



**PUBLIC PROCUREMENT AND DISPOSAL
OF PUBLIC ASSETS AUTHORITY**
"Procurement That Delivers"

**CONTRACT AUDIT REPORT INTO THE UPGRADE OF
ULEPPI HEALTH CENTRE II TO HEALTH CENTRE III IN
MADI-OKOLLO DISTRICT (Procurement Reference Number:
MOH/UGIFT/WRKS/2022-2023/00001-LOT 1)**

MADI-OKOLLO DISTRICT LOCAL GOVERNMENT

FEBRUARY 2025

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ACRONYMS

GCC	General Conditions of Contract
MOH	Ministry of Health
PPDA	Public Procurement and Disposal of Public Assets Authority
PPDA Act	Public Procurement and Disposal of Public Assets Act
SCC	Special Conditions of Contract
UgIFT	Uganda Intergovernmental Fiscal Transfer
UGX	Ugandan Shillings

EXECUTIVE SUMMARY

On 31st January 2023, Madi-Okollo District Local Government entered into a contract with Desert Breeze Hotel Limited for the upgrade of Uleppe Health Centre II to Health Centre III at a cost of UGX 861,765,306 with an intended completion period of eight months (Procurement Reference Number: MOH/UGIFT/WRKS/2022-2023/00001-LOT 1).

In line with Section 8 (j) (ii) of the PPDA Act, Cap.205, the Public Procurement and Disposal of Public Assets Authority conducted a contract audit into the upgrade of Uleppe Health Centre II to Health Centre III in Madi-Okollo district. The overall objective was to assess the status of contract implementation, with emphasis on verification that all parties to the contract complied with the requirements and standards set forth in the contract and the provisions of the PPDA Law and UGIFT Guidelines.

The following key exceptions were noted:

1. Defects in completed works, for example, damaged door shutters, unlevelled ramp, poorly fixed sinks, broken shelves and more. Construction defects are a threat to the building's safety and can lead to person injury and/or property damage.
2. Irregular payment of all the retention monies of UGX 86,176,531 to the contractor (Desert Breeze Hotel Limited) before expiry of the defects liability period on 24th January 2026. In doing so, the Entity does not have security or assurance that defects that could develop will be fully remedied.
3. Failure by District Health Officer to obtain the necessary approvals from the Ministry of Health, Accounting Officer and Contracts Committee before installation of the solar system using the contingency monies worth UGX 39,488,824. This exposed Uleppe Health Centre III to design flaws, component defects and/or faulty installation that can damage the medical equipment.
4. Failure by the contractor, Desert Breeze Hotel Limited, to protect the trees that were planted at Uleppe Health Centre III. As a result, there is no guaranteed environmental benefit if the seedlings do not survive and/or if the young trees are destroyed by animals or humans or harsh weather.

In light of the above findings, the Authority recommends that:

1. The Accounting Officer should request the contractor, Desert Breeze Hotel Limited, to submit a Retention Guarantee worth UGX 43,358,265 valid up to 24th January 2026 in accordance with Clause 57.2 of the General Conditions of Contract.
2. The Project Manager should:
 - i) Instruct the contractor, Desert Breeze Hotel Limited, to rectify all the defects that were identified on 6th January 2025 by the Project Manager, before the end of the defects liability period on 24th January 2026.
 - ii) Monitor the completed works for latent and patent defects that may appear and instruct the contractor, Desert Breeze Hotel Limited, to rectify them within a specified period before the end of the defects liability period on 24th January 2026.

- iii) Task the contractor (Desert Breeze Hotel Limited) to protect the trees that were planted around the Maternity block and other areas of Uleppi Health Centre III using protective gears made of bamboo poles in accordance with Section 66 of the PPDA Act Cap. 205.
3. The District Health Officer should in future procurements, conduct a needs assessment and obtain all the necessary approvals before execution of any works to avoid the risk of procuring items that may not serve the intended purpose.

CHAPTER 1: INTRODUCTION

1.1 Background

The Government of Uganda received funds from the World Bank to fund the Uganda Intergovernmental Fiscal Transfer (UgIFT) Program for Results. Ministry of Health (MOH) under the UgIFT earmarked Health Centre IIs to be upgraded to Health Centre IIIs and the construction of new Health Centre IIIs.

Madi-Okollo District Local Government was one of the beneficiary districts and on 31st January 2023, the district entered into a contract with Desert Breeze Hotel Limited for the the upgrade of Uleppi Health Centre II to Health Centre III at a cost of UGX 861,765,306 with an intended completion period of eight months (Procurement Reference Number: MOH/UGIFT/WRKS/2022-2023/00001-LOT 1).

