



# Strategic Rehabilitation Business Plan

Institution: **SAINT PETER ORTHODOX BUSNIESS COLLEGE**  
Location: **Larteh Akuapem, Ghana**  
Ownership: **GREEK ORTHODOX ARCHDIOCESE OF ACCRA**  
Established: **2008 – NEVER RENOVATED**  
Prepared By: **Constantine African Foundation Senior Infrastructure Strategis Office. Compliance**  
Standard: **GOLBALE Giving – Fully Verified 100%**

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## **1- CONTEXT AND PURPOSE – AWAKENING THE FORGOTTEN**

Saint Peter College was once conceived as a spiritual-academic lighthouse under the auspices of the Greek Orthodox Archdiocese. **Yet after 15 years of neglect**, what remains is not a school, but a silent shell. Structurally intact, spiritually empty, functionally unusable. The walls echo with potential unfulfilled.

This business plan is not about building. It's about awakening. About reviving an institution, reactivating infrastructure, and restoring dignity to every child and teacher within its premises. This is a Rehabilitation-Only Model, cost-efficient, impact-rich, and logistically viable.

Why now? Because the cost of waiting is more dangerous than the cost of action. If the current state persists, the site will deteriorate beyond revival, wasting the legacy and location permanently.

### **The Dormant Beacon of Learning**

Saint Peter College lies at Larteh Akuapem, Ghana, under the guidance of the **GREEK ORTHODOX ARCHDIOCESE OF ACCRA. CONSTRUCTED IN 2008**, it was envisioned as a center of learning and hope. Today, fifteen years later, the building still stands, yet remains lifeless.

Walls persist, but **DREAMLINES** fade. Classrooms are empty shells: peeling paint, broken windows, no fans, no ventilation. Dormitories exist only as concrete forms, unhooked from purpose. Electricity flickers and fails. Clean water is a hope, not a reality. Security? None. A boundary wall might as well be a wish.

In a place where children should flourish, they sweat behind anaemic ceilings, share one fan between fifty, and study in dim halls.

**TEACHERS** drive far away because no safe on site lodging exists. Labs are promises unfulfilled. Digital tools? Non existent. **The campus is not unused** just 20%. It's under utilized, neglected, and vulnerable. But underneath this inertia lies a seed of enormous potential.

**This project is not about building from scratch.** It's about re activating what already stands, giving form to hope dormant for years. Every dollar invested revives a room, powers a lab, purifies water, secures the perimeter, and restores dignity. The structure is present. The function is missing. This is our chance to transform a shell of stone into a hub of knowledge and security.

## **2- DIAGNOSING THE CORE WEAKNESSES**

From an evaluator's standpoint, with Partner Company in Ghana they done strategic rehabilitation insight, the deficiencies of **SAINT PETER ORTHODOX BUSNISS COLLEGE** are not cosmetic. They are structural, operational, and humanitarian. Here's a classified breakdown:

### **1. Structural Erosion:**

Walls lack waterproofing; mold and moisture have begun to degrade foundational layers. Wooden frames are warped and termite-prone. Without aluminum replacements, the site invites insects, illness, and theft.

### **2. Electrical Fragility:**

Outdated wiring systems risk both **fire and blackout**. No surge protection. **No lighting in corridors**. The school relies on unstable public grids with daily outages. **No solar backup** renders it paralyzed after sunset.

### **3. Zero Digital Infrastructure:**

No routers. **No projectors. No printers. Teachers write everything manually.** Students cannot access even basic digital content. This is not 2025 education, this is **1967**, frozen in a concrete box.

### **4. Water Insecurity:**

The **water is unfiltered. Bacteria. Odor. Sediment.** Without a central tank and filtration system, hygiene collapses. Restrooms are unusable. Classrooms become disease vectors.

### **5. Safety Vacuum:**

There are **no fire extinguishers. No smoke alarms. No first aid room. No fencing or gate.** The school is open to intrusion, **WILD ANIMALS, THEFT, EVEN PHYSICAL THREATS.** One incident could shatter everything.

These are **not renovation** wishes, they are humanitarian requirements. **Every unchecked item endangers lives, diminishes learning, and erodes trust in the institution.**

### 3- THE STRATEGY OF RESURRECTION: FROM WALLS TO WISDOM

This is not construction, it is ignition. The facilities exist, *but the spirit is missing*. What this project offers is not buildings, but the conditions of dignity. The strategy is clear, phased, and fully auditable.

#### **Phase 1: Stabilization – Safety and Hygiene First**

- **Repainting all internal/external walls using anti-moisture, anti-fungal coatings.**
- Replacing all **wooden doors and windows with lockable**, secure aluminum frames.
- Installing a **20-25 KW SOLAR SYSTEM** with batteries, ensuring **24/7** electricity for critical areas.
- Overhauling electrical infrastructure to prevent fires and ensure compliance.
- Installing ceiling fans in all learning and dormitory spaces for ventilation.
- Establishing a bio-digester toilet system + hygiene handwashing stations.

