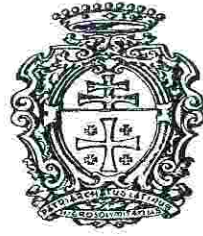
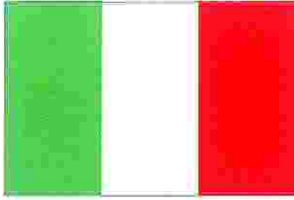
(VIII) Planned Ongoing Works:

1. Providing temporary 3 phase electrical line in each building (by LPJ);
2. Identifying the tiling level in the phase n. 2 (3 buildings) (by LPJ);
3. Finalizing the work plan for the civil works and proceeding with the project site handover (by UNDP);

(IX) Project Photos:



**Phase n.1 – Building n. 1 – Floor level
- Door frames installed**



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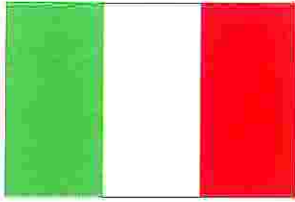
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Phase n.1 – Building n. 1 – Guide rails and cabin installed

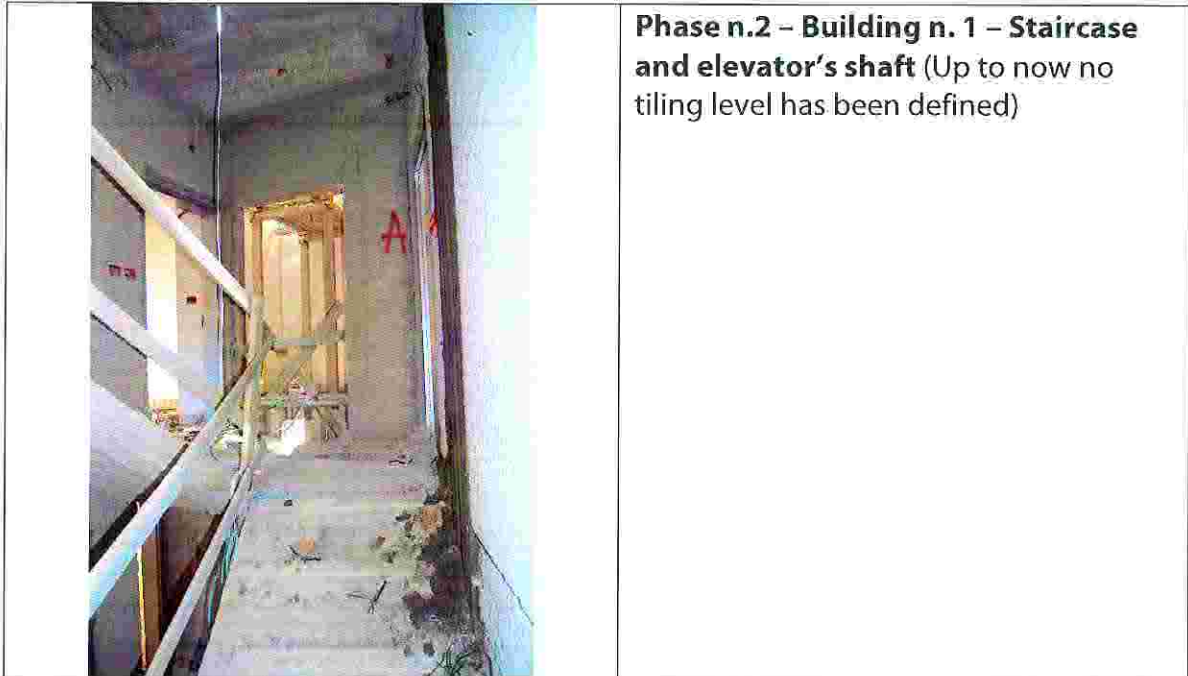


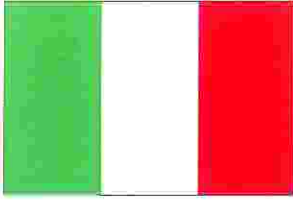
Phase n.2 – Building n. 1 – Scaffolding in the elevators shafts



