



Independent State of Papua New Guinea

DEPARTMENT OF WORKS & IMPLEMENTATION



**POST-CONSTRUCTION
PROJECT MANAGEMENT PLAN & WORKS SUMMARY
FOR
THE NEW ENGA PROVINCIAL HOSPITAL PROJECT
(Contract CSTB 3193)**



**Project Phase
POST-Contract CSTB 3193**

Report period; Defects Notification Period, Extension (ended 31/05/2024)

JULY 2024

REPORT NO: 051

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PART A: POST CONSTRUCTION – DNP EXTENSION

1. OVERVIEW

As of 31st May 2022, the works under the main contract CSTB 3193 has been practically completed complying with all contractual terms of the contract including the 14 Hospital Buildings, 58 Staff Apartments & Townhouses, 2 x 25 bed Dormitories and External Works per contract document on design drawings, specification and Bill of Quantities. This was certified by the Engineer – DoWH and issued Practical Completion Certificate (Takeover) and Occupancy Certificates as required under the Contract and the Building Code -Chapter 301 thus invoking the 12-month Defect Notification Period (DNP/DLP) expiring on the 31st May, 2023.

Despite all efforts were necessitated to comply to the contractual, terms on constructional procedures and the financial procedures, the opening of the hospital was not feasible for Occupancy and operationalisation due to obvious critical medical & non-medical equipment were unavailable and not part of contract CSTB 3193. Several other factors contributed to the lack of opening which included the Unfulfilled Obligations, 2 x Earthquake Damage, NDoH Clinical Chiefs recommendations, End-user Recommendations, Design Oversights, DFAT funded Medical Equipment Installation requirements, EPG funded Medical Equipment Installation requirements, and EPHA Medical Equipment (yet to procure)

In order to facilitate this additional & critical works and prior to expiry of DLP on the 31st May, 2023, EPG through PMT invoked sub clause 11.3 – *Extension of Defects Notification Period*” for a further 12 months expiry on the 31st May, 2024.

2. SUMMARY OF ADDITIONAL WORKS NOT IN CONTRACT CSTB 3193

This section of the report outlines the key activities and milestones involved in the management and completion of the project. It is important to note that the scope of works detailed in this plan pertains solely to activities beyond the existing contract (CSTB 3193) and any works already under contract carried from date of Takeover Certificate being are categorized as ‘Unfulfilled Obligations and other critical additional works highlighted in section 1 above.

The works captured in this project plan encompass the following:

2.1 Unfulfilled Obligations:

- addressing unfulfilled obligations and any outstanding defects within the project scope of CSTB 3193. The works also include testing & commissioning.

2.2 Earthquake Damage Remedial Works:

- Separate occurrences of earthquake in September 2022 and April 2023 (all within the DLP) has caused significant damage to the as built & completed works which required remedial works.
 - Additional remedial works cost at **PGK 1,414, 573.71**

2.3 NDOH Clinical Chiefs Recommendations

- implementation of recommendations provided by the National Department of Health Chiefs.
 - Additional Rework costs at **PGK 1,418, 863.38**

2.4 End-User Recommendations

- fulfilling the requirements outlined per Dr Grant Muddle’s requirements
 - Additional Rework cost at **PGK 3,238,715.36**

2.5 . Design Oversights

Various design oversights issues were identified and were included as part of the out of contract works. This included issue of water tightness & penetration to the as built facilities. Additional scope was derived from the as designed drawings & as built facilities.

- Additional Remedial works cost at PGK 1,194, 696.64

2.6 DFAT Medical Equipment Installation requirements

- Supply & installation of clinical equipment and Furniture, Fixtures, and Equipment procured through DFAT and supplied/installed by JID subcontractors (Blue Sky, Medent/MedTech and PBE).
- Rework, alterations, rectification and adjustment to buildings required prior to equipment installation,
 - Additional Installation requirement cost at PGK 288,535.27.

2.7 EPG Medical Equipment Installation requirements

- installation of medical equipment procured via EPG process and supplied/installed by Premier Biomedical Engineering.
- reworks, alterations, refitting, and adjustments to buildings required prior to equipment installation, costing PGK19.2 million, with additional modification works
 - Additional installation requirement cost at - PGK 2,366,920.78,

2.8 Enga PHA Medical Equipment (yet to procure)

- The scope is yet to be procured by EPHA and is a critical & essential component for the clinical functions of the hospital operations.
 - Estimated cost at PGK 60m.

2.9 Kitchen & Laundry Equipment Installation (EPG Procured/ BBG):

- Installation of kitchen and laundry equipment sourced through EPG and supplied/installed by Brian Bell - **PGK 3, 439,570.03**
- Reworks, alterations, refitting, and adjustments to buildings required prior to equipment installation,
 - Additional installation requirement cost at PGK 582, 537.46

2.10 FF&E Procurement by GDFC:

- procurement and installation of Furniture, Fixtures, and Equipment facilitated by the GDFC, as part of unfulfilled obligations
 - Additional supply & delivery cost at PGK 917,534.41. +

Proposed Completion Date:

Efforts will be made to achieve project completion before the scheduled handover date to the EPHA, set for 30th September, 2024.

Challenges:

- Installation of Medical Equipment poses a significant challenge that could potentially extend the handover date.
- FF&E procurement and installation is crucial to the handover,
- Part of the commissioning process is the training component, as EPHA need to make available personnel for training so the contracted installers of the various equipment can tie in with their schedules and relieve them from their contracts.

PART B: PROJECT STATUS – DETAILED SUMMARY & CONTEXT

3. PROGRESS SUMMARY FOR JULY 2024 - POST DNP COMPLETION ACTIVITIES

As at end July 2024, the construction of the New Enga Provincial Hospital Project (NEPHP), in joint efforts on site with the Enga Provincial Government (EPG), the building contractor GDFC, and the Project Management Team (PMT), has lapsed into its 12 month of Defects Notification Period (DNP) Extension. DNP Extension, per FIDIC contract, has expired on the 31 May 2024.

While all major building construction components have been deemed practically complete under contract CSTB 3193, there remain several outstanding works to be addressed, including but not limited to:

3.1 Unfulfilled Obligations (as per FIDIC):

Prior to the completion of construction activities governed by the main CSTB 3193 and the subsequent issuance of Takeover Certificates (practical completion), in 31st May, 2022, the PMT diligently carried out comprehensive defect inspections and reporting. Mandated by the FIDIC contract stipulations, these inspections aimed to identify construction defects and pinpoint any instances of non-compliance with building codes and regulations.

Important to note that upon issuance of the Completion Certificate by the Engineer, DoWH on the expiry of the Defects Notification Period (DNP/DLP) in 31st May, 2023, the facility was not occupied to determine the ‘wear and tear’ due to various other precedent scope that were not in place such as the Medical Equipment, and Kitchen & Laundry installation, etc

3.1.1: Testing and Commissioning of LPG systems (Boilers & Heaters)

The Kitchen & Laundry installation is integral part of the LPG Testing & Commissioning, including that of the Boilers & Heaters. This scope is pending Kitchen & Laundry equipment Testing, Commissioning & Training, and per unfulfilled obligation.

3.1.2: Replacement and Commissioning of STP Pump, and associated testing

Following the reported theft of pumps, replacements have been procured and installation is complete. This has cost the State (EPG) a total cost of PGK 447,330.63. This event has also delayed the Testing & Commissioning

Under contract CSTB 3193, all equipment has been successfully installed, awaiting the final stages of Testing & Commissioning (T&C) and Training to ensure operational compliance.

A complete testing and commissioning process is imperative to ascertain the optimal functioning of the entire plant. To facilitate this, it is necessary to achieve a minimum

user count of 400 to thoroughly assess system performance and ensure compliance with prescribed flow rates.

Progress: Testing and Commissioning pending

3.1.3: Conducting radiation tests on Radiology X-Ray Equipment (Buildings A & E)

Radiation testing constitutes an essential measure for assessing the integrity and safety of spaces housing X-ray equipment. While this crucial evaluation has not yet been conducted, it remains imperative to execute this procedure diligently to obtain certification affirming the structural soundness and containment efficacy of these rooms during X-ray machinery operation. Such certification ensures the prevention of radiation leakage, thereby safeguarding personnel and the surrounding environment. This imperative applies to X-ray facilities situated within both Building A (comprising X-ray rooms, Mammography units), Building E OPG Unit (Dental Clinic).

3.1.4 Medical Gas Testing & Commissioning:

- Medical gas installation requires testing and commissioning upon completion of Medical Equipment installation.

3.1.5: Installation of UV filter & Water Filtration to Potable Booster Pump

This scope was allowed in the “as designed’ drawings where domestic cold water from the storage tanks is to be appropriately filtered via water filters and UV filters before being reticulated to the fixtures. The filtered water is pumped (pressurized) to all fixtures on each level. However, this was not installed per advice from the subcontractor.

The contractor has now progressed to install the system at no cost to the State

3.2 Earthquake Damage Remedial Works

There were two earthquakes that occurred within 12 months of the DNP. The first was in September 2022 (7.6 on the Ritcher scale) and the other in April 2023 (7.0 on the Ritcher scale) where significant damages were observed particularly with the April 2023 earthquake. This was due to its proximity to the epicentre at Ambunti, East Sepik Province whilst the September earthquake had the epicentre in Kainantu, Eastern Highland Province.

Although the damage was significant as it affected several buildings and external works, the building structural system was not disturbed nor damaged. The surface cracks & damage were superficial in that remedial work could be carried out but very labour intensive hence the magnitude of cost approved for remedial works.

- Remedial works to all damages to medical buildings & external works for both earthquakes
- Repair of Water storage liners
- Repair to HVAC systems to medical buildings
- Assess & Repair to all LPG reticulation lines on ring mains & buildings
- Access sewerage and stormwater reticulation lines within campus

3.3 NDOH Clinical Chiefs Recommendations

As part of ensuring clinical conformity within the hospital premises, Clinical Chiefs from the National Department of Health (NDoH) conducted an onsite visit to the project site during April/May 2023. Their primary objective was to perform a comprehensive assessment aimed at evaluating clinical compliance standards across various areas of the hospital infrastructure.

During this assessment, the Clinical Chiefs meticulously inspected all 14 medical buildings, including patient wards, examination rooms, operating theatres, diagnostic areas, and other critical Clinical spaces. They closely examined factors such as layout, functionality, hygiene standards, equipment availability and standards, and adherence to medical protocols.

Following the onsite evaluation, a detailed assessment report was compiled and shared with EPG/PMT. This report served as a comprehensive overview of the state of clinical conformity within the hospital premises. It highlighted areas of compliance as well as areas that required improvement or rectification to meet established standards.

Based on the findings of the assessment report, the project team embarked on various follow-up activities. These included the preparation of detailed sketches to propose design revisions, cost estimations for necessary modifications, and identification of specific rectification requirements to address any shortcomings identified during the assessment. The recommendations which have been translated to physical works is itemised below;

- New Respiratory room at main reception – Building A
- 1x new patient toilet with Iso Treatment room
- Removal of partition at Nurse station for direct view to Acute patient beds
- Conversion of Consult room to Gynaecology consultation
- Conversion of ED room to training/tutorial room with staff amenities
- Provision to isolate non sterile to sterile areas at OT/CSSD
- Installation of SS deep sinks to X ray rooms
- Provision of Procedure room in Pathology waiting area
- Separation of blood bank services from pathology lab
- Conversion of Private bed to Room -in (KMC) for mothers – Building J
- Conversion of 2 x Private LDR to Public Delivery rooms – Building K
- Conversion of as built delivery bays to new born resuscitation & recovery bay

The NDoH Chiefs recommendation has been also vetted with the End user medical staff with the works almost complete.

3.4 End User Recommendations

As an integral aspect of the Hospital Handover process, aimed at operationalization and Commissioning, Dr. Grant Muddle, in his capacity, arranged walkthrough sessions with representatives from the EPG PMU, the main contractor GDFC, and the Project Management Team (PMT), during the period of July/August 2023.

A detailed list of new works had been scheduled, Quotation obtained and works are underway which include:.

- Several doors removed and replaced with pivot hinged as double swing doors/

- Conversion of Medical record room to call centre
- Provision of various additional electrical reworks & relocation
- Provision of stainless-steel surgical scrub sinks
- Provision of medical benches & deep sinks to CT scan
- Provision of insect fly screen to louvered windows – All medical buildings
- Replacement of locks to all patient amenities in all medical ward buildings
- Provision of SS grab rails to all patient toilets – All medical buildings
- Install exhaust fans to all bulk stores- Buildings A & P
- Provision of kitchen loading bay extension – Building P
- Conversion & alterations to Observation beds to Buildings B & C

3.5 Design Oversights

The Design oversights were primarily design issues identified/observed during the construction phase relating to design deficiencies that needed to be rectified or corrected. The deficiencies related to the design issues on water penetration, protection, prevention and control. The Architects design intent called up in the architectural specification is to create a campus complete functionally and visually. The specific requirements entail, (a) waterproof & watertightness, (b) complete in terms of function, (c) complete in terms of trims & finishes, (d) comply to statutory requirements, (e) Comply with applicable standards and statutory regulations and (f) are constructed and finished to the standards implicit in the Contract documents, notwithstanding that not all items of work may be drawn, specified or detailed. Materials and finishes were to be consistent with those items which were fully documented. The following are some of the design issues itemise

- Installation of canopy at all entry doors to medical buildings
- Installation grated drains to capture excess surface water - Courtyard
- Installation of roof extension to canopy between medical wards
- Installation of canopy extension – Building B
- Extension & upgrade of Water mains to NEPHP
- Installation of fence & gate to HV Mains supply for safety
- Installation of extra fuel storage tank due to overflow in genset tanks
- Installation of protection buffers to loading bay & gutters/post – Building P (
- Installation of Toilet exhaust to Radiology toilets
- Medical Gas cylinder restraint to gas manifold – All Medical Wards
- Drainage rectification works at courtyard of Building B & C
- Privacy locksets to master bedroom at SA & H65 townhouse
- Additional gutters at clinical courtyard (buildings A, B, C & E)
- Replacement of Damaged handrail at Dorm 2
- Replacement of broken & shattered glazing
- Ramps to Data centre & network operating centre (Building A – Penthouse)

3.6 DFAT Medical Equipment Installation

Funded by DFAT with a budget of AUD 7 million, the procurement of both clinical and non-clinical equipment has been facilitated, through agent Johnstaff International Development (JID) with subcontract works procured via Blue Sky, PBE, Meddent & MedTech). In November 2022, the procured equipment was delivered to the site, and installed as required. Testing and commissioning pending.

Additionally, in February 2024, JID subcontractor MedTech, completed the installation of Bedpan sanitizer washers and fume cupboards on site. Progress pending testing, commissioning & training.

- Various FFE supplied, installed, tested and commissioned in Pathology, Operating rooms, and all Wards which included diagnostic equipment, deliberators, ventilators, beds, portable equipment, chairs & racks. The FFE was procured in liaison with EPG/EPHA medical equipment listing that were not included under EPG procured urgent medical equipment.

All equipment procured under DFAT have been delivered, installed, tested, commissioned and staff trained.

3.7 EPG Medical Equipment Installation

Funded by EPG with a budget of PGK 20 million, the procurement of medical equipment was not initially part of the original contract 3193. However, EPG took the initiative to secure additional funding for this purpose. Following a tendering process, EPG awarded the procurement contract for all urgent static equipment to Premier Biomedical Engineering. Several equipment's was delivered in June 2023.

