

Al Zahra Centre, Watford
Anjuman-e-Ja'afariyya Community

www.alzahracentre.org

This Presentation

Timelines

The Professional Team

Architectural Design and 3D images

Contractual Issues

Financials

Timelines

ID	Task Name	Finish	2007				2008				2009				Qt	
			Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4		
			1	Approvals and Consents	20 Nov '07											
2	CoEJ Approval	13 Jan '08	13.01													
3	WF Applicaton - Karachi	17 Feb '08	17.02													
4	WF Application - Dar es Salaam	09 Jun '08		09.06												
5	First WF Ijaza	09 Nov '08				09.11										
6	Full Planning Application	10 Apr '09					10.04									
7	Second (Full) Ijaza	07 Jun '09						07.06								
8	Project Launch	05 Jul '09							05.07							
9	Funds Collection - Stage 1	11 Sep '09														
10	Funds Collection - Stage 2	20 Nov '09														
11	Procurement / Construction	20 Nov '09														
12	Tendering and Negotiation	11 Sep '09														
13	Sectional Funding Confirmation	11 Sep '09														
14	Construction Start - Phase 1	11 Sep '09														
15	Construction Start - Phase 2	20 Nov '09														
16	Completion	07 May '10														

The Professional Team

Project Manager

G Kassam

Chartered Engineer

Architect

Barry Wright

Chartered Architect

Structural Engineer

Riyaz Versi

Chartered Engineer

CDM Coordinator

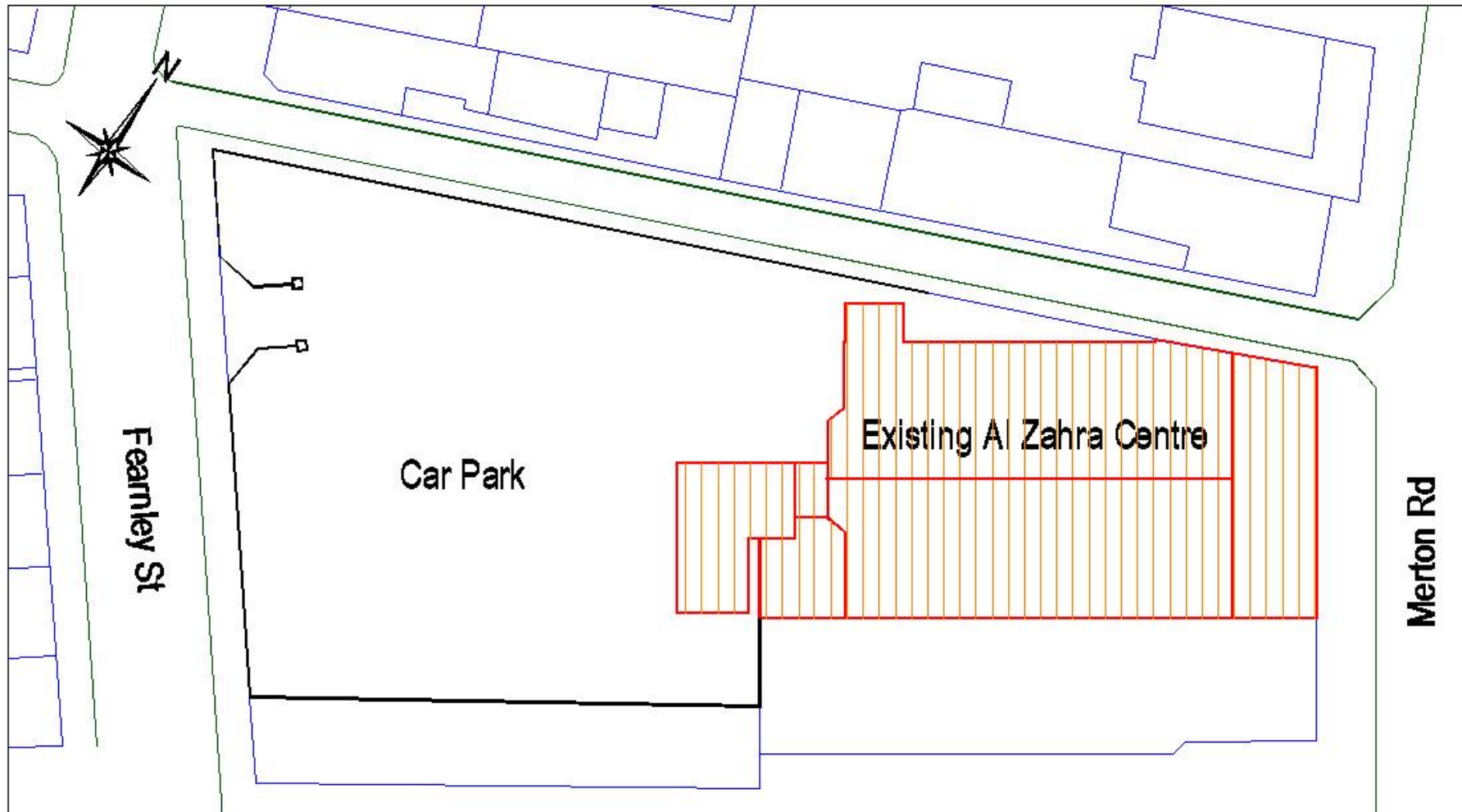
Simon Mitchell

Planning Supervisor

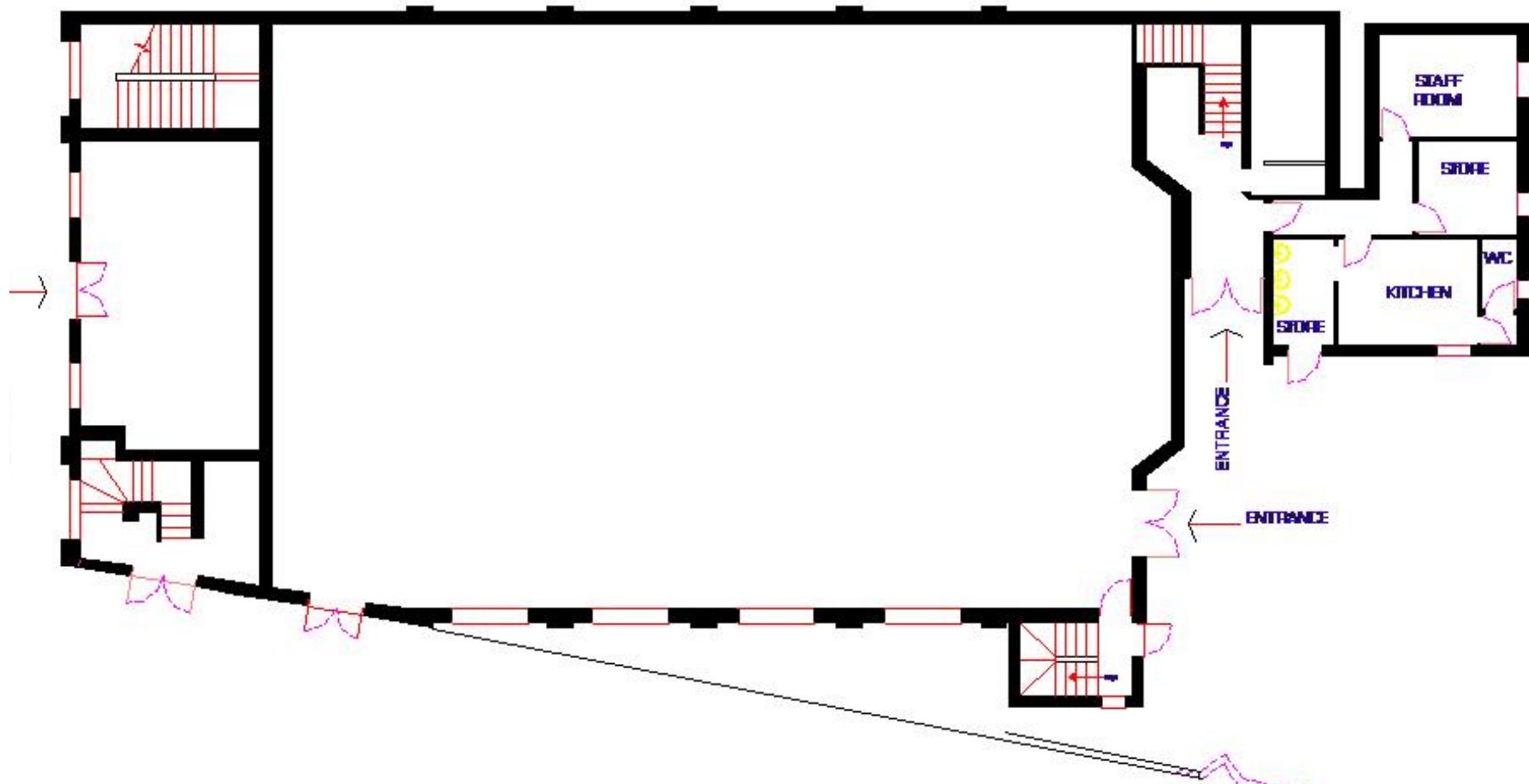
Division of Project

- n **Enabling Works**
- n **Sect 1: Merton Road**
- n **Sect 2: Ground Floor Imambarghah**
- n **Sect 3: Rear Extensions / Entrance**

