

El Salvador Housing Reconstruction Program
Grant # 519-A-00-01-00225-00

QUARTERLY PROGRESS REPORT

Submitted to:

USAID / EL SALVADOR

Jorge Abullarade, CTO.
Final Blvd. Santa Elena, Antiguo Cuscatlán
La Libertad
El Salvador.

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Submitted by:

WORLD VISION INTERNATIONAL

EL SALVADOR

Avenida Bernal #222, Colonia Miramonte
San Salvador
El Salvador
Phone: (503) 261-9800
Fax: (503) 260-0541

USAID REGISTERED ENTITY
WORLD VISION, INC. (WVUS)

P.O. Box 9716
Federal Way, WA 98063-9716
Phone (253) 815-1000
Fax: (253) 815-3444

Introduction.

The present quarterly report is of accumulative character and comprehends the period from September 28, 2001 through June 2002.

The selection process began in October 2001 and finish in December 13, 2001, by delivering 392 documents to ILP and by sending the list of it to USAID. The final approvals from both entities were obtained on March 6, 2002.

During this period we have received visits from RIG & GAO, in order to audit construction and selection process. No feedback were obtained from them.

Quality Control of the construction process was carried out by engineers of USACE. Recommendations obtained from them have been included in the process. monitoring of the works has been in charge by the at USACE, who in this period have made

In the period we sent a list for two places in Santa Elena, cantons Las Cruces and El Amate, in order to obtain a reception of 83 houses finished. A visit was set and carried out for Canton Las Cruces, no written feed back was obtained, and El Amate was not visited for reception. We still waiting for a conclusion of this process.

The 300 houses approved are finished and a reception of these are about to be coordinated. Material for additional 25 houses are settled and construction is in process.

The global advance is estimated in a 95% with a delay in the general calendar of two months; however, in order to complete the last 25 houses, an additional month , will be necessary.

The constructive process is expected to be finish by August 31th and the closing report with the corresponding certification by the end of September 2002.

I. Selection of Beneficiaries and Approval of locations.

The Beneficiaries Selection Process was carried out, by a specialized World Vision Team, who developed an instrument for the Social-Economic survey. This instrument was applied among 1400 families with the assist of students of the local High school. The lists of the families were obtained from the leadership of the communities, and local comities that was already working in the field.

From this pool and by analyzing the information gathered in questionnaires, 700 families were selected as potential beneficiaries. These families were home visited in order to verify the information and to make a site vulnerability evaluation. Documents were required to all the families visited and only 543 comply with.

An evaluation of the documentation presented by the 543 families was carried out, as a result of it, only 410 families qualify with Land Property Criteria. A file for each family was made and presented to the ILP, for approval.

These families were organized by canton and sector, and Environmental surveys were carried out in each one, complying with the USAID requirement in this issue.

Sketches maps were made for each sector and beneficiaries lists were developed submitting both to USAID, in order to make visits for every family. These visits were made by the USACE, in order to approve each site.

As the last step in the Selection Process, approvals from both, USAID & ILP, has to be received, before deliver to the sites materials for the construction process. See procedure chart in annex 1.

At this time World Vision has 393 sites approved among which 325 houses will be built.

In the second quarter report a detailed chart was attached regarding to the approvals dates, in order that the effective working time, can be established from the approves date to the current date line. See annex 2.

II. Project Management.

a. Personnel.

In order to complete the construction process of the 325 houses by August 31, some changes were made in the operational level, adding personnel and switching the role of others.

Administrative Level.

Project Director
Accountant
Acquisitions
Secretary

Operational Level.

Project Manager(2)
Community Facilitator (1)
Logistics (1)
Foreman (5)
Inventory Control (1)

The two Project Managers and the Project Director, oversee the work done by the Foremen, monitoring the materials needs, equipment and advance of the work, also coordinates the installations of the collaterals units, as: latrines, washing sinks and water pits, complying with the designs and quality of the construction process.

b. Monitoring.

The monitoring process of the work at operative level has changed. Two Project Managers has substitute the one who was posted at the urban side in the municipality of Santa Elena. All operative actions are oversee by three people including the Director of the project.

Now five Foremen are assisting the Managers and Director, who in this final time operates as supervisors verifying the accomplishment of the quality standards in the construction processes.

From USACE the execution works have been supervised, and the corresponding observations have been included to the constructive processes.

c. Acquisition and Supply of Materials.

The materials for the construction of 325 houses have already been supplied; this supply was officially started on February 21.

The materials for the latrines, washing sinks and gray water pit, are not set for all beneficiaries, at the end of June, remains 56 kits not placed, including the last 25 beneficiaries recently added.

d. Financial Monitoring.

The monitoring of the financial operations is carried out through the Finance Direction, who verifies that all the accounting applications made in the electronic system, verifying with the support of the Internal Audit, the financial reports provided in monthly and quarterly basis.