In line with Section 8(1) (j) (ii) of the PPDA Act, Cap.205, the Public Procurement and Disposal of Public Assets Authority conducted a contract audit into the upgrade of Uleppi Health Centre II to Health Centre III in Madi-Okollo district. The overall objective was to assess the status of contract implementation, with emphasis on verification that all parties to the contract complied with the requirements and standards set forth in the contract and the provisions of the PPDA Law and UGIFT Guidelines.

Table 1 below shows the summary of the contract between Madi-Okollo District Local Government and the contractor, Desert Breeze Hotel Limited.

Table 1: Contract Summary

Entity	Madi-Okollo District Local Government																											
Contract Title	Upgrade of Uleppi Health Centre II to Health Centre III																											
Name of the Provider	Desert Breeze Hotel Limited																											
Type of Contract	Admeasurement contract																											
Original Contract Value	UGX 861,765,306 exclusive of VAT																											
Contract Signature Date	31 st January 2023																											
Actual Site Handover Date	3 rd February 2023																											
Start date	17 th February 2023																											
Original Contract End Date	14 th October 2023 (8 months as per SCC (GCC) 22)																											
Actual completion date	25 th January 2025																											
Defects liability period	365 days																											
Contract Outputs/ Deliverables	<table><tr><th>Works Description</th><th>Amount (UGX)</th></tr><tr><td>Preliminaries</td><td>30,250,000</td></tr><tr><td>ESMP implementation</td><td>5,000,000</td></tr><tr><td>Maternity Ward (Standard)</td><td>651,742,527</td></tr><tr><td>01. No. VIP 4 Stance + Shower</td><td>46,052,455</td></tr><tr><td>Placenta Pit</td><td>18,088,000</td></tr><tr><td>Medical Waste Pit</td><td>8,643,500</td></tr><tr><td>Out Patient Department renovation</td><td>30,000,000</td></tr><tr><td>Sub-Total</td><td>789,776,482</td></tr><tr><td>Add: Contingency 5%</td><td>39,488,824</td></tr><tr><td>Sub-Total</td><td>829,265,306</td></tr><tr><td>Add: Local Government Supervision</td><td>32,500,000</td></tr><tr><td>Grand Total</td><td>861,765,306</td></tr></table>		Works Description	Amount (UGX)	Preliminaries	30,250,000	ESMP implementation	5,000,000	Maternity Ward (Standard)	651,742,527	01. No. VIP 4 Stance + Shower	46,052,455	Placenta Pit	18,088,000	Medical Waste Pit	8,643,500	Out Patient Department renovation	30,000,000	Sub-Total	789,776,482	Add: Contingency 5%	39,488,824	Sub-Total	829,265,306	Add: Local Government Supervision	32,500,000	Grand Total	861,765,306
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Project Management Team appointed on 4 th February 2023	1.	Mr. Stephen Edema	Project Manager
	2.	Mr. Godfrey Aluonzi	Contract Manager
	3.	Dr.. George O. Angupalde	Member - Health
	4.	Mr. Cosmas Ocatre	Member – Natural Resources
	5.	Mr. Moses Onega	Member – Community Development
	6.	Mr. Joel O. A O jedra	Member - Administration

1.2 Objective of the audit

The primary objective of the contract audit exercise was to assess the status of contract implementation with emphasis on verification that all parties to the contract complied with the requirements and standards set forth in the contract and the provisions of the PPDA Law and UGIFT Guidelines.

The specific objectives for undertaking the contract audit were to assess:

1. The progress of the works with regard to the effectiveness of time, quality and cost controls of works undertaken; and
2. Adherence to Environmental, Safety, Health and Social Safeguard requirements.

1.3 Scope of the audit exercise

The audit covered the contract implementation and management for the upgrade of Uleppi Health Centre II to Health Centre III in Madi-Okollo district.

1.4 Audit methodology

The Authority adopted the following methodology:

- i) Review of the signed contract, contract implementation records and any correspondences related to the matter.
- ii) Physical verification of the project site.
- iii) Debrief of the Entity management on the preliminary findings.
- iv) Issuance of a management letter to the Entity for its management response.
- v) Reporting on the audit findings and providing actionable recommendations where applicable.

1.5 Limitation of scope

The contract audit was undertaken by Auditors who did not have professional competence in engineering and building construction hence could not give an opinion on the technical quality of the works undertaken.

The overall responsibility of the quality of works lies with Madi-Okollo District Local Government's management and the contractor, Desert Breeze Hotel Limited.