The Site Plan



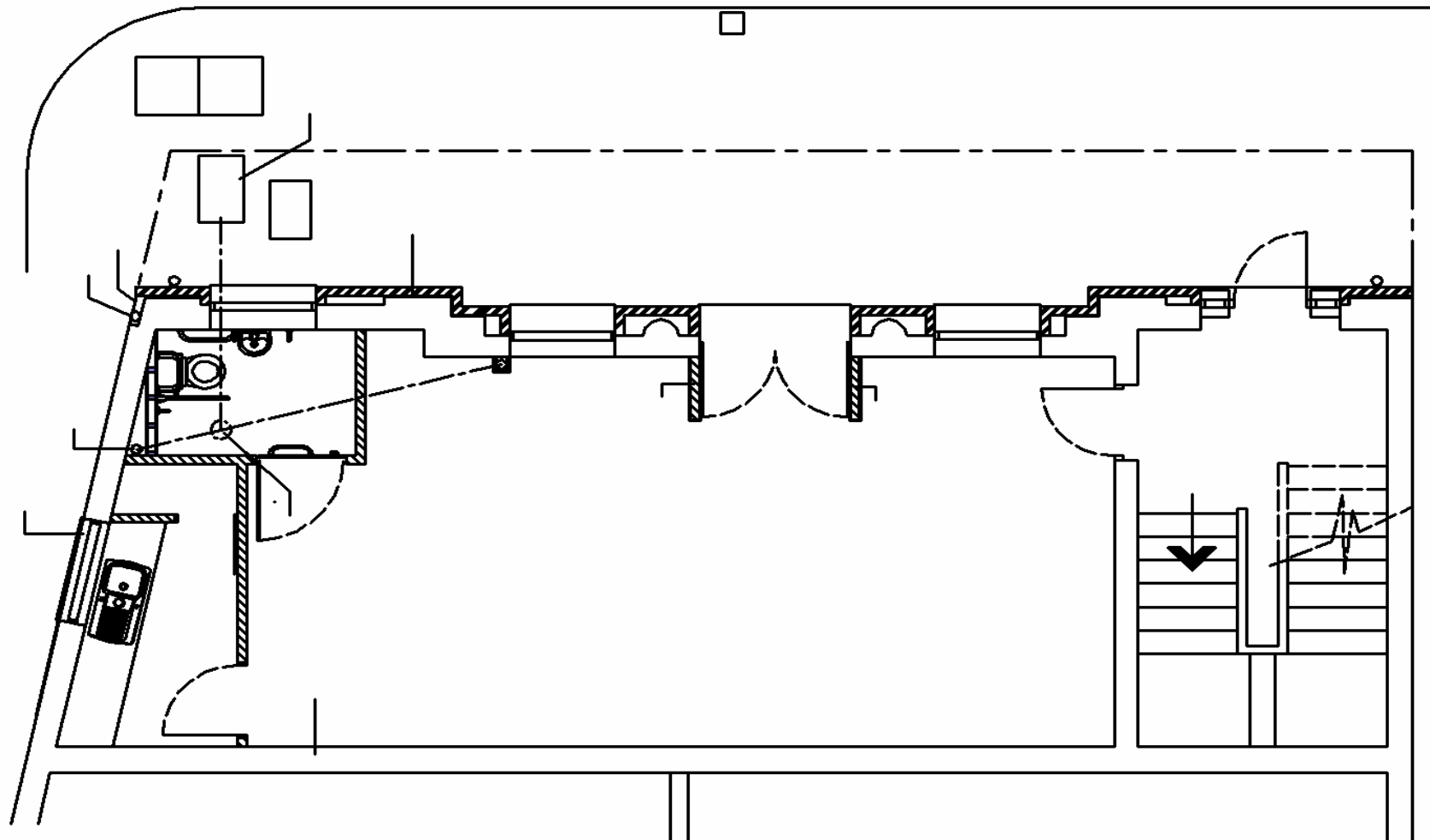
Existing Ground Floor Plan



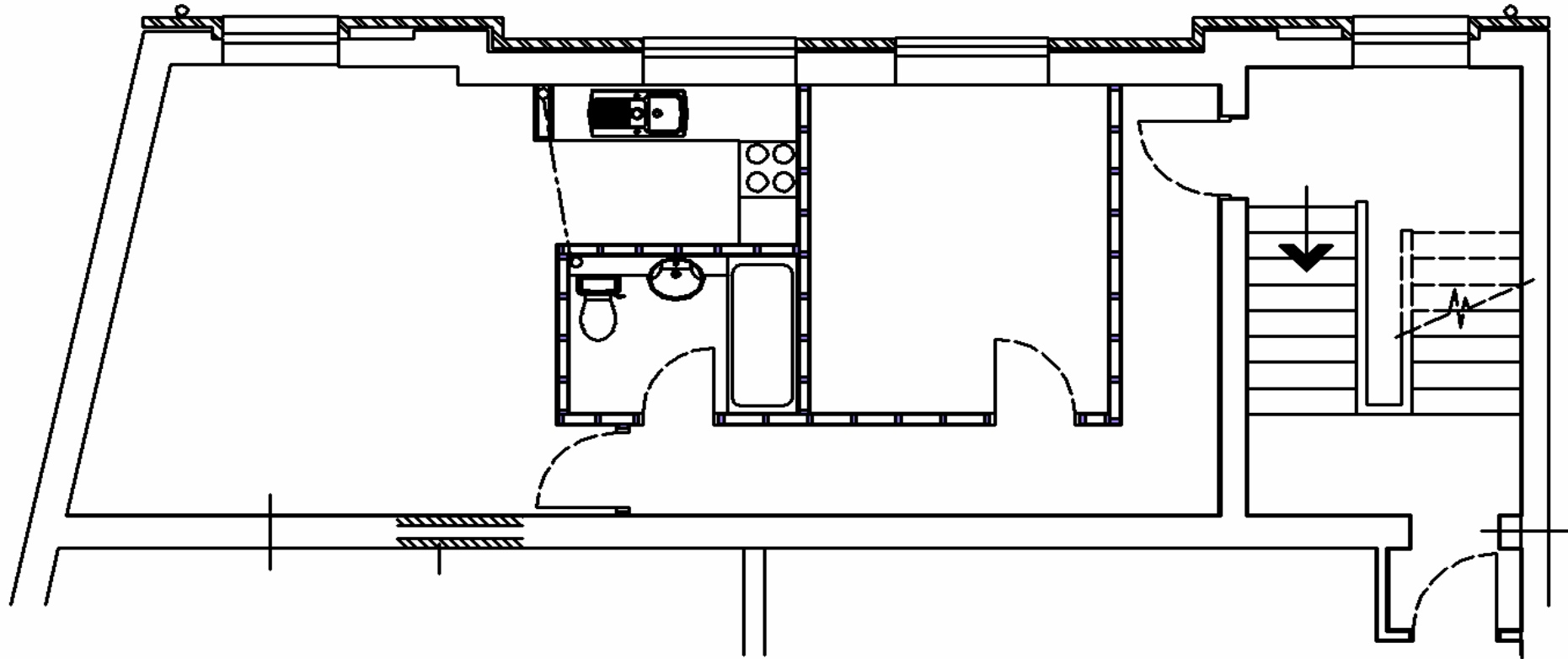
Existing First Floor Plan



Ground Floor – Merton Road



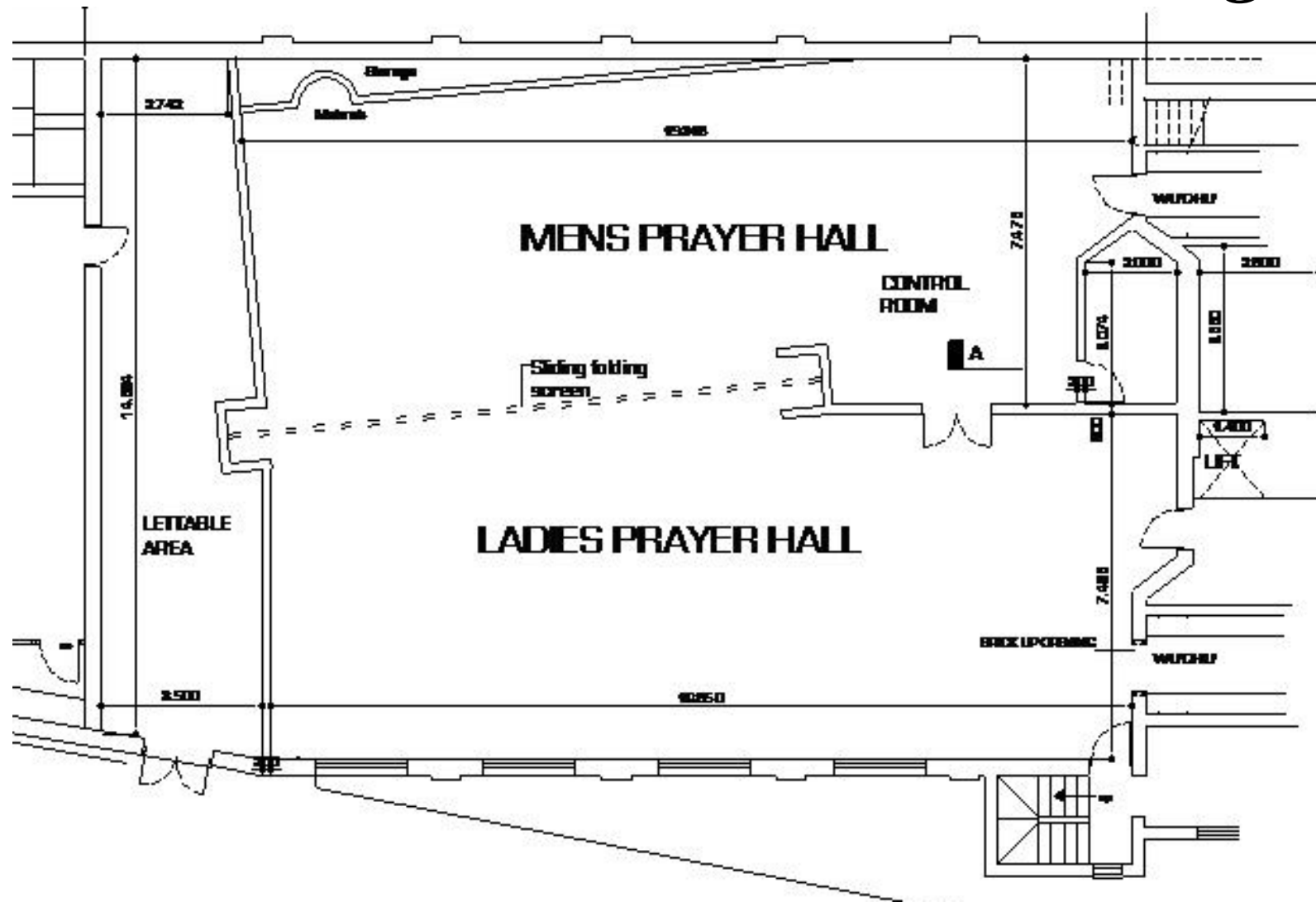
Upper Floors – Merton Road