Although installation works are currently in progress, challenges have arisen due to discrepancies between setout plans, shop drawings, and equipment specifications. This has necessitated additional services and reworks of building components to accommodate the equipment properly within the designated spaces. To address these challenges, the Project Management Team (PMT) is actively facilitating the coordination process and overseeing the installation to ensure that all equipment fits seamlessly without causing significant damage to the existing building components and finishes.: The status of installation is itemised below;

- - 3.7.1: Equipment installed pending testing & commissioning**
 - o 66 x Patient Monitoring Units
 - o 77 x Examination (to all medical buildings)
 - o 5 x Procedure lights – Installed
 - o 2 x Minor OT lights
 - o 6 x Body Storage Cabinets
 - o 66 x Patient Monitoring Units
 - 3.7.2: Other Equipment pending completion of works & retrofit**
 - o CT scan - (not delivered)
 - o Fluoroscopy (on site for installation)
 - o General Fixed X- Ray - (not delivered)
 - o Mammography - (not delivered)
 - o OPG - (not delivered)
 - o 2 x Surgical Lights at OT (preparatory works in progress)
 - o Pre -Vac steriliser (on site for installation)
 - o Medical Disinfector Washer- (to be relocated to Sopas)
 - o Cart washer (not delivered)
 - o 3 x Dental Chairs (on site pending retrofit works)
 - o Reverse Osmosis to Building H - (onsite, retrofit work completed)
 - o 3 x floor standing sterilisers (onsite-buildings A, E, K)
 - o 2 x Instrument disinfecter (on site)

- Oxygen Plant (Rectification works completed for installation)

3.8 Enga PHA Medical Equipment (yet to procure)

The 3rd batch of the medical equipment has not been procured as yet. Hence it is crucial and of paramount importance the procurement process must commence immediately.

3.9: Procurement and installation of Furniture, Fittings & Equipment (FFE)

Although this scope had not been part of main contract CSTB 3193, the inclusion of this is crucial to the completion and handover of the facility. Per EPG instructions, a comprehensive review was carried out on the FFE requirements and scheduled for pricing by contractor.

EPG has approved this and procurement underway now by contractor.

3.10: Installation of Specialty Equipment (Kitchen & Laundry)

The Kitchen & Laundry Equipment and procurement is funded under EPG Contract NEPHP-KL-01-2022 with Brian Bell Group for Supply, Delivery, Testing & Commissioning, and Training contract. All Equipment have been installed pending T&C and Training.

Installation requirements Rectification works and scope have undertaken by contractor, GDFC and completed.

3.11: Integrated Hospital Information Management System (HIMS)

The project involves the implementation of a comprehensive Hospital Information Management System (HIMS) at NEPH site. This system encompasses a range of functionalities including patient records management, appointment scheduling, inventory management, billing, and reporting. The goal is to streamline administrative processes, enhance data accuracy, and improve patient care delivery within the NEPH healthcare facilities.

The procurement for the Supply, Installation, Testing, and Commissioning of Desktop Computers, Laptops, and Printers to NEPH was award to Datec PNG Ltd. This was to facilitate the Implementation of the HIMS, Further contract for the Supply, Installation, Testing, Commissioning, and Training for MS Active Directory Services & SAN Storage Systems to NEPH was awarded to Heights Infosystems Limited (HIL)

All contracts are in progress

3.12: Conversion & Alterations of Building B & C, End User recommendations

As part of the process leading to hospital handover, operationalization, and commissioning, walkthroughs were facilitated on the project site by Dr. Grant Muddle, in conjunction with EPG PMU/GDFC & PMT, during July/August 2023. This initiative aimed at accommodating the conversion and alteration of the Observation area for both Building B (Adult Clinic) and Building C (Children's Clinic) into Consultation rooms.

Approval & quotation obtained, and construction works on going

3.13. Incinerator installation

In January 2024, a site visit was organized to inspect the incinerator site, with representatives NDoH, CEPA, UNDP in attendance. During the visit, a meeting was convened with EPG/EPHA, PMT and members of the local community to raise awareness and educate them on the functions and benefits of the incinerator.

PMT has obtained the layout from NDoH, revived and a scope of work prepared to enable the contractor to assess the required modifications accurately and submitted a quotation for approval. However, NDoH informed the project team to "hold off" until a site visit is undertaken to verify the extent of work.

3.14. Reverse Osmosis (RO) System

As designed RO system deemed inadequate. Cost of new RO ranges from K130,000 – K1,000,000 and will require justification. Currently awaiting client advise to proceed for next action whether to use current systems and initiate SOP to suit hospital operations or to procure new system.

RO system, originally designed to meet the water purification needs of the hospital, has been deemed to be inadequate for the current requirements. Despite its initial design, which aimed to provide sufficient water purification capacity for the hospital's operations, the system has fallen short in meeting the demand, particularly with the inclusion of additional equipment such as the Cart Washer.

The cost estimates for procuring a new RO system vary significantly, ranging from K130,000 to K1,000,000. This wide range highlights the need for thorough justification before making a decision on whether to invest in a new system. Factors such as the system's capacity, efficiency, and long-term reliability must be carefully considered to ensure that the chosen solution meets the hospital's needs effectively.

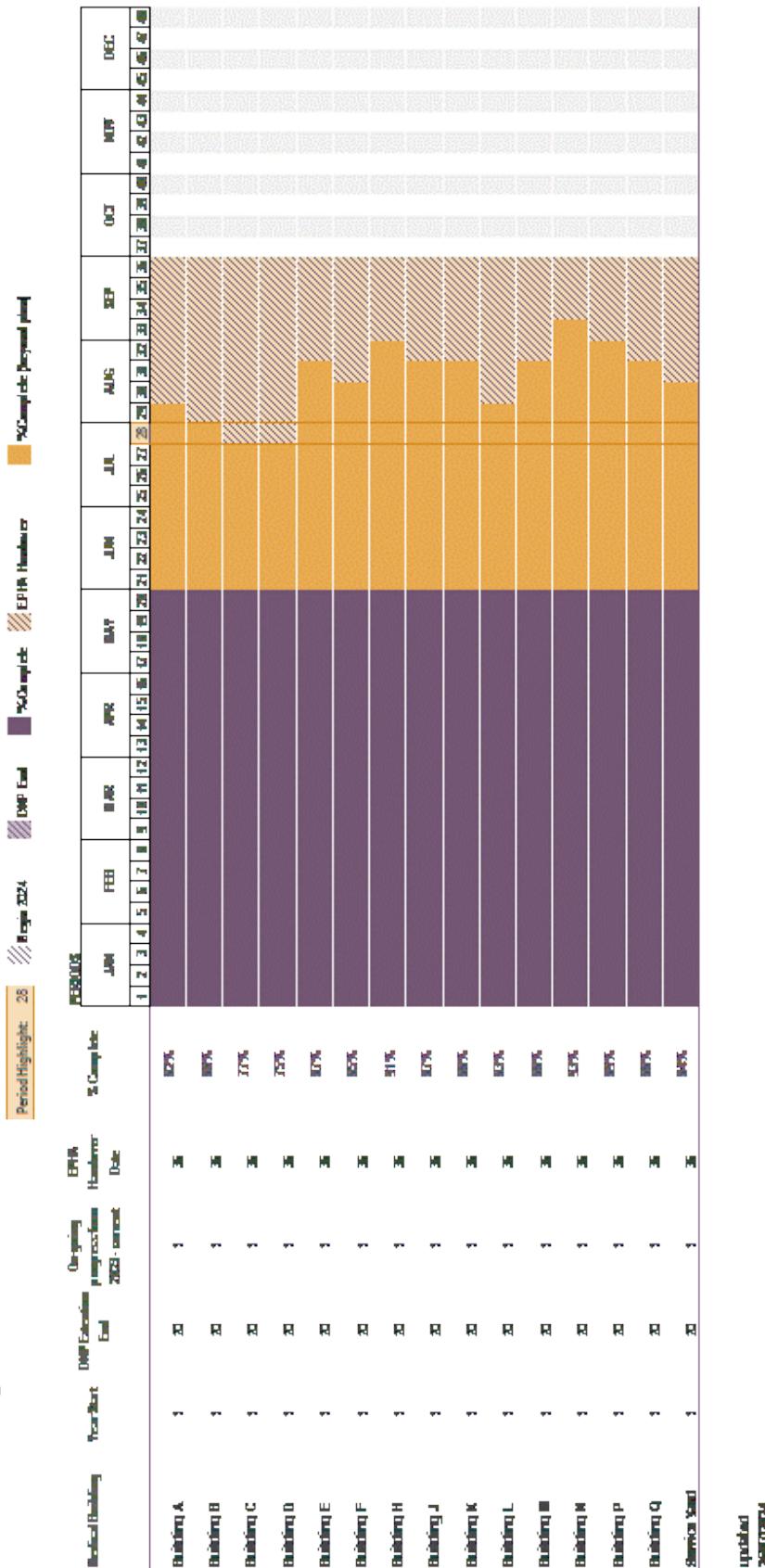
Currently, the project team is awaiting advice from the client on how to proceed with addressing the inadequacy of the existing RO system. One option under consideration is to utilize the current systems and implement SOPs to optimize their performance and ensure they align with the hospital's operational requirements. Alternatively, the team may choose to procure a new system to replace the existing one, provided that sufficient justification and approval are obtained.

Water samples were obtained and delivered to University of Technology (Unitech) Laboratory to obtain water quality test results.

3.13. Fire Hydrant System

Currently, there is no fire hydrant system in place for the project, as there was no established fire authority, PNG Fire Service in Wabag during design phase. However, to prepare for future needs, a 125mm diameter cold water ring main has been installed. This ring main will serve as the foundation for connecting external feed fire hydrants when they are needed. The design and cost estimation for this setup were provided by PMT, but the decision to proceed is pending approval from the client.

PMT Project Plan



Note: The program is based on Actual Work encountered under the Post Contract Reworks

5. PROGRESS TRACKER, OVERALL

Function	Est % completion
Building A A&E, OR	82
Building B Adults' Clinic	80
Building C Childrens' Clinic	77
Building D Conference Centre, Offices	75
Building E Dental Clinic, Physiotherapy	87
Building F Public Toilets, Service Rooms	85
Building F1 (TBC)	100
Building G (TBC)	100
Building H Intensive Care Unit	91
Building J Post-partum / Gynaecology Ward	87
Building K Ante-partum / Obstetrics Ward	88
Building L Paediatrics Ward (Medical/surgical)	83
Building M Adults' Ward (Medical)	88
Building N Infectious Diseases Ward	93
Building P Service Building (Kitchen/ Laundry/Facilities Management)	89
Building Q Morgue	88
Service Yard Genset Shed, Pump Room, Water Tanks	84
OVERALL % COMPLETION	87

Overall percentage: 87%

6. PROGRESS FOR EACH BUILDING

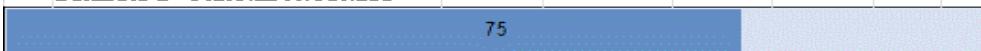
- Itemized works estimated percentage completion status.

BUILDING A - OVERALL PROGRESS																					
	82																				
ITEMIZED % PROGRESS FOR WORKS																					
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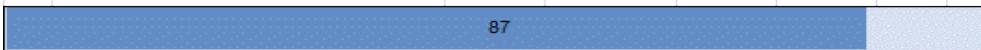
BUILDING C - OVERALL PROGRESS

ITEMIZED % PROGRESS FOR WORKS

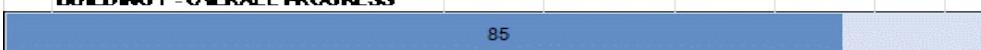
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5 Medical Equipment Installation (JID)	75
6 HIMS Installation	90
7 Furniture, Fittings, Equipments (FFE)	60
8 Building Signage Installation	70
9 Final Testing, Commissioning, Training	65

BUILDING D - OVERALL PROGRESS

ITEMIZED % PROGRESS FOR WORKS

Description	% completed
1 Defects Rectification (Unfulfilled Obligations, Design Oversights)	80
2 HIMS Installation	90
3 Furniture, Fittings, Equipments (FFE)	60
4 Building Signage Installation	70

BUILDING E - OVERALL PROGRESS

ITEMIZED % PROGRESS FOR WORKS

Description	% completed
1 Defects Rectification (Unfulfilled Obligations, Design Oversights)	90
2 NDOH Chiefs Requirements	90
3 Dr Grant Muddle Requirements (Defects, New Works)	90
4 Medical Equipment Installation (Premier Biomedical)	90
5 Medical Equipment Installation (JID)	85
6 HIMS Installation	90
7 Furniture, Fittings, Equipments (FFE)	70
8 Building Signage Installation	90
9 Final Testing, Commissioning, Training	90

BUILDING F - OVERALL PROGRESS

ITEMIZED % PROGRESS FOR WORKS

Description	% completed
1 Defects Rectification (Unfulfilled Obligations, Design Oversights)	90
2 HIMS Installation	90
3 Building Signage Installation	70
4 Final Testing, Commissioning, Training	90

BUILDING H - OVERALL PROGRESS
ITEMIZED % PROGRESS FOR WORKS

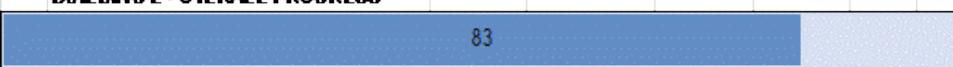
Description	% completed
1 Defects Rectification (Unfulfilled Obligations, Design Oversights)	90
2 NDOH Chiefs Requirements	90
3 Dr Grant Muddle Requirements (Defects, New Works)	90
4 Medical Equipment Installation (Premier Biomedical)	90
5 Medical Equipment Installation (JID)	90
6 HIMS Installation	90
7 Furniture, Fittings, Equipments (FFE)	90
8 Building Signage Installation	100
9 Final Testing, Commissioning, Training	90

BUILDING J - OVERALL PROGRESS
ITEMIZED % PROGRESS FOR WORKS

Description	% completed
1 Defects Rectification (Unfulfilled Obligations, Design Oversights)	90
2 NDOH Chiefs Requirements	90
3 Dr Grant Muddle Requirements (Defects, New Works)	90
4 Medical Equipment Installation (Premier Biomedical)	90
5 Medical Equipment Installation (JID)	90
6 HIMS Installation	90
7 Furniture, Fittings, Equipments (FFE)	85
8 Building Signage Installation	75
9 Final Testing, Commissioning, Training	80

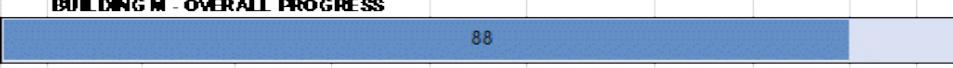
BUILDING K - OVERALL PROGRESS
ITEMIZED % PROGRESS FOR WORKS

Description	% completed
1 Defects Rectification (Unfulfilled Obligations, Design Oversights)	90
2 NDOH Chiefs Requirements	90
3 Dr Grant Muddle Requirements (Defects, New Works)	90
4 Medical Equipment Installation (Premier Biomedical)	90
5 Medical Equipment Installation (JID)	90
6 HIMS Installation	90
7 Furniture, Fittings, Equipments (FFE)	80
8 Building Signage Installation	85
9 Final Testing, Commissioning, Training	85

BUILDING L - OVERALL PROGRESS

 83

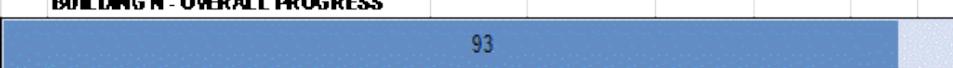
ITEMIZED % PROGRESS FOR WORKS

Description	% completed
1 Defects Rectification (Unfulfilled Obligations, Design Oversights)	90
2 NDOH Chiefs Requirements	90
3 Dr Grant Muddle Requirements (Defects, New Works)	90
4 Medical Equipment Installation (Premier Biomedical)	85
5 Medical Equipment Installation (JID)	85
6 HIMS Installation	90
7 Furniture, Fittings, Equipments (FFE)	75
8 Building Signage Installation	75
9 Final Testing, Commissioning, Training	70

