

PA FERDINAND NGANDO
ASSEMBLY HALL

ST. JOSEPH'S COLLEGE,
SASSE, BUEA



ASSEMBLY HALL RENOVATION PROJECT 2021 - 2022

PROJECT SPONSOR: SOBA AMERICA

REPORT BY:

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1. INTRODUCTION

Soba America initiated and piloted a project to upgrade and improve on the Sasse College Assembly Hall in honour of Pa Ferdinand NGANDO who was an emblematic, charismatic and much loved principal of the College from 1972 to 1992.

Pa Ngando moulded the lives of very many boys in this college and his good deeds have been recognized by Sobans across the globe, including even those who were not in Sasse College during the era of his reign. All of these Sobans and well-wishers have come together to honour Pa Ngando whose fatherly influence and inspiration has been felt beyond the classrooms of Sasse College.

2. DESCRIPTION OF WORKS AND EQUIPMENT

2.1. Initial State of the Hall

- dilapidated stage floor and dividing cardboard interior curtains. Need for new proscenium curtains.
- most wooden window frames were rotten and falling off. Louvres were broken or not replaced
- insufficient toilet facilities. Need of water connection
- insufficient audiovisual capacity
- insufficient structural security capacity
- need for general visual face-lift
- need to upgrade floor structure

It was this catalogue of the not-so glorified condition of the Assembly hall that led the school authorities and Soba America to choose its rehabilitation as a viable project to use to honor of PA Ferdinand Ngando

2.2. Renovation Works

A further detailed condition survey carried out by a technical team led to the definition of 5 pillars of action that were adopted and approved by Soba America for execution.

These are:

PILLAR 1: Facelift of the Assembly Hall's physical look:

- ✓ rehabilitation of windows, and doors
- ✓ repairs to walls, ceiling, roof drains,
- ✓ tiling of the floor
- ✓ reconstruction of the stage in hard wood and painting with oil paint;
- ✓ electrical installations (re-wiring of the whole hall; installation of main roof lighting, stage lighting and security exit light)

PILLAR 2: Installation of audiovisual materials

- ✓ supply of 02 hi-fi speakers, cordless microphones with stands, mixer, projector screen, and other associated equipment
- ✓ supply of lectern and video stand

PILLAR 3: Installation of theatrical capabilities for theatre / drama performances

- ✓ installation of proscenium and side stage curtains on stainless steel rails
- ✓ installation of stage lights

PILLAR 4: Adequate furnishing for self-sufficient multi-purpose needs

- ✓ Supply of chairs and tables
- ✓ Supply of projector and projector screen
- ✓ Supply of microphones

PILLAR 5: Associated facilities for the hall

- ✓ Rehabilitation of 04 toilets and a urinary structure

2.2.1 Method of works execution

The project team opted to carry out the out the works by appointing a project engineer (Dr. ETA Ebob), who managed the works by contracting different tradesmen (builders, carpenters, plumbers, labourers, painters, iron mongers) and supervised the purchase of materials and their use on site. He was assisted by a team of two site supervisors. Later on a second Soban, Aoolinaire Sakem, joined the project supervision team.

2.2.2 Project Execution time frame

The works started in August 2021 and were completed in October 2022. Thus a project time of just over one year.

2.2.3 Assessment of the execution of works

A review of the project scope, planned actions and achievements is given in the table below. In a nut shell, the project achieved most of its objectives. Some minor modifications were made by the project team during the course of works, in order to take stock of actual needs (eg projector removed from project scope as 02 units were supplied to the college by another initiative), supply difficulties (some items not available in the market) as well as financial constraints.