1.6 Legal documents applicable

The applicable laws and legal framework were:

- i) The Public Procurement and Disposal of Public Assets Act, 2003.
- ii) The PPDA Regulations, 2023.
- iii) The signed contract.
- iv) The Circular on contract management and safeguard requirements under the Uganda Intergovernmental Fiscal Transfer (UGIFT) program dated 16th March 2021.

CHAPTER 2: FINDINGS AND RECOMMENDATIONS

2.1 PROGRESS OF THE WORKS WITH REGARD TO THE EFFECTIVENESS OF TIME, QUALITY AND COST CONTROLS OF WORKS UNDERTAKEN

Between 9th to 20th December 2024, the Authority conducted a contract audit into the upgrade of Uleppi Health Centre II to Health Centre III and found the following:

2.1.1 TIME CONTROL

2.1.1.1 Irregular occupancy of the health facility

The Authority found that Uleppi Health Centre III was in use as shown in Table 2; however, there was no official handover and commissioning of the facility.

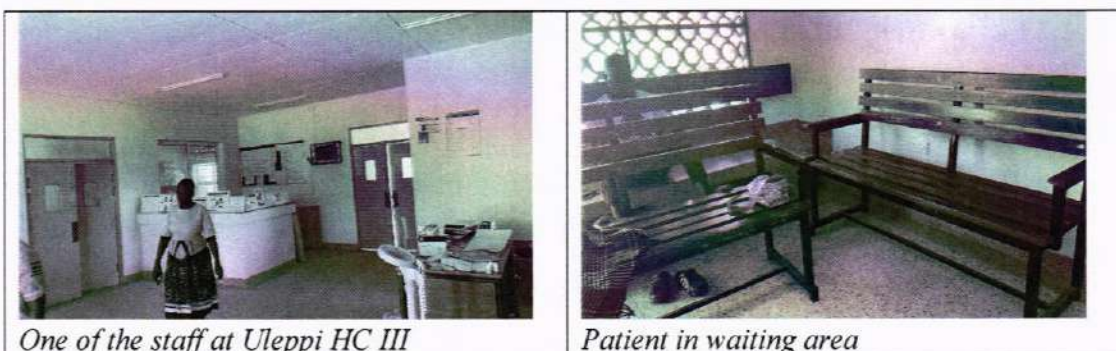
The Authority was informed by the Contract Manager that when the upgrade works at Uleppi Health Centre III were completed, the Entity agreed with the contractor, Desert Breeze Hotel Limited to occupy the site and report any defects to the contractor for rectification. However, this agreement was not documented/formalized between the two parties.

Consequently, both parties breached the provisions under Clause 64 of the General Conditions of Contract as follows:

- i) The contractor, Desert Breeze Hotel Limited, did not request the Project Manager to issue a certificate of practical completion of the works; and
- ii) The Project Manager did not issue a practical completion certificate upon deciding that the works were completed, as well as the Environmental and Social post-construction activities, including but not limited to decommissioning and landscaping.

Table 2: Nurse and some patients found at Uleppi Health Centre III as at 20th December 2024





One of the staff at Uleppi HC III

Patient in waiting area

Implications

Failure to perform the basic contract administration functions of issuing a Practical Completion Certificate; and project official handover and commissioning renders the following contractual provisions ineffective:

- **Defects Liability Period:** practical completion triggers the start of the Defects Liability Period (DLP), during which the contractor is obliged to rectify defects.
- **Return of Securities:** practical completion triggers the release of the securities i.e., Performance Security and Environmental and Social (ES) Performance Security.
- **Retention:** practical completion is a trigger for the defects liability period ultimately resulting into release of retention held by the Entity.
- **Final Claim:** practical completion is a trigger for the final payment claim (other than a claim for the final release of security).
- **Liquidated Damages:** the accrual of liquidated damages for late completion ceases at practical completion.
- **Insurance and Risk Transfer:** from the practical completion date until the Defects Correction Certificate has been issued, the risk of loss of or damage to the works, plant, and materials transfers to the Entity i.e., it becomes an Entity risk.

Management response

The Practical Completion Certificate of the works was issued to the contractor on 25th January 2025 and the formalization of the occupancy of the health facility was done on 6th February 2025.

Authority's comment

The Entity's response is noted. The Practical Completion Certificate dated 25th January 2025 marked the beginning of the defects liability period of 365 days as per SCC (GCC) 44.1 of the signed contract.

