

Final Report Sisters' House Litumbandyosi (Status 26.09.2019)

Purpose: to close project and present a final report to supporters

Tansania/Mbinga Projekt together with Co- finance partners:

1. Diocese Würzburg
2. Missio München 154032-0522-2016-E
3. Kirche in Not 16/00134 und 18/00156

Every partner donated in the first round during year 2016 to our common project 30 T €.

In addition, Missio and Kirche in Not donated 5.000 € each during timeframe end of 2018 and 2019 to finish Sister House.

4. PAMOJA Association provided for Sister House around 123.000 €
 5. Sister Congregation Holy Redeemer provided 67.000 €;
- With further support thru donators:

- American donator Mrs. Elaine Faulkner (22.000 \$)
- Würzburger Partnerkaffee e. V. (17.500 €)
- Diocese Würzburg and others

1. General comments

Sisters' house construction was completed around July 2019.

Inauguration took place on the 4.08.2019. Blessing of the buildings was done by Auxiliary Bishop U. Boom together with Bishop John Ndimbo. Father Nikolaus Hegler (parish priest Glattbach-Johannesberg as initiator for the parish partnership with Litumbandyosi) as well as Klaus Veeh as coordinator of diocesan partnership between Mbinga and Würzburg).

Sisters from Mtwara together with the regional superior Sister Monika Mbogo participated at the celebration as well as several priests from the Diocese of Mbinga including Fr. Lukas Komba the local overall coordinator and Fr Johannes the parish priest.

2. Important construction milestones:

- 2014: Decision to call Sisters of The Holy Redeemer to Litumbandyosi by Bishop John Ndimbo, initiated by Pfarrer Nikolaus Hegler
- 2015: Purchasing ground for building with Sisters and starting planning work with Sisters in Germany
- 2016: Organizing funding thru PAMOJA Association (German parish partnership association Glattbach - Johannesberg)
- 2016: October: Laying foundations in Litumbandyosi
- 2017: Constructing walls and ringbeam
- 2018: Covering roof and internals like electric installation and plumbing, as well as final room finishing; well drilling;
- 2019: Installing solar and water pumps and cleaning work outside the buildings.
- 4.08.2019: Inauguration took place.
- Furthermore: Some smaller issues in- and outside the buildings will be solved in the next couple of months (improvements for better use, as well as Internet connection)

3. Current use of sisters' house

- Three sisters are living there
- Nine aspirants living also there
- Guestrooms were already used several times from by guests from Mbinga, Mtwara and Germany.

4. Financial situation

Cost details see both below and attachment:

cost total approx. 696 Mio Tsh >> 290 T€

(based on an average fxrate 2.400 Tsh/€)

Who contributed to cover total building cost?

Total cost/ Euro	Euro
Pre-Preparation, ground, container, planning, project management, advisor cost, complete building including all sanitary and electrical installation, as well as solar power, waste water treatment with a three-chamber system, solar system for warm water generation, outside cleaning and a well for water supply including water tower with two 5.000 l tanks, plus a water tank to store rainwater.	
PAMOJA	123.000
KIN	35.000
Missio	35.000
Diözese Würzburg	30.000
Sister congregation thru further Donators: > American benefactor Mrs. Elaine Faulkner (22.000 \$) > Würzburger Partnerkaffee e. V. (17.500 €) > Diözese Würzburg and others	67.000
Total	290.000

Note: The American benefactor Mrs. Elaine Faulkner

has given money (22 T \$) on condition that money is used to provide clean water supply only. This donation covered well drilling, water tower with two 5.000 ltr tanks each, pumps, installation of equipment and part of solar power supply.

- Total investment is above budget, with approx. 392 Mio Tsh rather than 190 T€. Note based on a fixed rate of 2.063 Tsh/€ at the beginning; but with final exchange rate in 2019 it would have been around 165 T€ only spent around 300 Mio Tsh more, that means around 100 T € (Differenz/ "cost overrun" calculated on transferred €-values!) more than originally planned.

- Examples to show different fx-rates achieved: .

Paid by (every one donated 30 T €)		Transfers
Missio	69.300.000	07.02.2017
Kirche in Not	76.300.000	01.11.2017
Diocese Wü	80.000.000	Apr 18

- Overrun caused by two reasons: A) underestimations and B) more deliveries and better equipment.

