

Report from the Construction Management to the
Education Council Meeting,
August 1980

1. TARGETS

Towards the end of 1979 we attempted, in summarising our brief, to set construction deadlines. These targets serve several functions. They enable us to plan funds, equipment and materials and to keep a constant check on progress. They are set as high as possible — as targets which require every ounce of energy from ourselves and the organisation if they are to be achieved. They are based on what is possible — not on the probable. Buildings can only commence on site when their planning is complete, and if funds, materials and manpower are available. Our targets take these factors into consideration, as well as the needs of the organisation. Urgent needs are met on a temporary basis and it is essential to limit the temporary investment wherever possible in order to achieve the main goals.

2. ACHIEVEMENTS IN 1980

The completion of Dormitory Unit No. 1 is several months behind schedule, and it is intended to complete this (as far as possible in occupied buildings) by the end of the year.

The first two classroom blocks are progressing on schedule and will be completed by the end of the year.

Work on the second dormitory unit commenced in July and is some six months behind schedule. The third dormitory unit is currently being started, though also several months late, and will be completed more or less on time.

The target for the medical centre is, despite planning problems, still possible to achieve.

The children's centre is some six months behind schedule and it is our firm intention to start construction in October.

The construction of the vocational training centre is running on target. The first workshop is currently being used as a temporary store and it is intended that the joinery workshop (vital to our construction programme) will be fully functional by the end of the year.

Work on the village centre is delayed.

3. ACHIEVEMENTS OUTSIDE OUR PROGRAMME

We originally intended to engage an outside contractor on the construction of the third dormitory unit. Instead (for technical reasons) we have signed a contract for the construction of six staff cottages.

We have expanded our poultry section by constructing a second poultry unit and have constructed a house for our volunteers close to the vocational training site.

Provision has been made for the storage and distribution of monthly supplies as well as for a temporary butchery, both of which will suffice until the construction of the main supply unit. A small pilot tailoring and dressmaking workshop has been set up, and a small temporary photographic laboratory is under construction.

4. SUMMARY OF PROGRESS

The achievements outlined have been made in spite of tremendous problems such as shortages of materials including cement, insufficient skilled labour and insufficient planning and supervisory staff. Despite two deliveries of cement from the GDR and a steady but inadequate local supply we are constantly running short of cement. Lack of electrical cables has delayed the completion of several objects. The erratic supply of doors and window frames which contributed to earlier delays has been overcome by the setting up of our own workshop. The lack of skilled and supervisory staff on the site has been only marginally offset by the recruitment of a skilled British carpenter and the recent arrival of a Dutch engineer. We still need skilled people in all construction spheres.

5. PROGRAMME CHANGES

5.1 Science blocks

In view of the urgency expressed by the teaching staff for laboratory facilities, we intend to pull forward the commencement of the science blocks to begin on site by the beginning of 1981.

5.2 Teachers' Block and Administration Block

We would like to set back the planned construction of the main administration block (due to commence in 1981) to commence at the beginning of 1982. This would enable a more precise assessment of the administration needs. Instead we would start towards the middle of 1981 on the Teachers' Block which would adequately cover all our immediate administration needs.

5.3 Primary school

The building of the primary school is planned to start in the middle of 1983. In view of recent developments there is an urgent need to start work as soon as possible. We feel that the basic dormitory block could be remodelled in plan to a primary school and in this case work could start before the end of this year.

6. ANSWERS NEEDED FROM THE EDUCATION COUNCIL

6.1 Science blocks

Sketches are available of the laboratory blocks, which include provision for a physics, chemistry, biology, as well as a junior laboratory. Is the junior laboratory really necessary? Can we carry on with final plans?

6.2 General classrooms

We have planned for 24 ordinary classrooms of different sizes. Is this too much or too little? In our opinion this depends on the number of streams which will be in operation at the school.

6.3 Special classroom block

Is a domestic science classroom required, bearing in mind the high cost of equipment which needs to be installed? During discussions with an Electrolux representative (who will be supplying our kitchen equipment) the possibility of using the dormitory unit kitchens for this purpose was felt to be feasible. If students are working (helping) in the kitchens they would in any event learn about catering, and perhaps special classes could be held in the evenings for the finer points (souffles, etc.). This would represent a great saving of funds.

6.4 Primary school

How many children do we anticipate catering for in the provision of primary school education? What percentage, if any, will need to be housed (without families)? Does special accommodation need to be planned for them or will they be housed in the ordinary dormitory units?

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