Recommendations

The Accounting Officer should task the Project Manager to:

1. Monitor the completed works for latent and patent defects that may appear and instruct the contractor, Desert Breeze Hotel Limited, to rectify them within a specified period before the end of the defects liability period on 24th January 2026.
2. Issue a Defects Liability Certificate, only after rectification of any defects identified and expiry of the defects liability period on 24th January 2026, in accordance with Clause 66 of the General Conditions of Contract.

2.1.1.2 “As-Built” drawings and Operating and Maintenance Manuals

The Authority found that the contractor, Desert Breeze Hotel Limited, did not submit “As-Built” drawings and Operating and Maintenance Manuals contrary to:

- GCC (SCC) 67.1 of the signed contract which stated that: *“The date by which “as-built” drawings are required is 60 days from the date of practical completion. The date by which operating and maintenance manuals are required is: 60 days from the date of practical completion.”*
- GCC (SCC) 67.2 which stated that: *“The amount to be withheld for failing to produce “as-built” drawings and/or operating and maintenance manuals by the date required is UGX 2,000,000.”*

Implications

- Without “As-Built” drawings, it is difficult to track modifications, additions, deletions, and, alterations that took place throughout the construction process, yet this information is needed for operations, maintenance, facility/asset management and building renovations.
- Without an Operating and Maintenance Manual, the Entity cannot optimize the facility/asset management i.e., how to complete tasks related to proactive maintenance, reactive maintenance, safety inspections, Standard Operating Procedures (SOPs), inventory management, and more.

Management response

This is noted for action.

Recommendations

1. The Project Manager should task the contractor, Desert Breeze Hotel Limited, to submit “As-Built” drawings and Operating and Maintenance Manuals by 26th March 2025 in accordance with GCC (SCC) 67.1 of the signed contract.
2. In the event that the contractor fails to submit the “As-Built” drawings and Operating and Maintenance Manuals, the Project Manager should recover UGX 2,000,000 from the contractor (Desert Breeze Hotel Limited) in light of the fact that all monies under this contract were paid to the contractor.

2.1.2 COST CONTROL

The Authority found that the Entity paid the contractor, Desert Breeze Hotel Limited, all the monies under the contract as per the IFMS Activity Purchase Register as indicated in Table 3 below:

Table 3: Financial Progress

Description	Amount (UGX)	Amount Paid as per IFMS register (UGX)	Date of Payment
Original contract amount including: <ul style="list-style-type: none">• 5% Contingency worth UGX 39,488,824; and• Local Government Supervision fees worth UGX 32,500,000	861,765,306	N/A	N/A

Description	Amount (UGX)	Amount Paid as per IFMS register (UGX)	Date of Payment
Advance Payment (30% of contract price)	258,529,592	258,529,592	14 th March 2023
Payment Security No.1 CRDB/ARUA/TF/25/09/2023 Expired 26 th November 2023	232,024,104	210,775,760	15 th June 2023
Payment Security No.2 CRDB/ARUA/TF/14.01/06/2023 Expired 13 th September 2023	392,459,306	392,549,306	23 rd June 2023
Total amount (UGX)	861,765,306	861,854,658	
Percentage payment (%)	100.01%		

Below are the exceptions in relation to the project costs:

2.1.2.1 Payment of contingency fees without justification

The Authority found that the Entity paid contingency fees worth UGX 39,488,824 to the contractor, Desert Breeze Hotel Limited, without any form of justification and/or accountability for the application of the said funds.

The Authority did not find any:

- i) Documentation detailing any unforeseen site conditions, changes in project scope, unplanned repairs, delays in timeline and/or regulation changes such as building codes or zoning requirements to warrant payment of the contingency amount of UGX 39,488,824;
- ii) Request from the contractor, Desert Breeze Hotel Limited, to be paid the contingency fees of UGX 39,488,824 for any unforeseen circumstances encountered during construction works; and
- iii) Evidence that approval was sought and obtained from the Accounting Officer and Contracts Committee, in the event that unforeseen circumstances were indeed encountered during the construction works, to warrant payment of the contingency fees of UGX 39,488,824.

Implication

The Entity potentially incurred a financial loss of UGX 39,488,824.

Management response

The 5% contingency money (UGX 39,488,824) and other savings within the contract amounting to 43,750,000 was used for solar installation at the facility, which initially was not part of the project scope.

Authority's comment

The Entity's response is noted; however, the User Department did not obtain the necessary approvals from the Ministry of Health, Accounting Officer and Contracts Committee before execution of the solar installation works i.e there was no documented needs assessment, no request and approval to use the contingency fees for the solar system installation, no approval of specifications for the solar system needed for a Health Centre III and no addendum issued to the contractor for the installation of the solar system.

