

THOMAS BOUWPROJECTEN



Project 1643

Pannaikadu, Tamil Nadu - India

Renovatie en Uitbreiding Schoolgebouw met 4 klassen

Eindrapport december 2018

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Eindrapportage Project 1643 Pannaikadu 2017-2018

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H 1. INLEIDING EN SAMENVATTING

Deze rapportage is opgesteld ter informatie voor Bestuur en Projectteam van de Stichting Thomas Bouwprojecten, haar sponsors en andere geïnteresseerden.

Eind 2016 werd besloten tot uitvoering van een van de prioriteitsprojecten, te weten Pannaikadu. Dit betrof de uitbreiding van de school aldaar met 4 klassen.

Deze uitbreiding kon volgens het initiële plan gerealiseerd worden door een etage boven op een bestaand schoolgebouw te maken. Bij de start van de bouwwerkzaamheden bleek echter dat de bestaande verdiepingsvloer niet geschikt was om hierop te gaan bouwen, en dus eerst verwijderd en vervangen moest worden. Later bleek bovendien dat de lokalen op de begane grond voor en tijdens de bouw dermate waren beschadigd dat de vloeren en muren hiervan gerenoveerd moesten worden.

Mede door deze tussentijdse wijzigingen heeft het project ongeveer een half jaar langer geduurd dan oorspronkelijk gepland. Het gebouw is opgeleverd en ingezegend op 2 februari 2018.

In de volgende hoofdstukken worden de projectstappen nader toegelicht, en in de bijlagen zijn relevante projectdocumenten opgenomen.

H 2. ACHTERGROND PANNAIKADU



Pannaikadu is een bergdorp in het district Dindigul, Staat Tamil Nadu, India. Het is gelegen in de West-Gats, een bergketen die de scheiding vormt tussen de Staten Tamil Nadu en Kerala in Zuid-India. Het dorp heeft ongeveer 10.000 inwoners, waarvan ongeveer 75% geletterd is.



H 3. MOTIVATIE EN KEUZE PROJECT (zie ook Bijlage 1.)

De benodigde uitbreiding van de schoolcapaciteit in Pannaikadu stond al enige tijd op de prioriteitenlijst. In de 2016 versie daarvan stonden 3 major projects: Srikalahasti, Chebrolu en Pannaikadu.

Srikalahasti is in 2017 gerealiseerd met behulp van donaties ontvangen van verscheidene sponsors. Chebrolu is het jubileumproject van onze stichting geworden bij gelegenheid van het 25 jarig bestaan, en is in 2018 gerealiseerd.

Voor Pannaikadu was een sponsor beschikbaar die het gehele benodigde bedrag ter beschikking wilde stellen. De voorkeur van deze sponsor voor Pannaikadu was gerelateerd aan de geografische locatie (Pannaikadu ligt relatief dicht bij Singampunari, waar diezelfde sponsor al eerder een project gefinancierd had).

De Congregatie van Zusters FSJ is al sinds 1986 actief in het geven van onderwijs in Pannaikadu. Een 15-tal jaren geleden is met behulp van Thomas Bouwprojecten een uitbreiding van de school met 8 klassen gerealiseerd. Op de school (Jeyaraj Annaipackiam Mat. School, Pannaikadu) zitten momenteel 250 studenten vanaf LKG (Lower Kinder Garten) tot Standard X . Er zijn 14 leerkrachten waarvan 3 Zusters.

Gezien de aantallen studenten was er dringend behoefte aan nog 4 additionele klaslokalen.

H 4. INITIEEL PLAN EN AANBESTEDING

Het initiële plan was om 4 extra klaslokalen te bouwen boven op een van de bestaande gebouwen. Twee aannemers hebben in februari 2018 ter plaatse de situatie bekeken en beoordeeld en vervolgens offerte uitgebracht. Thomas projectleider Anne Reijenga was in deze periode ook in India, maar kon wegens ziekte de situatie niet ter plaatse gaan beoordelen.

Van de uitgebrachte offertes en begrotingen is op basis van prijs en eerder ervaren kwaliteit gekozen voor Prabhu als aannemer. Na enige onderhandeling is het aannemings-contractbedrag vastgesteld op Rs. 28.00.000, en door Sr Prudentia te betalen inkopen/kosten Rs 7.00.000, tesamen Rs 35.00.000 (op dat moment het equivalent van € 50.000, en daarmee binnen de voorziene begrotingsruimte).