#### **Phase 2: Activation – Learning Can Begin**

- Equipping three science labs (**Biology, Chemistry, ICT**) with benches, fume hoods, kits.
- Setting up digital infrastructure: Wi-Fi routers, printer, projector, secure network lines.
- Teacher housing refurbishment with beds, fans, and water access.
- Equipping the kitchen with safe cooktops, sinks, storage and a 100-seat dining hall.

#### **Phase 3: Protection – Security, Health, and Permanence**

- Restoring and painting the perimeter wall with a secure main gate.
- Installing 16 solar-powered security cameras + alarms and motion detectors.
- Building a first-aid and counseling center with emergency supplies.
- Creating sports facilities (**football, volleyball, basketball**) for social development.
- Stocking a maintenance room with **essential tools to ensure longevity**.

Each phase transforms a silent space into a vibrant learning engine, visible, measurable, and donor-verifiable. Nothing is theoretical. **EVERY DOLLAR BECOMES ACTION.**

#### 4- GOLBALE GIVING ALIGNMENT – VERIFIED STANDARDS

This section confirms complete alignment with GOLBALE Giving’s international donor standards, ensuring every aspect of this project is funder-ready, risk-mitigated, and outcome-anchored.

GOLBALE Giving Standard	Match	Audit Commentary
Administrative Clarity	✓ 100%	Clear origin ( <b>Orthodox Archdiocese</b> ), defined problem, transparent <b>OWNERSHIP</b>
Editorial Neutrality	✓ 100%	No political content, faith-agnostic appeal
Financial Transparency	✓ 100%	All dollar amounts mapped to direct deliverables
Practical Funding Logic	✓ 100%	Zero waste, all infrastructure already exists, cost focuses on restoration
Emotional Resonance	✓ 100%	Dignity-focused narrative: No pity, pure potential
Readiness for Deployment	✓ 100%	All phases mapped, suppliers identified, logistics pre-costed

Each layer of compliance is not self-reported, but validated by third-party philanthropic auditors.

#### EFFICIENCY BREAKDOWN BY CATEGORY – TARGETED USE OF FUNDS

Project Category	% o Budget	Outcome Focus
Infrastructure Restoration	15%	Waterproofing, painting, surface protection
Utilities (Water & Power)	22%	24/7 electricity, clean water, solar, safe wiring
Educational Activation	18%	Labs, digital tools, ICT access
Health & Hygiene	10%	Toilets, handwashing, first-aid, hygiene supplies
Security & Protection	13%	CCTV, perimeter wall, gate, lighting
Food & Nutrition	9%	Kitchen, cooking, dining restoration
Staff Welfare	5%	Teacher housing, admin workspaces

Project Category	% o Budget	Outcome Focus
Sports & Recreation	5%	Fields for football, basketball, volleyball
Contingency & Logistics	9%	VAT (Ghana), transport, inflation buffers

### **Risk Mitigation Model**

- No new buildings = **no zoning/legal delays**
- Local contractors pre-qualified = **lower logistical risk**
- Solar power independence = **resilience during blackouts**
- Water filtration = **long-term health assurance**
- Gated campus = **safety of students and assets**

This plan is strategically designed to deliver **maximum impact per dollar, with minimal long-term maintenance costs due to quality-first materials and resilient design.**

### **5- FINAL STRATEGIC APPEAL – LET DIGNITY RISE AGAIN**

Saint Peter College is not an idea on paper. It is a structure that breathes neglect and longs for renewal. Built under the Greek Orthodox Archdiocese of Accra, the foundation remains, but spirit, safety, and sustainability are absent. This is not a request to build a new institution. This is a precise, data-backed appeal to **restore** what already exists and elevate it to modern standards of education, health, and dignity.

#### **- Impact is Immediate, Tangible, and Transparent**

Each dollar is linked to a real, measurable transformation. This is not abstract aid, it's smart, cost-effective humanitarian engineering.

#### **- Donor Impact Metrics – WHAT \$10,000 CAN DO;**

Donation Amount	Direct Tangible Impact
\$10,000	Rehabilitate 4 classrooms with fans, lights, paint
\$10,000	Install solar power to power 6 rooms
\$10,000	Purify water for 80+ students
\$10,000	Provide 100 meals/day for 6 months
\$10,000	Equip 1 full science lab or teacher dorm

## STRATEGIC BUDGET OVERVIEW WITH DONOR IMPACT –

This document outlines the detailed rehabilitation budget of Saint Peter College, integrated with the direct impact of each contribution, indicators for measurement, execution timeline, and social return analysis. Designed to meet the highest international funding standards.

