



Projects library of the specialized group for construction

**PUBLIC BUILDINGS**

**Project Education (school) UNICEF secondment**

Project name **Post Tsunami School Project in Sri Lanka**

Country	<b>Sri Lanka</b>
Region/town	<b>Matara</b>
GIS data (WGS 84)	<b>St. Servatius College Primary</b>
Project type	<b>New construction and renovation</b>
Typology	<b>Primary School</b>
Approach	<b>Contracted construction</b>
Beneficiaries	<b>Ministry of Education</b>
Climate	<b>Hot, humid</b>
Special constraint	<b>Tsunami</b>
Start / End of project	<b>Dec-2008 / March-2010</b>
Country GNP	



**Partners**

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

**Context to project**

Initial Situation	Before Tsunami old school buildings on Beach Road: Primary & Secondary.
Goals, Beneficiaries	Renovation of school with better facilities for tsunami affected students.
Implementations/Results	Renovation of 38 classrooms, 1 library & 1 computer room, 2 units of new toilets, canteen, storeroom and auditorium with preparation room.

**Reference data (comparative)**

Land plot	6'597m2	Number of blocks	10
Total classrooms	44 (exl.computer,library, science,music & dancing)	Number of units	59
Beneficiary /unit	Primary School up to grade 5	Total beneficiaries	755 Students
Latrines	3 units: male 1 unit : staff (male, fem)	Other infrastructure	Administration, Canteen, Science room, Auditorium Dancing, Shrine, Computer, Watertank
Ground floor (incl. walls)	1'584.26m2	Upper floor (incl.walls)	2'039m2
Total surface	3'623.47m2	Surface / beneficiary	4.80m2 / beneficiary
Volume (outside dim.)	14'729m3	Volume / beneficiary	19.5m3 / beneficiary
Heated surface	None.	Total cost/total surface	80.33USD /m2
Total cost (amended)	291'026USD (107.50)	With additional cost	385.5USD / beneficiary
Contract value 29/09/08	31'285'321.35LKR		41'437.5LKR / beneficiary



## Approach to results

### Initial Situation

- 2004 Tsunami Existing School was heavily damaged.
- 2005 SDC built temporary schooling space.
- 2006 UNICEF took over the school project from SDC and included it in their Tsunami recovery project.
- The new school project was planned to keep the Primary on the same location and to make the Secondary in Rohana School

### 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 and a National Civil Engineer) They were responsible for controlling, supervising and payments of bills.  
Consultant/Architect: LAN Management Development Service  
Contractor: Daya Constructions (PVT) LTD.

### Problems/Constraints

- BoQ from Consultant was not perfect, some items were missing. Contract was made before UNICEF team of South was in action to correct mistakes. Result of this => additional cost!
- Lack of feedback from site managers to HQ of Contractor and Consultant
- Contractor failed to follow time management of construction =>lack of material supply and workers on site are effected that final finishing date had to be extended.
- Feed back from the school (principal) to MoE and return of it was not good. We needed a lot of direct intervention from UNICEF HQ to receive information. (Old school furniture was never removed!)
- We couldn't finish the demolishing of one of the buildings, because before the election (President and then Parliament) there was no more decisions from MoE. ( Feb/March 2010)

### Lessons learned

- Small school complexes in a village gives better result than big school in town.
- More time for revising plans and BoQ by UNICEF would give a better result.
- Contractor is very important. To do such a complex construction (renovation of school during school time!) the contractor has to be evaluated with special experience.

### Evaluation

- Government was not able to give the needed support (TERM).
- Future of education for this area is secured.

## Legal framework

### Political attachment

### Type of ownership

Ministry of Education ( Government )



## Humanitarian Aid construction group

Construction information		cost repartition
<b>Construction</b>		
<b>Structure</b>	Foundations Walls or columns Facade Roof Earthquake protection	
<b>Materials</b>	Floor surface Walls: Doors Windows Ceiling Thermo insulation	
<b>Watsan</b>	Ceiling Water Toilets Waste water Rain water	
<b>Equipment</b>	Heating system Electricity connection Telephone connection Cooking facilities	
<b>Total (USD)</b>	<b>All School Project</b>	<b>266'819 100%</b>

Urban planning		
<b>Distance to :</b>	Center of town	500m
	Public transport	Bus station about 2 minutes Train station about 5 minutes

### For further information

Involved SHA construction group consultants	Felix Veith Constructio Project Manager SDC
Other involved SHA consultants	Henri Stalder Construction Managment Specialist SDC
Author / Contact:	Manjula Dabere Project Engineer UNICEF
Recommended Institutions:	Ministry of Education (MoE)
Recommended partners:	Consultant: LAN Management Development Service Contractor: Daya Constructions (PVT) LTD.
Recommended books/reports:	
Relevant other projects (links):	



**Humanitarian Aid construction group**

Relevant illustration



Auditorium (building C2) after renovation



Playground with auditorium and school bus



Building N (Primary) with 12 classrooms



Classroom of Primary (35m2)



During construction: classroom outside!



Renovated building N (backside)





**Humanitarian Aid construction group**



Building K and I with 14 renovated classrooms



Building H and J with 14 renovated classrooms



New renovated classroom in building H



Playground, renovated building H and Water tower



Entrance with building D: Principal, Computer room & classrooms



New toilet for students (E4 and E6)