Naar India is overgemaakt deze € 50.000 op 13 maart 2017. Deze betaling is vooraf en in 1 keer gebeurd teneinde valuta risico's te vermijden. (Opm. : Achteraf gezien was dit een ongelukkige keuze omdat de koers van de Rupee sindsdien alleen maar snel gedaald is van ongeveer 70 Rs/Euro naar 80 Rs/Euro of meer).

H 5. HERZIENINGEN PROJECTPLAN EN BEGROTING

Toen de bouw een aanvang moest nemen kwamen aannemer, maar ook anderen (o.a. Alex Jacob, verantwoordelijk voor de constructie) tot de conclusie dat de verdiepingsvloer niet stevig genoeg was om daar een etage boven op te bouwen.



Het voorstel kwam dan ook om deze verdiepingsvloer te slopen en een nieuwe te construeren. De kosten daarvoor waren Rs 6.61.196 (ongeveer € 9.000); zie bijlage 3 offerte dd 05/06/2017. Hoe jammer het ook was, er was geen andere keuze dan deze planwijziging goed te keuren.

Hierna is het project aldus gerealiseerd. Sr Asha is zeer regelmatig in Pannaikadu geweest om het project te controleren en te bewaken. Tijdens zijn reis in september 2017 heeft Jos Dijkers de bouw ter plaatse geïnspecteerd.



Nadat de verdiepingsvloer en nieuwe 1^e etage waren gerealiseerd, kwam het oordeel dat de ruimtes op de begane grond tijdens en door de bouw dermate veel schade hadden opgelopen dat vloeren en wanden daarvan gerenoveerd zouden moeten worden.

De meerkosten daarvoor zouden Rs 4.21.130 bedragen (ongeveer € 6.000); zie bijlage 4 voor offerte dd 18-11-2017.

Ook hiervoor is de goedkeuring gegeven, omdat de noodzaak duidelijk vaststond.



Nadat dit voltooid was, kwam er een nieuw verzoek voor meerwerk, namelijk verbetering van de toiletten, en een nieuw toegangshek voor de schoolcampus.

De meerkosten hiervoor waren begroot op Rs 2.08.735 (ongeveer 2.800); zie bijlage 5 voor offerte dd 07-12-2017. Ook dit meerwerk is goedgekeurd, en vervolgens gerealiseerd.



H 6. EINDAFREKENING PROJECT

De totale kosten waren in de loop van het project aanzienlijk opgelopen

• Initiele begroting	Rs 35.00.000
• Meerkosten verdiepingsvloer	Rs 6.61.196
• Meerkosten begane grond ruimtes	Rs 4.21.130
• Meerkosten toiletten en gate	<u>Rs 2.08.735</u>
• Totaal	Rs 47.91.061

wat, afhankelijk van de inmiddels veranderende Rs/Euro koers, ongeveer € 65.000 betekent.

In december 2017 is dan ook door sponsor en stichtingsbestuur besloten additioneel € 15.000 ter beschikking te stellen en in januari 2018 is dit bedrag overgemaakt naar India. Zie bijlage 5.

In 2018 heeft de aannemer nog een verzoek ingediend voor meerkosten vanwege tijdens de bouw excessief gestegen kosten van zand. Na onderhandeling is deze claim voor de helft geaccepteerd; meerkosten ongeveer € 1.300

In Bijlage 7 vind u de Final Project Account. Hieruit blijkt dat er aan het einde van het project in India nog een overschot was van Rs 4.02.971 ofwel € 5.037.

Dit overschot is gealloceerd aan de projecten Ottantangal (waar een tekort was van Rs 1.44.144; € 1.802) en Walajabad (Rs 2.58.871; € 3.235).

H 7. OPLEVERING EN OPENING

In januari 2018 is het project opgeleverd. Bij inspectie door onze projectleider Anne Reijenga bleek, afgezien van enkele nog af te werken punten, het gebouw qua specificatie en kwaliteit goedgekeurd te kunnen worden.

Op 2 februari 2018 werd het gerenoveerde en uitgebreide gebouw ingezegend en officieel geopend. Dit in aanwezigheid van plaatselijke geestelijke hoogwaardigheidsbekleders, leden van de Council van de Congregatie, en Anne Reijenga, projecteider van Thomas Bouwprojecten.







