



African National Congress

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Our Ref:
Your Ref:

Covering letter ?

Report No.1

ANC NEW -OFFICE BUILDING - MIRAMBO STREET

DAR ES SALAAM-ALTERNATIVE 11

1. General
2. Building Committee.
3. Progress of Work.
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4. Consultant.
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1. GENERAL

We had sent you some 4 sets of drawings of the new office building, 4 copies of the time-schedule and 4 copies of the cost estimate. Please ref. to the letter dated 25/03/89 ref:475 - Tan 2.9 and the revised preliminary sketch designs A 11 from ZAMA MVUSI. We would like to inform you that we had advised the consultant to proceed with the planning and designs of the approved revised preliminary sketch designs A 11.

We hereby intend to report about the progress and development of this project ie ANC new office building on monthly basis. We think that close contact with your office will speed up progress of this project.

2. BUILDING COMMITTEE

For this project a building committee was appointed on the 8th November, 1988 consisting mainly of the following members:-

1. Deputy Chief Representative (H.Ciliza)
2. Area Treasurer (R.Madhlokovu)
3. Construction Planning Manager (Z.Mvusi)
4. Project Coordinator (B.Legobye)
5. Resident Representative (C.Knudsen)

The structure of this committee is as follows:-

Chairman - H.Chiliza

Secretary - R.Madhlokovu

In absence of the deputy Chief Representative the Secretary had to act as a Chairman and Z.Mvusi to be our new Secretary.

The Chief Representative, Project Manager and Regional Treasurer participate as non-permanent members due to their responsibilities and their duties dont allow them to participate as fully permanent members.

The Chairman is responsible to call committee meetings once in the middle of the month or/and whenever necessary in consultation with the resident representative or the project coordinator.

Since the formation of this committee it had already 8 committee meetings. The main functions of this committee is as follows:

1. Is to see that the work of the office building get started.
2. Has an overall responsibility to this project.
3. To have close contact and meetings with the consultant.
4. To look at funds whether enough to implement the building project until the final completion.

3. PROGRESS OF WORK

Demolitions, site clearance, erection of boundary wall and gate. The name of the contractor was Mr. M.E. Kimambo (Mori Building Contractors)

The ANC accepted the above mentioned contractor to do the said works. The contract sum - TAS.3.843.750.00,-

The contract date of commencement - 19th December, 1988

The contract date of completion - 10th April, 1989.

There was a delay concerning the completion of the works of about 3 months due to some problems faced by the contractor beyond his control.

3.1 BOUNDARY WALL

- | | | |
|---------------|---|------------------|
| 1. Block work | - | 100% complete |
| 2. Plastering | - | 80% complete |
| 3. Guard Bars | - | To be rectified. |
| 4. Hoarding | - | 10% complete. |
| 5. Gate | - | 100% complete |
| 6. Demolition | - | 100% complete |

The site was handed over to the client (ANC) by the contractor (M.E.Kimambo) on the 18th July, 1989.

4. CONSULTANT

The consultant name is Sumar Varma & Associates as you already know that the ANC building committee has signed agreement with Sumar Varma & Associates for the planning and design of the Building Limited to phase 1 ie application to City for approval.

Phase 1 is almost complete the drawings are with the city council for the building permit which within 2 weeks will be ready in order to start the building.

We had already commissioned the consultant to go ahead with the final detail designs, bills of quantities and the tender documents on the 17/07/89.

The said works will take almost eleven (11) weeks to be completed before going to prequalification of tenderers.

We enclose 1 set of drawings for presentation.

5. COST ESTIMATE

We enclosed 4 copies of the final revised cost estimate from the Architect and Quantity Surveyors (Q.S). The final revised cost estimate had been worked in a professional way and realistic to the prevailing present situation in Tanzania.

Our comments to the cost estimate is that we will examine the bills of quantities and tender documents in order to identify where the ANC MAZ/DAKAWA can supply materials (eg. cement, reinforcement steel).

