

SEPTEMBER 2020

# FINAL REPORT OF THE ORPHANAGE CONSTRUCTION



TWIGAS' HOUSE

# FINAL REPORT 2018-2020

It is with great pleasure that we are sharing the final report of the construction of Twigas'House orphanage in Gairo, Tanzania. With the generous contributions received, we were able to finance the entire construction of the orphanage amounting to CHF 110'269.00.

The total duration of the orphanage's construction was 30 months (January 2018 - June 2020).

In December 2019, we obtained the official license for the opening of the orphanage, delivered by the Tanzanian authorities.

Currently, we are putting in place all the activities necessary for the opening of the orphanage and the welcoming of the first children, which we expect by the end of the year.

We are looking forward to continuing the second phase of this TWIGAS adventure!

We sincerely thank you for your support and generosity.

Sandrine and Lara



# GENERAL PROJECT DETAILS

<b>Name</b>	Twigas'House - Phase 1: Construction of an orphanage
<b>Location</b>	Gairo, Tanzania
<b>Period</b>	January 2018 - June 2020
<b>General objective</b>	Build an orphanage to support the orphans of Gairo in the long term by offering them a safe and stable environment as well as keys to personal development and future perspectives.
<b>Specific objective</b>	24 orphans are taken care of, provided with food and access to health care and education.
<b>Team</b>	Thomas Rioba, Milka and Simon Chacha for Bethel, and Sandrine Denti and Lara Vila for Twigas'House
<b>People in charge</b>	Simon Chacha, Sandrine Denti and Lara Vila



# SUMMARY

Twigas'House is building an orphanage in Gairo, Tanzania and aims to maintain it in the long term in collaboration with its local partner, the NGO Bethel Orphan Support Centre. Through this, Twigas'House hopes to offer prospects for the future and independence to 24 orphans in the city of Gairo by providing them with housing, a balanced diet and access to health care and education.

The first phase of this project, which is the construction of the orphanage started in January 2018 with the drilling of the water well and the construction of the fence, followed by the living and dining room, the kitchen, the girls' dormitory, the boys' dormitory and the administrative block, and finally the furnishing of the spaces.

At the same time, we planted trees and bushes on the land and proceeded to the water connection for each of the buildings.

We are very happy that the orphanage is completely built, considering the logistical and regulatory constraints of this project. Indeed, Gairo is a rural village, far from the cities where roads are scarce. In addition, there were also some delays in the construction, as we follow a very strict strategy where we go there each time a building is completed in order to control it and before the disbursement of the funds for the next building.

Given the current health crisis, we will probably not be able to be present for the inauguration of the orphanage and its opening. However, we continue to work actively for the second phase of the project, that will start with the welcoming of the orphans and their long term support.

# ACTIVITIES AND FINAL RESULT

## Construction of the orphanage

<b>Status</b>	Completed
<b>Objective</b>	To build an orphanage that includes six buildings: a living and dining room, a kitchen, two dormitories (girls and boys), an administrative block with offices and two guest rooms, and a Guard shelter as well as a water well and access to electricity. Under the supervision of Twigas'House and its local partner, as well as under the supervision of the local authorities.
<b>Main achievements of the project</b>	<ul style="list-style-type: none"><li>• Budget and financing above the forecasts (+10%)</li><li>• Drilling a well and access to drinking water</li><li>• Access to stable electricity</li><li>• Very positive, transparent and professional relationships with the various stakeholders: Local partner, engineer and construction team, as well as local authorities.</li><li>• Regular visits from Switzerland to the construction site</li><li>• Six planned buildings constructed, and one additional building*, in addition to the fence :<ul style="list-style-type: none"><li>◦ Lounge and dining room</li><li>◦ Kitchen</li><li>◦ Girls' Dormitory</li><li>◦ Guard house</li><li>◦ Administrative block</li><li>◦ Boys' dormitory*</li><li>◦ Planting trees and bushes</li></ul></li><li>• Authorization received from the authorities to open and manage an orphanage.</li></ul>
<b>Comments and follow-up</b>	The construction has been monitored daily by our local partner, as well as weekly by the district engineer, who must approve and verify whether the work performed complies with the defined plans and standards in order to continue the construction. Sandrine and Lara, for Twigas'House, regularly visited the site during this period to follow the progress and to talk with the partner and the engineers.
<b>Result</b>	The orphanage is built and completed. The local authorities approved the final construction project and authorized the opening of the orphanage and the reception of orphans. This is formalized by the receipt of a national license in December 2019.

# SUMMARY OF RELATIONSHIPS AND COLLABORATION WITH PARTNERS AND OTHER PARTIES

## **Local partner**

Our relationship with our partner went very well. We have had very regular discussions, by e-mail, telephone or during our visits. We have always been transparent with each other, communicated regularly and worked effectively to move towards our final goal.

## **Engineer and construction team (construction company)**

We have also maintained good relations with the construction manager. We are very satisfied with the professionalism of the construction company, the quality and efficiency of the work provided, as well as with the various meetings we have had.

## **Engineers and local authorities**

We have also had good relations. These relations and collaborations were mainly led by our local partner.