Bijlage 1 Achtergrond project zoals in 2016 opgesteld door FSJ Congregatie

Contribution of Thomas Foundation

To fulfill our vision and mission the contribution Thomas Foundation has made from 1986 is remarkable and the number of institutions built by Thomas Foundation in our congregation to support our missionary activities in no way comparable to any help we receive from other foundations or agencies.

Priority list 2016

Every year during the visit of project managers we discuss the various urgent needs of the congregation and prepare a priority list. This year too it has been done and the following projects were approved by the council.

Major Projects

St. Xavier's Eng. Med. School, Sri Kalahasti	-	4 Classrooms
Don Bosco Eng. Eng. Med. School Chebrolu	-	4 Classrooms
Jayaraj Annaipackiam Eng. Med. School Pannaikadu	-	4 Classrooms

Minor Projects

Antony's Home for Children, Ottanthangal	-	Toilet Block
Sacred Heart Home for Children, Vandavasi	-	Toilet Block
St. Xavier's Eng. Med. School, Srikalahasti	-	Toilet Block
St. Theres's Eng. Med. School, Olagadam	-	Toilet Block

These proposals have been made by the General Council of the congregation taking into consideration the need of the place with regard to the ministry involved, financial viability and the future growth of the place.

Pannaikadu

A short write up on the project proposal is given below:

Jeyaraj Annaipackiam Mat. School, Pannaikadu

- Pannaikadu is a tribal village with natural beauty located in the hills of Kodaikanal. People are involved in cultivation and they are dailywage earners.
- Since 1950 the Jesuit Fathers have been doing their ministry in this village but in 1986 we were invited to take up education ministry in this village.
- Since the school did not have sufficient classrooms with the help of Thomas Foundation, we made a building with 8 classrooms.
- At present we have 250 students on roll from LKG to Std X and there are 14 teachers including 3 sisters.
- Since the classrooms are not sufficient we are in urgent need of four more classrooms.

Bijlage 2

Pannaikadu, First Floor on the old schoolbuilding.

Items belonging to the contract, which have to be in the estimate.

1. Blackboards
Lenght 2,00 m, width 1,20 m
2. Shelves
Every 400 mm a shelf and in total 5 shelves with a hight of 2,00 m.
3. Sunsheds
Only flat, not with a higher beam around it.
4. Staircase
Not a spiral staircase as on the drawing, but normal open stairs with the first stairs up to 2,40 m and the second stairs from 2,40 m to 2.89 m.
5. Weatheringcoars
A slope of 5 mm every meter to 5 outlets with a diameter of 100 mm.
Before making it clean the concrete surface of the cement skin and wetted it, but it has to be free of water puddles.
Over the mother concrete 2 primer coats of techwave 3000 chemical coating.
Over the coating granoflooring 50 mm ratio 1:3:6.
Over the granoflooring plastering 1:4 with 2 x 2 checking points.
Against the walls make a half round with the plastering to get the water out of the wall, but first cut the wall out with 10 mm.
6. Steel window grills
At every window at the outside.
7. Electricity
In every classroom a switchboard one fuse carrier and indicator for the lights and the fans and also with a plug.
Another 2 plugs in every classroom.
In total 14 fans and 9 tubes in the classrooms.
In the verandah 4 LET lights with 2 switches.
8. Asianpaint First quality.
9. When the prices are changing in the time the building is made it's a risk of the contractor, That means, that he can not claim extra money, it has to be in his offer.

After discussion with mr Prabuh we agree with a total price, which you see below 01-03-2017

1 Blackboards	Rs.	12.000
2 Shelves 2 in every classroom		30.000
4 Not a spiral staircase, costs in total with a foundation		2.25.000
5 Weathering course		80.000
6 Steel window grills ; $9 \times 1.60 \times 1.40 + 2 \times 1.50 = 23,16 \text{ m}^2$		50.000
7 Electricity : Tubes has to be Philips Luminars TMC 21/236, this is in the price with price of Rs. 550.		
8 Asian paints are in the price		
10 Cement flooring and in the verandah with a slope : 220 m^2 à Rs. 318		70.000
11 Ventilators in the outside walls are in the price, to put on the drawing		
12 1 extra tube and 6 fans à Rs. 500		10.000

