

Renovation of Bishara House
A Christian Family in Bethlehem

By

Franciscan Foundation for the Holy Land
St. Catherine Latin Parish Office

Prepared by:
Michael Handal
Architect



Bishara House - Project 3

St. Catherine Latin Parish Office-Bethlehem

Project Management: Architect Michael Handal

Project Information Sheet

1	The Owner	Bishara family-Bethlehem
2	Donor	Latin Parish Office-Bethlehem
3	The Supervisor & Engineering	Latin Parish Office-Bethlehem
4	The Supervisor / Project Management	Architect: St. Catherine Parish/ Michael Handal-Bethlehem
5	Project Location	Bethlehem
7	The Order to proceed / Commencement Date	
8	The Site Handing Over Date	
9	The Contract Completion Date	
10	Project Duration	20 days
11	Time Extension/Deduction This Month	
12	Accumulative Time Extensions	
13	Amended Contract Completion Date	
14	Contract Value (Price) to date	US\$ 3,972.00
15	Change/Variations Orders This Month	
16	Accumulative Change Orders	
17	Amended Contract Value (Price)	
18	Additional & Extra cost	
19	Total	

Project Description

This project consists of the renovation of two rooms on a total area of 50m². Construction will also include a new bathroom and the installation of a new cupboard in the kitchen. This Christian family lives in three rooms, a kitchen, bathroom and a room where all of them live and sleep together. The family has high hopes for their children's futures and dreams of them growing up living in a healthy house.

The project consists of seven parts:

1. Demolition
2. Plastering (internal & external)
3. Painting
4. Tiling
5. Electrical
6. Plumbing
7. Carpentry

Preliminary Cost Estimate:

Item	Description	Unit	Qty	Unit Rate US\$	Total in US\$
1	<u>Demolition and Earthworks:</u> The contractor shall, when pricing the rates of the bill, take into consideration and allow for the cost or expenses of all requirements stipulated in the preambles, drawings, and technical specifications.				
1.1	Removing of demolished material out of site to an approved dump location				
1.2	Demolishing of the existing concrete block rooms. The rate includes the demolishing of upper and lower concrete slab for the rooms.		1	100.00	100.00
1.3	Removing plaster layers for walls of variable thickness for replastering as indicated on drawings, also the old ceramic tiles. The rate includes cleaning the surface after removal of plaster from any loose mortar, debris, and fungus and disposal of same. Also included is the removal of any electrical conduits or plumbing works, and manual cleaning with the appropriate tools.	m ²	30	2.00	60.00
	Total of demolition				160.00

Item	Description	Unit	Qty	Unit Rate US\$	Total In US\$
2	<u>Block Works:</u> The contractor shall, when pricing the rates of the bill, take into consideration and allow for the cost or expenses of all requirements stipulated in the preambles, drawings, and technical specifications.				
2.1	Supply and install 10cm thick concrete block	m2	60	10.00	600.00
	Total of Concrete Works				600.00

Item	Description	Unit	Qty	Unit Rate US\$	Total In US\$
3	<u>Plastering Works:</u> The contractor shall, when pricing the rates of the bill, take into consideration and allow for the cost or expenses of all requirements stipulated in the preambles, drawings, and technical specifications.				
3.1	Supply and install plastering where shown on drawings and requested by the Engineer. The plaster mortar mix is composed of render coat, floating coat, and finishing coat as specified. The rate includes all necessary patching works and wire mesh. Three plastering layers must be applied 20-30mm thick to meet original plastering thickness or as required by the engineer.	m2	50	16.00	800.00
	Total of Plastering Works				800.00

Item	Description	Unit	Qty	Unit Rate US\$	Total In US\$
4	<u>Wooden Doors:</u> The contractor shall, when pricing the rates of the bill, take into consideration and allow for the cost or expenses of all requirements stipulated in the preambles, drawings, and technical specifications.				
4.1	Supply and install wooden cupboards. The price includes local marble tops, all necessary fittings, iron mongery, and accessories according to drawings and specifications. D2-72x150cm		1		500.00
			2	90.00	180.00
	Total of Steel and Wooden Works				680.00

Item	Description	Unit	Qty	Unit Rate US\$	Total In US\$
5	<u>Painting Works:</u> The contractor shall, when pricing the rates of the bill, take into consideration and allow for the cost or expenses of all requirements stipulated in the preambles, drawings, and technical specifications.				
5.1	Supply and apply painting for newly plastered walls and ceiling. The rate includes 2 coats of super cryl 2000 paint or equivalent. Work to be done in accordance with the manufacturer's instructions. Color selected by the Engineer.	m2	20	6.00	120.00
5.2	Supply and apply painting for existing steel protection on existing windows. Work will be carried out in accordance with specified procedure and material including cleaning and preparation of surface. Measurement is from one side.	m2	40	8.00	320.00
	Total of Painting Works				440.00

Item	Description	Unit	Qty	Unit Rate US\$	Total In US\$
6	<u>Terrazzo Tilling:</u> Terrazzo tiles including mortar bed, sand layer, and grouting in accordance with specification. The contractor shall, when pricing the rates of the bill, take into consideration and allow for the cost or expenses of all requirements stipulated in the preambles, drawings, and technical specifications.				
6.1	Supply and install ceramic floor tiles, for bathroom, 200x300x30mm	m2	20	12	240.00
6.2	Supply and install Terrazzo floor tiles, 300x300x30mm	m2	35	10.00	350.00
	Total of Tiling works				590.00

Item	Description	Unit	Qty	Unit Tate US\$	Total In US\$
7	<u>Plumbing Works:</u> The contractor shall, when pricing the rates of the bill, take into consideration and allow for the cost or expenses of all requirements stipulated in the preambles, drawings, and technical specifications.				
7.1	Sanitary fixtures and drainage systems includes all the fittings/accessories needed to complete the work				600.00
7.2	70x70cm ceramic shower tray with water mixer Hamat 2-125				60.00
	Total of Plumbing Works				660.00

Item	Description	Unit	Qty	Unit Rate US\$	Total In US\$
8	<u>Electrical Works:</u> The contractor shall, when pricing the rates of the bill, take into consideration and allow for the cost or expenses of all requirements stipulated in the preambles, drawings, and technical specifications.				
8.1	Wall, ceiling or false ceiling mounted lighting point normal or water proof (The price includes 16mm2 conduits, switches), 3x1.5 wires or cables installed under the plastering or in the ground and leading from the switch panel to the point.		6	7.00	42.00
	Total of Electrical Works				42.00

Labor Force Contents/Analysis

The following tabulation is a brief of the direct labor force of the project.

<u>Item</u>	<u>Profession</u>	<u>No.</u>
1.	Engineer	1
2.	Skilled Labor	2
3.	Normal Labor	3
	Total Workers	6

Photos:

Pictures 1 & 2: The old kitchen area



Pictures 3 & 4: The previous bath room