Recommendation

In future procurements, the District Health Officer should conduct a needs assessment and obtain all the necessary approvals before execution of any works to avoid the risk of procuring items that may not serve the intended purpose. In this case, any design flaws, component defects, and faulty installation can damage the medical equipment and/or cause a rooftop solar system to start a fire.

2.1.2.2 Payment of supervision fees that are not related to the contractor's costs

The Authority found that the Entity irregularly paid a total of UGX 32,500,000 to the contractor, Desert Breeze Hotel Limited, without any justification yet these monies are not contractor's costs.

Supervision fees ought to have been retained by the Entity at the time of payment, for purposes of better management of the supervision activities.

Implications

- The Entity potentially incurred a financial loss of UGX 32,500,000 for supervision fees paid to the contractor, Desert Breeze Hotel Limited in absence of accountability.
- There is a likelihood that the effectiveness of contract supervision and monitoring was compromised because the supervision fees were paid directly to the contractor, Desert Breeze Hotel Limited instead of the Contract Management Team.

Management response

This was a Ministry of Health project design that the supervision and monitoring fees be included in the bills of quantities to form part of the contract. However, the contractor spent this money on facilitating the Contractor Management Team in supervision/monitoring and organizing site meetings. Going forward, the Entity will ensure that supervision and monitoring funds are not paid directly to the contractor.

Recommendation

The Accounting Officer should task the User Department to plan and budget for supervision of projects separately as costs of investment instead of including these costs in the bills of quantities that form the final contract price, because supervision fees are not contractor's costs.

2.1.2.3 Irregular payment of retention monies to the contractor before expiry of the defects liability period

The Authority found that the Entity paid all the retention monies of UGX 86,176,531 to the contractor, Desert Breeze Hotel Limited, before expiry of the Defects Liability Period on 24th January 2026.

This was contrary to Clause 57.2 of the General Conditions of Contract which stated that: *"On completion of the whole of the works, half the total amount retained shall be repaid to the contractor and half when the Defects Liability Period has passed and the Project Manager has certified that all Defects notified by the Project Manager to the Contractor before the end of this period have been corrected."*

Implication

The Entity does not have security or assurance that defects that could develop will be fully remedied due to the Entity's failure to retain monies worth UGX 86,176,531 when effecting payments to the contractor, Desert Breeze Hotel Limited.

Management response

The retention money was paid against a bank guarantee and the contractor Desert Breeze Hotel Limited corrected the defects. We have taken note of the advice.

Authority's comment

The Entity's response is noted; however, the Retention Guarantee worth UGX 86,716,530 from Centenary Bank (CRDB/ARUA/TF/05.02/01/2024) that was submitted by the contractor (Desert Breeze Hotel Limited) expired on 4th January 2025 before commencement of the defects liability period. The Practical Completion Certificate issued on 25th January 2025 marked the commencement of the defects liability period which will expire on 24th January 2026.

Recommendations

The Accounting Officer should:

1. Request the contractor, Desert Breeze Hotel Limited, to submit a Retention Guarantee worth UGX 43,358,265 valid up to 24th January 2026 in accordance with Clause 57.2 of the General Conditions of Contract.
2. In subsequent procurements only pay retention monies after expiry of the Defect's Liability Period or if the contractor submits a payment security for the retained payment valid until the end of the defects liability period, in accordance with Regulation 45 (2) of the PPDA (Contracts) Regulations, 2023.

2.1.2.4 Non-preparation of a Final Account

The Authority found that the contractor, Desert Breeze Hotel Limited, did not submit to the Project Manager the final account contrary to Clause 66 of the General Conditions of Contract which stated that: *"The contractor shall supply the Project Manager with a detailed account of the total amount that the Contractor considers payable under the Contract before the end of the Defects Liability Period."*

Implications

- Without a final account, it is difficult to establish the final sum due between the contractor, Desert Breeze Hotel Limited, and the Entity.
- In the absence of a properly agreed final account, disputes may arise, leading to delays and additional costs.

Management Response

This is noted for action.

Recommendations

The Project Manager should:

1. Task the contractor (Desert Breeze Hotel Limited) to prepare and submit a final account of the project before 24th January 2026 in accordance with Clause 66 of the General Conditions of Contract.

2. Certify any final payment that is due to the contractor within 56 days of receiving the contractor's account if it is correct and complete in accordance with Clause 66 of the General Conditions of Contract.





2.1.3 QUALITY CONTROL

2.1.3.1 Defects

The Authority during facility inspection on 20th December 2024, noted a number of defects indicated in Table 4 which in part may be attributed to lack of proper supervision by the Project Manager.

