

UNIVERSITY FOR DEVELOPMENT STUDIES

PROJECT:- CONSTRUCTION OF 3-STOREY WEST AFRICAN CENTRE FOR WATER, IRRIGATION AND SUSTAINABLE AGRICULTURE (WACWISA) AT THE NYANKPALA CAMPUS OF THE UNIVERSITY FOR DEVELOPMENT STUDIES

(NR/UDS/WK/009/2020)

PROGRESS REPORT AS AT APRIL 24, 2023

CONSULTANTS

WORKS AND PHYSICAL DEVELOPMENT (WPD)

UNIVERSITY FOR DEVELOPMENT STUDIES (UDS)

P.O.BOX TL.1350

Tamale N/R

April 26, 2023

PROGRESS REPORT

1.0 Project name and location: Construction of 3-Storey West African Centre for Water, Irrigation and Sustainable Agriculture (WACWISA) at the Nyankpala Campus of the University for Development Studies (NR/UDS/WK/009/2020)

2.0 Scope of project: Construction of 3-Storey West African Centre for Water, Irrigation and Sustainable Agriculture comprising of:

- :
- (a) 3-Storey Lecture Hall and Offices Complex
Comprising of Sandcrete and Concrete Construction
 - (b) Electrical, Mechanical Installations, Data, Fire Fighting,
Fire Detection Installations and Aircondition installations
 - (c) Landscaping comprising pavement, horticultural works,
Driveways and parking areas
 - (d) Supply of laboratory installations

3.0 Consultants:

- (i) Name of consultants: M/S WPD-UDS
Post Office Box 1350, Tamale
- (ii) Date of engagement: November 19, 2020
- (iii) Total consulting fees: Nil
- (iv) Consulting fees paid to Date: - Nil

4.0 Name of contracts/sub- contractors:

- Main contractors: M/S Larata Co. Ltd
Post Office Box 110
Bolgatanga
- Sub- contractor(s): N/A

5.0 Contracts

- i. Contract award date: - November 19, 2020
- ii. Project commencement date: - December 17, 2020
- iii. Initial completion date: - April 30, 2022
- iv. Expected completion date: May 30, 2022
- v. Contract price: - GH¢ 5,686,000.00
- vi. Details of additional cost to the original contract sum,

5.1 Adjustment/variations/Fluctuations:

Additional cost arose from the following works:

- a) Price fluctuations
- b) Additional works in substructure
- c) Additional works in electrical installation
- d) Construction of Security and Allied services Unit (Shed)
- e) Supply and installation of laboratory equipment
- f) Construction of POP Ceiling
- g) Partition works

Vii. Expected final contract sum (as at 13th February, 2023) - **GH¢ 7,015,725.65**

6.0 Payments

i. Advance mobilization paid with date and details of deductions or refunds:

- (a) Mobilization advance: - GH¢ -
- (b) Payment date: --
- (c) Total refund to date: --

ii. Details of certificates/ previous payments as at April 24, 2023

LIST OF EXPENDITURE

No.	Date	Item Description	Amount GH¢
1	3//2/2021	Interim Payment Certificate (I.P.C.) No. 1	395,838.84
2	25/06/2021	Interim Payment Certificate (I.P.C.) No. 2	800,087.71
3	25/10/2021	Interim Payment Certificate (I.P.C.) No. 3	1,310,770.85
4	03/03/2022	Interim Payment Certificate (I.P.C.) No. 4	1,572,527.27
5	12/4/2022		956,614.43
6	22/08/2022	Interim Payment Certificate (I.P.C.) No. 5 Interim Payment Certificate (I.P.C.) No. 6	1,530,883.64
Total to Date			6,566,722.74

7.0 Details stage of work with overall percentage of completion

- i. Planned percentage progress: 100%
- ii. Current (24TH April, 2023): 98%

1. Project inception and progress

A site possession meeting was held on December 3, 2020 to handover site to the contractors for work to start. The contractors had Sixteen (16) calendar months to execute the works and handover same to the client for use.



Plate 1. Sod cutting by the Vice Chancellor at the Site Possession Meeting

The contractors could not however achieve practical completion on the scheduled date, due partly to factors such as the introduction of variations and the effects of weather on the project. In view of this, an extension of time was granted to enable the contractors complete the works.

Among major variations that were undertaken on the project included:

- i. Change in the design and scope of corrugated roofing to create space for a concrete slab to enable sitting at the rooftop.
- ii. Additional works for civil and electrical on the instruction to remodel bigger offices into cubicles for staff
- iii. Instruction for the installation of laboratory benches in the laboratories.
- iv. Adjustment of acoustic ceiling upwards to increase the effective room height in rooms with ceiling fans
- v. Construction of shed for use as security room and store room

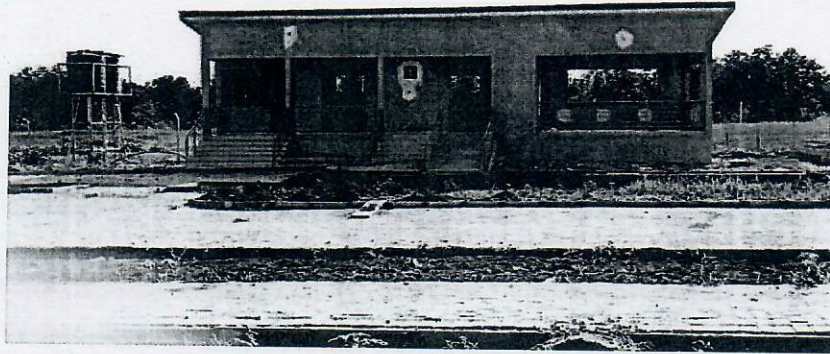


Plate 2. Security Shed and Storeroom

Works progressed smoothly and by September 30, 2021, the contractors had executed 70% of work and were 14 days ahead of schedule.

However, the project started experiencing delays which were largely attributed to the variations stated above. In view of that, the contractors wrote for an extension of time of 60 days to enable them complete the works.

Despite the approval to grant the contractors the extension of time by the client, the former was not able to complete the works on the revised completion date and were thus charged with the payment of Liquidated and Ascertained Damages as contained in the contract.

2. Interim hand over

The project was finally handed over in the interim on August 22, 2022 after all defects were substantially fixed. The building was put into immediate use and the client was expected to report any defects due to workmanship for remedy within the Defects Liability Period



Plate 3. At an Interim handover meeting

3. Outstanding works

- i. The request for the installation of a lift by the client is still being reviewed by the consultants.

4. Defects liability period and final handing over

- i. The contract for the execution of the works made provision for a 12-month Defect Liability Period. During this period, the client is expected to make available to the consultants all defects that may arise but due to workmanship for the necessary action of the contractor. The contract also made provision for defects to be carried out by a nominated firm in the event of the contractor's failure to carry out such works. Under such arrangements, the contractors will be surcharged.
- ii. The final handing over of the building was scheduled for **August 22, 2023**

on 24/4/23