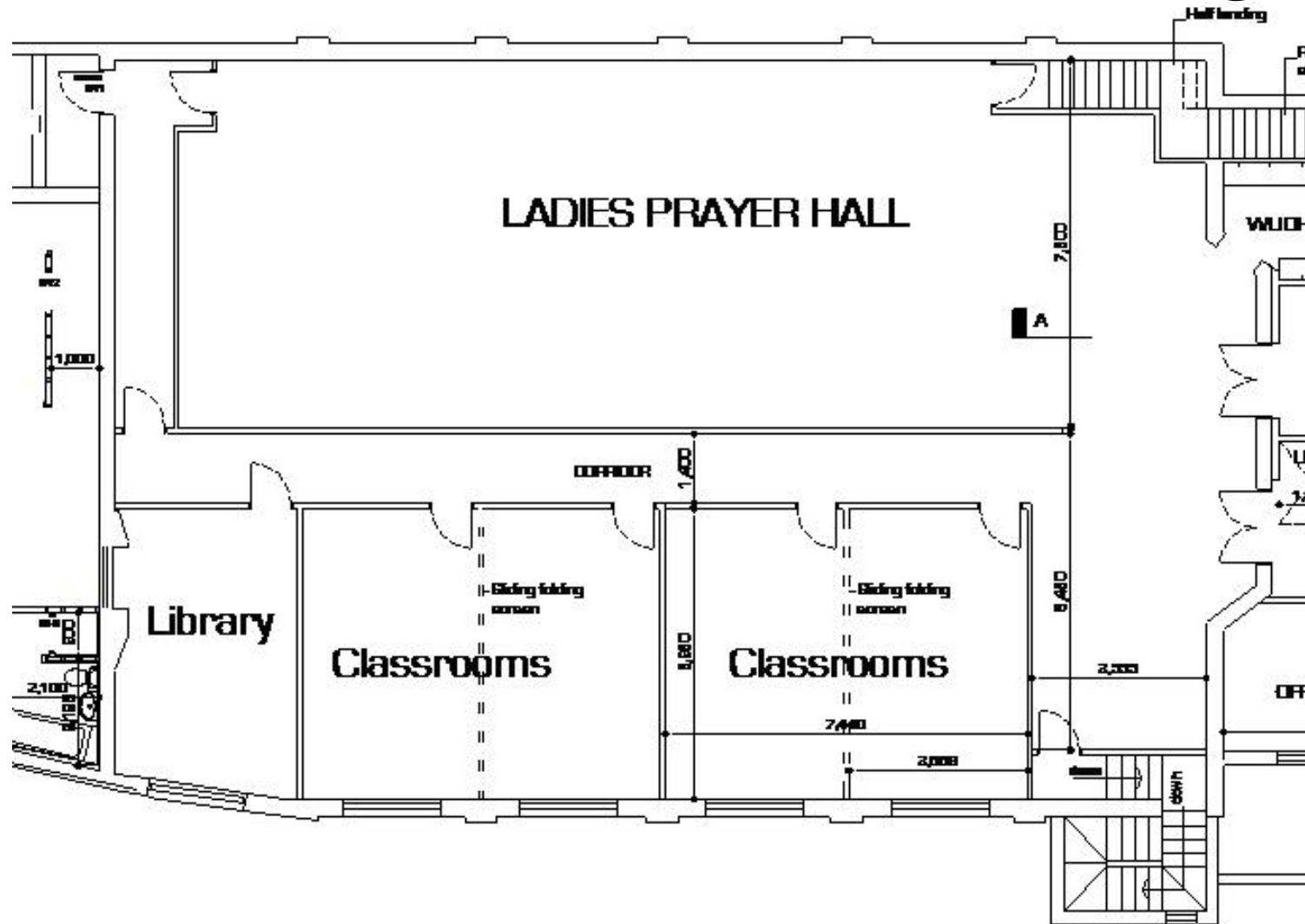
Front Elevation - Merton Road



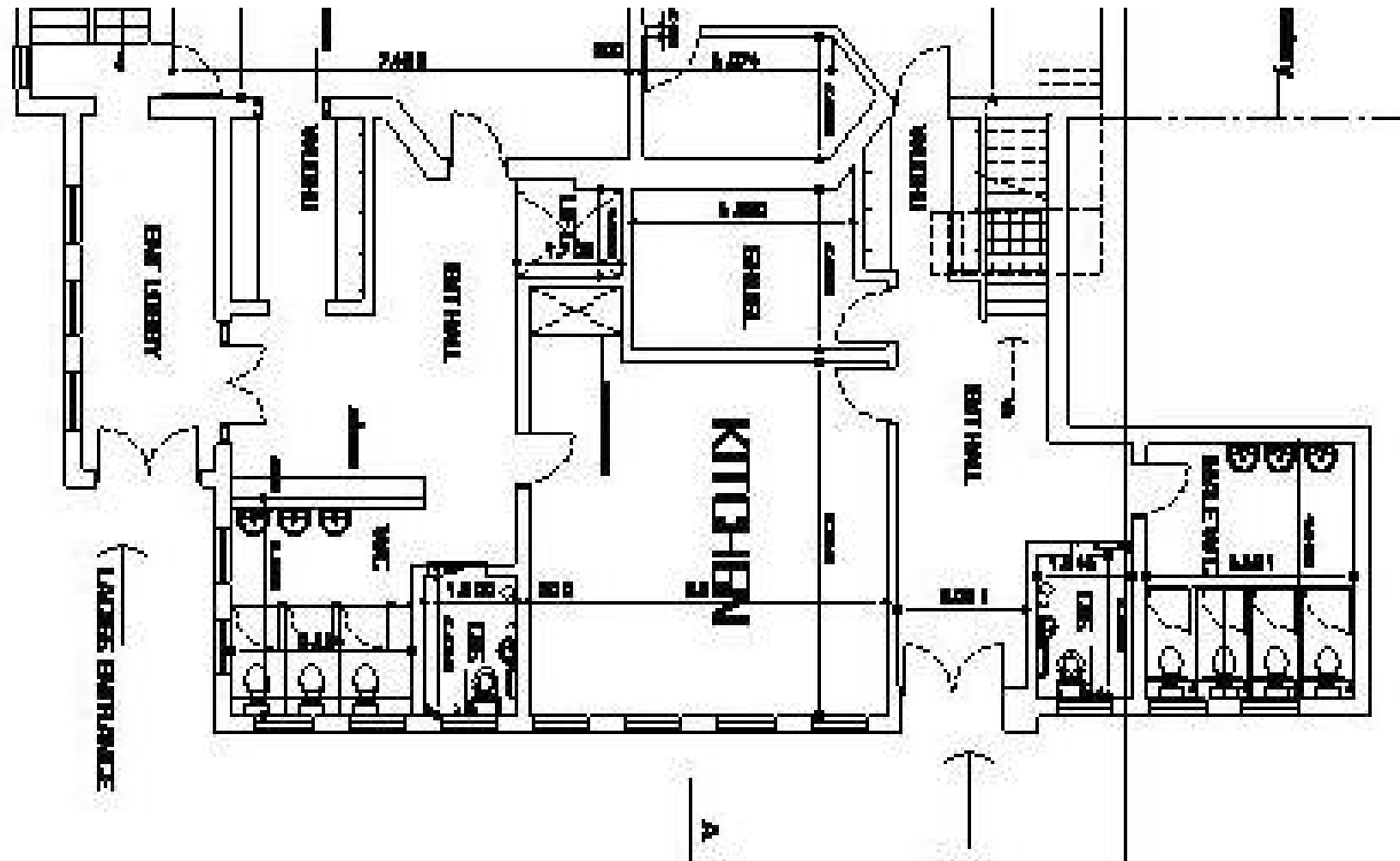
Ground Floor Imambarghah



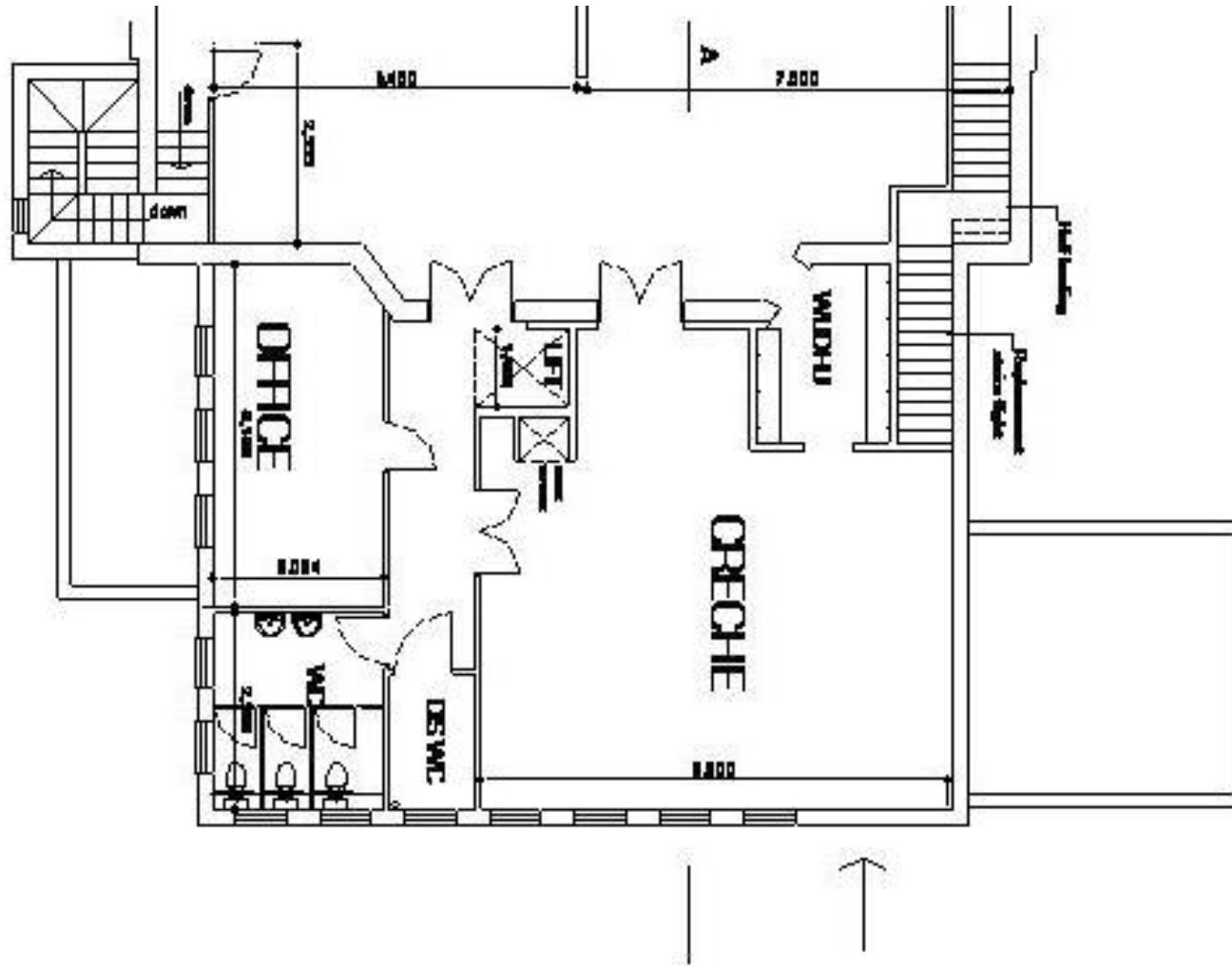
Second Floor Imambarghah



Ground Floor – Rear Extensions



First Floor – Rear Extensions



Elevation – Rear Extensions



Merton Road Works

- n Refurbishment: Ground & First Floor
- n New Second Floor
- n New Staircase
- n Finishes, Doors, Windows, Services
- n External Elevation Uplift

Imambarghah Floor Hall

- n Refurbishment – Finishes and services
- n Doors and Windows
- n Folding Sliding Doors
- n Underfloor Heating
- n Specialist Carpet and Mahrab

Section 3 – Rear Extensions

- n Demolition of Existing Rooms
- n Complete two-floor New-Build
- n Lift, new stairs, dome and arches
- n Fitted catering kitchen
- n Ladies Hall, Madressahs & Crèche

Activity Schedule

Procurement Activities

Planning Permission	Complete
Building Control	Complete
Detailed Drawings	Underway
Tender Documents	Complete
Contractor Tenders	Target - Aug 08

