



2013 BUILDING/RENOVATION PROJECT

BACKGROUND

About

Children's Hope Home is a nonprofit charitable organization registered in Germany. Our objective is to support children in Kenya who are in need. Our efforts are especially focused on Children's Hope Home in Gathiga and Ebenezer Home in Kihara, both suburbs of Nairobi. Currently there are over one hundred and fifty children who have found shelter in these orphanages. The children are between the ages of 3 and 20 and descend from very poor families or directly from the streets. Hunger, HIV, neglect, and lack of attention and love has been part of the children's lives since birth. With limited access to education their hopeless situation seems permanent.

History

Lucy Njoki Ndegwa, mother of four, made it her duty to help homeless orphans on the streets of Nairobi. At first she took time for the children to bring them food. In 1996, six children followed her home, and she invited them to spend the Christmas holidays with her family. After the holidays none of the children wanted to go back to living on the streets. Word spread fast, and more and more children came and found shelter in Lucy's home. Soon a clear concept and administration was required – and that is how Gathiga Children's Hope Home was born. After a few years Lucy and her family moved out of their home in order to use the property entirely for the orphans.

Gathiga

Around 15 km north of Nairobi, red dusty sand roads in the midst of banana and coffee plantations lead to Children's Hope Home. The neighboring villages Wangige and Kikuyu have tarred roads with direct connection to the capital city of Kenya. Hope Home has three dormitories, one recreation room, a cooking hut, two toilet huts, and a small office. Additionally there is a henhouse, a cow stable, a well for the water supply, and a room for storing food and other stock - unfortunately empty most of the time. Currently there are more than a hundred children living in Hope Home. They are looked after by Lucy, and two mentors. Also working at Gathiga Children's Hope Home are James, who is the watchman and responsible for security, Lucy's husband Duncan, two teachers, and a dog. The children like

to play with self made *garis*, which are cars made of plastic containers, with balls, which they plait out of different materials, or other self made games. Many children speak good English, Suaheli and one or more of the local tribal languages. The number of children in Hope Home is constantly growing, which is the reason why the home itself and also the food supply need constant growth as well. Due to the high school costs only a low number of the children can visit the official local schools. School uniforms are a rule in Kenya, which are additional costs next to the school fees and costs for learning material that have to be covered. Nevertheless almost all children would like to go to college after graduating from school and are therefore highly motivated and willing to learn.

Kihara

Ebenezer Home in Kihara near Nairobi deals specifically with HIV-infected children. HIV positive parents are often overwhelmed to take proper care for their infected children. It is very difficult to live with the stigma of being responsible for their child's suffering. On the other hand these families simply lack the money to get appropriate treatment and cater for their children. In addition, families affected by HIV are often excluded by their own kin and society. In many cases no relative or friend of the family is willing to take care of the remaining children, when the parents pass away. Consequently the children end up on the streets or in orphanages. Currently, Ebenezer Home takes care of around 50 children. The children are particularly disadvantaged and severely scarred. In the moment there is only one trained nurse to care for them. She is very lovable and works with great effort. Her medical and nursing skills are of big help. Ebenezer Home was established in late 2010 and currently resides on rented grounds. The orphanage specially cares for HIV-infected children and therefore has to meet certain standards and needs certain equipment, which in the moment isn't the case.

[Summary]

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[Proem]

Expect the unexpected! All of a sudden, officials from Nairobi stood in Kihara and demanded overall improvements in areas like facilities, playgrounds, hygiene etc. Otherwise they would have to shut down both the orphanages, the officials said. In fact they were asking for "chai".

As Lucy is not willing to constantly bribe anybody, she is already working on the required improvements. She managed to cover the immediate renovations in Kihara. In Gathiga the first phase of bigger constructions already started with one of the main buildings being replaced by a large dining room. But the major challenge still lies ahead of us. In a second phase, based on a proper construction plan (with all the bells and whistles like an architectural drawing and overall budget) that is highlighted in this very report, we will build an orphanage that meets all requirements. To make this happen, we are rallying for supporters and urge you to lend us a helping hand.



Chairmen Children's Hope Home e.V.