A) underestimation:

- Transport was much more than 5 % of material costs.
- Supervision, because of necessity to change architect and construction company, (architect stopped work, former construction company had a need for a very close supervision by the architect).
- Several items were more expensive like windows and doors, as well roof and ceiling.
- Installations were more expensive (electrical and sanitary), as well a more reasonable waste water handling, based on a three-chamber system.
- Cost increase especially caused by import parts (solar, sanitary)

B) More deliveries required and better equipment used

- We used better materials (like tiles, Terrazzo for floor)
- We changed water supply concept, originally it was planned to use water from parish house nearby.
By using a well, we now ensure better water quality; the parish house water supply showed signs of contamination, which we measured earlier.
- power supply based on a larger solar system

Cost overrun total/Euro	100
1. More	
delivery/equipment	48
Ceiling, plastering ceiling,	4
Floor, Terrazo	18
Plastering and painting	
outside,	7
Well (comp to prev	
concept)	17
Walkways	2

2. underestimation	52
Transport	12
labour/Supervision	15
Windows/doors	9
Installationen	9
Power supply	7

Just rough figures in Euros.

Money from all donators was paid into a Euro account and transferred to the Diocese of Mbinga at the time needed, therefore different exchange rates, making reporting in both currencies more complex.

Further comments:

In our last report from November 2017, we expected already a cost overrun. At that time not all issues could be properly foreseen.

We (PAMOJA association Partnership with Litumbandyosi) are very thankful to:

- Missio (Frau Borgna),
- Kirche in Not (Mr Zender with Frau Kirchner)
- Diocese of Würzburg; Kaffeeverein (Klaus Veeh)
- American donator (Mrs Faulkner)
- Sisters of Redeemer
- Bishop John Ndimbo
- All other stakeholders

for your good cooperation and contribution in cash and in kind.

Furthermore, thanks to Rainer Schacht our adviser, and Martin Breitingner from Glattbach, who made the first drawings and several improvements until the concept was approved by sisters.

Report prepared by:

Franz Alig 22.12.2019

Franz Alig (from PAMOJA Association Partnership with Litumbandyosi) together with Fr. Lukas Komba (Diocese of Mbinga)

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Sisters' house cost summary grouped costwise			Final cost situation October 2019	
Titel	Paid thru partnerschaft account	additional cost directly paid by sisters	Cost per part done	
before start	11.000.000	9.000.000		
land	2.000.000	11.000.000		
foundation	67.900.000		foundation	100.900.000
walling	58.500.000		Walls	73.000.000
Remaining work	14.500.000		Roof	50.000.000
Roof	50.000.000			
ceiling underground	23.000.000			
ceiling surface	11.070.000			
plastered Ceiling	4.428.000		Ceiling	38.498.000
doors (plus 11 doors, 4.18 Mio)	39.036.200		doors/windows	66.991.425
windows	27.955.225			
electric installation	24.414.650		Plumping/water/el ectric	75.898.230
Waste water, plumbing incl WarmwaterSolar	51.483.580			
finishing (20 mm walls)	27.600.000			
wall tiles bathrooms	6.300.000			
Floor underground	18.265.500			
plus Terrazo	28.228.500			
Additional painting, floor Terrazo	23.605.000			
painting walls (int and ex)	12.200.000			
plinth walls (paint)	450.000			
facia board	640.000			
retention money 2,5 %	5.106.675		Plastering/floor/re tention	122.395.675
Water tower + Tanks	17.000.000			
Well	23.000.000			
additional service cost well/ visit/ incl evaluation cost 2017	4.800.000		Watertower/ tanks and Well	44.800.000
Additional Work Outside building/2018		18.120.000	Outside 2018	18.120.000
Projectmanagment	30.300.000		PM	30.300.000
Solar/etc	66.978.400		Solar	66.978.400
Outside 2019/Wellchamber/water garden/el. Connections/ Plumbing/front of house	8.401.000		Outside 2019	8.401.000
Summe	658.162.730	38.120.000	Total	696.282.730



Building Photo taken in May 2018



Photo taken in June 2018: Window frames and waste water pipes (two lines) with cleaning boxes



Waste water handling with a three-chamber system (under construction and ready)

Plastering: photo taken 18.07.2018



Well drilling September 2018



Beginning of 2019: Painting



Completion of Well: pump was installed



August 2019





Einweihung 4.08.2019 durch Weihbischof U. Boom, Bishop John Ndimbo and Pfarrer Nikolaus Hegler