We can import materials and have exemption from sales Tax and custom duties and by so doing reducing the final cost considerably. The cost estimate presented by the Q.S is 161.233.219,- TAS. according to present exchange rates this amount to approx. USD.1.100.000,- or approx. NOK.8.000.000,- In addition to the figures presented by the consulting Q.S allowances must be made for various furniture, office equipment, curtains, electronic installations and so on to be supplied by ANC. We know that the project will benefit from Tax and duty free import of materials this has been taken into account by the Q.S as well as various materials which will be supplied directly from ANC in Tanzania.

At the present moment it is difficult to estimate the value or the actual cost deductions such contributions will be made on the Q.S estimates, we suggest however that the present total estimate should be reduced with approx. USD.200.000,- bringing the total budgetted requirement down to USD.900.000,- or approx. NOK.6.500.000,-.

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6. EXPENDITURE

At the present moment the following committ-ments are made:

	<u>TAS</u>	<u>USD</u>
1. Contract with Kimambo Demolitions and erection of boundary wall	3.850.000,-	26.550,-
2. Consultancy stage 1 preliminary designs Sumar Varma	1.087.500,-	7.500,-
3. Consultancy stage 11 final designs Sumar Varma	7.000.000,-	48.275,-
4. Various costs, Fees to city Council, askaris allowances etc.	150.000,-	1.035,-
Totally committed	12.087.500,-	83.360,-

According to present exchange rate this amount to USD.83.360,-
or approx.NOK.600.000,-