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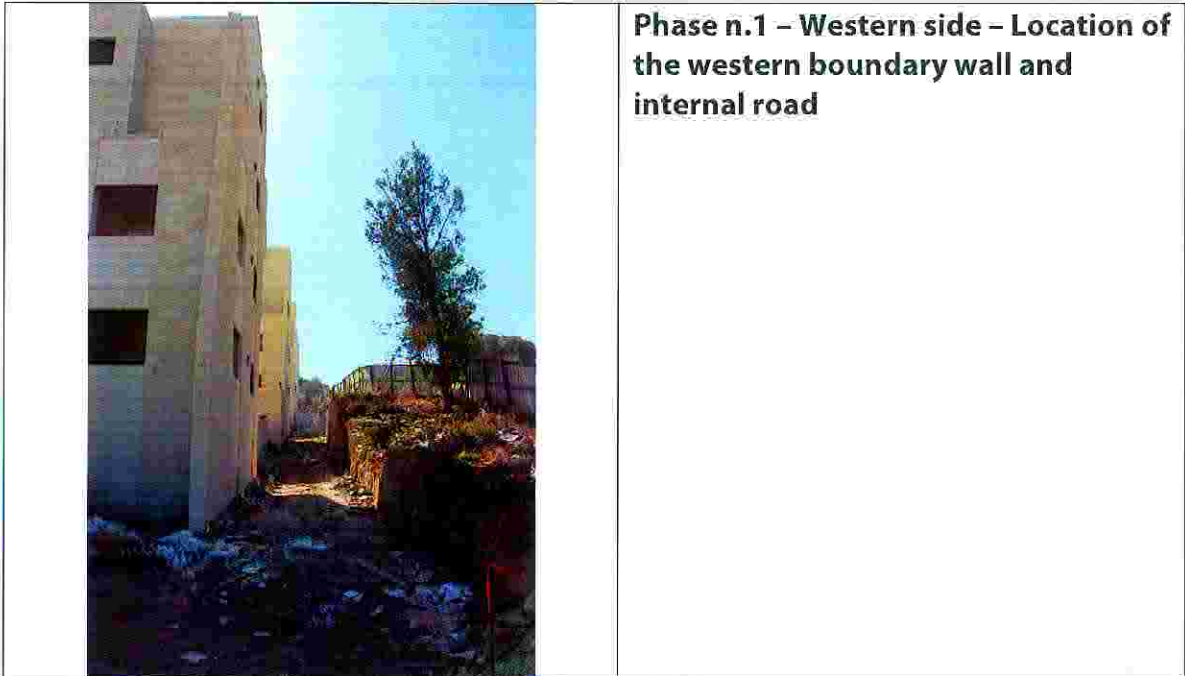
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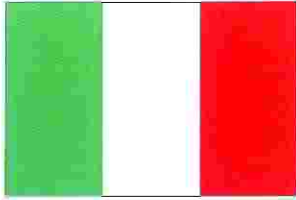




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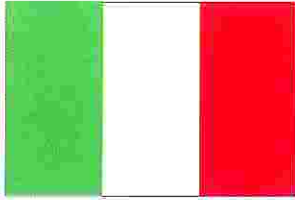
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Phase n.2 – Northern side - Location of the northern boundary wall and internal road



Phase n.3 – Northern side - Location of the northern boundary wall and access road to the project



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(X) Report authorization by UNDP/PAPP

Reporting person, title and belongings: Alessandro Mrakic, Project Manager Johny Theodory, Engineer Analyst Ivan Carmi, Programme Analyst	
Date of submission: 14 November 2011	
Supervisor staff with his signature: Walid Hasna, Team Leader 	

(XI) Annexes

Annex 1 – Memorandum of Understanding between UNDP/PAPP and the Latin Patriarchate of Jerusalem – 02 February 2011;

Annex 2 – Third-party cost-sharing agreement between the Italian Consulate in Jerusalem and UNDP/PAPP – 23 March 2011;

Annex 3 – Letter addressed by UNDP/PAPP to the LPJ (access to site and LPJ commitments) – 03 August 2011;

Annex 3A – Letter addressed by the LPJ to UNDP/PAPP (answer to UNDP/PAPP's letter) – 08 August 2011;

Annex 4 – Minutes of meeting between LPJ, UNDP/PAPP and the International elevators group (Status on the elevators' activity) – 06 October 2011;

Annex 5 – Letter addressed by the LPJ to UNDP/PAPP requesting to postpone the elevators' activity – 06 October 2011;

Annex 6 – Letter addressed by the LPJ to UNDP/PAPP indicating their technical consultant – 24 October 2011.