After the conclusion of the audit exercise on 20th December 2024, the Ag. District Engineer prepared a snag list on 6th January 2025, vide Appendix 1, instructing the contractor (Desert Breeze Hotel Limited) to rectify the defects within the time period of 6th to 25th January 2025. However, there was no evidence submitted to the Authority that the defects identified were rectified by the contractor.

Table 4: Defects identified as at 20th December 2024

	
<i>The downspout for rainwater harvest fell off</i>	<i>Peeling paint on external wall of the OPD</i>
	
<i>All cabinets in OPD were poorly fixed as shown above</i>	<i>Entry to reception with failed shutters</i>



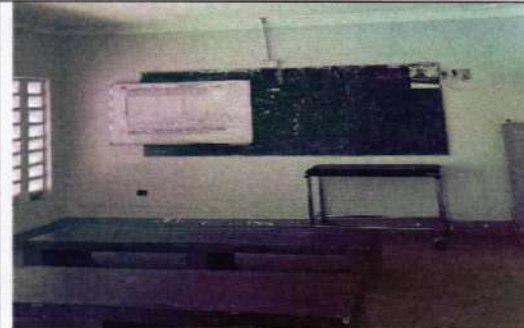
Poor workmanship on installed tiles in the building and sinks had no water



Paint peeling off the doors and the glass were stained and not cleaned



Paint was found on countertops and the floors



Notice board splattered with paint, including the skirting



The ramp was not levelled properly with the ground, making it difficult for Persons with Disabilities to move over it smoothly



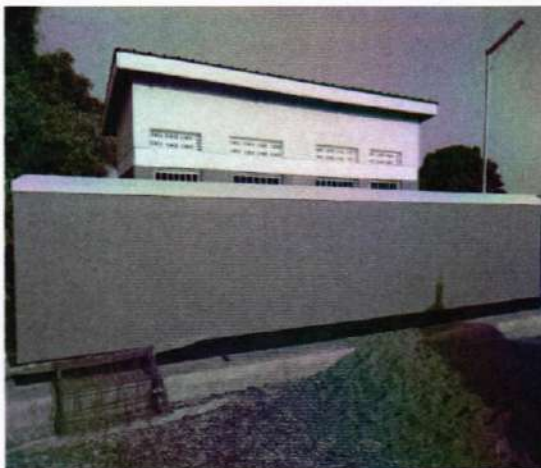
Poorly fixed socket, paint splashes

Implications

- Construction defects are a threat to the building's safety and can lead to person injury and/or property damage.
- The defects have stalled the installation of the medical equipment that was supplied to the facility (for example, oxygen concentrators, resuscitators, examination lights, examination beds, delivery beds, stabilizers and more) hence affecting optimal utilization of the resources at Uleppi Health Centre III.

Management response

The contractor (Desert Breeze Hotel Limited) was compelled to correct defects and he complied and corrected the defects and the project was commissioned as shown below:



Curtain wall cracking corrected



Gulley floor trap fixed and working



**Back rest installed;
General painting for OPD house done**



Photos during commissioning of Uleppi HCIII by the Deputy RDC Madi Okollo

Authority's comment

The Entity's response is noted; however, not all pictorial evidence was submitted to the Authority for the defects identified on 20th December 2024 and the defects on the snag list dated 6th January 2025.

Recommendations

The Project Manager should:

4. Task the contractor, Desert Breeze Hotel Limited, to rectify all the defects before the end of the defects liability period on 24th January 2026.
5. Monitor the completed works for latent and patent defects that may appear and instruct the contractor, Desert Breeze Hotel Limited, to rectify them within a specified period before the end of the defects liability period on 24th January 2026.

2.2 ENVIRONMENT, SOCIAL, HEALTH AND SAFETY REQUIREMENTS**2.2.1 Failure to protect planted trees**

The Authority during site inspection on 20th December 2024, found that the contractor, Desert Breeze Hotel Limited, did not protect the trees that were planted at Uleppi Health Centre III as indicated in Table 5:

Table 5: Planted trees that are not protected from destruction



Some of the trees that were planted by the contractor, but not protected

Implication

There is no guaranteed environmental benefit if the seedlings do not survive and/or if the young trees are destroyed by animals or humans or harsh weather.

Management response

This observation is noted for action. We pledge to comply.

Recommendation

The Contract Manager should task the contractor (Desert Breeze Hotel Limited) to protect the trees that were planted around the Maternity block and other areas of Uleppi Health Centre III using protective gears made of bamboo poles in accordance with Section 66 of the PPDA Act Cap. 205.