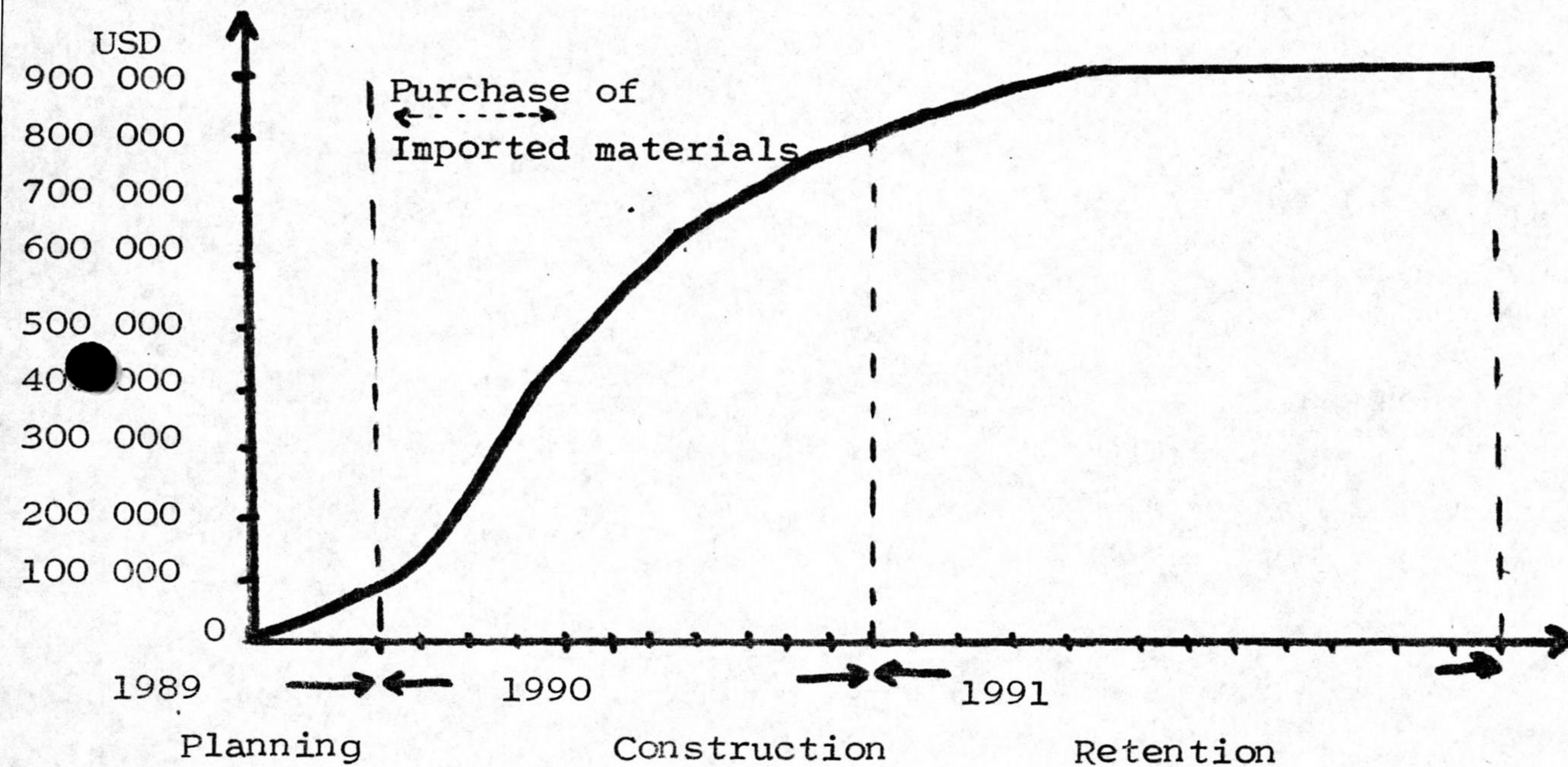
7. FINANCE

Provided we will be able to start the construction work
in January 1990.

We expect the following expenditure development.

See fig. 1

Figure 1 (Finance)



The Total estimated cost is approximately 900.000,-USD.

It will be seen that between 60-80% of the total amount will be required 6-8 months after construction has started.

We have to revise the budget again after receiving the actual tenderers.

8. DONORS

The Swedish Government (SIDA) have informed us that they have formally agreed to contribute an amount 1.3 million SEK for their financial year 1989/90 (ref. to Chief Engineer Sten LOOF in the Swedish Embassy in Dar es Salaam 11/07/89 and the Telex from your office in Lusaka.

The Norwegian Government has committed 1 million NOK. for 1989 and carried over additional 400.000,-nok from 1988. Totally this amounts to approximately 380.000,-USD. It will be seen that approx. USD.520.000,- will required and both the Swedish Government and Norwegian Government have clearly stated that it will be their condition that no further disbursement apart from the planning element will be done until full financing has been secured.

In this connection all funds should be transferred to a Norwegian or Swedish Bank Account prior to the contracts being signed with the contractor.

We are receiving visitors from Danish Church Aid in Dakawa in August this year, and Cde O. Dennis will present the project to them and request their support. This you will be surely kept informed about.

It may also be possible to get additional funds from Norway in 1990 in addition to the present years allocation and even the Swedish Government may be willing to commit themselves for an additional allocation for 1990/91 financial year.

It is important that your good office negotiate with the Scandinavian Governments, hopefully they will be positive and support our efforts to get this very important project off the ground.

However it is of paramount importance that our H.Q in Lusaka seriously look into the financial situation in order to secure funds from serious donors, and make

it clear that funds will be put in a separate interest bearing account in Scandinavian Bank before the project take off the ground. The project management will be done in Dar es Salaam and NPA Resident Representative will be responsible for the project assisted by ANC project coordinator.

The project management will be responsible to both the donors and ANC represented by the established Building Committee mentioned earlier in this report.

We hope this report will make it possible to ANC H.Q to act accordingly, we are anxiously awaiting your actions on the Financial matter and we assure you our immediate assistance at any time.

1 set drawings / 4 copies enclosed revised cost estimate.

Signed.....

BIZZAR LEGOBYE

Project coordinator

CC: Chief Rep.

Project Manager

Building comm.

Regional Treasurer

S.G Lusaka.