# FINANCING

## BUDGET

The initial budget was estimated at CHF 100'000.00 and comprised (in CHF) :

- Donations received from private individuals : CHF 50'000.00
- Donations received from Swiss Foundations : CHF 65'000.00

The surplus received (CHF 15'000.00) has been kept in reserve in case of unforeseen circumstances for phase 1 of the project.

## EXPENSES

Summary of expenses related to the construction of the orphanage (actual cost) compared to the initial budget (budgeted cost), in CHF.

ACTIVITIES	EFFECTIVE COSTS	BUDGETED COSTS	COMMENTS
<b>Electricity project and installation</b>	4726.00	n/a	Costs not initially budgeted
<b>Water project and Pump (Davis &amp; Shirlif)</b>	6861.00	16'161.00	Payment of the pump and installation. The drilling of the well was financed by our partner. Budgeted cost reduction of CHF 9300.00
<b>Fence</b>	0.00	5'000.00	The fence was financed by our partner. Budgeted cost reduction of CHF 5000.00
<b>Living and dining room project</b>	17'915.00	15'671.00	Additional costs: pvc roof finishing and addition of gutters
<b>Girls dormitory project</b>	21'811.00	18'099.00	Additional costs: pvc roof finishing and addition of gutters

ACTIVITIES	EFFECTIVE COSTS	BUDGETED COSTS	COMMENTS
<b>Kitchen Project and Guard House project</b>	4522.00 3349.00	5325.00	The budgeted cost included both buildings. Additional costs: pvc roof finishing and gutter additions.
<b>Offices project</b>	14'023.00	16'493.00	Cost reduction of CHF 2470.00
<b>Plants project</b>	783.00	n/a	Costs not initially included
<b>Sanitary project</b>	3714.00	n/a	Costs not initially included
<b>Boys dormitory project</b>	14'901.00	n/a	Costs not initially taken into account (see regulatory constraints below) and total cost shared with our partner
<b>Furniture</b>	13'004.00	12'818.00	Wooden furniture made by local craftsmen and other small interior objects
<b>Pavements</b>	2074.00	n/a	Costs not initially included
<b>Others</b>	2586.00	n/a	Costs not initially included (fees and electricity)



ACTIVITIES	EFFECTIVE COSTS	BUDGETED COSTS	COMMENTS
<b>Sub-total</b>	110'269.00	89'567.00 + 10'433.00*	*10% expected reserve margin on the initial budget (bank charges, exchange rate variations, additional costs)
<b>TOTAL</b>	110'269.00	100'000.00	+10% of total expenses: 10'269.00



# COMMENTS AND OBSERVATIONS

As mentioned, the initial planned budget is CHF 100'000.00. This budget is composed of the construction and furniture costs (89,567.00) and takes into account a 10% margin (10,433.00) for any unexpected costs and exchange rate fluctuations.

In total, the construction cost was 110,269.00, i.e. 10% more than planned (100,000.00).

This is mainly due to the fact that the boys' dormitory building, which is a large building with higher costs (14'901.00), was not initially planned to be built. However, it had to be built following a request from the local authorities expressing their concern of mixing girls and boys in a same dormitory.

The other variations between the effective and budgeted costs is explained by:

- Expenses not initially budgeted, such as the installation of electricity, adding pvc roofing and gutters, tree planting, sanitary and water connection, or pavements (noted in n/a or in the comments column in the table above.)

- Savings following the financing of certain activities by our local partner (also specified in the comments column of the table).

The construction of the orphanage lasted 30 months and this is mainly due to :

- Logistical constraints. Indeed, all the material necessary for the construction is not always available in Gairo, a city far from major urban centers. The material can therefore take time to be transported from the cities.
- Regulatory constraints. As mentioned, a large building (boys' dormitory) was not initially planned, and as such we had to construct it in order to comply with local regulations regarding orphanages (i.e., having separate buildings for girls and boys). The construction thus required additional time.
- Our strict verification strategy. Indeed, we went on site each time a building was completed in order to check it and before the disbursement of the sum for the next building. Given our private and professional situation, we tried to visit Tanzania as regularly as possible, sometimes our visits were more spaced out.

## OTHERS

### Loss and Fraud

No cases of loss or fraud to report

### Other challenges

No challenges encountered

# PICTURES



Successful drilling of water well and access to clean water - Chacha and Sandrine, March 2018



The land at the beginning of the work and surrounded by the fence, March 2018



L. to R. Boys dormitory, Living and dining room, Offices



Overview from the Girls dormitory



Overview from the Girls dormitory



Overview of living and dining room and office



Living room interior



Dining room interior

Outside Kitchen



Kitchen interior



Outside Girls dormitory



Girls washroom



Boys washroom



Boys dormitory interiors



Girls dormitory, room





Back of the Office (guest rooms)



Office interiors



Front of the Office building



Guard House



Aerial view on the roofs (Googlemaps)



We are very happy to see the first phase of the Twigas'House project completed and are deeply grateful for your support for the orphans in Gairo.

We look forward to continuing this adventure with you!

Sandrine and Lara



# THANK YOU

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