CHAPTER 3: AUDIT CONCLUSION

The Authority noted that the Entity issued a Practical Completion Certificate on 25th January 2025 and this marked the commencement of the defects liability period which will expire on 24th January 2026.


In light of the above, the Accounting Officer should task the Project Manager to monitor the completed works for latent and patent defects that may appear and notify the contractor, Desert Breeze Hotel Limited, to rectify them within a specified period before the end of the defects liability period on 24th January 2026.

APPENDICES

Appendix 1: List of snags identified by the District Engineer

DE

Telephone:
CAO : 0775654618
PAS : 0772929888
DE : 0772543311
Secretary : 0782336135


THE REPUBLIC OF UGANDA

OFFICE OF THE CHIEF ADMINISTRATIVE OFFICER
MADI OKOLLO DISTRICT LOCAL GOVERNMENT
P. O. BOX 1,
MADI OKOLLO DISTRICT

Date: 6th January, 2025

In correspondence on this
Subject, please quote No Ref: ENG/885/1

TO:
THE PROJECT MANAGER
DESERT BREEZE HOTEL LTD
Plot 20 Odaa Close
P.O. BOX 1390, ARUA
Mobile: 0781620905, 0754900343
E-mail: desertbreezehotel
Website: www.desertbreezehotel.com

SUBMISSION OF SNAG AND DEFECT LIST FOR UPGRADE OF ULEPPI HEALTH CENTRE II TO III IN ULEPPI SUB COUNTY MADI OKOLLO DISTRICT FOR FY 2022/2023


Basing on the attached report from the Office of the District Engineer about joint technical inspection carried out on 4th January 2025, a list of snags and defects were identified for improvement and correction.


The snags and defects were identified on the maternity ward, OPD, Placenta pit and latrines as detailed in the attached report.

The purpose of this letter is to request you to remobilise your work force and undertake the improvement and correction on defects within 6th-20th of January 2025 (2 weeks period).

I look forward to your positive response.

Yours faithfully,


ARUBAKU KENNETH
FOR CHIEF ADMINISTRATIVE OFFICER/ MADI OKOLLO DISTRICT



Cc: District Health Officer, Madi Okollo District
Cc: Senior Procurement Officer, Madi Okollo District
Cc: File

Telephone:

CAO : 0775 654618
PAS : 0772 302975
DE : 0772 543 311
EA : 0786887550.



OFFICE OF THE DISTRICT ENGINEER
MADI OKOLLO DISTRICT LOCAL
GOVERNMENT
P. O. BOX 1,
MADI OKOLLO DISTRICT

In correspondence on this
Subject please quote No Ref: ENG/885/1

Date: 6th JAN, 2025

The Chief Administrative Officer
Madi Okollo District Local Government
P.O. Box 1, Madi Okollo

Dear Sir/Madam,

REF: JOINT TECHNICAL INSPECTION REPORT FOR UPGRADE OF ULEPPI HEALTH CENTRE II TO III IN ULEPPI SUB COUNTY MADI OKOLLO DISTRICT

Arising from a joint technical inspection comprising District Engineering team, user department staff and Contractors management team for Upgrade of Uleppei HCII to III under UGFIT project FY 2022/23 that was carried on 4th of January 2025, a list of snags and defects were identified and recommended for correction by the Contractor before payment of retention money. Below is list of snags and defects to be corrected by the contractor.

S/NO	SNAGS /DEFECTS	RECOMMENDATIONS
1	MATERNITY WARD <ul style="list-style-type: none">Open gaps around the inspection chambers or gulley traps.Hanging access ramp at the main entranceDust and paint droplets seen on window and door glassesPainting not done uniformly especially on the lower parts of the wallsRemains of used materials packed in the roomsDirt surface of the mosquito traps and door shutters.Some fluorescent tubes (3no.) and bulbs (3no.) are not working	<ul style="list-style-type: none">Close the open gaps around the inspection chambers or gulley trapsCover the end of the access ramp at the main entranceClean all the dust and paint droplets on glassesRe paint where necessary on the lower part of the walls.Remove all the remains of used materials that is unwanted and hanging in the roomsVarnish the door shutters and mosquito traps in the maternity ward.Replace the fluorescent tubes and bulbs that are not workingThe contractor can re-locate the position