- REVIEW OF PROJECT SCOPE, PLANNED ACTIONS AND ACHIEVEMENTS

No.	DESCRIPTION OF ITEM IN PROJECT SCOPE	PLANNED ACTIONS	REVIEW OF ACHIEVEMENTS
1	<i>Do a facelift of the physical structure of the Assembly Hall - we want a beautiful hall (work on the flooring, windows, walls etc to make that hall look good and meet the standards that we expect)</i>	<ul style="list-style-type: none"> ✓ Repairs to doors, windows, tiling of the floor, reinforcing security of openings, minor repairs to roof, ceiling, painting of internal and external walls and ceiling ✓ Renovation of external walkway to toilets; creation of urinary and renovation of student toilets; minor repairs to roof and fascia boards; internal and external painting; external cleaning ✓ Renovation of current archive room (behind hall) to use as storage/back stage unit (reinforcing of security by eliminating windows and doors, creating security door and fanlights from inside stage); 	<ul style="list-style-type: none"> ✓ All planned actions achieved
2	<i>Provide adequate audiovisual capabilities to allow video conferencing and other meeting needs.</i>	<ul style="list-style-type: none"> ✓ Supply and install good quality projector and wide screen; internet connection and computer system for video conferencing (NB The college has a good sound system, part of the orchestra donated by SOBA America) 	<ul style="list-style-type: none"> ✓ Audiovisual equipment supplied ✓ NB 2m wide screen provided due to scarcity of larger screens in the market; ✓ No internet / video conferencing equipment installed; this was deemed not to be of prime importance for now
3	<i>Provide adequate theatrical capabilities by modernizing the stage and stage A/V needs (lighting etc.) to allow for drama performances as needed.</i>	<ul style="list-style-type: none"> ✓ Replace old wooden floor with new floor using hard wood; ✓ Install new side stage curtains and main curtains, together with suitable functional mechanisms ✓ Supply and install stage light boom with stage lights and control unit 	<ul style="list-style-type: none"> ✓ All planned actions achieved
4	<i>Provide adequate seating with its own dedicated chairs and tables for multifunctional use</i>	<ul style="list-style-type: none"> ✓ Supply 400 chairs and 10 tables for use only in the hall 	<ul style="list-style-type: none"> ✓ 200 chairs and two large tables supplied; ✓ Number reduced due to budget constraints

5	<i>Provide adequate resources for school social gatherings - TV, microphone etc.</i>	✓ See Item 2 above;	✓ Materials for social gatherings (except TV) provided.
6	<i>Visible dedication - Name (Pa Ferdinand Ngando Assembly Hall) plaque etched on the wall at entrance, commemorative brief bio of Pa Ngando (plaque etched on the wall) , donor wall (plaque etched on the wall with list of donors to the project. Listing by class (with names under each class) and other patrons/sponsors</i>	✓ Dedication plaque for Pa Ngando and donor recognition plaque to be installed at the hall	✓ All planned actions achieved

3. CHALLENGES

The works were not carried out without challenges.

The principal challenge encountered is related to what is being experienced with most other construction projects in this part of the country today, namely, shortage of skilled workers in this area. Thank God we managed to get workers to carry out the works, as you will see for your selves later.

Other challenges such as regular increase of prices of building materials and transportation costs as a result of the remote location of Sasse College were managed by the project team.

4. POST CONSTRUCTION MAINTENANCE MANAGEMENT

Now that this investment has been made by SOBA, the great question to ask is directed towards the end-users – the students and staff of Sasse College.

Safe keeping and care during use, together with maintenance management are required to ensure sustainability of this facility and its equipment. So some recommendations have formulated on these bases:

5. PROJECT PLANNING AND FINANCES

The Pa Ngando Assembly Hall renovation project was sponsored primarily bu SOBA AMERICA, with support from other Soban groups and well-wishers.

The initial project budget was 22 555 584 FCFA (about 36 088 USD). As mentioned earlier, the project scope was modified so as to enhance the final product (eg addition of tiling of hall floor; and minor changes to other items of project scope). Thus the budget was also modified. The final project cost was 25 820 290 FCFA (41 312 USD).

The summary sheet for the finances is given below:

SUMMARY OF PROJECT FINANCES

	AMOUNT REQUESTED (FCFA)	AMOUNT RECEIVED (FCFA)	EXPENSES (FCFA) to June 2022	EXPENSES (FCFA) July to October 2022
1. Money received from SOBA AMERICA				
<i>First Installment (21 Sept 2021)</i>	5,125,980	4,965,998		
<i>Second Installment (22 March 2022)</i>	8,364,434	8,354,656		
<i>Third Installment (22 Aug 2022)</i>	12,763,170	12,571,633		
2. CONSTRUCTION MATERIALS PURCHASE			8,090,500	2,484,690
<i>(sand; cement; timber; tiles; paint; plumbing fixtures; vanish; ply wood, etc)</i>				
3. TOOLS AND SAFETY MATERIALS PURCHASE			250,000	22,100
<i>(buckets; shovels; diggers; painting tools; safety vests, helmets, etc)</i>				
4. MATERIALS PURCHASE AND FEES FOR SERVICES			3,825,000	959,000
<i>(plumbing; carpentry; iron mongery; tiling of toilets and urinary building; general labour)</i>				
6. STAGE CURTAINS AND RAILS				767,000
<i>Curtains purchase and sewing; rails; hooks; rollers</i>				