For items 1 - 12 in total	Rs.	4.77.000

Items 1 – 12 in total	Rs. 4.77.000
Flushdoors in stead of steel doors	18.000

Total extra costs	Rs. 4.60.000
Grand total of the estimate	23.70.000

Price in the contract for the total building :Rs. 28.00.000	Rs. 28.30.000

To pay in total to mr.Prabuh Rs. 28.00.000

To buy by sr. Prudentia :

UPVC windows	30 x 3000 = Rs. 90.000	
Licenses and Alx Jacob	10.000	
Furniture	5.00.000	
Unforseen	1.00.000	7.00.000

Total costs of the project		Rs. 35.00.000

After this with the architect, Pieter Keeris, we changed 2 things :

In stead of 1 door in 3 classroom we made 2 doors at the place of the windows. That means :
3 doors more and 3 windows less.

At the last drawings it is in that way.

01-03-2017

Anne Reijenga

Bijlage 3. Offerte verdiepingsvloer vervangen

		PRINCY CONSTRUCTIONS			
		No: 231 Annai illam, Kalakodi street, Tenkasi.			
		PH NO: 9940596988			
Estimation for Ground Floor Roof at Pannaikadu, Dindigul Dist		DATE: 05/06/17			
SL.No	Description	Qty	Unit	Rate (Rs.)	Amount (Rs.)
1.00.00	Demolition				
1.01.00	Ground Floor Roof demolishing, removing of demolished materials		LS	37500.00	37500.00
	Subtotal 4				37500.00
4.00.00	REINFORCED CEMENT CONCRETE WORK				
	Note: Minimum cement content for M-20 concrete is 320 kg/cum, M-25 Concrete is 360 kg/cum. All RCC to be controlled concrete machine mixed and duly vibrated. All RCC members are of any shape and size.				
4.00.01	Reinforced cement concrete work in grade M-20 /M25 concrete with cement, coarse sand, graded stone aggregate 20mm including the costs of cement, labour, materials, consolidating by vibrators, curing etc., with all leads complete, but excluding the cost of reinforcement, and form work.				
	M-25 Grade				
4.01.01	Slab and sunshades	27.15	cum	5289.93	143603.19
	Subtotal 4				143603.19
5.00.00	SHUTTERING:				
5.00.01	Providing and erecting in position form work with all leads and lifts at all floor levels and removal after setting of concrete, period as per IS code and making good the area for				
5.02.01	Plinth Beams/Tie beams/Roof	241.07	Sqm	564.00	135963.33
	Subtotal of 5				135963.33
6.00.00	STEEL MONGERY				
6.01.00	Providing and cutting straightening and bending to shape, fabricating, placing and binding in position. Mild Steel bars conforming to latest IS 432/Cold twisted deformed bars confirming to IS specifications, IS 1786 and Fe415 grade as reinforcement for all reinforced cement concrete works at all heights and with all leads and lifts complete in all respects, including supplying and tying with 18 gauge M.S wire providing and fixing cement cover blocks, all materials including cost of reinforcement bars and labours complete all as per drawings and specifications.				
6.01.02	Tor Steel (TMT Bars)	4.95	MT	69509.37	344129.49
	Subtotal of 6				344129.49
	Total				661,196

PRINCY CONSTRUCTIONS


Proprietor

Volgens projectleider Anne Reijenga zouden deze meerkosten uit de al overgemaakte € 50.000 betaald moeten kunnen worden (zie tekst hieronder); helaas bleek dat later niet het geval te zijn.

Pannaikadu, first floor on the old school

What to do with the first floor, which is very bad.

We, the Thomas Foundation for Building Projects (TFBP), will follow the advise of mr.Alex Jacob and also the requirements of the Government. That means to demolish the roofslab and make a new first floor, also because then it is possible to make a normal hight of the groundfloor, which have to be made because of the rules for schoolbuildings.

After demolishing the roofslab all the walls have to raise 300 mm, because they are the support of the new first floor.

Mr. Prabuh, the contractor made a calculation of the more costs of Rs. 6.61.196, with the date of 05-06-2017. That will be a little more because of the extra costs of raising the walls with 300 mm.