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	<ul style="list-style-type: none"> • Wrong position of toilet pad and sink • As oversight for not providing effluence trap (drain system) in delivery room. • Some hand washing basins are leaking and flooding especially at the labour suite • External door to office room not easily locked or opened. • Missing back rest in the waiting area or room • Open sockets in the wall surface. • Site clearance not done • Open spaces or gaps on the internal door shutters • Improper connection of water pipes. • Some spots in roof are leaking especially at the nurse duty area 	<ul style="list-style-type: none"> • of the toilet pad and sink • Contractor should create effluence trap or drain system in the delivery room • Correct all the leaking and flooding hand washing basins • Remove and replace the lock of the said external door • Provide the back rest in the waiting area or room. • Seal off the open sockets • The contractor should keep the site tidy and remove all the debris from the site • Close the gap on the internal doors and repaint the door shutters. • Improve the sagging down water pipe to the water tank on NE side of the maternity ward. • Identify and seal roof that is leaking especially at the nurse duty area.
2	OUT PATIENCE DEPARTMENT (ODP)	
	<ul style="list-style-type: none"> • Broken shelves and cracks on terrazzo finished surface • Lines of cracks on the ceiling in the waiting area • Poor quality of skirting • Missing shutter in the OPD lab room. • Galley trap cover in the bathroom is missing • Door shutters for the OPD are damaged • Decommissioning of old plastic water harvesting tank behind the OPD not done • The lower part of internal walls are not well painted and some are peeling off. 	<ul style="list-style-type: none"> • Corrects cracks, reveals and broken shelves in laboratory room. • Seal the lines of cracks on ceiling in the waiting area. • Generally, improve on skirting. • Fit the missing shutter at the OPD for the laboratory room • Provide gulley trap cover in the bath room • Provide the Door shutters as its missing at site • Decommission the old plastic water tank which is not needed away from the building. • Repaint the lower part of the wall in the waiting room.

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3	LATRINES <ul style="list-style-type: none"> • Door shutters not easily opened and closed • Cracks on apron of latrine and floor space at doorways • Missing lock for latrines • Open gaps around the gulley traps and manholes • Open cracks shown on the walls of the latrine 	<ul style="list-style-type: none"> • Correct the Nonfunctional door shutters for the latrine • Correct the cracks identified on the apron of latrines • Provide locks to the doors of the latrines by contractor • Close gaps around cover for the gulley traps and man hole • Re-open and correct crack on the walls of the latrine e.g. the curtain walls
4	PLACENTA PIT <ul style="list-style-type: none"> • Visible rust on the cover of the placenta pit • Missing locks for placenta pit 	<ul style="list-style-type: none"> • Repaint the inspection cover for the placenta pit • Provide locks for the cover of the placenta pit by contractor

Appendix 2: Physical Verification Pictures as at 20th December 2024



Front elevation of Maternity Ward



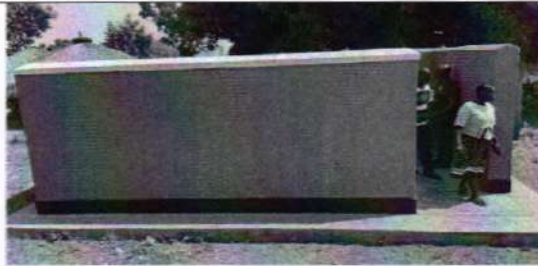
Inside the Maternity Ward



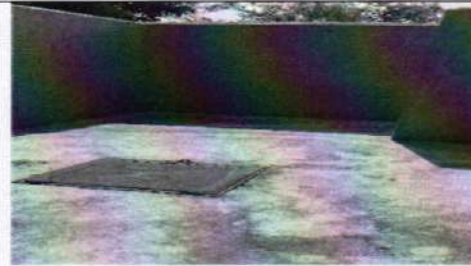
Side elevation of maternity ward



Septic tank and manholes behind Maternity Ward



Placenta Pit



Inside the placenta pit



Interior of toilet



Completed toilet



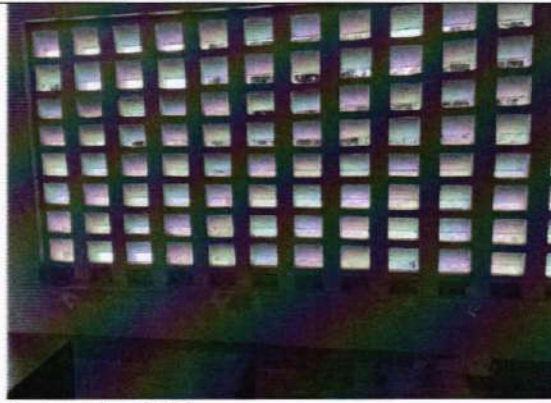
Front elevation of the OPD



Side elevation of the OPD



Cabinets in the OPD



Inside the OPD



Medical Waste Pit

Appendix 3: Some of the medical equipment and furniture found at Uleppi HC III