III. Advance of the Work.

The global advance of the work has been reporting at the end of the month, as shown in Annex 3.

- ✓ By February 21, 2002 World Vision obtains the first approval package of 87 beneficiaries, from this date materials commenced to be placed at sites.
- ✓ The production rate for footing and walls raise is about 2.2 houses per day
- ✓ The accomplishing in placing the roof structure is of 6 houses per day.
- ✓ The general advance of the work is estimated in a 95%, which implies that the conclusion of the work will be by the end of August, 2002.

IV. Problems Encountered.**a. Procedures.**

The lack of detailed procedures, assigning responsibilities in who will determinate the accessories that needs to be placed in site and the mitigations actions to be built, are now requiring additional time for the reception process. So as in others issues, like a clear selection process, cause that construction process starts delayed.

No clear procedures were developed before actions began.

b. The process of approval of the beneficiaries.

The process of Site Approval from USACE, combined with the process to obtain the Title Deed Clearance from ILP, has caused a considerable delay in the execution of the project, so that the starting date of the constructive process has practically started four months after the Award was signed

c. House Design Approval.

The design (blue print) of the house, was submitted with enough time (Dec. 12, 2001) in advance, with the purpose to obtain recommendations, before placing materials and starting the construction process. No feedback was obtained until construction of the first 87 houses was about to be covered with the roof, this stopped the process and took about a month to overcome this situation.

d. Skilled Labor.

Mansons still in desertions because the payment for all the work is not attractive, this implicates that time for a house construction has to be increased.

V. Lessons Learned

1. An excellent coordination with the Municipality Mayor, Community Leadership has been developed and credibility of World Vision was established in sites.
2. Knowledge of GPS basic technology was obtained and may be applied to others applications in side World Vision.
3. Construction Materials Suppliers Identify World Vision as good costumer and the organization learned how to purchase complying with USAID rules and maximizing economy buying in a large scale, adjusting costs as the reality.
4. Legal knowledge in title deed was learned as ILP shared a training with World Vision personnel.
5. The experience has been enlarged, in the management handling of the housing projects, with the financial and operative criteria of USAID.

VI. Projections.**a. Provision of Materials**

It is estimated that by mid the end of July, the materials for the construction of accessories will be in place.

b. Constructive Process

The constructive process is programmed to be finished by end of August, including the program of latrine construction, mitigation measures and absorption ditches.

c. Reception Process.

The reception process is planned to be held from the end of July to the mid of August /2002.

d. Closing of the Project

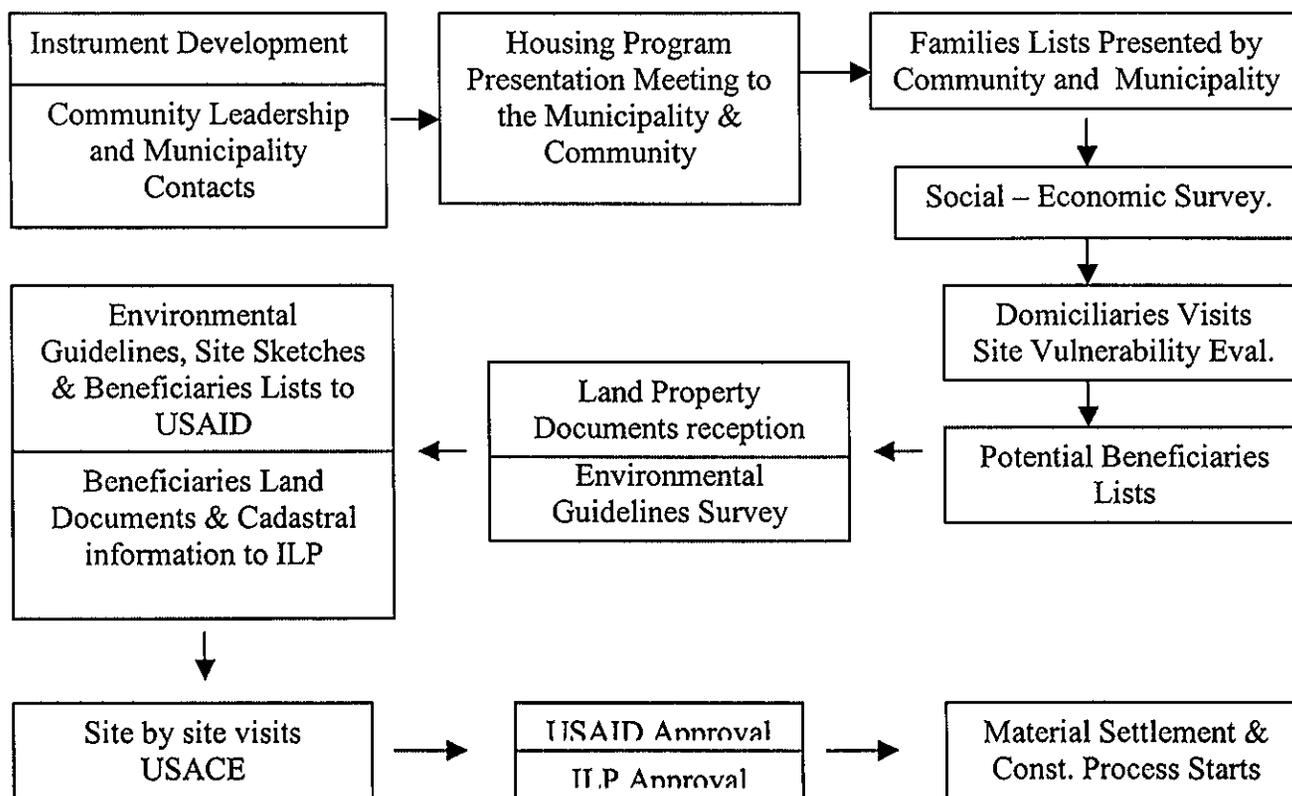
The closing report of the project, with all the corresponding certification will be produced thirty days after the conclusion of the constructive processes; it means, by end of September.