BUILDING M - OVERALL PROGRESS

 88

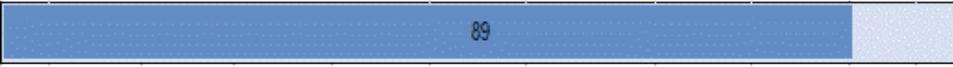
ITEMIZED % PROGRESS FOR WORKS

Description	% completed
1 Defects Rectification (Unfulfilled Obligations, Design Oversights)	90
2 NDOH Chiefs Requirements	90
3 Dr Grant Muddle Requirements (Defects, New Works)	90
4 Medical Equipment Installation (Premier Biomedical)	85
5 Medical Equipment Installation (JID)	90
6 HIMS Installation	90
7 Furniture, Fittings, Equipments (FFE)	80
8 Building Signage Installation	90
9 Final Testing, Commissioning, Training	90

BUILDING N - OVERALL PROGRESS

 93

ITEMIZED % PROGRESS FOR WORKS

Description	% completed
1 Defects Rectification (Unfulfilled Obligations, Design Oversights)	100
2 NDOH Chiefs Requirements	100
3 Dr Grant Muddle Requirements (Defects, New Works)	90
4 Medical Equipment Installation (Premier Biomedical)	90
5 Medical Equipment Installation (JID)	100
6 HIMS Installation	90
7 Furniture, Fittings, Equipments (FFE)	90
8 Building Signage Installation	90
9 Final Testing, Commissioning, Training	90

BUILDING P - OVERALL PROGRESS

ITEMIZED % PROGRESS FOR WORKS

Description	% completed
1 Defects Rectification (Unfulfilled Obligations, Design Oversights)	90
2 NDOH Chiefs Requirements	90
3 Dr Grant Muddle Requirements (Defects, New Works)	90
4 Kitchen & Laundry Equipment Installation (Brian Bell)	90
5 HIMS Installation	90
6 Furniture, Fittings, Equipments (FFE)	90
7 Building Signage Installation	85
8 Final Testing, Commissioning, Training	85

BUILDING Q - OVERALL PROGRESS

ITEMIZED % PROGRESS FOR WORKS

Description	% completed
1 Defects Rectification (Unfulfilled Obligations, Design Oversights)	90
2 NDOH Chiefs Requirements	90
3 Dr Grant Muddle Requirements (Defects, New Works)	90
4 Medical Equipment Installation (Premier Biomedical)	85
5 HIMS Installation	90
6 Furniture, Fittings, Equipments (FFE)	85
7 Building Signage Installation	90
8 Final Testing, Commissioning, Training	85

Service Yard - OVERALL PROGRESS

ITEMIZED % PROGRESS FOR WORKS

Description	% completed
1 Defects Rectification (Unfulfilled Obligations, Design Oversights)	100
2 Generator	90
3 LPG	90
4 Tanks & Pumps	90
5 Medical Gas	90
6 Incinerator	60
7 Building Signage Installation	70
8 Final Testing, Commissioning, Training	80

Generally, from the project work plan, all physical works on demolishing, rectification and preparatory works on modification have been accomplished pending delivery of procured items

7. DEFECTS NOTIFICATION PERIOD, EXTENSION

As of 31 May, 2024, the DNP Extension has expired and contractual obligations & liabilities have been concluded. **The extension is based on the subclause 14.2 of the Fidic Contract.**

;

However, will continue to action all pending items under the unfulfilled obligations clause and Out-of-Scope works required prior to EPHA handover, commissioning and operationalization.;

8. BACKGROUND & PROJECT CONTEXT

This monthly progress report is derived from the previous reports, the contractor's monthly report, site meetings, site inspections and actual progress on site. The report highlights progress in the last 61 calendar months since the intervention and appointment of Department of Works & Implementation (DoWI) as the Engineers and on-site Project Managers.

The project is located at Aipus, Wabag, Enga Province and covers an area of about 34 hectares. The New Enga Provincial Hospital (NEPHP) when completed will be a Level five (5) hospital under the National Department of Health (NDoH) Hospital classification. The facility is comprised of two (2) main categories: Medical facilities (14 buildings) & civil/external works and Staff Accommodation (42 Staff Apartments, 16 No. H65 Townhouse & 2 No. Dormitories) with corresponding civil / external works.

The New Enga Provincial Hospital Project is a state-of-the-art design on single level, detached, clustered together and linked with covered walkways, pavilion, courtyard, foot paths and ramps for accessibility and complimented with generous landscape design to both internally and external areas. Provisions for future expansion has been allowed in the hospital master plan.

Under the provisions of contract CSTB3193, the physical construction of the infrastructure specified in the contract has been successfully completed. However, despite the completion of the construction phase, several design oversights and unfulfilled obligations have come to light, necessitating further attention to ensure the full functionality and operationalization of the hospital.

These design oversights encompass aspects such as discrepancies between the initial design specifications and the actual construction, as well as deficiencies in the implementation of certain features critical to the hospital's operation. Additionally, there are outstanding obligations outlined in the contract that have yet to be fulfilled, as outlined in this report.

8.1 PROJECT INFORMATION

Project Name	New Enga Provincial Hospital Project (NEPHP)
Client	Enga Provincial Government (EPG)
Employers Representative	The Secretary
Engineer	The Director – HIPO, DoWI
Engineer Representative/PM	DoWI PMT
Contractor	Guangdong Foreign Construction Co., Ltd (GDFC)
Contract Value	USD 159.6 million
Project Duration	Four (4) years
Commencement Date	14 December, 2017
Contracted Commencement date	03 March, 2018
Actual Construction Commencement	28 February, 2018

8.2: KEY DATES & PROJECT MILESTONES

<i>Commencement Date</i>	14 December, 2017
<i>Contracted Commencement Date</i>	03 March, 2018
<i>Actual Construction Commencement</i>	28 February, 2018
<i>Site Mobilization Date – DOWI Project Management Team</i>	Concluded On 05 th April 2019
<i>Original Construction Completion</i>	13 December, 2020
<i>Revised Construction Completion</i>	13 June, 2021
<i>Revised Construction Completion</i>	31 December, 2021
<i>Revised Construction Completion</i>	30 April 2022
<i>Actual Completion and Contractual Handover Date</i>	31 May 2022
<i>Defects Notification Period (DNP) 12months</i>	1 June 2022 – 31 May 2023
<i>DNP Extension at 12 Months</i>	1 June 2023 – 31 May 2024
<i>DNP Expiry</i>	31 May 2024

9. PROJECT STATUS

9.1 PROGRESS AS OF LAST REPORT (ONLY CAPTURING WORKS UNDER CONTRACT)

As of the end July 2024, the contractor GDFC has maintained site presence and continued to complete the balance of works and rectify all construction defects, unfulfilled obligation, and related work.

The Project Management Team (PMT) has successfully implemented and managed the completion of the construction phase of the NEPHP in collaboration and association with EPG PMU. The project deliverables have been achieved through quality assurance and quality control measures complying to the contract documentation, standards and codes.

As of the issuance of the Taking Over Certificate, the PMT has paused full time site presence and put in place a skeletal staff operation to oversee the works.

9.2 DoWI PROJECT MANAGEMENT TEAM

The DoWI project management team (PMT) has made significant strides in ensuring the construction is progressed with minimum delays at best. DoWI in its endeavours as the Employers Representatives has engaged experienced and qualified expertise to manage a complex hospital undertaking. The engagement of consultants is due to the project delivery documentation been incomplete, inadequate in terms of design coordination, quality assurance, control and compliance. With the increase internal fit-out and enclosure coming on stream for installation, quality inspection checks will increase going forward.

During this month, the PMT has paused full time site presence and put in place a skeletal staff operation to oversee the works. A summary of scope and work schedule undertaken by the PMT in relation to contractor's post construction program is as follows;

9.2.1 PROJECT MANAGEMENT

Provide overall leadership and oversight on all facets of construction progress/process and consultant's management & coordination on relevant discipline inputs for review,

assessment and approval in compliance to the drawings, specification and standards of quality and performance. To maintain a harmonious working liaison with the contractor on daily construction activities and to create a harmonious working relationship and liaison in terms of quality assurance, control and safety. Additionally, liaise with key stakeholders on issues pertaining to project progress on the construction deliverables.

The PMT has maintained this role for the duration of the DNP, DNP Extension, overall coordination of the Out-of-Scope Works, and coordination of the medical equipment installation.

All Architectural, and Engineering and OS consultants are maintained on routine basis to oversee the ongoing works and Post Contract works. This includes design (Architectural Services) and cost review. PMT is continuing to work with EPG PMU, EPHA and Contractor (GDFC) to ensure all outstanding works are certified and concluded.

9.2.2 ARCHITECTURAL SERVICES

All Architectural Works under contract CSTB 3193. have been deemed complete

9.2.3 STRUCTURAL ENGINEERING

All Structural services under contract CSTB 3193 have been deemed complete

9.2.4 ELECTRICAL ENGINEERING SERVICES (*including Dry Fire*)

All Electrical Services works under contract CSTB 3193 have been deemed complete

9.2.5 HYDRAULICS ENGINEERING SERVICES (*including Wet Fire*)

All Hydraulic Services under contract CSTB 3193.have been deemed complete

9.2.6 MECHANICAL ENGINEERING SERVICES

All Mechanical Services under contract CSTB 3193.have been deemed complete

9.2.7 CIVIL ENGINEERING SERVICES

All Civil Works under contract CSTB 3193 have been deemed complete.

9.2.8 ICT ENGINEERING SERVICES

All ICT Services under contract CSTB 3193 have been deemed complete

However, there are out of scope works still pending and are projected to complete at handover. These are;

- Hospital Information Management System installation
- Installation, Testing, and Commissioning of Desktop Computers, Laptops, and Printers
- Microsoft Active Directory Services and SAN Storage Systems

Progress in on-going.

9.2.9 QUANTITY SURVEYING & COST ENGINEERING SERVICES

All QS Services under contract CSTB 3193 have been deemed complete.

Additional scopes and costings have been reviewed for Out-of-Scope works.

9.2.10 BIOMEDICAL ENGINEERING

All Biomedical Services under contract CSTB 3193 have been deemed complete

10. PROJECT & POST DNP ISSUES

10.1: LAND ISSUES

As far as the project is aware, all land issues have been resolved via EPG and its community relations officers (CRO).

10.2: MAIN ACCESS ROAD

The main access road off Okuk Highway to the Hospital precinct has not been allowed for at the design stage. However, the client, EPG has procured and awarded the contract to GDFC. Construction work has commenced in May 2022 including works towards the Aipus road end which was not originally designed under contract.3193

The road construction and sealing is deemed complete now, with the remaining still pending from Aliyo Bridge to main road Okuk Highway connection.

10.3: ISSUES DURING DEFECTS NOTIFICATION PERIOD

The contract stipulates that all minor defects and test on completion carried over after Employer Taking Over are to be remedied/rectified and test completed at the earliest opportunity and/or prior to expiry of the DNP. This process is on-going.

10.3.1 POWER SUPPLY

Although all works under contract were constructed and delivery within the contracted time frame, an issue that had affected the completion of tests & commissioning on various major complex services installation was the continuous power outages. Despite this, PPL had inspected, tested and commissioned power supply to the Hospital precinct.

This power outage issue has hampered completion of test & commissioning to all services installation that required consistent power supply including alternate standby power.

The project team remains optimistic on the resolution of these issues as it has become crucial the completion and handover of the hospital.

11. PROJECT FINANCIAL MATTERS

11.1 INTERIM PAYMENT CERTIFICATE (IPC)

As of the end of 31st May, 2022 (Expiry of DNP), the 15% GoPNG component on IPC 01 – 17 have been settled and similarly for the 85% Exim Bank of China component.

The total amount certified (IPC No.01-15) on the Accepted Contracted amount is **USD 143,640,000** broken down with the 85% Exim Bank component of **USD 122,094,000** whilst the 15% GoPNG component is **USD 21,546,000**. The balance of **USD 15,960,000.00** which is for the Retention monies has been certified and released to the Contractor, GDFC.

However, with the expiry of the Exim Bank loan facility (Loan Window) on the 29th June, 2022, all necessary steps were undertaken to ensure the outstanding IPC 14 & 15 were certified and paid including the 10% retention monies (IPC 16 & 17). Contractually, we had breached the relevant contract clauses in releasing & certifying the retention monies which inadvertently would have cost the State paying USD25,417,279.28 (PGK 91,101,359.42) to the contractor. Nonetheless, in allowing such payments, the State had only paid for the 15%

GoPNG component of USD3,812,591.89 (PGK 13,665,203.91) which was within the accepted contracted amount thus saving the State huge financial burden to source funding.

Financial Summary – The financial summary provides a comprehensive overview of the actual expenditures incurred throughout the construction project contract CSTB 3193 to date. It encompasses various aspects such as construction costs, resources, labour, subcontractors, suppliers, and material procurement, and purchases.

IPC No	Total (USD)	China (85%)	PNG (15%)
Adv Pay 1	47,880,000.00	40,698,000.00	7,182,000.00
IPC 1	3,381,262.00	2,874,072.69	507,189.31
IPC 2	3,956,011.22	3,362,609.54	593,401.68
IPC 3	3,502,901.82	2,977,466.55	525,435.27
IPC 4	7,567,946.40	6,432,754.44	1,135,191.96
IPC 5	13,592,765.88	11,553,851.00	2,038,914.88
IPC 6	4,744,414.79	4,032,752.56	711,662.23
IPC 7	8,720,640.60	7,412,544.51	1,308,096.09
IPC 8	7,141,021.47	6,069,868.25	1,071,153.22
IPC 9	9,550,202.93	8,117,672.49	1,432,530.44
IPC 10	6,745,502.19	5,733,676.86	1,011,825.33
IPC 11	4,428,366.96	3,764,111.92	664,255.04
IPC 12	2,823,571.57	2,400,035.83	423,535.74
IPC 13	10,148,112.98	8,625,896.03	1,522,216.95
IPC 14	5,633,853.38	4,788,775.37	845,078.01
IPC 15	3,823,425.81	3,249,911.94	573,513.87
IPC 16 (50% retention)	7,980,000.00	6,783,000.00	1,197,000.00
IPC17 (50% retention)	7,980,000.00	6,783,000.00	1,197,000.00
Total (USD)	159,600,000.00		

Table 1: Project financial summary

The “Statement at Completion” (IPC No. 18) has been duly signed and was the basis of the contractor submitting an Application for Final Payment Certificate (IPC No.19) which was reviewed and confirmed for the issuance of the Final Payment Certificate. The Accepted Contract amount of USD **159,600,000.00** has been certified and concluded that contract CSTB 3193 has been constructed on the awarded Contract Price thus the release of the 5% Performance security guarantee.