7. TILING OF THE FLOOR				3,381,000
<i>Purchase of 30cmx30cm tiles</i>				
<i>Materials for tiling (sand, cement, tiling plaster, spacers, tools)</i>				
<i>Labour (preparation of floor and tiling)</i>				
8. PURCHASE OF AUDIO VISUAL EQUIPMENT				1,141,000
<i>(speakers, cable, jacks, microphones, amplified mixer, storage rack, HDMI cable, projector stand, projector screen)</i>				
9. PURCHASE OF HALL FURNITURE				3,950,000
<i>200 chairs; 02 tables; lectern; transportation</i>				
5. PROJECT SUPERVISION				
<i>(fees and transportation)</i>			500,000	450,000
TOTALS (FCFA)	26,253,584	25,892,287	12,665,500	13,154,790
TOTALS (USD)		41,428	20,265	21,048

TOTAL PROJECT EXPENSES (FCFA)	25,820,290
TOTAL PROJECT EXPENSES (USD)	41,312

AMOUNT IN ACCOUNT (FCFA)

71,997

6. RECOMMENDATIONS

i) MAINTENANCE MANAGEMENT

A list of the equipment supplied as part of this project was presented to the College Principal, Fr. ANUCHEM Isaac.

This inventory should be used to establish a maintenance management system, that is, a detailed list of all equipment and a report of the state of each item at regular intervals.

That inventory, when established, should be used for regular checking of the state of the equipment as well as its safe keeping. It should be used to plan regular maintenance such as cleaning of windows, washing of blinds, cleaning of floor and stage, replacement of bulbs and lamps, repairs to water and toilet systems and painting of walls.

ii) CLEANING AND SAFE KEEPING

It goes without saying that Sasse College boys and staff know how to take care of the college premises and equipment. However, with the hindsight of the state of the assembly hall before these works, it has to be suggested that the college authorities should put serious and appropriate measures in place to keep this hall clean at all times. The toilets and urinary require daily cleaning and the hall requires immediate cleaning after every event is held there. The college could hire permanent staff for these cleaning works.

With regards the audio visual equipment provided, it is imperative that a safe place be found to store them, free from potential damage by elements of weather, and also safe from bandits. Without such measures, we shall no doubt lose all what has been supplied by SOBA AMERICA. Some maintenance works have been done on the store at the back of the stage – this is a reasonably safe place for storage of audio visual and other musical equipment. Worthy of note is that this space is liable to being damp and cold during rainy season months, so appropriate heating should be provided to keep equipment safe from moisture damage.

PICTOGRAPHIC PRESENTATION – the Assembly Hall *before and after*



WALKWAY TO HALL



ENTRANCE WAY TO HALL FROM FRONT OF MAIN BLOCK



HALL ACCESS FROM CLASSROOMS



WALKWAY TO TOILETS AND URINARY



HALL WINDOWS ON LEFT HAND SIDE





HALL STAGE AND FLOOR AND LIGHTING



STAGE AND HALL FLOOR; STAGE LIGHTS



BACK OF HALL AND STORE



STAFF TOILETS



WALKWAY TO NEW STUDENT TOILETS





NEW STUDENT TOILETS AND URINARY

**AUDIO VISUAL EQUIPMENT SUPPLIED BY SOBA AMERICA FOR THE PA
FERDINAND NGANDO ASSEMBLY HALL**

October 2022

No.	Description	Quantity	Comments
1	JBL Speakers	02	
2	Speaker cables	01	100m
3	Cable jacks	04	
4	Wireless microphones	01 set of 04	
5	Amplified mixer	01	
6	Storage rack	01	black
7	HDMI cable	02	20m
8	Projector stand	01	metal
9	Lectern	01	wooden
10	Microphone stand	02	
11	Wall speaker brackets	02	metal
12	Projector screen	01	1.8m; with stand
13	Hall chairs	200	red
14	Hall tables	02	large