VII. Conclusions.

- a. The project was programmed to be finished at the end of May. However, the last first quarter and without counting the official approvals, we estimated that we could start in the following month, it means January, but it was not so. It was until February when we started the provision of the materials.
- b. The conclusion date was considered by the end of July, but due to changes made in the reception process, we had to install additional latrines and washing sinks that wasn't estimated by USACE in the site by site visits, at the beginning of the project. Same thing happens with mitigation actions. This took about 15 days to reprogram all site to be visited and evaluated, to overcome the observation made by USACE in the first reception visit.
- c. The project is estimated 95% in advance.
- d. The project has a delay of two months, in a general program, taking in to consideration the additional 25 houses to be built.

Annex 1.

World Vision – Beneficiaries Selection Process.



Item	Activity / Sector	Ponderated Percentage	Las Cruces	Joya Ancha Abajo	Los Amates	El Rebase	Joya Ancha Arriba	El Nanzal	Piedra de Agua	Santa Maria	El Volcan	Los Jobos Centro	Los Jobos Ramirez	Los Jobos Chávez	El Nisperal	Ur ban	Total	Advance per activity	Ponderated Advance
	Houses per sector		45	48	35	9	4	44	24	16	14	26	13	20	23	4	325		
1	MATERIAL SETTLED	15	45	48	34	9	4	44	24	16	14	23	10	18	23	4	316	97%	15%
2	START UP CLEANING	5	45	48	34	9	4	44	24	16	14	23	10	18	23	4	316	97%	5%
3	LAND WORK (OUTLINE AND LEVEL OUT)	5	45	48	34	9	4	44	24	16	14	23	10	18	23	4	316	97%	5%
4	FOUNDATION DIG OUT	5	45	48	34	9	4	44	24	16	14	23	10	18	23	4	316	97%	5%
5	STEEL STRUCTURES WORK	5	45	48	34	9	4	44	24	16	14	23	10	18	23	4	316	97%	5%
6	FOUNDATION CONCRETE DUMP	5	45	48	34	9	4	44	24	16	14	23	10	18	23	4	316	97%	5%
7	WALL RISE (First Block)	10	45	48	34	9	4	44	24	16	14	23	10	18	23	4	316	97%	10%
8	WALL RISE (Second Block)	10	45	48	34	9	4	44	24	16	14	23	10	18	23	4	316	97%	10%
9	COLUMN INSTALLATION	3	45	48	34	9	4	44	24	16	14	23	10	18	23	4	316	97%	3%
10	ROOF METAL BEAMS INSTILLATION	5	45	48	34	9	4	44	24	16	14	23	10	18	23	4	316	97%	5%
11	ROOF COVER INSTALLATION	5	45	48	34	9	4	44	24	16	14	23	10	18	23	4	316	97%	5%
12	FLOOR LEVEL OUT	2	45	48	34	9	4	44	24	16	14	23	10	18	23	4	316	97%	2%
13	FLOOR CONCRETE DUMP	3	45	48	34	9	4	44	24	16	14	23	10	18	23	4	316	97%	3%
14	LATRINES	5	45	48	34	9	4	44	15	16	14	23	10	18	23	4	307	94%	5%
15	GRAY WATER PIT	7	45	48	34	3	4	44	15	16	14	23	10	18	23	4	301	93%	6%
16	WASHING SINK	5	45	48	34	3	4	44	15	16	14	23	10	18	23	4	301	93%	5%
17	MITIGATION ACTIONS	5	45	30	34	3	0	20	15	0	7	10	5	9	23	4	205	63%	3%
	TOTALS PER SECTOR	100	45	48	35	9	4	44	24	16	14	26	13	20	23	4	325		95%