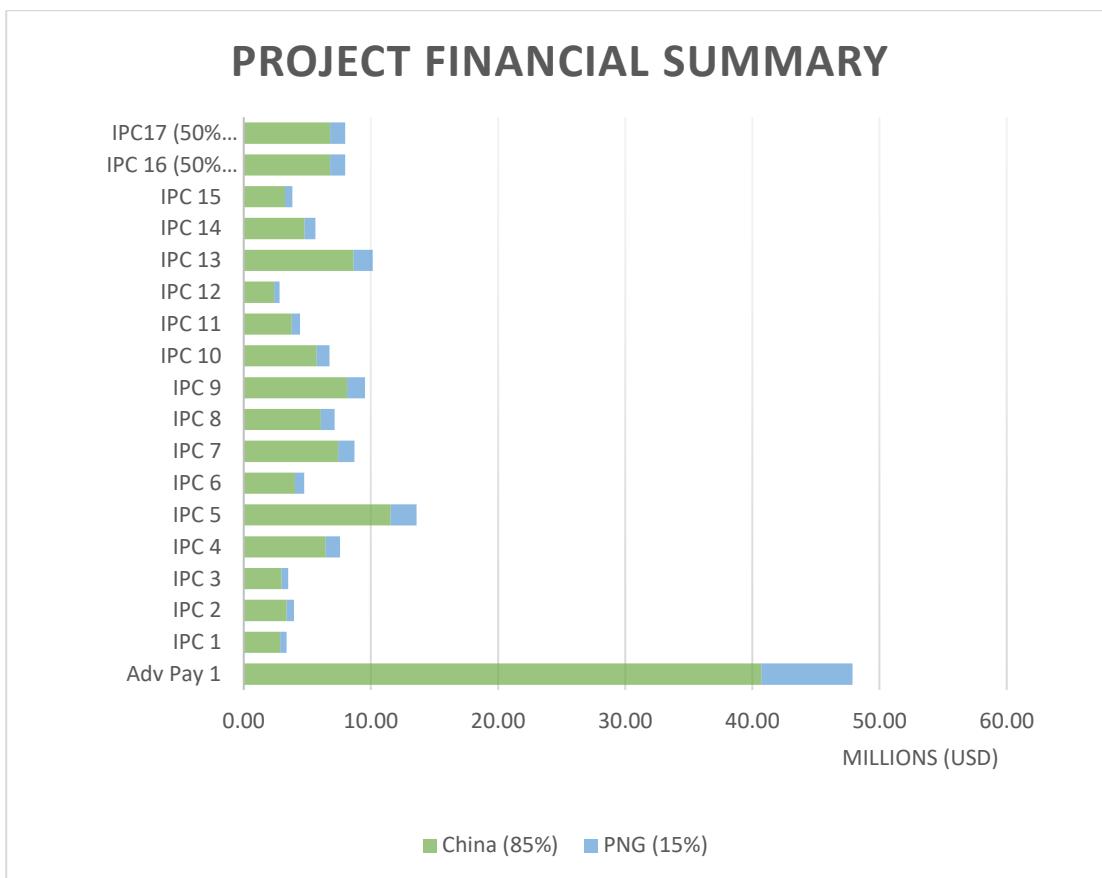


Chart 1: Project financial summary, indicating loan components

11.2 RETENTION GUARANTEE

Due to expiry of the Exim Bank loan, all claims payable to the contractor have been certified and paid, including the 10% Retention sum of USD15,960,000.00, as highlighted in IPC schedule on Section 1.1 on this report.

11.3 FINANCIAL CHARGES CLAIM

11.3.1: DELAYED IPC PAYMENT CLAIMS

The contractor submitted financial charges claim for delayed payment on IPC relating to subclauses 14.7b & 14.8 of the contract. The claims were submitted in three (3) variation requests as follows:

- VR 019 - **USD 757, 216.02** for delayed payment on IPC No 1 & 2
- VR 023 - **USD 654, 627.89** for delayed payment on IPC 3, 4 & 5
- VR 032 - **USD 159, 575.39** for delayed payment on IPC 6
- VR 049 - **USD 773, 131.30** for delayed payment on IPC 7-9
- VR 073 - **USD 208, 216.79** for delayed payment on IPC 10 & 11
- . **USD 22, 223.43** for delayed payment on IPC 12
- . **USD 6, 090.62** for delayed payment on IPC13
- VR 102 - **USD 94, 836.43** for delayed payment on IPC14

The delayed payment claims are based on FIDIC contract subclauses 14.7 (b) and clause 14.8. The payment is clearly stipulated in paragraph 3 of clause 14.8..." *The Contractor shall be entitled to this payment without formal notice or certification, and without prejudice to any other right or remedy*"

Base on clause 14.8 “paragraph 3” the State is required to pay the contractor the sum of **USD 2,693, 917.87**. The contractor has submitted proforma invoices for the State to source funding payable to the contractor.

11.3.2: CLAIM LOSS ON COVID 19 PANDEMIC

The Engineer DOWI has approved and Claim Loss on COVID 19 of sum of **USD 3,528,406.32** under subclause 17 – Force Majeure” of the FIDIC contract

11.4 PERFORMANCE SECURITY & GUARANTEE

Pursuant to sub clause 4.2 of the General Conditions of Contract, the 5 % performance security of the Accepted Contract Amount equivalent to **USD 7,980,000** for the duration of contract has been returned to the contractor upon issuance of the final payment certificate.

END

APPENDICES

APPENDIX 1: SITE PHOTOGRAPHS (JULY, 2024)



Photo 1: Overall aerial view of project site, showing extent of hospital buildings (rotate page clock-wise for better view).



Photo 2: Site view towards South end. Photo showing completed staff house, with new additional staff housing under construction (separate contract)



Photo 3: Medical buildings, view from North-West end.



Photo 4: Medical buildings and Staff Housing, view from South-west end, from Building D



Photo 5: View to South-East; view from Medical Building – Building K

APPENDIX 2: ADDITIONAL 'OUT OF SCOPE' WORKS PHOTOGRAPHS (JULY 2024)

Photo 6:
Building A – new out of scope works underway as required for medical equipment installation by JID.

Additional Electrical Services and Joinery requested.



Photo 7:
Building A – Installation of Clinical light supports in ceiling and wall at PACU bay, Treatment Bays and procedure rooms underway as required for Exam Lights installation by Premier Biomedical Engineering (PBE).



Photo 8:
Building A (A217 &A218- Xray rooms);

Cable Trench to console room and electrical services provisions for Medical Equipment power requirement installations by Premier Biomedical Engineering (PBE)

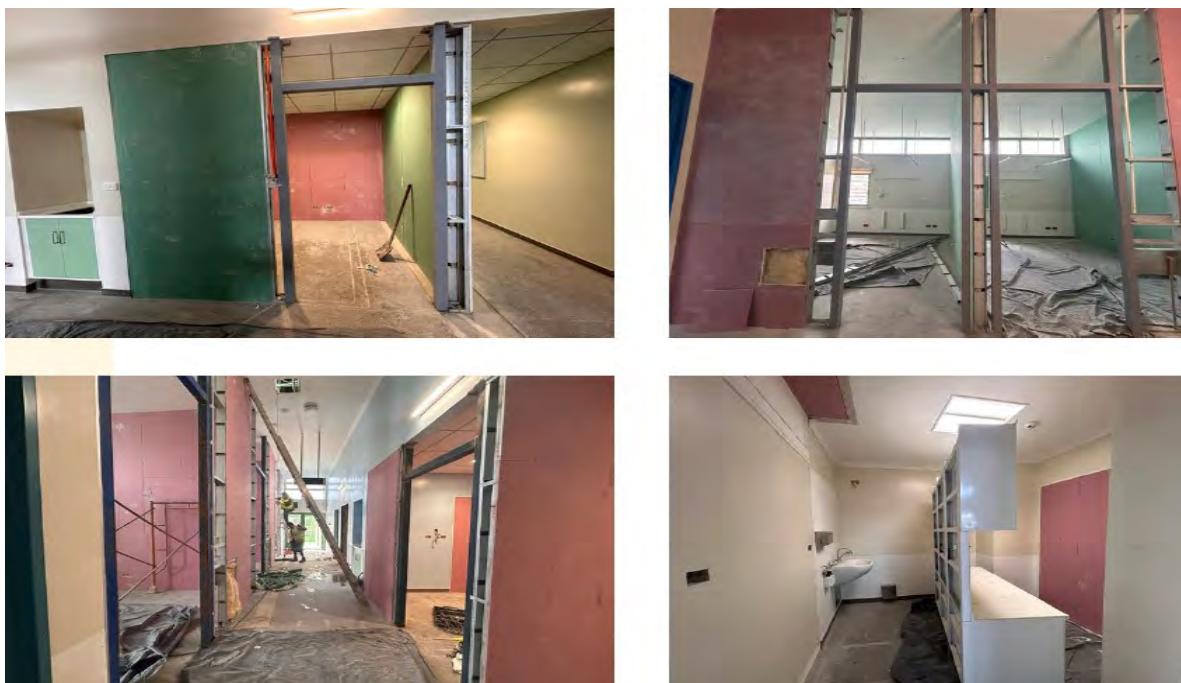


Photo 9:

Building B & C – Conversions and Alteration works to change Observation areas to Exam room underway as recommended by Dr. Grant Muddle

APPENDIX 3: PERFORMANCE CERTIFICATE & FINAL CERTIFICATE – IPC NO.19



INDEPENDENT STATE OF PAPUA NEW GUINEA

DEPARTMENT OF WORKS & IMPLEMENTATION
PROJECT MANAGEMENT TEAM



NEW ENGA PROVINCIAL HOSPITAL PROJECT

P. O Box 1108, BOROKO
Tel: 325 6055
Wabag - Project Site Office
Tel: 7568 8217 / 7052
1373
E: jsterence@gmail.com

PERFORMANCE CERTIFICATE

This Certificate is issued by the Engineer, pursuant to the provisions of Clause 11.9 of the FIDIC Conditions of Contract for Construction - For Building & Engineering Works designed by the Employer, First Edition 1999.

Contract Description	Construction of Enga Provincial Hospital and Housing	
Contract Number	CSTB 3913	
Contractor	Guangdong Foreign Construction Co., Ltd	
Portion of Works	Site Works, Medical Buildings, Staff Housing, Sewerage Treatment Plant	
Contract Value	USD	159,600,000.00
Date of completion	31 May 2022	
Defects Notification Period	12 months	
Defects Notification Period Expiry Date	31 May 2023	

It is hereby Certified that the performance of the Contractor's obligations for Contract No. CSTB 3913 is completed and accepted by the Engineer

ENGINEER'S REPRESENTATIVE

JOHN TERENCE – PROJECT MANAGER – DOWI PMT: NEPHP

Date issued: 28 June 2023

1. It is hereby Certified that the works as stated or amended for the above Contract has reached completion for the Contractor's performance obligations during Defect Notification Period and therefore is deemed to be that on which the works have been accepted as Complete by the Engineer.

2. In accordance with Clause 11.9 and considering Clause 14.9, the Performance Certificate is issued to the Contractor after the expiry of the Defects Notification Period releasing the Contractor from obligations against Retention and Performance.

APPENDIX 3: END USER DEFECTS, REWORKS SUMMARY

End-User Progress Update

Updated on 30th July, 2024



LIST OF CONTENTS

This progress update report offers a concise overview of onsite work status, emphasizing achievements, pending tasks, and relevant ITC references. It equips collaborators with essential information for driving the project forward effectively.

Continued teamwork and proactive management are deemed crucial for addressing pending items and sustaining project momentum.

01 BUILDING - A

02 BUILDING - B & C

03 BUILDING - E

04 BUILDING - H

05 BUILDING - J & K

06 BUILDING - L, M & N

07 BUILDING - P & Q

08 GAS PLANT -SY10 & EXTERNAL GUARD HOUSE DORM 1

WORK PROGRESS IS AT: 80%

Ref: ITC DoWI 4559

(Issued ON: 12 NOV. 2023)

1

BUILDING -A

AR - ED WAITING ROOM

NEW RESPIRATORY ROOM

- New cabinet installed
- Bedhead Services Installed
- Glass partition walls installed

Note

- Minor suggested changes to occur - Refer to Dr.GM additional works.



1

BUILDING -A

A141- CORRIDOR

PASS-THROUGH HATCH INSTALLED.

- Pending Installation of door stopper for main door.
- Pending Installation for door stopper for hatch door.

NOTE:

Contractor indicated, installation will be done soon.



WORK PROGRESS IS AT: 50%

Ref: ITC DoWI 4559 (Issued 12 Nov. 2023)

1

BUILDING -A

A141A- CLEAR CORRIDOR

MAIN DOOR ACCESS ALONG CORRIDOR

- Current Door Locks is non-compliant
- Replace and install new door with panic-bar/push Bar for ease of access.

Note:

- New Door has arrived 27/07/2024 - for Installation



WORK PROGRESS IS AT: 85%

Ref: ITC DoWI 4747 & 4749 (Issued 03 May 2024)

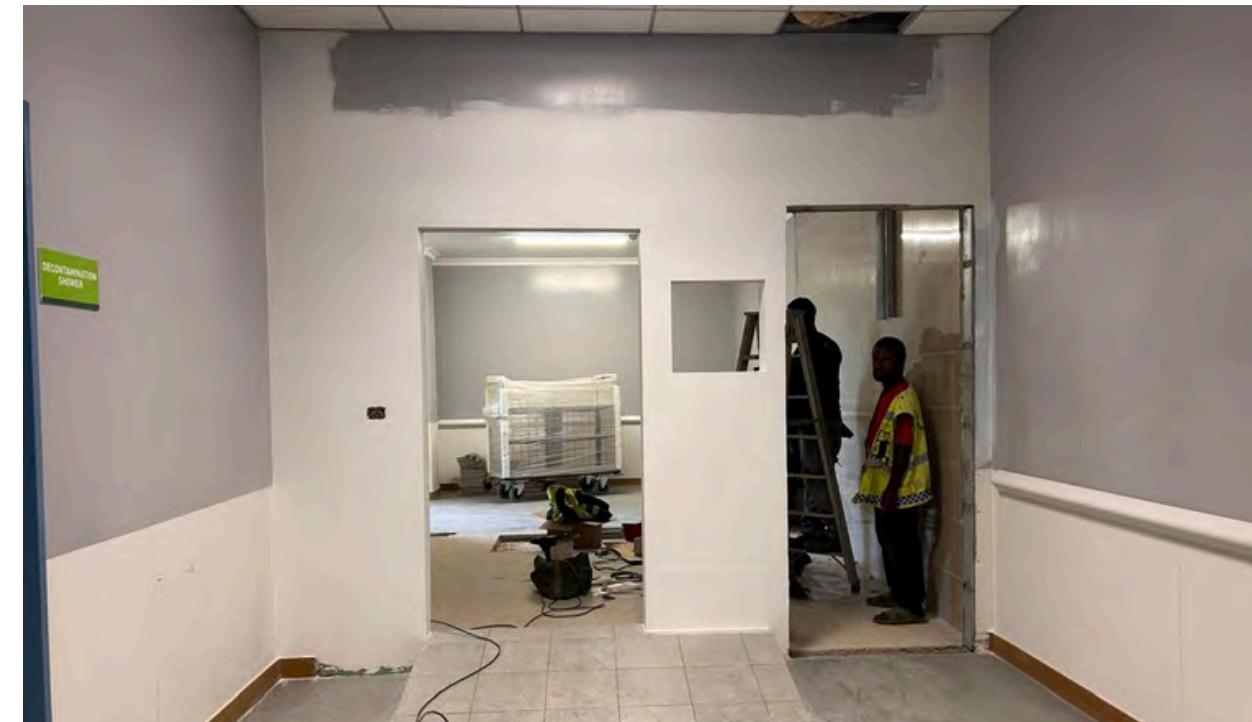
1

BUILDING -A

A148- CART WASH

**REMODIFICATION WORKS TO SUIT MEDICAL EQUIPMENT
INSTALLATION**

- All rectification works including power & water installation have been completed.
- Pending installation of Cart Wash Equipment.
- Final Coat of paint to wall - ongoing.