1. The reports subject and scope

In this report we want to provide information on our 2013 building/renovation project in Gathiga Children's Hope Home. It relates solely to the activities of Children's Hope Home e.V.. Present reporting was created by the Board of Children's Hope Home e.V. and is based on Social Reporting Standard (<http://www.social-reporting-standard.de>).

[BUILDING PROJECT]

2. Project description

2.1 Planning and goals

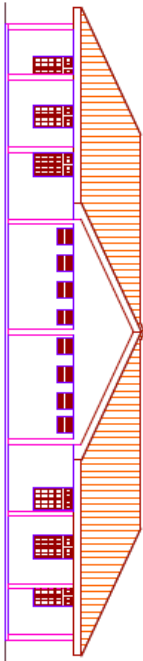
As previously stated the main goal is to build an orphanage with all the required facilities. Therefore we came together with our project partner in Kenya, the Tuwape Tumaini Children Foundation, and a local fundi (architect) to work out a detailed construction plan. Thus, both planning and implementation are an intercultural project.

The works will generally comprise of a one storeyed building and a capacity to accommodate an upper floor, with reinforced columns, and slabs. Together with associated external works. The construction will be of concrete foundations, reinforced concrete columns and bases and natural quarry stone foundation walls. There will be strip foundations under walls and stones in foundations and column bases under columns. The superstructure will be of natural stones in conjunction with columns, with infill of natural stones (machine dressed) used for partitioning walls above plinth. Windows will be generally standard section metal windows with glazing. The entrance doors will be metal panelled and burglar-proofed with fixed light to detail. The internal doors will be generally semi solid core flush doors. They will be either stained or painted. Finishes will be either plaster or paint on walls and concrete surfaces. Toilets/W.C.s and will have glazed ceramic tiles to specified heights, same with shower rooms. Floors will generally be in non-slip ceramic floor tiles. Ceiling will be soft-board celotex and roofs will be timber trusses. The roof covering box profile will be G.C.I. sheets [I.T.4.]

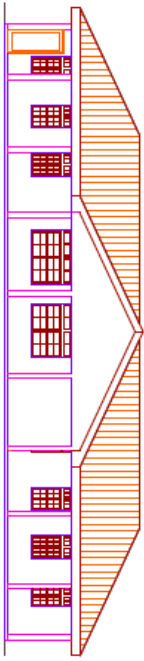
The total floor area (measured over external walls) is approximately 230 square metres.