Contractual Details

Contract Details

Tender type – Limited competitive

Contract Type – Minor Works WCD

Employers Requirements

Contract Sum Analysis

M&E Design by Contractor

CDM by Contractor/CDM Coordinator

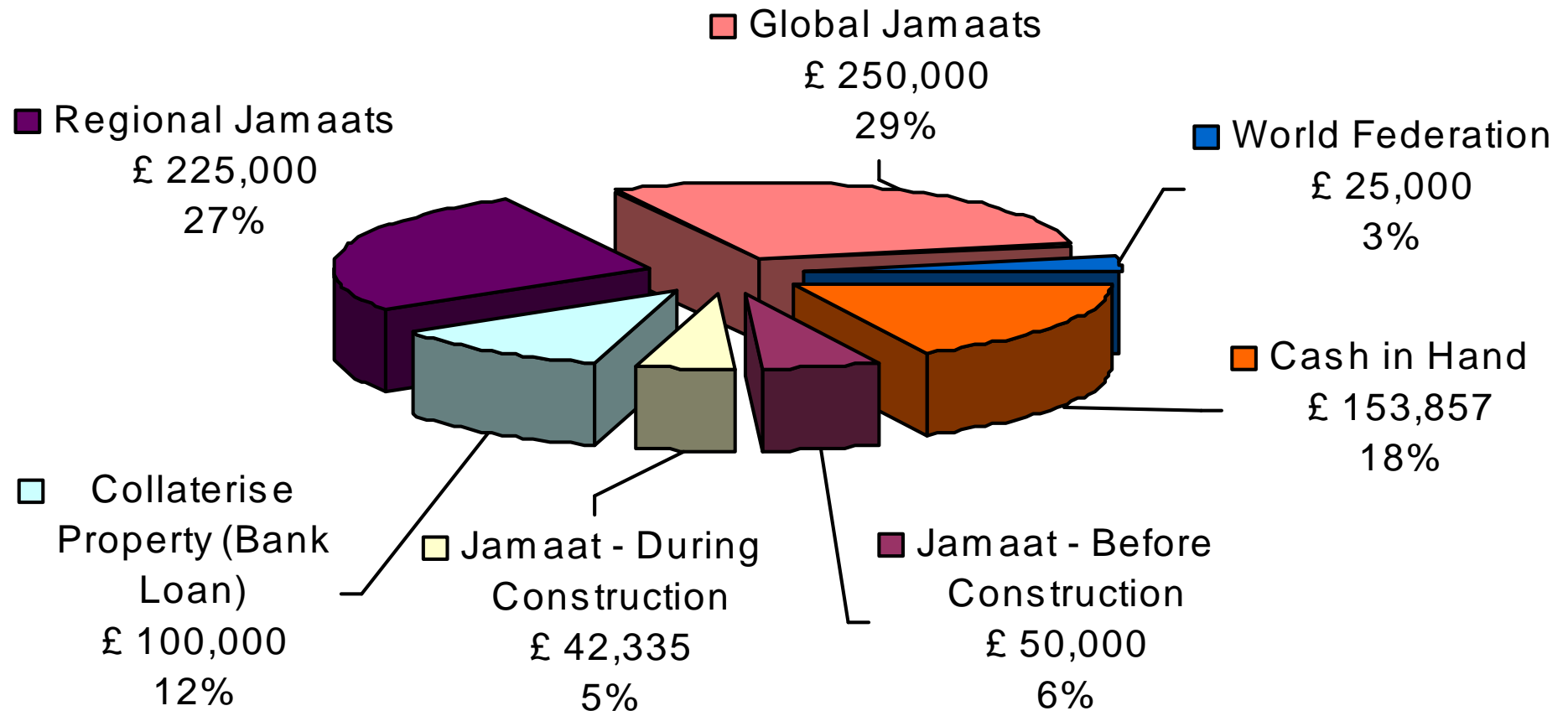
Project Cost Plan

Section	Approx Cost	Funding
Enabling Works	£ 12,000	100%
Merton Rd Shop (GF)	£ 26,000	100%
Merton Rd Flats	£ 55,000	100%
Imambarghah (GF)	£ 36,000	100%
Commercial Storage (GF)	£ 4,000	100%
External Car Park	£ 5,000	100%
Present Scope of Works	£ 138,000	
Main Extensions	£ 499,000	Funding
Alim Residence (off-site)	£ 25,000	100%
Upgrade of Imambarghah	£ 184,000	Funding
Total Project Value	£ 846,000	

Project Funding Plan

Funding Details	Amount	%age Total	%age Jamaat	Paid in full	Receive after Approval	Receive before Contract	Collect during Contract
Cash in Hand	£ 153,857	18.2%	18.2%	£ 153,857			
Jamaat - Before Construction	£ 50,000	5.9%	5.9%			£ 50,000	
Jamaat - During Construction	£ 42,335	5.0%	5.0%				£ 42,335
Collaterise Property (Bank Loan)	£ 100,000	11.8%	11.8%		£ 100,000		
Regional Jamaats	£ 225,000	26.6%				£ 25,000	£ 200,000
Global Jamaats	£ 250,000	29.5%				£ 25,000	£ 225,000
World Federation	£ 25,000	3.0%					£ 25,000
Total Project Cost	£ 846,192			£ 153,857	£ 100,000	£ 100,000	£ 492,335
Percentage of Total Project Cost		100%	40.9%	18.2%	11.8%	11.8%	58.2%

Project Funding Chart



World Federation Ijaza 1/2



THE
WORLD
FEDERATION
OF KHOJA SHIA ITHNA-ASHERI MUSLIM COMMUNITIES

Registered Charity in UK No. 282303

9 May 2008

Bismihi Ta'ala

TO ALL MUMINEEN,

Salaamun Alaikum

Regional Body: Council of European Jamaat
Jamaat: Anjuman-e-Ja'afariyya Shia Ithna-Asheri Muslim Community of Watford
Project: Al Zahra Centre
Project Cost: £ 846,192
Fund Raising: £ 492,335

Anjuman-e-Ja'afariyya, Watford, is embarking upon a project named AI Zahra Project. The project comprises of improving and refurbishing the existing building at Merton Road, as well as the extensions, all of which have now been approved by the Local Authority. This project will enhance the facilities available to the Mumineen throughout the year as well as during larger gatherings. The present facilities at Watford are insufficient for a steady growing community and the proposed enhancements will improve the comfort of the congregation whilst using the Imambarghah facilities.

World Federation Ijaza 2/2

We are pleased to confirm that this project complies with The World Federation Capital Projects Guidelines and was unanimously approved at the Third Meeting of the Executive Council of the term 2006-2009 held in Dar es Salaam on 1 July 2007.

Huqooq funds can be utilised for items 1 & 3 below:

Item	Projected Cost	Jamaat Funding	Fund Raising
1. New Build Extensions	443,000	58,512	384,488
2. Commercial Refurbishment	85,000	85,000	
3. Imambarghah Works	246,856	139,384	107,472
4. External Works	10,000	10,000	
5. Alim Flat purchase	25,000	25,000	
6. Contingency	36,336	36,336	
	846,192	353,857	492,335

Al Zahra Centre: Anjuman-e-Ja'afariyya, Watford