WORK PROGRESS IS AT: 95%

Ref: ITC DoWI 4559 & 4739

(Issued on 12 Nov. 2023 & 17 APR. 2024)

1

BUILDING -A

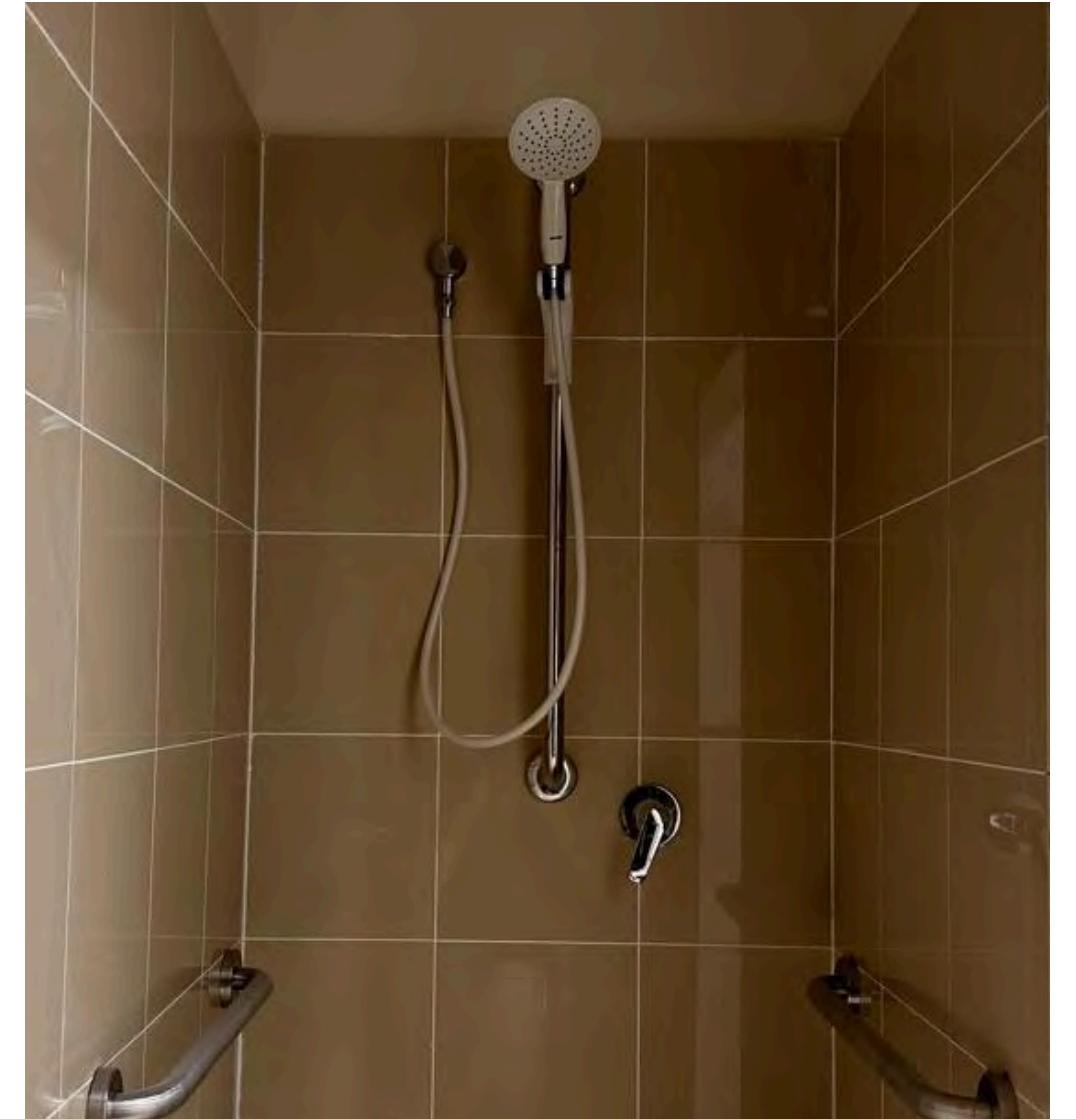
A112- ISO TREATMENT

ADDITIONAL TOILET

- WC installed
- All bedhead services Installed.

Note:

- Seal main door for Bacteria control
- Pending Installation of toilet door
- New Vent?



WORK PROGRESS IS AT: 100%

Ref: ITC DoWI 4577 & 4551

(Issued 16 Jan. 2023 & 09 NOV. 2023)

1

BUILDING -A

A133- PROCEDURE

CLINICAL SINK & FLOOR FINISH

- New Clinical Sink installed.
- Vinyl Floor installed.
- Ceiling Mounted light installed



WORK PROGRESS IS AT: 70%

Ref: ITC DoWI 4551 & 4613

(Issued ON: 09 NOV. 2023 & 18 FEB. 2024)

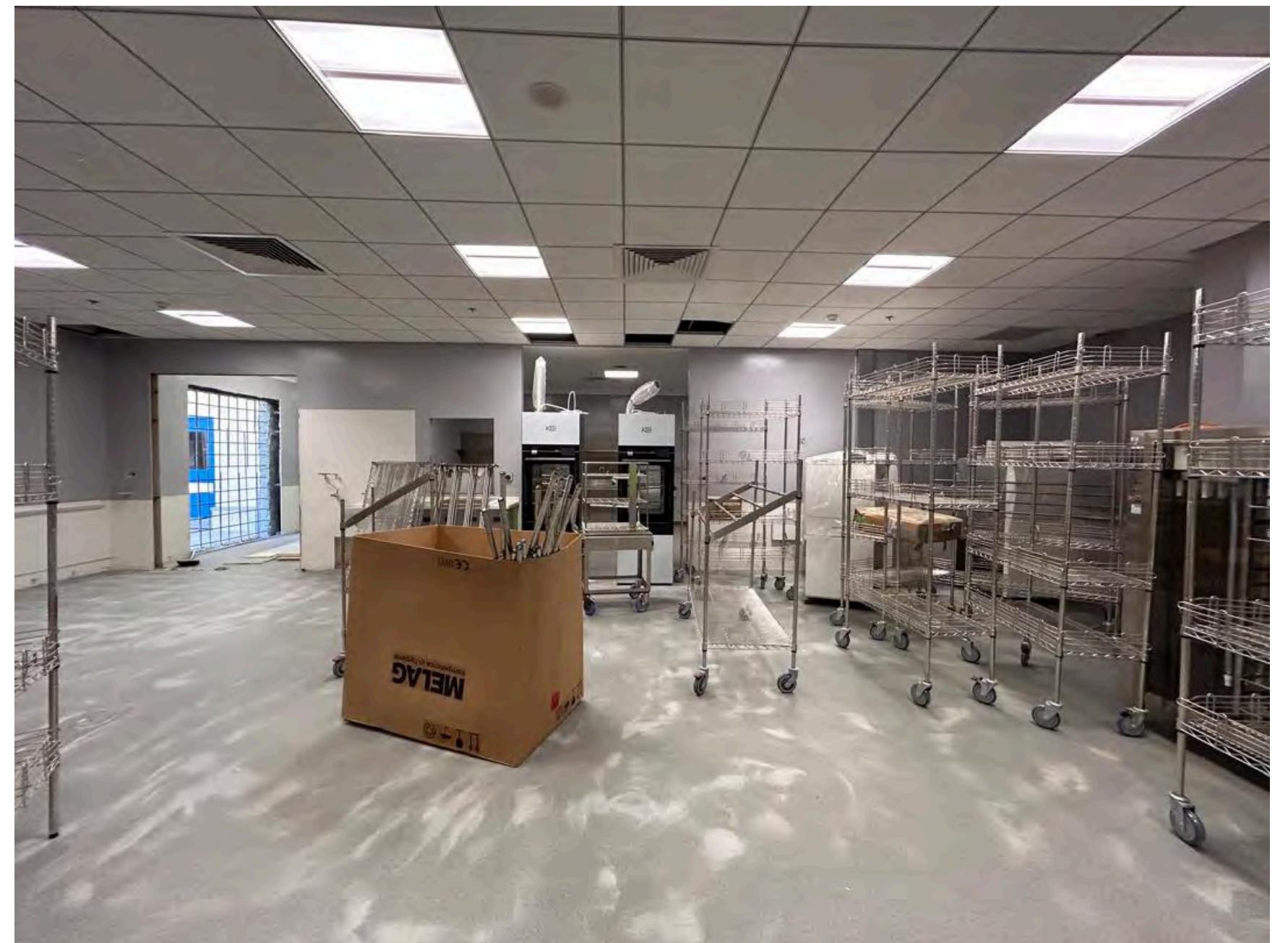
1

BUILDING -A

A146- CENTRAL STERILE CORE

BUILDING SERVICES RECTIFICATIONS WORKS - MEDICAL EQUIPMENT INSTALLATIONS

- Power, Drainage & Water Rectification works to meet Medical Equipment Installation Requirements (Pre-Vac & Medical Washer).
- GDFC to move equipment for vinyl installation.
- Relocation of fire hose reel to Electrical closet pending



WORK PROGRESS IS AT: 50

Ref: ITC%DoWI 4670

(Issued ON: 16 MAR. 2024)

1

BUILDING -A

A147- CART DRY

NEW SERVICE DOOR

- New Door Opening completed to be closed off. Back to As-Design
- Match existing Finish: Walls, floor & Ceiling.



WORK PROGRESS IS AT: 100%

Ref: ITC DoWI 4559

(Issued ON: 12 NOV. 2023)

1

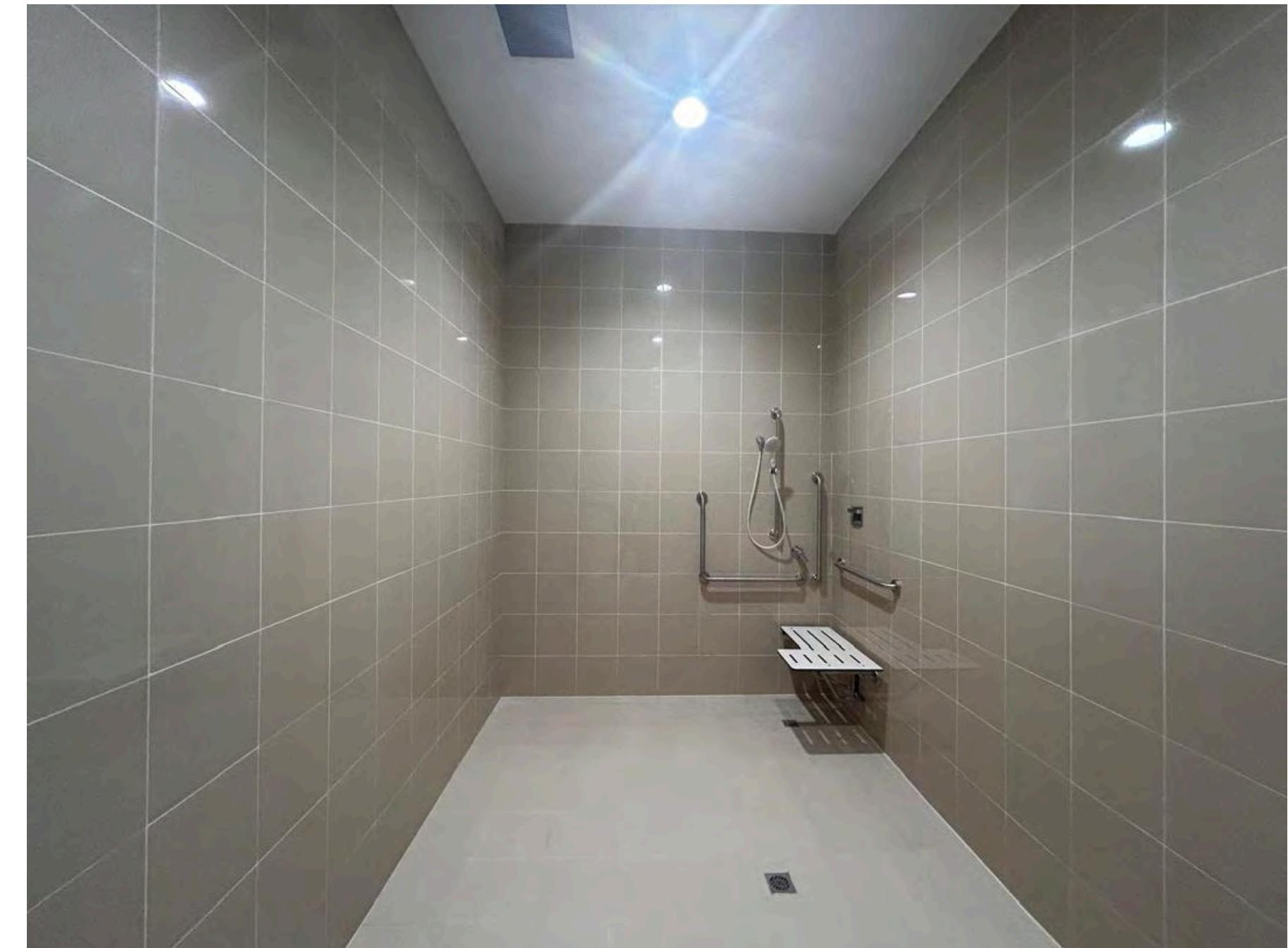
BUILDING -A

A138- DECONTAMINATION SHOWER

GRAB RAIL & NEW SHOWER HEAD

All works noted have been completed:

- New Shower Head Installed
- Grab rails installed
- Tile reworks completed



WORK PROGRESS IS AT: 60%

Ref: ITC DoWI 4559

(Issued ON: 12 NOV. 2023)

1

BUILDING -A

A159 & A163- OPERATING ROOM 1 & 2

NEW DOORS & NEW FLOOR FINISH

- Remove Clinic Cove equipment and terminate service outlets
- Vinyl finish have been installed in both OTs
- New doors have arrived on 28/07/24 - pending installation



WORK PROGRESS IS AT: 90%

Ref: ITC DoWI 4577

(Issued ON: 16 JAN. 2024)

1

BUILDING -A

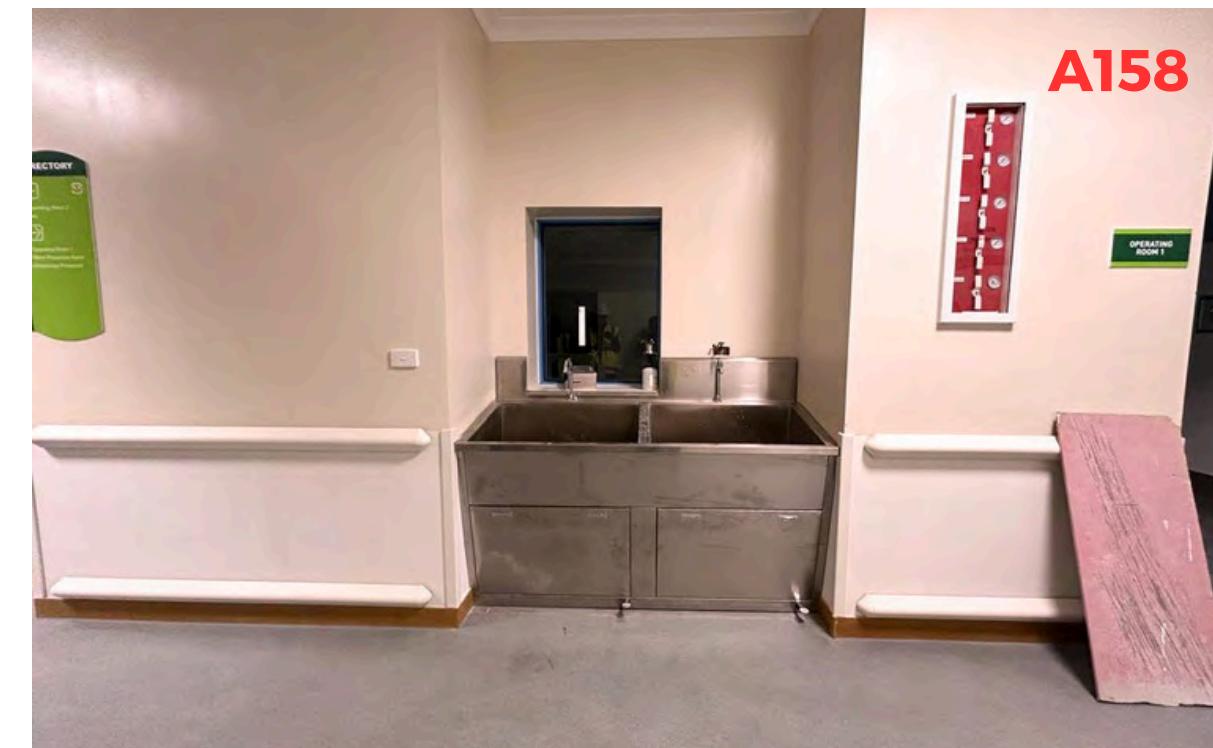
A158- SEMI- RESTRICTED CORRIDOR

NEW SCRUB SINKS

- New Scrubs sinks have been installed.
- Scrub sinks along A158 Semi-Restricted corridor requires stainless steel backsplash.

