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Attn.: Prof. Eric Danquah

The Director
West Africa Centre for Crop Improvement
University of Ghana
Legon, Accra

Accra, 04 September 2018

Dear Prof. Danquah,

**WEST AFRICA CENTRE FOR CROP IMPROVEMENT
UNIVERSITY OF GHANA, LEGON
CONSTRUCTION OF NEW 3-STOREY BUILDING FOR WACCI – PHASES 1 AND 2
ASSESSMENT REPORT**

The site is located adjacent to the old WACCI office building on the University of Ghana campus in Legon, Accra.

The two Phases of the project were practically completed and handed over to the Client on the 17 August 2018. The Contractor was issued with a Certificate for Practical Completion dated 20 August 2018 by the University Projects Department. A copy of the certificate is attached to this report.

The Client has commissioned the building and currently has occupied the premises. The building has three floors and the existing accommodation schedule is as follows:

GROUND FLOOR:

1. ENTRANCE FOYER
2. BIO-INFORMATICS ROOM
3. KITCHENETTE
4. SERVICE ROOM
5. 3 No. OFFICES
6. SEED SCIENCE LABORATORY
7. 2 No. GRADUATE LECTURE ROOMS
8. RESTROOMS
9. COLD ROOM

FIRST FLOOR:

1. 10 No. OFFICES
2. ENTERPRISE HUB
3. LIBRARY
4. RESEARCH COMMONS
5. SERVICE ROOM
6. RESTROOMS

SECOND FLOOR:

1. TISSUE CULTURE LABORATORY
2. 20 SEATING CAPACITY BOARDROOM
3. SERVICE ROOM
4. 150 SEATING CAPACITY CONFERENCE
5. RESTROOMS

EXTERNAL WORKS:

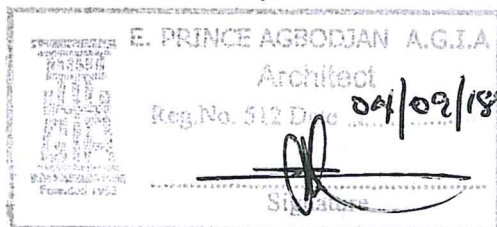
1. 30 CAPACITY PARKING LOT
2. SOFT LANDSCAPE AT THE FRONT AND BACK OF BUILDING

All spaces are practically completed and in use by the Client. We consider the finishing and materials fixed and engineering equipment installed satisfactory. There are, however, outstanding remedial works that need to be completed within the Defects Liability Period which is expected to expire on the 19 February 2019. The list of remedial works is attached to this report.

The Main Contractor, Amonu Bonsu limited is yet to demobilize from the site. There are two penultimate payments to the Main Contractor, Amonu Bonsu limited for Phase 1 and Premier Shelter Limited for Phase 2 respectively which are yet to be honoured before the Final Account Certificate is issued.

We remain.

Yours faithfully,



E. Prince-Agbodjan A.G.I.A.
(Principal Architect)

Encl.



UNIVERSITY OF GHANA
PHYSICAL DEVELOPMENT AND
MUNICIPAL SERVICES DIRECTORATE

Ref. No.:.....

CONSTRUCTION AND COMPLETION OF PROPOSED BUILDING FOR WACCI

EMPLOYER: WACCI, UNIVERSITY OF GHANA

CONTRACTOR: AMONU BONSU LIMITED

CONTRACT PERIOD: 15 MONTHS

COMMENCEMENT DATE: NOVEMBER, 2016

COMPLETION DATE: FEBRUARY, 2018

REVISED DATE OF COMPLETION: AUGUST, 2018

CERTIFICATE OF PRACTICAL COMPLETION

	DATE: 20 TH AUGUST, 2018
I hereby certify that, the above-mentioned project has been substantially completed in accordance with the specification and bills of quantities outlined in the Contract Document and handed over on the 17 th August 2018.	
The defect liability period is six month and it is deemed to have commence on 20 TH August 2018	
Within this period, it is expected that you make good to all defects that would occur, in addition to the list of defects mentioned in the snag list	

DIRECTOR, PDMSD.....

Cc: Director, WACCI

TAL CONSULT



**UNIVERSITY OF GHANA
PHYSICAL DEVELOPMENT AND
MUNICIPAL SERVICES DIRECTORATE**

Ref. No.:.....

**CONSTRUCTION AND COMPLETION OF PROPOSED BUILDING FOR WACCI
PHASE 2**

EMPLOYER: WACCI, UNIVERSITY OF GHANA

CONTRACTOR: PREMIER SHELTER LIMITED

CONTRACT PERIOD: 7 MONTHS

COMMENCEMENT DATE: JAN, 2016

COMPLETION DATE: JULY, 2018

REVISED DATE OF COMPLETION: AUGUST, 2018

CERTIFICATE OF PRACTICAL COMPLETION

	DATE: 20 TH AUGUST, 2018
I hereby certify that, the above-mentioned project has been substantially completed in accordance with the specification and bills of quantities outlined in the Contract Document and handed over on the 17 th August 2018.	
The defect liability period is six month and it is deemed to have commence on 20 TH August 2018	
Within this period, it is expected that you make good to all defects that would occur, in addition to the list of defects mentioned in the snag list	

DIRECTOR, PDMSD.....

Cc: Director, WACCI

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**WEST AFRICA CENTRE FOR CROP IMPROVEMENT
UNIVERSITY OF GHANA, LEGON
CONSTRUCTION OF NEW 3-STOREY BUILDING FOR WACCI – PHASES 1 AND 2
LIST OF REMEDIAL WORKS AS AT 06 SEPTEMBER 2018**

1. Sections of the longspan roof covering need to be replaced.
2. Replace 9 number LED bulbs in various rooms.
3. A malfunctioning urinary port on the ground floor should be replaced.
4. Repair leakages in plumbing works in various rooms on the ground floor.
5. Repair ironmongery to doors in various rooms on all floors.
6. Repair gaps in window openings.
7. Repair doors in various rooms with defective joints.
8. Repair rough edges in masonry works at various areas.