




Projects library of the specialized group for construction

PUBLIC BUILDINGS

Project	Health (Health-center) UNICEF secondment	
Project name	Post Tsunami School Project in Sri Lanka	
Country	Sri Lanka	
Region/town	Matara / Balapitiya	
GIS data (WGS 84)	Balapitiya	
Project type	New construction	
Typology	Health Facility	
Approach	Contracted construction	
Beneficiaries	Ministry of Health	
Climate	Hot, humid	
Special constraint	Tsunami	
Start / End of project	Jan-2010 / July-2010	
Country GNP		

Base Hospital - Balapitiya

Partners

Organization (donor)	UNICEF
IO/NGO partners	
GO partners	Ministry of Health

Context to project

Initial Situation	Base Hospital
Goals, Beneficiaries	Mother Baby Unit and Lactation Unit with better facilities and new toilet units..
Implementations/Results	Ground floor: 6 offices unit and 1 units of toilets and 1 unit washing room Upper floor: 1 Bed area, dining area, lobby and 1 unit of toilets for ladies.

Reference data (comparative)

Land plot	Total existing land extent =56665.99 m2	Number of blocks	1
Total rooms	12	Number of units	1
Beneficiary /unit	Maximum 8	Total beneficiaries	Approx 24 residing patients
Latrines	2 unit: female	Other infrastructure	Drainage will be renovated around the building
Ground floor (incl. walls)	309.5 m2	Upper Floor (incl. walls)	136.8 m2
Total surface	446.3 m2	Surface / beneficiary	18.16 m2/ beneficiary
Volume (outside dim.)	1537.5 m3	Volume / beneficiary	64.06 m3/ beneficiary
Heated surface	None.	Total cost / Total surface	317.26USD/m2
Total cost (Finalized bills 05/08/2010)	141'592USD (107.5) 15'221'178.00 LKR	With additional cost	5'899USD/beneficiary 64'421LKR/beneficiary



Approach to results

Initial Situation

- 2008 first contact to Hospital
- 2009 Project with Consultant and contact to Ministry of Health
- 2009 December Project for health –facility was approved.
- 2010 January Execution of project started.

Approach

- UNICEF Project called "Tsunami recovery Projects" , implemented by:

UNICEF Team: CMU (Construction management unit) in Colombo and UNICEF team in Galle with two persons (Construction Project Manager, SDC and a National Civil Engineer. They were responsible for controlling, supervising and payments of bills.

Consultant/ Architect: Kahawita de Silva & Associates (Pvt) LTD.

Contractor: Lanka Trading & Construction Co. (PVT) LTD.

Problems/Constraints

- BoQ from Consultant was OK, some items had to be changed.
- Leading Doctor in the Hospital was very cooperative.
- Previous building had to be demolished! No space for contractor!
- New building is in the middle of the hospital, very difficult construction
- Old electric cable had had to be displaced, thanks to good work of doctor and contractor after 3 month it could be done!

Lessons learned

- Small hospital facilities gives good result.
- Never start a new construction, when the infrastructure is not clear. (access road, no electricity and water connection)

Evaluation

- Government and district support was OK.
- Future of health for this area is secured.

Legal framework

Political attachment

Type of ownership

- Ministry of Health (Government)



Construction information		cost repartition
Construction		
Structure	Foundations Walls or columns Facade Roof Earthquake protection	
Materials	Floor surface Walls: Doors Windows Ceiling Thermo insulation	
Watsan	Ceiling Water Toilets Waste water Rain water	
Equipment	Heating system Electricity connection Telephone connection Cooking facilities	
Total (USD)	All Project	141'592 100%

Urban planning		
Distance to :	Village Public transport	100m to village center Bus to Galle and Colombo (about 40 km resp. 70 km) Bus and train from Balapitiya to Galle and Colombo

For further information

Involved SHA construction group consultants	Felix Veith Construction Project Manager SDC, Galle-Office UNICEF
Other involved SHA consultants	Henri Stalder Construction Management Specialist SDC, Colombo Head-office UNICEF
Author / Contact:	Manjula Dabere Project Engineer UNICEF, Galle-Office
Recommended Institutions:	Ministry of Health (MoH), Colombo
Recommended partners:	Consultant: Kahawita de Silva & Associates (PvT) LTD, Balapitiya-site-office and Head-office Colombo Contractor: Lanka Trading & Construction Co. (PVT) LTD, Balapitiya-Office and Colombo Head-office
Recommended books/reports:	
Relevant other projects (links):	



Relevant illustration



First meeting UNICEF CMU-Team with Contractor



Demolition of the previous building



After the demolition



Team meeting with Consultant and Contractor