The TFBP did already transfer € 50.000,- to sr. Prudentia for the total costs of the building, including the costs of the furniture and decided not to spent more for this project.

Therefor the TFBP has the next proposal :

Looking to the document : “Items belonging to the contract, which have to be in the estimate” of 01-03-2017 a total calculation is made with an amount at the end of Rs. 35.00.000.

With a rate of 70 is this in Euro’s exactly € 50.000,- and this must be sufficient looking to the interest, when the money is placed in deposite.

Because of the new slab there are more costs of Rs. 6.61.196 and also the costs of raising the walls with 300 mm.

These costs are a little the same as the costs for the furniture and the costs unforeseen.

TFBP pays the total costs of the building and the congregation of the Franciscan Sisters of St. Joseph are responsible for the costs of the furniture. Perhaps they can find a way to spent less costs for the furniture than is mentioned before.

The TFBP ask the congregation if they can agree with this proposal.

15 june 2017

Anne Reijenga

Bijlage 4. Meerwerk begane grond ruimtes

 PRINCY CONSTRUCTIONS No: 231 Annai illam, Kalakodi street, Tenkasi. PH NO: 9940596988					
Additional work for New School Building at Pannaikadu, Dindigul Dist					
SL.No	Description	Qty	Unit	Rate (Rs.)	Amount (Rs.)
1.00.00	Demolition				
1.01.00	Ground Floor tiles removal and floor chipping and debris removal		LS	3500.00	3500.00
	Subtotal 4				3500.00
4.00.00	REINFORCED CEMENT CONCRETE WORK				
	Note: Minimum cement content for M-20 concrete is 320 kg/cum, M-25 Concrete is 360 kg/cum. All RCC to be controlled concrete machine mixed and duly vibrated. All RCC members are of any shape and size.				
4.00.01	Reinforced cement concrete work in grade M-20 /M25 concrete with cement, coarse sand, graded stone aggregate 20mm including the costs of cement, labour, materials, consolidating by vibrators, curing etc., with all leads complete, but excluding the cost of reinforcement, and form work.				
	M-25 Grade				
4.01.01	Slab and sunshades	1.05	cum	5289.93	5554.42
	Subtotal 4				5554.42
6.00.00	STEEL MONGERY				
6.01.00	Providing and cutting straightening and bending to shape, fabricating, placing and binding in position. Mild Steel bars conforming to latest IS 432/Cold twisted deformed bars conforming to IS specifications, IS 1786 and Fe415 grade as reinforcement for all reinforced cement concrete works at all heights and with all leads and lifts complete in all respects, including supplying and tying with 18 gauge M.S wire providing and fixing cement cover blocks, all materials including cost of reinforcement bars and labours complete all as per drawings and specifications.				
6.01.01	Mild steel		MT		0.00
6.01.02	Tor Steel (TMT Bars)	0.12	MT	69509.37	8341.12
	Subtotal of 6				8341.12

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For PRINCY CONSTRUCTIONS

 Proprietor

7.00.00	BRICK WORK				
7.01.00	Brick work in basement and super-structure using Good quality table moulded chamber burnt Bricks with strength 35-50 kgs / sqcm in cement mortar (1cement : 5coarse sand) laid to line and levels including all leads and lifts, for all floor levels wetting the bricks properly by immersing in water before laying, curing, scaffolding, all materials, labour complete, including the cost of cement.				
7.03.02	Ground floor, first floor	5.86	cum	5013.55	29381.40
7.04.00	Half brick masonry walls using Good quality table moulded chamber burnt Bricks with strength 35-50 kgs/sqcm of super structure above plinth level in cement mortar 1:4 (1 cement: 4 coarse sand) including all leads and lifts for all floors, supply and placing of 25mm x 16 gauge hoop iron for every fourth course of half brick masonry wall, including curing, scaffolding, all materials labour etc., complete at all floor levels including the cost of cement.				
845	First Floor	3.78		1015.00	3836.70
	Subtotal of 7				33218.10
8.00.00	PLASTERING				
	NOTE: Inside walls and ceilings, Any unevenness / undulations to be made good with putty like Altek/wallkote/ Fresco at no extra cost. Architects decision is final in this matter.				
8.01.00	INTERNAL WALLS				
8.01.00	Preparing surface of walls and providing and applying 15mm thick cement plaster of mix 1:4 (1 cement : 4 fine sand) to walls (interiors) finished smooth in all floors in line and level without undulations as per specifications including costs of cement, all materials, labour, scaffolding, curing, sand screening, setting out butter mark for levels for plastering with all leads and lifts.				
8.01.02		87.81		345.58	30344.48
8.02.00	Providing rough plastering for dado backing in CM 1:6 12mm thick for fixing, granite slabs, marble, tiles at all levels including rough finishin to line and plub, the cost of scaffolding, curing, lead and lifts etc, complete for walls including scarifying the surface to receive the tiles.				
8.02.01			sqm	260.00	0.00