2.2 Sketch

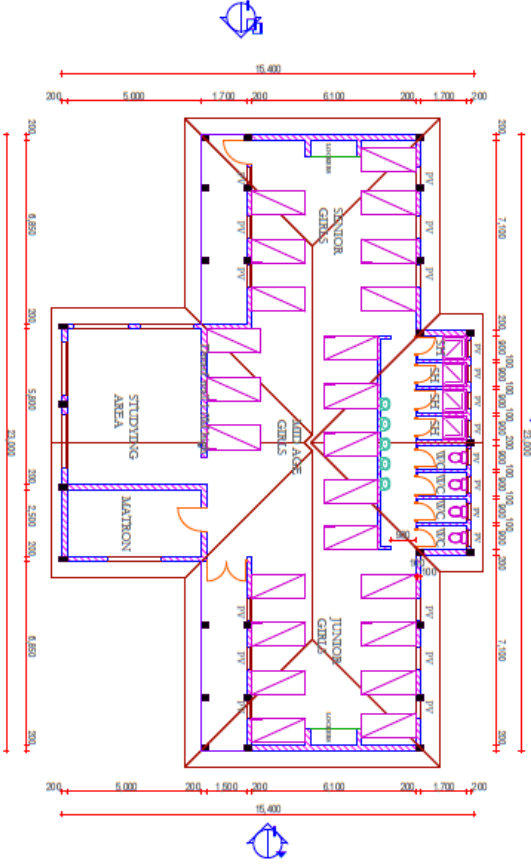




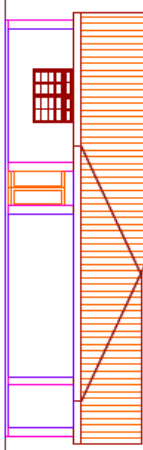
ELEVATION - 0.3



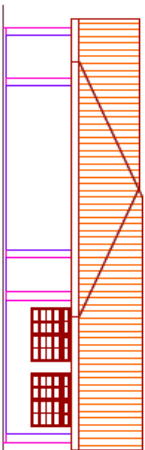
ELEVATION - 0.1



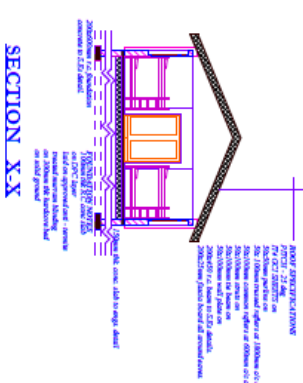
FLOOR PLAN



ELEVATION - 0.4



ELEVATION - 0.2



SECTION X-X

NOTES

- 1. All materials to be used in the construction of the building shall be of the best quality and shall be subject to inspection and approval by the architect.
- 2. Permanent works (not to be placed over all openings, etc.) shall be subject to inspection and approval by the architect.
- 3. The contractor must check and verify all dimensions on the drawings and shall be responsible for any errors or omissions. All dimensions are to be verified by the contractor and shall be subject to inspection and approval by the architect.
- 4. All work must be done in accordance with the specifications and shall be subject to inspection and approval by the architect.
- 5. All work must be done in accordance with the specifications and shall be subject to inspection and approval by the architect.

CONSTRUCTION

- 1. All work must be done in accordance with the specifications and shall be subject to inspection and approval by the architect.
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REVISIONS & ADDITIONS

NO.	REVISION	DATE
1	Initial design	10/10/20
2	Revised design	11/10/20
3	Final design	12/10/20

CLIENT
CATHICA CHILDRENS HOME

Signature:

PROJECT

PROPOSED DONATORIES

LOCATION
12, CATHICA KANAKA ST

CONSULTANT

Orchard associates
P.O. Box 67323 - 00206
Nairobi

DESIGN TITLE Elevation, Section X-X, Site Plan & Floor Plans	SHEET No. 01
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3. Budget

3.1 Estimate of costs

ORCHARD AND ASSOCIATES ARCHITECTS

GATHIGA CHILDRENS' HOME

PROPOSED DORMITORY

MATERIALS AND LABOUR ESTIMATES

MUTEMBEI

6/3/2013

ABBREVIATIONS

Throughout these Bills, units of measurements and terms are abbreviated and shall be interpreted as follows:

CM shall mean cubic meter

SM shall mean Square metre

LM shall mean linear metre

MM shall mean millimetre

KG shall mean Kilogramme

NO shall mean Number

PRS shall mean Pairs

BS shall mean the Current British Standard specification published by the British Standards Institutions, 2 Park Street, London W1 England.

NO.	DESCPRITIPION	QTY	UNIT	RATE	AMOUNT	LABOUR
01	<u>STRUCTURE</u>					
02	Site clearance	ITEM			5,000	
03	Setting-out	ITEM			8,000	
04	Foundation excavation	ITEM			12,000	
05	Columns bases and starter bars					
	-Y10	45	NO	600	27,000	
	-Y16	45	NO	900	40,500	
	-binding wire	25	KGS	130	3,250	20,000
06	Foundation concrete					
07	-sand	35	TONS			
08	-cement	60	BAGS	750	45,000	
09	-ballast	50	TONS			25,000
10	Foundation walling[200mm <u>thk</u> quarry stone]	1,650	FT	50	82,500	
11	Columns timber formwork	ITEM			8,000	
12	Columns foundation concrete	ITEM			30,000	
13	Over-site backfilling and compaction	ITEM			6,000	
14	Hardcore and compaction	ITEM			12,000	
15	Hardcore blinding	ITEM			3,000	
16	Over-site concrete [100mm thick]					
	-sand	40	TONS		80,000	
	-cement	75	BAGS	750	56,250	
	-ballast	60	TONS		135,000	25,000