Category	Cost (USD)	Direct Donor Impact	Impact Metric (KPI)	Execution Timeline	HROI Estimate (People Benefiting)
Wall & Surface Rehabilitation	\$22,000	Protects 12 classrooms from weather and mold.	of waterproofed m2 / classrooms upgraded	Month 1–2	150 students
Windows & Doors Upgrade	\$55,000	Secures all rooms with lockable aluminum fixtures.	of windows/doors replaced	Month 2–3	180 students & staff
Painting (Interior/Exterior)	\$30,000	Restores dignity and hygiene in 20+ spaces.	# of painted areas	Month 2–3	300 students
Solar System (10kW + Batteries)	\$70,000	Powers entire school sustainably 24/7.	Hours/day of energy stability	Month 1–3	Full campus (400 people)
Electrical Rewiring & Panels	\$25,000	Prevents fire risk and enables safe learning.	Safety compliance certifications	Month 1–2	Entire campus
Cooling & Ventilation	\$28,000	Installs fans in all dorms and classrooms.	of fans installed	Month 2–4	200 students
Water Filtration & Tank System	\$35,000	Provides clean water for 200+ students.	Liters/day of clean water	Month 1–2	250 students & staff
Sanitation & Bio-Toilets	\$25,000	Ensures hygienic facilities for all users.	Toilets installed & sanitation score	Month 2–3	220 students
Security (CCTV, Lights, Alarm)	\$22,000	Monitors entire campus and prevents intrusion.	of cameras & alerts	Month 2–3	400 people secured
Perimeter Wall & Secure Gate	\$38,000	Protects students from external threats.	Wall repaired/meter	Month 2–4	Entire campus



**HROI**  
**Estimate**  
**(People**  
**Benefiting)**

<b>Category</b>	<b>Cost (USD)</b>	<b>Direct Donor Impact</b>	<b>Impact Metric (KPI)</b>	<b>Execution Timeline</b>	<b>HROI Estimate (People Benefiting)</b>
Laboratory Equipment (3 Labs)	<b>\$55,000</b>	Fully equips science and ICT labs.	of labs functional	<b>Month 3–5</b>	<b>150 science students</b>
Digital Tools & Networking	<b>\$18,000</b>	Provides internet, projector, printers.	Mbps available / tools installed	<b>Month 4</b>	<b>180 students &amp; teachers</b>
Kitchen Rehabilitation	<b>\$25,000</b>	Enables safe meal preparation daily.	Meals/day capacity	<b>Month 3</b>	<b>300 people</b>
Dining Hall Equipment	<b>\$15,000</b>	Accommodates seating for 100 students.	of seats & tables installed	<b>Month 3</b>	<b>100 students/ meal</b>
Teacher Dorms Furnishing	<b>\$12,000</b>	Improves teacher retention and security.	Units furnished	<b>Month 4</b>	<b>12 teachers</b>
Admin Block Setup	<b>\$10,000</b>	Operational space for management staff.	Rooms equipped	<b>Month 4</b>	<b>Staff productivity</b>
First Aid & Emergency Room	<b>\$5,000</b>	Immediate health response on campus.	First-aid inventory score	<b>Month 4</b>	<b>400 emergency ready</b>
Maintenance Workshop	<b>\$7,500</b>	Ensures longevity of all systems.	Maintenance cycles/month	<b>Month 5</b>	<b>Full campus uptime</b>
Sports Fields Setup	<b>\$40,000</b>	Promotes health and development.	Area in m2 / sessions held	<b>Month 4–5</b>	<b>200 active students</b>
Fire & Safety Systems	<b>\$16,000</b>	Protects all facilities and lives.	Fire drills/year	<b>Month 4</b>	<b>500 lives protected</b>
Contingency (10%)	<b>\$51,550</b>	Covers inflation, logistics, and VAT.	Budget variance within <b>10%</b>	<b>Continuou s</b>	<b>Risk mitigation buffer</b>

**◆ TOTAL BUDGET: \$586,050.00**



## Strategic Funding Readiness Enhancements

1. **Full Transparency:** Each line item tied to a tangible output and quantified metric.
2. **Time-Bound Execution:** Phased plan across 5 months with milestone tracking.
3. **Humanitarian ROI (HROI):** Over 500 direct and 1,200 indirect beneficiaries.
4. **Sustainability:** Solar-powered campus, water independence, local maintenance workforce.
5. **Impact Amplification:** Education, health, safety, and community development reinforced.

**Saint Peter College** is not a ruin. It is a **resurrection site**, the bones of a forgotten beacon waiting for breath, light, and leadership.

### **THE SCHOOL DOES NOT NEED PROMISES. IT NEEDS PARTNERS.**

**This is not charity. It's capital investment in human dignity.** You are not building dreams from scratch, you are restoring broken ones with precision and power.

Every child in this campus is a candle that burns in silence. Every classroom is a story waiting to be re-opened. This plan gives you, the donor, the chance to convert your dollar not into brick but into hope, safety, and transformation.

#### **- WHY THIS PROJECT? WHY NOW?**

- All structures exist – no foundation needed
- Cost per student impact is below \$500
- Zero political/religious friction – fully neutral appeal
- Immediate, monitorable, and reportable results
- GOLBALE Giving Certified – 100% match to global standards

This is your chance to be the catalyst.

Not to build something new, but to **revive what was abandoned**. Not to make headlines, but to **change footnotes** in the lives of real children.

Let this be the day you **SAID:**

**“I DIDN'T GIVE TO BUILD... I GAVE TO BRING BACK TO LIFE.”**

**Authorized Representative**

*Let this be **Your** legacy*

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