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Proprietor

8.04.00	EXTERNAL WALLS				
8.04.01	Providing and applying 20mm thick cement plaster of mix 1:5 (1 cement : 5 fine sand) to external wall surfaces in two coats including costs of all materials, labour, screening sand, setting out, bullen marks for levels for plastering, forming grooves in elevation as indicated in drawings. Rate also including the cost of cement, scaffolding, curing etc., complete with all leads and lifts at all floor levels.	69.88	sqm	604.78	35273.19
	Subtotal of 8				35273.19
9.00.00	CEILINGS & SHADES				
9.01.00	Plastering Ceilings and Concrete faces: All exposed areas of concrete are to be hacked and plastered with CM 1:3 (1 cement : 3 fine sand), 12 mm thick including costs of the cement, necessary scaffolding, sand screening, setting all levels for plastering, curing, etc., complete with all leads and lifts at all floor levels.				
9.01.02			sqm	302.54	0.00
	Subtotal of 9				0.00
10.00.00	WALL FINISHES				
10.01.00	INTERNAL				
10.00.01	Prepare the surface of internal walls, beams, columns, fins, ceiling etc. and apply two coats of Asian brand Acrylic Tractor Emulsion of approved make and shade over one coat of appropriate primer including preparation of surface, necessary sand papering, scaffolding etc., complete with all leads and lifts and as directed by Architect / Engineer in charge.				
10.01.02	Ground Floor, first floor	582.78	sqm	337.96	199954.00
					0.00
10.02.00	EXTERNAL:				
	Providing and applying external grade emulsion in approved colour and brand external wall faces including preparation of surface, appropriate one coat primer and followed by two coats of emulsion, raking of existing grooves etc., applied as per manufacturer's instructions complete and Architect instruction	306.09	sqm	420.00	86566.96
	CEILINGS & SHADES				
	Subtotal of 10				283510.96
13.00.00	Flooring				
13.05.00	Supplying and laying 75mm granio flooring using 20mm down graded aggregate, using 43 grade cement of grade M25 as per dvg and specification in line and level, in panels not exceeding 100 sq ft and surface to be finished smooth with power broom, including labour, machineries, curing etc.	50.92	sqm	420.00	21387.48
	Subtotal of 13				21387.48
	Total				421,130

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For PRINCY CONSTRUCTIONS



Bijlage 5. Meerwerk Toiletten en Gate



PRINCY CONSTRUCTIONS

No: 231 Annai ilam, Kalakodi street, Tenkasi.

PH NO: 9840536388

Estimation for Renovation work -Toilet and Front Gate at pannaikadu,
Dindigul Dist

06-12-2017

SL.No	Description	Qty	Unit	Rate	Amount
				(Rs.)	(Rs.)
1.00.00	Demolition				
1.01.00	Bush clearing and removal exiting gate demolishing Brick pillars		LS	5000.00	5000.00
	Subtotal 4				5000.00
3.00.00	PCC 1:5:10 plinth	2.63		5893.00	15498.59
4.00.00	REINFORCED CEMENT CONCRETE WORK				
4.01.01	M-25 Grade Column	1.25	cum	8408.00	10510.00
	Subtotal 4				26008.59
6.00.00	STEEL MONGERY				
6.01.00	Providing and cutting straightening and bending to shape, fabricating, placing and binding in position. Mild Steel bars conforming to latest IS 432/Cold twisted deformed bars confirming to IS specifications, IS 1786 and Fe415 grade as reinforcement for all reinforced cement concrete works at all heights and with all leads and lifts complete in all respects, including supplying and tying with 18 gauge M.S wire providing and fixing cement cover blocks, all materials including cost of reinforcement bars and labours. complete all as per drawings and specifications.				
6.01.01	Mild steel		MT		0.00
6.01.02	Tor Steel (TMT Bars)	0.15	MT	69509.37	10426.41
	Subtotal of 6				10426.41
7.00.00	BRICK WORK				
7.01.00	compound wall	0.40	cum	6008.28	2383.78
7.03.02	Plinth Protection for Toilet block	3.69	cum	6008.28	22178.55
	Subtotal of 7				24560.33