	DESCRIPTION	QTY	UNIT	RATE	AMOUNT	LABOUR
17	D.P.C.	150	L.M		6,000	
18	200mm thick superstructure walling:					
	-Machine dressed 200mm thick stones	3,500	PCS	50		
	-Sand	40	TONS		80,000	
	-Cement	70	BAGS	750	52,500	
	-Hoop-iron	75	KGS		12,000	60,000
19	Columns formwork above G.L.	ITEM			25,000	
20	Columns reinforcement bars					
	-Y16	45	NO	900	40,500	
	-Y8	45	NO	600	27,000	
	-binding wire.	75	KGS	130	9,750	35,000
21	Columns concrete	ITEM			60,000	
22	R.C. ring-beam	ITEM			80,000	
23	Gable walling	ITEM			60,000	
24	<u>ROOFING</u>					
	100mmX50mm wall plate	350	FT	55	19,250	
	Assorted 100mmX50mm trussed rafter and common rafters	1300	FT	55	71,500	
	50mmX50mm purlins	1000	FT	35	35,000	
	Nails:					
	4 inch	50	KGS	150	7,500	
	3 inch	30	KGS	150	4,500	

	DESCRIPTION		UNIT	RATE	AMOUNT	LABOUR
	2inch	10	KGS	150	1,500	
	Box profile G.C.I. sheets [I.T.4.] 3.0 L.M.	180	NO	1,200	216,000	
	Ridge caps	20	NO	500	10,000	
	200mmX25mm cypress fascia board	350	FT	65	22,750	75,000
25	<u>WINDOWS</u>					
	900mmX1150mm high		NO			
	2000mmX1150mm high	3	NO	6,000	18,000	
	500mmX600mm high	10	NO	2,500	25,000	12,000
26	4mm thick clear glass panes	ITEM			25,000	
27	Standard approved putty.	35	KGS	150	5,250	8,000
28	<u>DOORS</u>					
	1000mmx2100mm high steel burglar proofed	10	NO	8,000	80,000	1,200
	Two coats polyurethane paint	9	LTS	350	3,150	1,000
	100mm thick <u>cyprees</u> timber frames	10	NO	800	8,000	3,000
	Flush doors	10	NO	2,500	25,000	
	100mm butt hinges	15	PRS	200	3,000	3,500
	Two lever door locks	10	NO	800	8,000	3,500
	100mm door latches	10	NO	200	2,000	2,000
	One coat plastic emulsion primer paint	5	LTS	350	1,750	1,000
	Two coats silk oil gloss paint	10	LTS	400	4,000	2,000

	DESCRIPTION		UNIT	RATE	AMOUNT	LABOUR
29	600mmX600mm Ceiling <u>brandering</u>	2,100	FT	35	73,500	18,000
30	12mm minimum thick plaster:					
	-sand	35	TONS		55,000	
	-cement	75	BAGS	750	56,250	
	-lime	30	KGS		2,000	35,000
31	Cement/sand[1:3] render to cols. External face, <u>beams</u> and gables, horizontal keyed walls.					
	-sand	15	TONS		30,000	
	-cement	30	BAGS	750	22,500	30,000
32	Cement/sand floor screed	15				
	-sand	50	TONS		30,000	
	-cement	70	BAGS	750	37,500	18,000
33	<u>Celotex</u> soft-board ceiling cover	80	NO	1,200	84,000	6,000
34	Three coats soft emulsion paint to ceiling	50	LTS	350	28,000	8,000
35	Glazed wall tiles to W.C. walls and showers	18	SQM	1,300	65,000	15,000
36	Non-slip floor tiles		SQM	1,500	27,000	8,000
	<u>SERVICES.</u>	ITEM				
37	Assorted P.P.R. piping	5		25,000		10,000
38	Low-level[squat] W.C. sets	5	NO	1,500	7,500	5,000
39	Shower heads		NO	1,000	5,000	3,000