Note:

- Installation complete just minor finish works.



WORK PROGRESS IS AT: 80%

Ref: ITC DoWI 4577 & 4551

(Issued ON: 16 JAN. 2023 09 NOV. 2023)

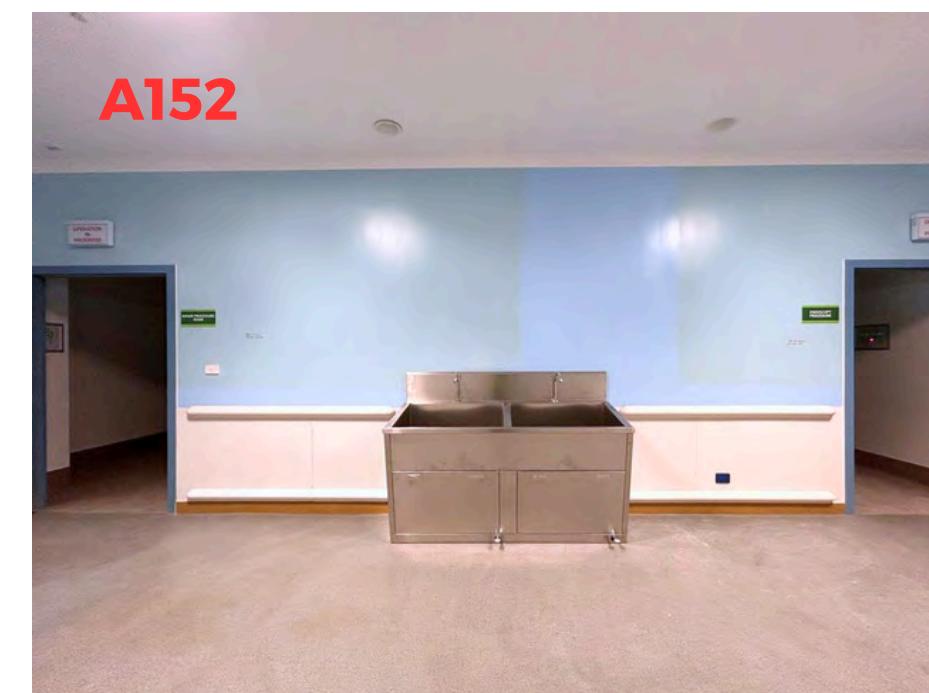
1

BUILDING -A

**A152 & A153- MINOR PROCEDURE &
ENDOSCOPY**

NEW SCRUB SINKS & FLOOR FINISH

- Scrub sink along A152 corridor requires a stainless steel shelf above sink.
- Vinyl Floor Finish installed
- Progress on-going



WORK PROGRESS IS AT: 80%

Ref: ITC DoWI 4577 & 4551

(Issued ON: 16 JAN. 2023 09 NOV. 2023)

1

BUILDING -A

A130- ADULT RESUSC & A131- PEDI RESUSC.

NEW SCRUB SINKS & FLOOR FINISH

- All Bedhead services have been installed
- Sinks have been removed and replaced
- Wall rendered and application of first coat applied - ongoing works



WORK PROGRESS IS AT: 80%

Ref: ITC DoWI 4559

(Issued ON: 12 NOV. 2023)

1

BUILDING -A

A136- ED ADMIN OFFICE

NEW SINK & ICT SERVICES

- New Sink Installed
- Cabinet Doors pending installation
- Pending Vinyl Coving where initial cabinet was removed.
- Pending ICT Nurse Call

Note:

- Cabinet Doors does not match finish.
- Further Sanding and buffing required on bench.



WORK PROGRESS IS AT: 65%

Ref: facilities mentions *FL to confirm

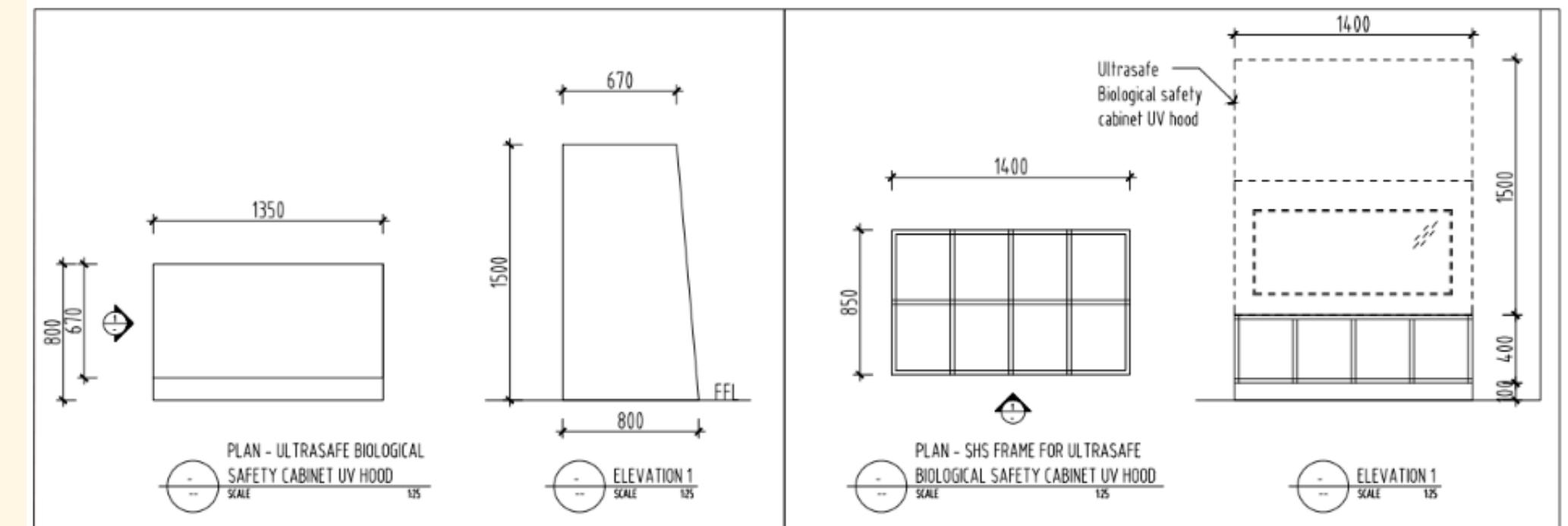
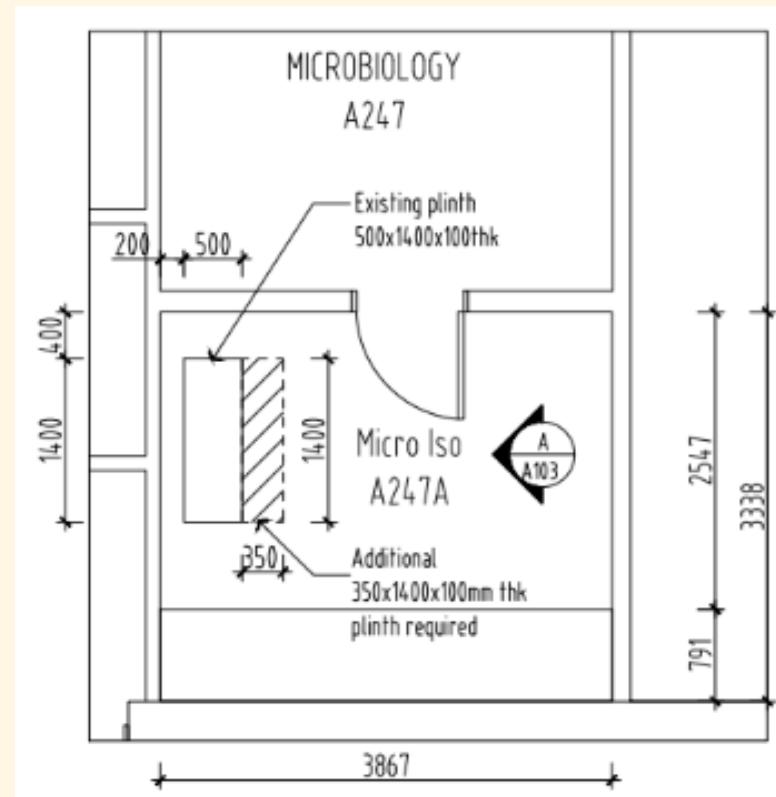
1

BUILDING -A

A247A - MICRO ISO

ADDITIONAL WORKS FOR EQUIP. INSTALLATION

- New Bench to be 900mm heigh for Equipment installation.
- PMT has provided drawings



WORK PROGRESS IS AT: 85%

Ref: ITC DoWI 4559

(Issued ON: 12 NOV. 2023)

1 BUILDING -A

A246 - CHEM/ HEMA/ MEDICA PREP

COUNTER & GPO

- Counter Installed, pending sealant around gaps
- New Overhead Cupboards have been installed.
- Benches require buffing.
- Pending installation of extra bench supports
- Terminate GPOs and LP Gas supply. - Confirm
- Close-off Ceiling opening - FL to confirm



WORK PROGRESS IS AT: 100%

Ref: ITC DoWI 4592

(Issued ON: 30 JAN 2024)

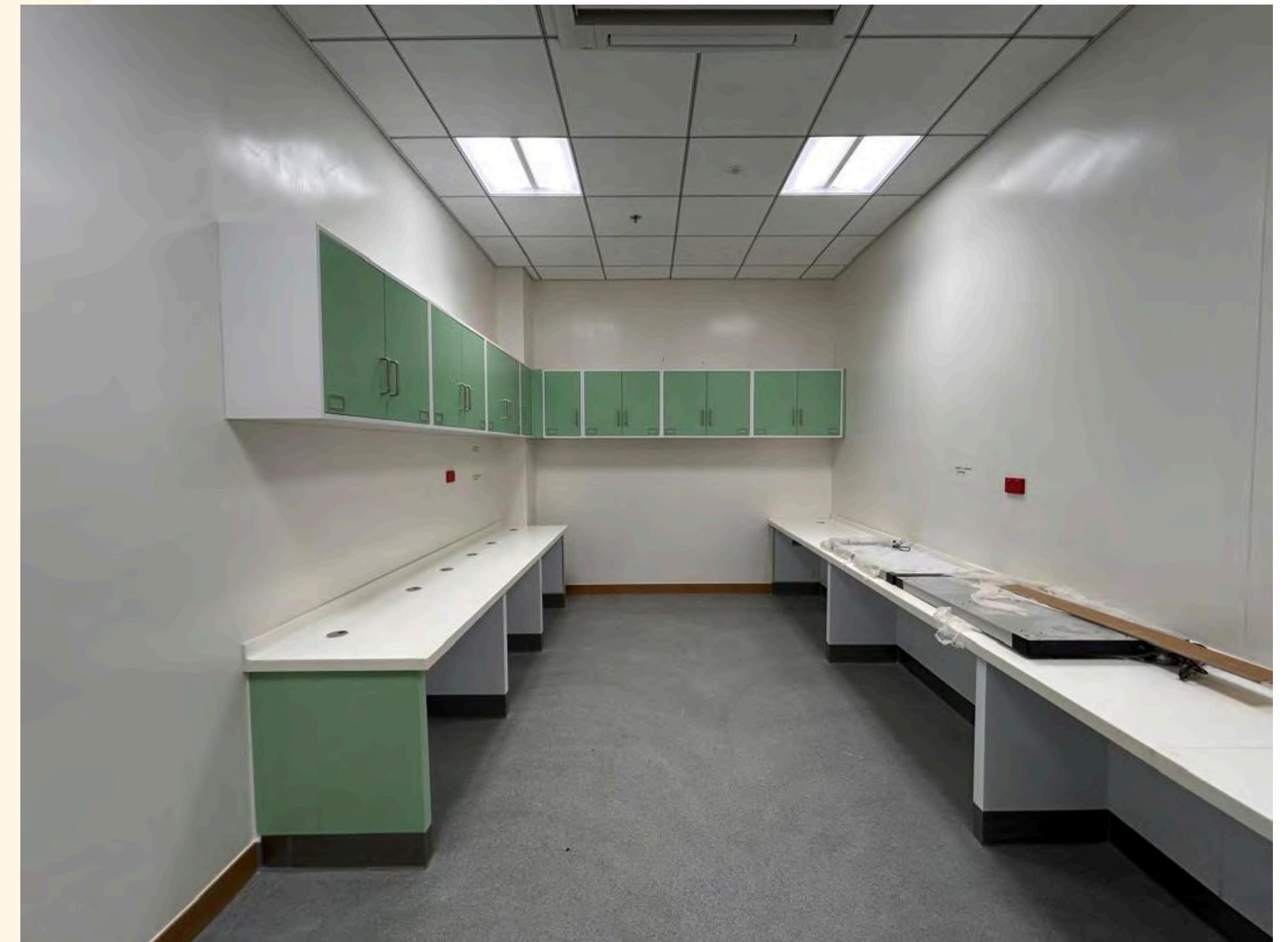
1

BUILDING -A

A213- FILM READING

NEW OVERHEAD CUPBOARDS

- New overhead cupboards installed.



