



Proposal: Emmanuel Educare Centre

EMPOWERING THE SMALL & MEDIUM ENTERPRISE IN MFULENI, CAPE TOWN



The Emmanuel Challenge and Opportunity



“Our biggest challenge is the space to accommodate these children who come from the underprivileged families of Mfuleni” Principal

Elizabeth

Figure 1. Emmanuel’s existing RDP/shack facility

Starting Chance has been seeking to upgrade the Emmanuel Educare Centre since 2014. The challenge has been to access land because ownership of the erf on which the shack-based facility is built is complicated by conflicting family interests.

Starting Chance recently succeeded in purchasing No.64 Mvumvu Street in Mfuleni. The structure was originally built as a small RDP (Reconstruction and Development Programme which was implemented by the African National Congress (ANC) government of Nelson Mandela in 1994) house.

Subsequently, additions were made to the original RDP structure making it suitable for a conversion into an ECD facility for about 50 children.

As a registered facility accessing the subsidies available from the City of Cape Town (pre-Grade R) and the provincial Department of Education (Grade R) this would enable the principal to grow the small enterprise and pay her teachers a better salary. This would create a more sustainable employment opportunity for the existing team consisting of the principal and two teachers plus a new teacher and two new assistants.



Figure 2. No.64 Mvumvu St

The aim of this project is to convert the existing property in Mvumvu Street property into a high-quality ECD facility. The facility will be leased to Principal Elizabeth and the Emmanuel Educare Centre for a period of 10 years, which is the duration of her contract with Starting Chance. Once the contractual conditions are met, the ownership of the property will be transferred to the registered Emmanuel Educare Non-Profit Organisation.

Principal Elizabeth currently has 40 children attending her facility. The conversion will enable expansion to 47 to 50 children. The plan below showing the design of the new facility has been submitted for rezoning and planning approval.

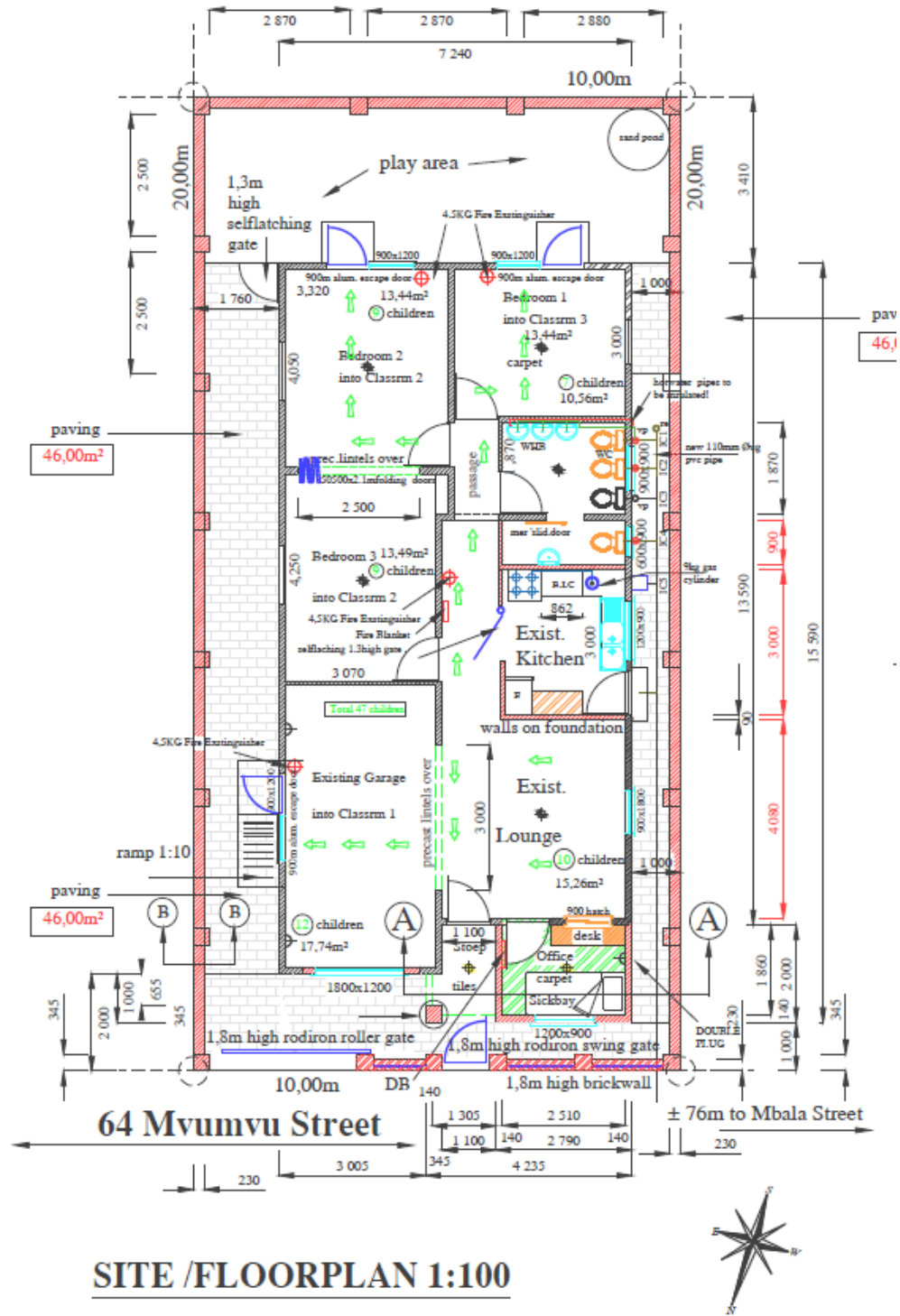


Figure 3. Plan for conversion of property into a new Emmanuel Educare Centre (not to scale)

COST BREAKDOWN

The budget below is based on the use of local Mfuleni contractors and community members to do the conversion – this is important because it creates employment opportunities. Pending receipt of rezoning and planning approval the goal is to open the centre for the first term of 2019. The project management fee is based on the estimated cost excluding the 10% contingency.

Emmanuel Budget Estimate		
Item	Estimated Cost (S A Rand)	Approx.US \$ equivalent
ECD Property & Renovation		
Property purchase	R 410 800	\$ 30 900
Plans Rezoning & Permissions	R 8 500	\$ 640
Construction/Renovation	R 82 767	\$ 6 225
Paving	R 12 905	\$ 970
Electrics	R 25 000	\$ 1 880
Kitchen upgrade	R 34 000	\$ 2 556
Painting	R 5 000	\$ 376
Security Gates, bars & Locks	R 30 500	\$ 2 293
Sub-total	R 609 472	\$ 45 840
10% Contingency	R 60 947	\$ 4 584
Sub-total	R 670 419.20	\$ 50 424
ECD Facility Chic-Over		
Furniture & Educ. Equipment	R 45 000	\$ 3 383
Mattresses	R 8 695	\$ 656
Outdoor Play Area	R 34 500	\$ 2 594
Internet Link	R 7 500	\$ 564
Technology Cabinet	R 3 000	\$ 226
Sub-total	R 98 695	\$ 7 423
Sub-total	R 769 114	\$57 847
Project Support & Delivery		
Project Management Fee (15%)	R 106 225	\$ 7 987
Onsite Security	R 18 000	\$ 1 353
CLO + community labour	R 27 500	\$ 2 068
Community Accreditation / Events	R 10 000	\$ 752
Sub-total	R 161 725	\$12 160
Total	R 930 839	\$70 007
Total less contingency	R 869 892	\$65 423



Dr Ian Corbett: Chairman