	DESCRIPTION	ITEM	UNIT	RATE	AMOUNT	LABOUR
40	Electrical installation and materials	ITEM			120,000	
41	Septic tank construction	ITEM			380,000	
42	Provisional sums	ITEM			100,000	
43	Miscellaneous				100,000	
	TOTAL				2,798,650	438,200
	GRAND TOTAL 2,798,650					
	GRAND TOTAL 2,798,650+438,200=					
	KES. 3,236,850					

KES. 3.236,850 = € 28.789,00 = \$ 37.440,00

3.2 Resources/Demand

Currency - € (Euro)	2013
1. Grants	4.360,00 ,-
from public sector	0,00 ,-
2. Membership fees	1.340,00 ,-
3. Miscellaneous receipts	800,00 ,-
Sum Resources	6.500,00,-
Sum Demand	28.789,00
Sum (Demand less Resources)	22.289,00 ,-

4. Further planning and outlook

4.1 Development potential and opportunities

To be honest, to a certain extend we share the officials opinion. We totally agree that both homes were not designed for so many children and that currently the facilities are over-crowded. Too many would share one room, they said. True that. Let's not talk about the number of kids sleeping in the same bed. Not enough washing facilities! The poor condition of the existing ones hasn't even been mentioned.

Lucy could have chosen the easy way and bribe Mr. care-a-lot state officer. But she decided to take up the big challenge of replacing the insufficient buildings. We admire her and if we succeed in this, we will create a new orphanage with enough space for the kids to gather, rest and chill, making it a better place for them to grow up. It will also enable us to cater for a greater number of children as they are coming in constantly. Beyond meeting official requirements, new facilities would also put us in a place where we would be able to ask the city of Nairobi for funding. In order to be part of the cities aid program orphanages need to meet certain standards. Achieving our building projects goals we would meet those standards and could go for some constant state funding.

5. Profiles of the participating Organizations

5.1 Children's hope Home e. V.

Name	Children's Hope Home e.V.
Head office Other offices	Wiesbaden, Germany no
Legal form	Registered association
Address Phone E-Mail Website (URL)	Rathausstr. 16, 65203 Wiesbaden 015118789606 hope@childrens-hope-home.org http://childrens-hope-home.org
Founding year Founders	14. November 2009 Mary Baumann, Uta Karrer, Clarissa Wahl, Julian Wahl, Michael Wahl, Antje Werner, Andrej Vogler
Succession plan	Akaki e.V.
Link to statute (URL)	http://www.childrens-hope-home.org/Downloads/Satzung%20vom%2014.11.2009.pdf
Incorporation Kind of register Location of register Date of Entry	VR 6395 Register of Associations Wiesbaden 18.01.2010
Common public interest according to §52 Abgabennordnung Date of notice Issuing tax office Statement by the charitable purpose	The Association is charitable 13.01.2010 Finanzamt Wiesbaden I Entwicklungszusammenarbeit

Tax statement	Not yet done			
Date of most recent tax bill				
Issuing tax office				
Employee representation	Honorary office			
		2010	2011	2012
Number of employees				
Permanent employees		0	0	0
In full-time		-	-	-
In part-time		-	-	-
Freelancers		2	0	0
Honorary employees		7	6	7
Total employees		9	6	7
Full Time Equivalents, FTE		2	2	2

5.2 Tuwape Tumaini Children Foundation

Name	Tuwape Tumaini Children Foundation
Head office	Nairobi, Kenya
Other offices	no
Legal form	Trust
Address	P.O.Box 202-00614, Wangige
Telefon	+254 (0)722 75 0135
E-Mail	gchh97@yahoo.com
Website (URL)	http://hopehome.or.ke

Founding year	1996		
Founders	Lucy Njoki Ndegwa, Duncan Ndegwa		
Incorporation	178 D7 235/3583		
Kind of register	Charitable Trust Registered under the Registration of Documents Act, Registry of Documents Nairobi,		
Location of register			
Date of Entry			
		2010	2011
		2012	
Number of employees			
Permanent employees	5	5	5
In full-time	3	3	3
In part-time	2	2	2
Freelancers	0	0	0
Honorary employees	4	4	4
Total employees	9	9	9
Full Time Equivalents, FTE	7	7	7

[FOR QUERIES]

Contact



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hope@childrens-hope-home.org