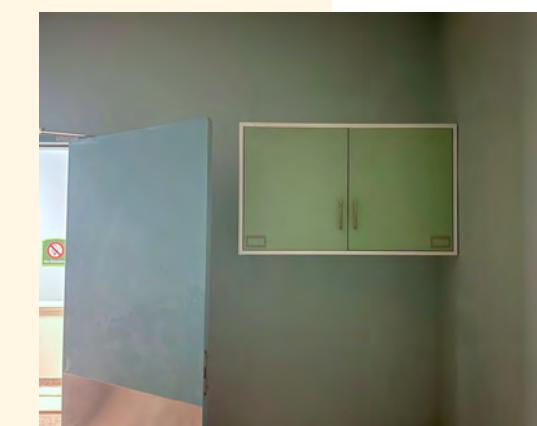
1

BUILDING -A

A217,A218 & A219- FLUROSCOPY, X-RAY 1 & 2

CABLE TRENCH, NEW SINK & BENCH

- New Stainless steel sinks installed
- Vinyl floor finish installed
- Requested Overhead cupboards installed.
- Other rectification works - ongoing pending PBE confirmation. (General X-ray Tracks)



WORK PROGRESS IS AT: 75%

Ref: ITC DoWI 4559, 4647 & 4728, 4592

(Issued ON: 12 NOV. 2023, 05 MAR. 2024 & 14 APR. 2024)

WORK PROGRESS IS AT: 100%

Ref: ITC DoWI 4559

(Issued ON: 12 NOV 2023)

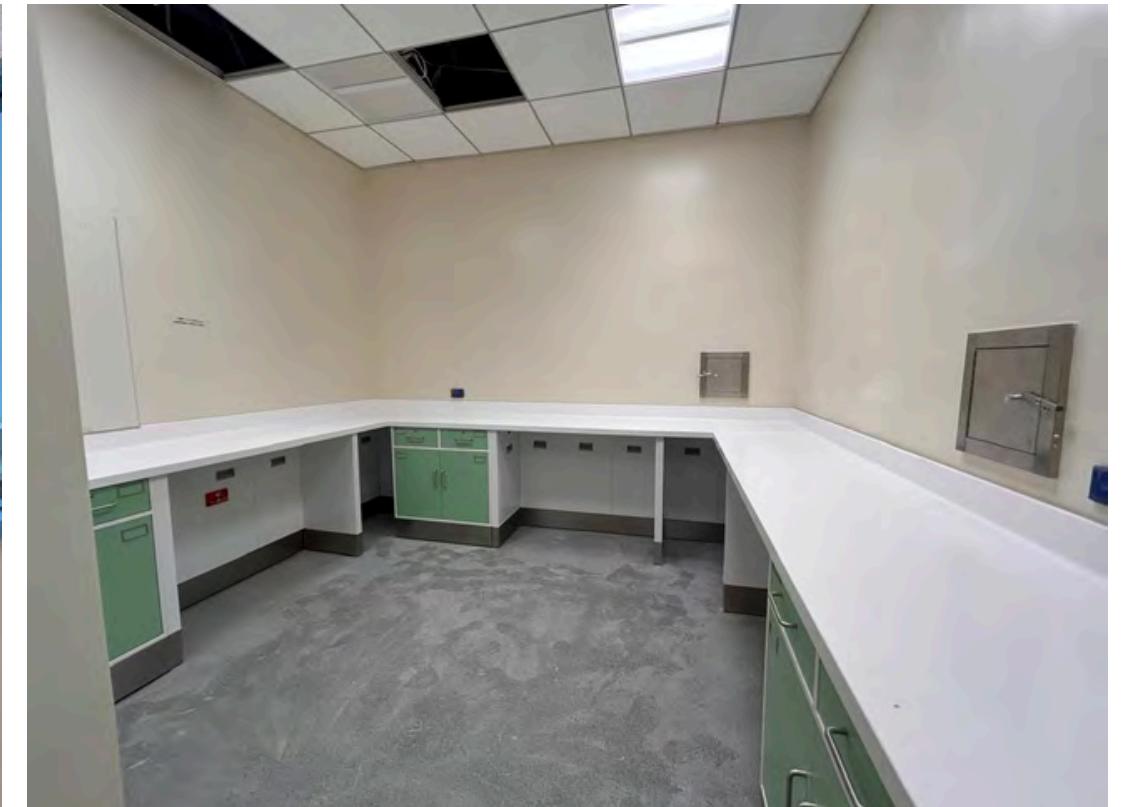
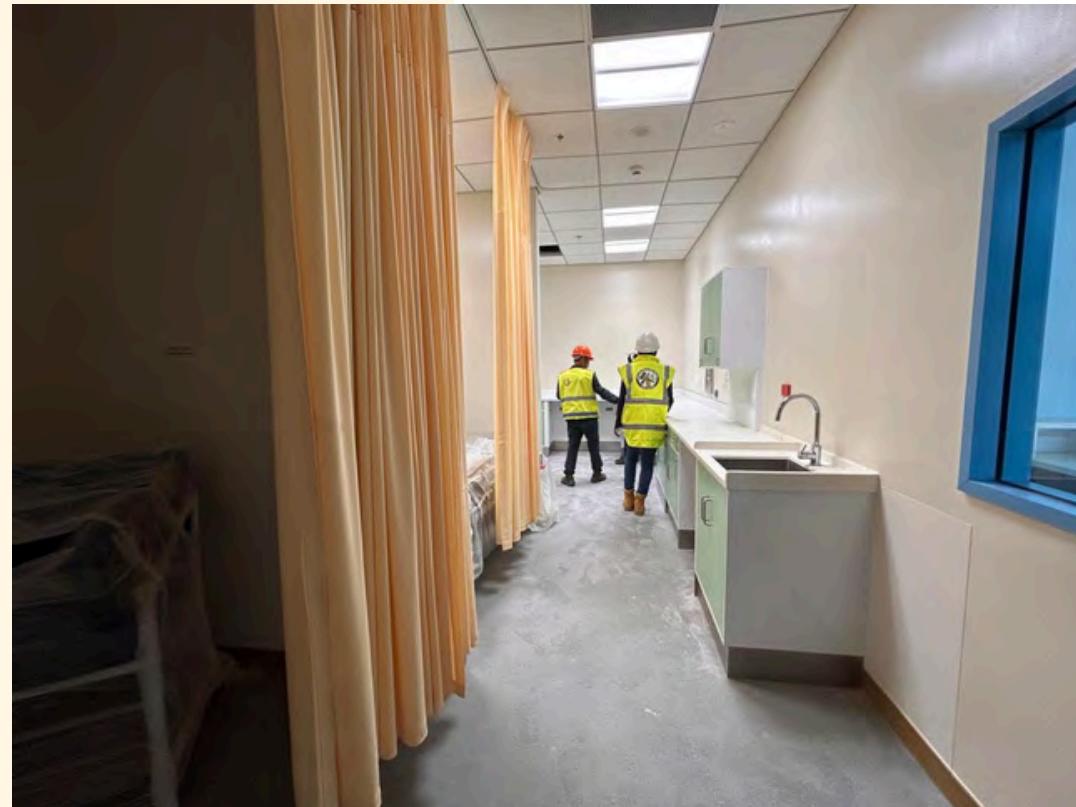
1

BUILDING -A

A249- BLOOD DRAW

NEW BENCHES

- All new benches installed.
- Seal off gaps around new joinery installed
- Buff and Polish Benches.



WORK PROGRESS IS AT: 90%

Ref: ITC DoWI 4559

(Issued ON: 12 NOV. 2023)

1

BUILDING -A

A249A- LAB WAITING

NEW CONSULT ROOM

- New Benches have been installed
- Pending installation of new Door Frame & Door.
Door arrived 28/07/24
- Skirting still pending, will be installed once door is installed.



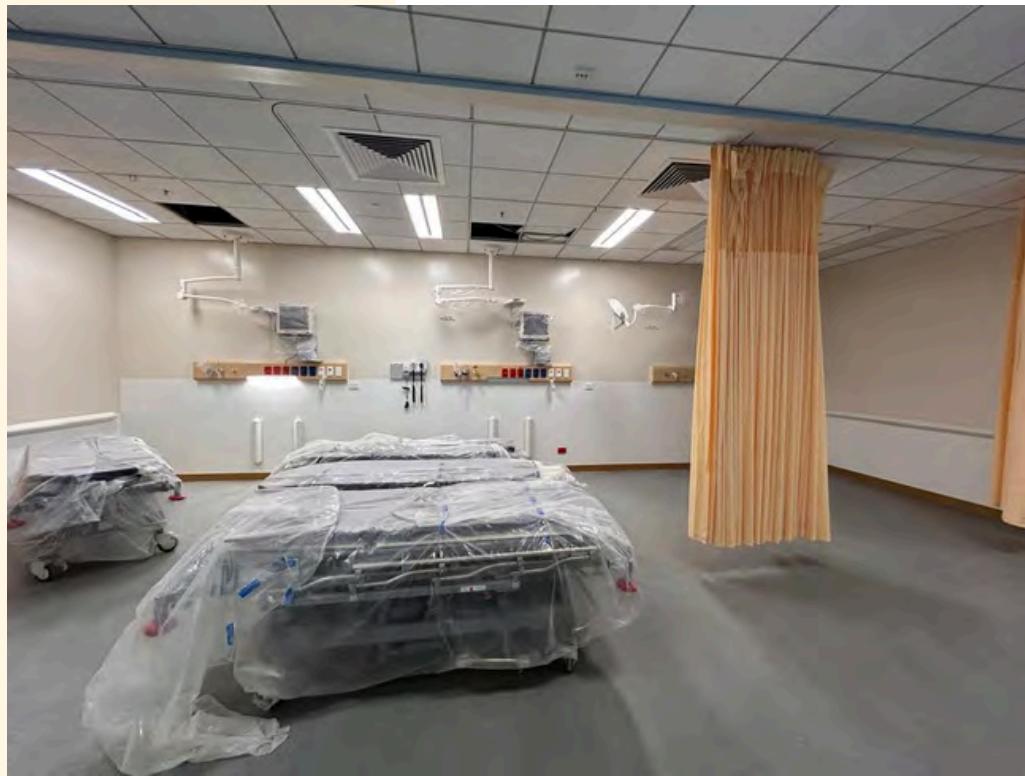
WORK PROGRESS IS AT: 90%

Ref: ITC DoWI 4633

(Issued ON: 27 FEB. 2024)

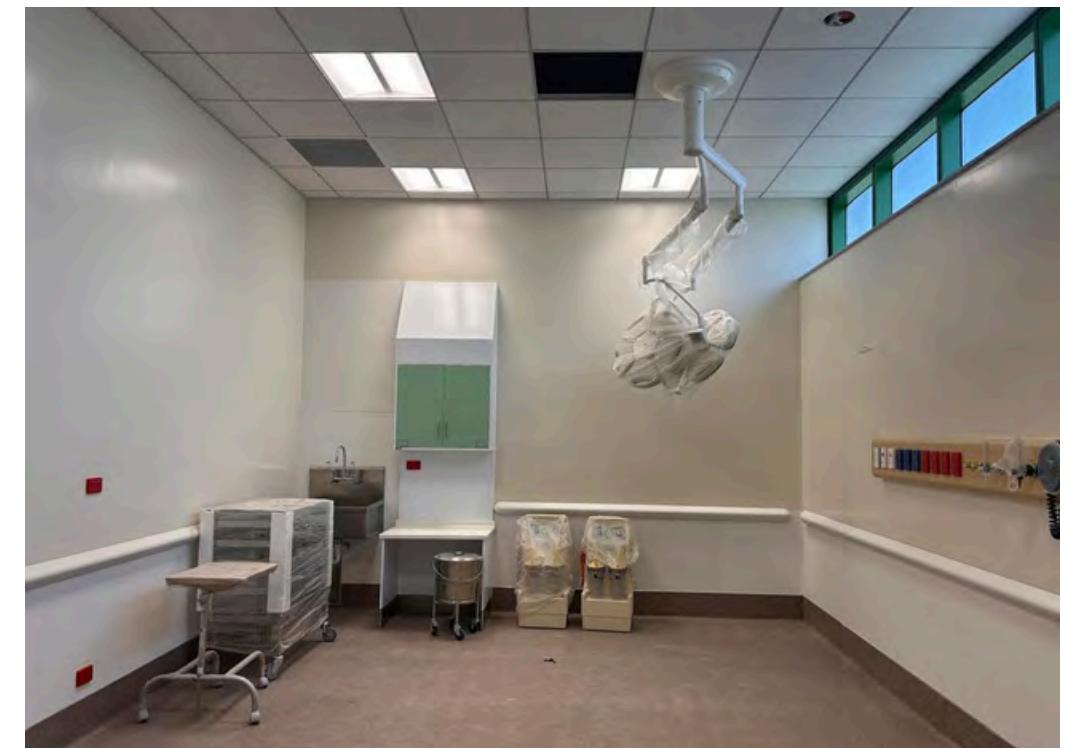
1 BUILDING -A

- **TREATMENT BAY(A117A,A117B,A117C),**
- **PROCEDURE (A133)**
- **CAST PROCEDURE (A114)**
- **TREATMENT (A120A,A120B,A120C)**
- **ALL PACU Bays**



INSTALLATION OF CEILING & WALL LIGHTS

- Wall Mounted and Ceiling Lights have been installed



WORK PROGRESS IS AT: 70%

Ref: ITC DoWI 4522 & 4559

(Issued ON: 18 SEPT. 2023 & 12 NOV.2024)

2

BUILDING -B

**B135, B136, B137 & B138, B150, B151, B152 & B153, -
OBSERVATION**

**NEW CONSULTATION ROOMS,
TREATMENT & PROCEDURE ROOMS**

- New Door frames installed- Ongoing progress
- Internal walls rendered and first coat applied
- Pending new Vinyl floor finish
- Pending Final Paint to match existing internal wall finish



WORK PROGRESS IS AT: 70%

Ref: ITC DoWI 4522 & 4559

(Issued ON: 18 SEPT. 2023 & 12 NOV.2024)

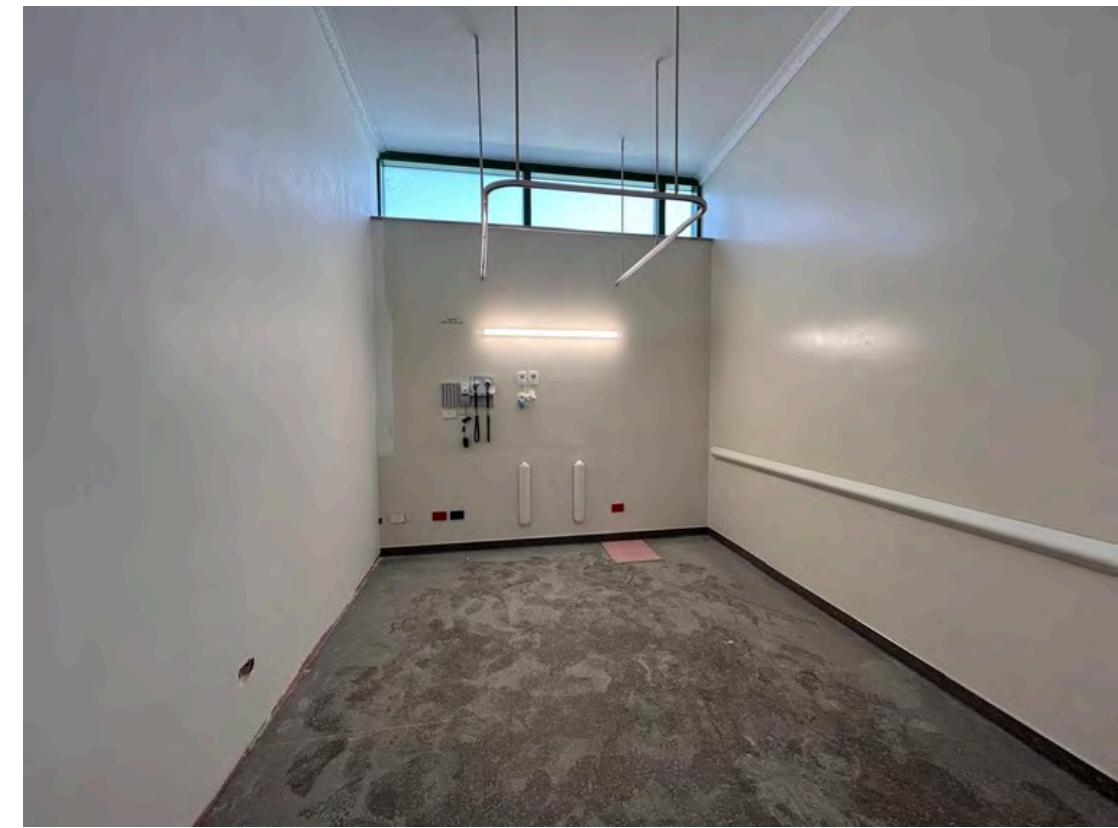
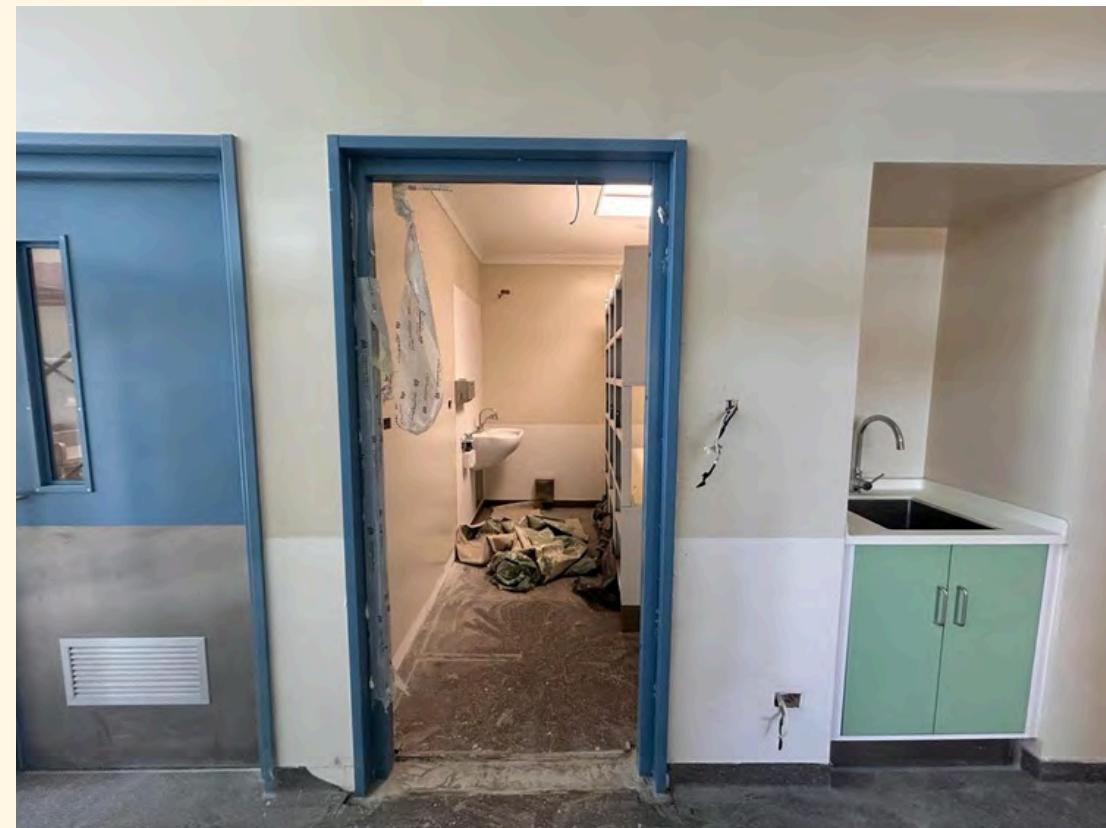
2