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Proprietor

Scanned by CamScanner

8.00.00	PLASTERING				
	NOTE: Inside walls and ceilings. Any unevenness / undulations to be made good with putty like Altek/walkote/ Fresco at no extra cost. Architects decision is final in this matter.				
8.01.00	INTERNAL WALLS				
8.01.00	Preparing surface of walls and providing and applying 15mm thick cement plaster of mix 1:4 (1 cement : 4 fine sand) to walls (interiors) finished smooth in all floors in line and level without undulations as per specifications including costs of cement, all materials, labour, scaffolding, curing, sand screening, setting out butter mark for levels for plastering with all leads and lifts.				
8.01.02	Compound wall	6.90	sqm	418.88	2890.27
8.01.02	Plinth protection	17.55	sqm	418.88	7351.23
8.02.00	Providing rough plastering for dado backing in CM 1:6 12mm thick for fixing granite slabs, marble, tiles at all levels including rough finish to line and plumb, the cost of scaffolding, curing, lead and lifts etc., complete for walls including scarifying the surface to receive the tiles.				
8.02.01			sqm	260.00	0.00
8.04.00	EXTERNAL WALLS				
8.04.01	Providing and applying 20mm thick cement plaster of mix 1:5 (1 cement : 5 fine sand) to external wall surfaces in two coats including costs of all materials, labour, screening sand, setting out butter marks for levels for plastering, forming grooves in elevation as indicated in drawings. Rate also including the cost of cement, scaffolding, curing etc., complete with all leads and lifts at all floor levels.				
			sqm	530.10	
	Subtotal of 8				18241.60
9.00.00	CEILINGS & SHADES				
9.01.00	Plastering Ceilings and Concrete faces: All exposed areas of concrete are to be hacked and plastered with CM 1:3 (1 cement : 3 fine sand), 12 mm thick including costs of the cement, necessary scaffolding, sand screening, setting all levels for plastering, curing, etc., complete with all leads and lifts at all floor levels.				
9.01.02			sqm	340.97	0.00
	Subtotal of 9				0.00

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for PRINCY CONSTRUCTIONS


Proprietor

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10.00.00	WALL FINISHES				
10.01.00	INTERNAL				
10.00.01	Prepare the surface of internal walls, beams, column, fins, ceiling etc, and apply two coats of Asian brand Acrylic Tractor Emulsion of approved make and shade over one coat of appropriate primer including preparation of surface, necessary sand papering, scaffolding etc., complete with all leads and lifts and as directed by Architect / Engineer in charge.				
10.01.02		91.74	sqm	337.96	31004.08
	EXTERNAL:				0.00
10.02.00	Providing and applying external grade emulsion in approved colour and brand external wall faces including preparation of surface, appropriate one coat primer and allowed by two coats of emulsion, raking of existing grooves etc., applied as per manufacturer's instructions complete and Architect instruction	130.51	sqm	420.00	54814.20
	CEILING & SHADES				
	Subtotal of 10				85818.28
13.00.00					
13.05.00	MS Grill Gate including painting	7.90	sqm	3200.00	25280.00
13.05.02	Plumbing work		L.S	5000.00	5000.00
13.05.03	Door	4.00	Nos	4100.00	16400.00
	Subtotal of 13				46680.00
	Total				208,735

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For PRINCY CONSTRUCTION

Proprietor

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Bijlage 6 Final Agreement Funding Pannaikadu

10-2-2019

E-mail - Jac Braat - Outlook

Pannaikadu funding

Jac Braat

Do 21-12-2017 19:12

Aan: Sr. Prudentia <srprudentia@gmail.com>; Sr Asha <srashafsj@gmail.com>;
Sr. Arockiam Mother <fsjaelen1887@gmail.com>
CC: areijenga@onsbrabantnet.nl <areijenga@onsbrabantnet.nl>; jos dijkers <dijkers_master@hotmail.com>;
Hans Schiebroek <hansmaryschiebroek@kpnmail.nl>; secretariaat <secretariaat@thomasbouwprojecten.nl>;
Siet Egas Repáz <sietegas@gmail.com>; 'Wilma Martens' <wilmamartens@onsbrabantnet.nl>;
Tom Odijk <tom.odijk@gmail.com>; Martijn Wagener <martijn@wagener.net>

Dear Sisters,

We hope you are all doing well.

We are happy to inform you herewith that Els and are raising our financial funding for Pannaikadu School Extension Project from € 50.000 to € 65.000.

- The amount of € 50.000 was the original contract value and was transferred to you March 13th earlier this year, and covered the contracted construction of new classrooms, on top of the existing building, including classroom furniture.
- The additional amount of € 15.000 now is meant to cover the following items:
 1. The extra costs related to the removal of the old ceiling/roof, the increase of the height of the ground floor classrooms, and the construction of a new ceiling between ground floor and 1st floor;
Sister Prudentia asked us in June this year to fund those extra cost (about € 7.000); unfortunately we could not commit to that at that time, and suggested then that the Congregation would bear those costs themselves.
With our new commitment of today we are able to indeed cover those extra costs.
 2. The extra cost of the repair/paint/etc. of the ground floor classrooms; this need was a.o. related to the consequential damage created by the construction (see point 1.) of a new ceiling and the increase of the height of the ground floor classrooms.
Via Sister Asha you asked us in November to cover these extra costs (about € 5.500), and with today's commitment we do indeed also cover these extra costs.
 3. The needed repair/renovation of the school toilets (and if funds allow, also of the Main Gate). According to the estimate/quote we received from Sister Asha, the costs of this is about € 2.500.

We realise the amounts mentioned under items 1, 2 and 3 are approximate amounts. So the sum-total of it is also € 15.000 approximately.
Our intent is that we make the € 15.000 available as one lump-sum, and leave it to you, in close concertation with our project leaders Anne and Jos, to manage the spending on items 1, 2 and 3 in more detail and precision.

Bear in mind however that this € 15.000 is our LAST AND FINAL installement, so any (further) over-run will need to be taken on the account of the Congregation.

As to the timing, the transactions and transfers will take place in January 2018 (reason is that doing it in December 2017 would be more difficult in terms of cash-flows for the Foundation).

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1/2

10-2-2019

E-mail - Jac Braat - Outlook

The above has been discussed in our Thomas Foundation meeting of last Tuesday (December 19th, 2017), and all Board and Project Team Members are aware of and in agreement with the decision and approach.

Dear Sisters, we hope the above allows you and us together to complete the Pannaikadu project in a solid and good way, providing quantitatively and qualitatively the needed facilities for the students in that area.

If there is any question or comment on the above please do not hesitate to contact us.
And please confirm your receipt and understanding of this email.

Love and best regards to you all

Jac & Els Braat

Bijlage 7 Final project Account

THOMAS FOUNDATION PROJECT ACCOUNTS 2017-2018

as signed by Sr Prudentia and handed to Jos

date 2018-09-19

C20190213

PANNAIKADU

	<u>Rate</u>	<u>INR</u>	<u>EURO</u>	<u>EURO-INR Rates</u>
amount received 1st installment	69,2	3.458.000	50.000	actual 2017-04
received 2nd Installment	78,2	1.173.078	15.000	actual 2018-01
Interest	@75	29.825	398	estimate 2017-2018
Total received	71,3	4.660.903	65.398	average received
contract build amount	@75	3.978.845	53.051	estimate 2018
alex jacob	@75	25.875	345	estimate 2018
upvc windows	@75	149.712	1.996	estimate 2018
Total Spend	75	4.154.432	55.392	average spend
Balance	80	506.471	6.331	estimate Sept 2018
Contractor extra for Sand	79,6	-103.500	-1.300	actual Oct 2018
Balance after extra for Sand	80	402.971	5.037	estimate Sept 2018
Allocated to Deficiency Oddanthangel	80	-144.144	-1.802	estimate Sept 2018
Remaining Balance --> Walajabad	80	258.827	3.235	estimate Sept 2018

Note: subject to check by Audit in India