BUILDING -B

B143- OBSERVATION

MEDICINE STORAGE ROOM

- Pending Facial Recognition installation for door access
- Exam room walls have been rendered & first coat of paint applied.
- Work in progress.



WORK PROGRESS IS AT: 70%

Ref: ITC DoWI 4522 & 4559

(Issued ON: 18 SEPT. 2023 & 12 NOV.2024)

2

BUILDING -B

B117, B118, B119 & B120 - EXAM ROOMS

EXAM LIGHTS

- Provisions for wall mounted lights in Exam rooms done.
- Pending wall mounted light installation

Note:

- Following office currently used as temporary facilities office.



WORK PROGRESS IS AT: 70%

Ref: ITC DoWI 4522 & 4559

(Issued ON: 18 SEPT. 2023 & 12 NOV. 2023)

2

BUILDING -C

**C136, C137, C138 & C139, B150, C121, C122, C123 & C124, -
OBSERVATION**

NEW CONSULTATION ROOMS, TREATMENT & PROCEDURE ROOMS

- New Door frames installed- Ongoing progress
- Internal walls rendered and first coat applied
- Pending new Vinyl floor finish
- Pending Final Paint to match existing internal wall finish



WORK PROGRESS IS AT: 70%

Ref: ITC DoWI 4651 & 4732

(Issued ON: 06 MAR. 2024 & 16 APR.2024)

3

BUILDING -E

E104 - X-RAY/ SCREENING

ELECTRICAL SERVICES

- Installation of power requirements for medical Equipment Installation.- three phase inceptor coupled
- Painting application - Work in progress



2024-07-30 - INSPECTIONS by Hausman Designs Limited

WORK PROGRESS IS AT: 100%

Ref: ITC DoWI 4716

(Issued ON: 12 APR.2024)

3

BUILDING -E

E133A- CORRIDOR

REPLACEMENT OF SHATTERED CW GLAZING

- Shattered Glass replaced.



WORK PROGRESS IS AT: 80%

Ref: ITC DoWI 4650

(Issued ON: 06 MAR. 2024)

4

BUILDING -H

- **H140 & H141- ICU PATIENT BED &**
- **H122, H123- PRIVATE BED**
- **HX1B & HX2B- MEDICAL GAS ROOM**

INSTALLATION OF REQUIRED SERVICES

- Installation of medical equipment services at ICU Patient Bed & Private Bed.
- Installation of New ROs at Medical gas rooms to commenced soon.
- Assessment to water testing resulted to be provided.

Note

- Protective rubber cover for exam lights arm applicable to all. PBE to supply and install.



WORK PROGRESS IS AT: 100%

Ref: ITC DoWI 4742

(Issued ON: 17 APR. 2024)

4

BUILDING -H

ICU PATIENT BED & PRIVATE BED

INSTALLATION OF CEILING MOUNTED EXAM LIGHTS

- Installation of ceiling mounted exam lights completed



WORK PROGRESS IS AT: 80%

Ref: ITC DoWI 4617

(Issued ON: 16 FEB. 2024)

5

BUILDING -K

K117- SOILD UTILITY

WASHER SANITIZER

- Installation of Washer Sanitizer Service requirements. Drainage, Water & Power.
- Installation of service requirements completed.

Note:

Same for Building A & B

- Medtech to return to site to complete installation & commissioning - FL to organise



6

BUILDING -N

N115- INFECTIOUS DISEASES WARD

EXTEND PARTITION WALL & GLAZING

- Extend wall to under curtain track completed.
- Existing Radiator to be removed, Replace & Cover Opening between each Bed.
- New Glazing have been installed.
- New Radiators have also been Procured.

WORK PROGRESS IS AT: 95%

Ref: ITC DoWI 4559

(Issued ON: 12 NOV. 2023)



WORK PROGRESS IS AT: 60%

Ref: ITC DoWI 4559

(Issued ON: 12 NOV. 2023)

7

BUILDING -P

P115- IT OFFICE

INSTALLATION OF NEW A/C

- Installation of new A/C to ICT Office.
- No progress, until A/C unit is onsite.

Note:

- A/C Procured and will be installed once delivered onsite.



WORK PROGRESS IS AT: 95%

Ref: ITC DoWI 4559

(Issued ON: 12 NOV. 2023)

7

BUILDING -P

P- LOADING BAY

PROPRIETARY GUARD PROTECTOR

- Handrails Installation still pending
- Installation of Durable Rubber Loading Dock
Bumpers completed



WORK PROGRESS IS AT:100%

Ref: ITC DoWI 4564

(Issued ON: 15 NOV. 2023)

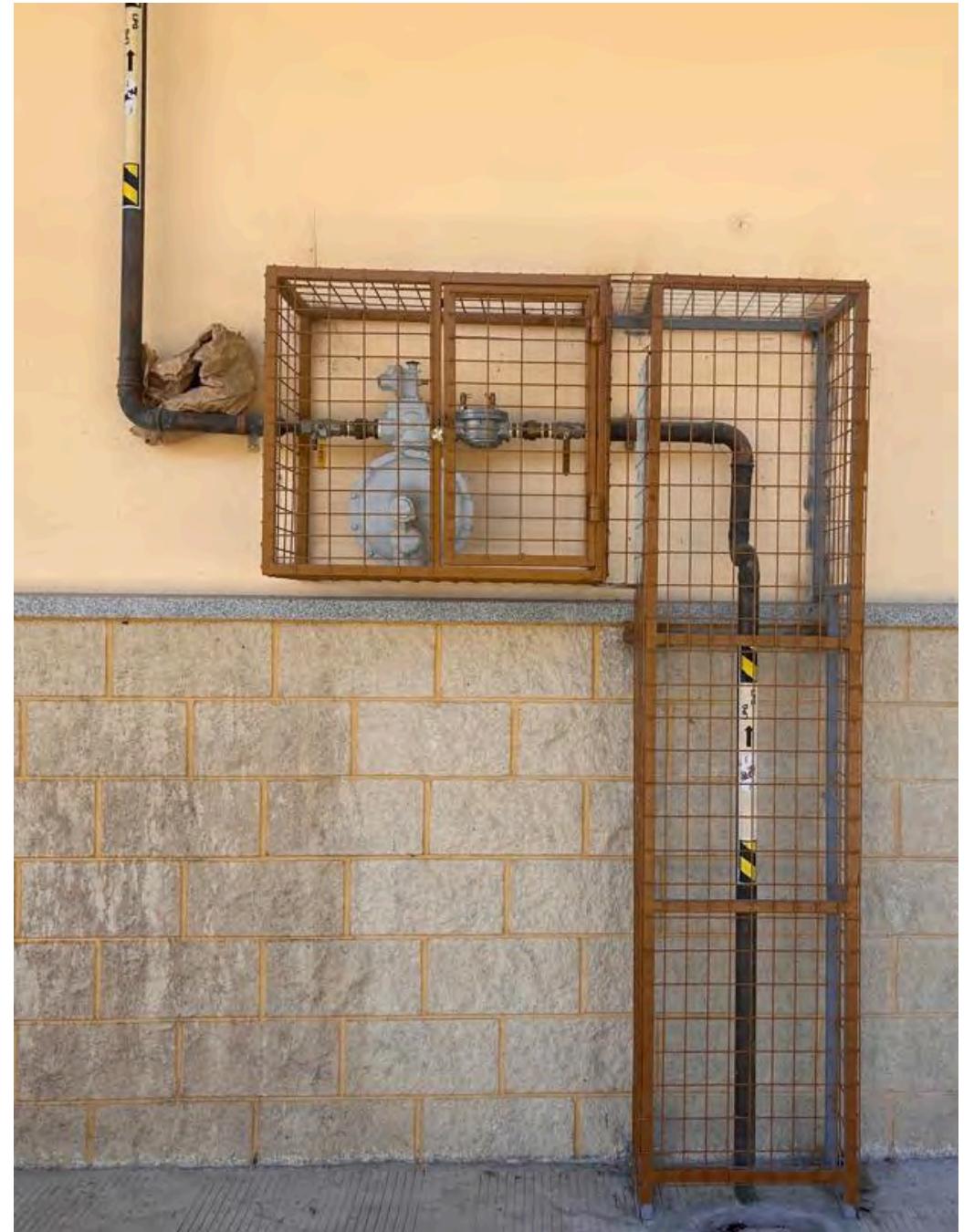
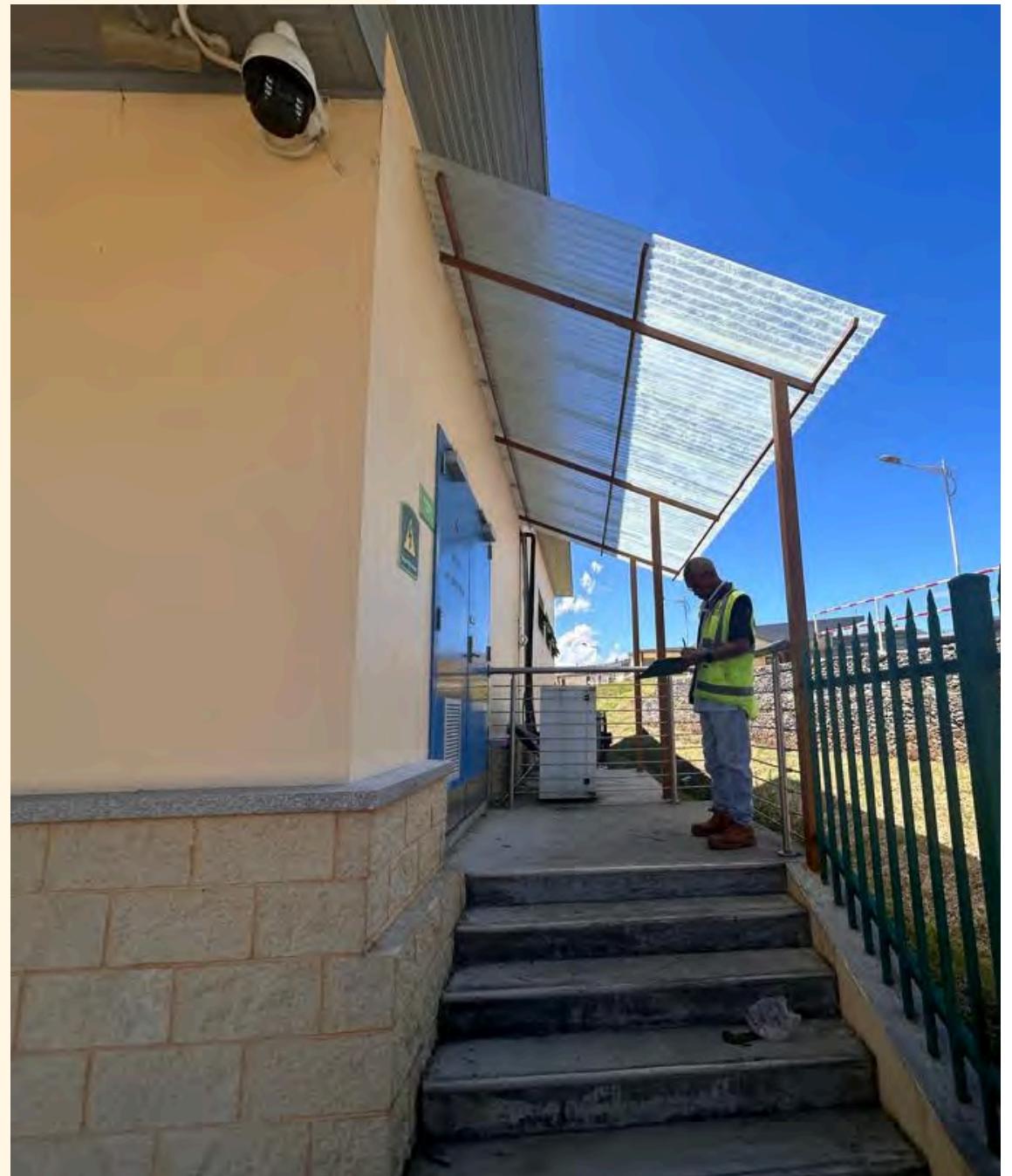
7

BUILDING -P

EXTERNAL - CONDENSER AREA

CANOPY

- New canopy over condenser unit installed.
- Cage installed around exposed gas pipes - completed



WORK PROGRESS IS AT: 80%

Ref: ITC DoWI 4569, 4660 &4696

(Issued ON: 11 DEC. 2023, 12 & 22 MAR, 2024)

7

BUILDING -Q

AUTOPSY & CADAVER

RECTIFICATION WORKS TO FIT EQUIP.

- Installation of doors are in progress.
- Vinyl installation in progress.
- Pending - Glass Door Q101 to be frosted.



WORK PROGRESS IS AT: 70%

Ref: ITC DoWI 4611

(Issued ON: 19 JAN. 2024)

8

SERVICE YARD

SY-10 - MEDICAL GAS ROOM

RECTIFICATION WORKS

- Existing doors removed, in preparation for new grill doors.
- Pending installation of requested clean floors- epoxy floor
- PBE to supply gas and equipment



END OF DOCUMENT

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