

BUILDING HOPE



An exciting partnership
which will bring hope to thousands of
Bulgarian people currently living in poverty

A project of the Sofia Baptist Church and
The Bulgarian Partners Trust, Charity No. 1095373

Bulgaria joined the European Union in 2007 bringing optimism and opportunity to the Bulgarian people; sadly, it will be many years before the poorest and most vulnerable will feel the benefit.

A Roma Ghetto
in Sofia –
no running water
and electricity



For many years, the people of the Sofia Baptist Church, in the centre of Sofia, have been meeting the needs of those in their community and beyond, both as a church and through their charitable arm - the Good Samaritan Foundation. Teodor (Teddi) and Dimitrina Oprenov, leaders of the Sofia Baptist Church, explains how working with the underprivileged communities in Sofia has inspired the vision for a new centre, which he hopes will reach out to many more people and give new hope to those who are most marginalised. Teddi says:



"As a Christian, I cannot just look at that and do nothing. As a pastor, I cannot just go there and preach to them. We had to do something practical. Yes, we can share our faith, but unless we show love we haven't done anything."

Inspired by Pastor Oprenov and his dedicated congregation, a group of people in the UK formed the Bulgarian Partners Trust - a charity dedicated to raising money and support to help make this vision a reality. The project has also hit home with a number of people from the USA, who have responded to the need.

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Executive Summary

Bulgaria is one of the poorest countries in Europe. There has been some improvement over the last few years following the country's accession to the European Union, but it is still a society divided by poverty and inequality.

The vulnerable suffer most: the elderly, those in orphanages, those who are disabled either mentally or physically and those from different ethnic backgrounds, particularly the Roma population.

The global economic and financial crisis reached Bulgaria relatively late - towards the end of 2008. However, it started to develop fast and its full volume and effects are hard to predict in the least productive and competitive economy in the EU with the highest rate of inflation and highest rate of perceived corruption. The foreign capital inflows have decreased by 30% only for the first 3 months of 2009 according to the National Statistics.

The EU stopped 486 million Euros in funding to Bulgaria last year, including 115 million Euros in roadwork money, as well as farm subsidies. To this very moment the money are stopped and a big part of them are already unavailable.

The situation has additionally deteriorated by the complete energy supply dependency of the country from Russia. The gas supply halt in January, which left Bulgarian business and citizens without means of production and heating, caused over 1/2 billion Euro losses, not including technological failures and missed benefits. Since the European Union declared that Nabucco project to pump natural gas from Central Asia to Europe transiting Bulgaria was removed from its priority list, the gas dependency will continue to pose an utmost challenge to the struggling Bulgarian economy.

Unemployment has been rising for the last months and is expected to raise more. By the end of 2008, 62,444 law suits were started against loan takers. Currently over 50% of all utility bills are overdue. The business put their stakes on a reduction of work places, but at the expense of unskilled personnel. In addition to that, because of the crisis, many of the Bulgarians

who were working abroad are now coming back and becoming part of the unemployed percentage of people.

Over 1 million Bulgarians (one in seven) do not have health insurance and additional 40,000 people have stopped paying their social security and healthcare contribution since the beginning of the crisis. Bulgaria (together with Latvia) has the worst health care systems in EU, according to the 2008 Euro Health Consumer Index (EHCI) report prepared by the Health Consumer Power House. Most of the 105 municipal hospitals are fighting for survival, and have accumulated over 14 million Euros in debt only for the first two months of the year.

The government accepted a project for a new Education Legislation. Because of that more roma children will fall out of school even earlier. The statistic shows that each year 7000-8000 roma children do not continue school after 7th grade.

The social consequences of the situation in Bulgaria go beyond the borders of the country. Many young Bulgarians migrate in the hope of finding a better life, but sadly, they are more likely to end up victims of criminal activity. For example, some 10,000 children a year fall prey to human traffickers, many ending up in prostitution.

The Bulgarian Partners' objective over the next 2 years is to finish the construction of a new multipurpose centre which will meet the needs of these people providing:

- Food for the hungry
- Medical care for the sick
- Training for the under educated
- Equality of opportunity for those who are discriminated against.

This is an extension of the work of the Sofia Baptist Church which will be based at the new Centre.

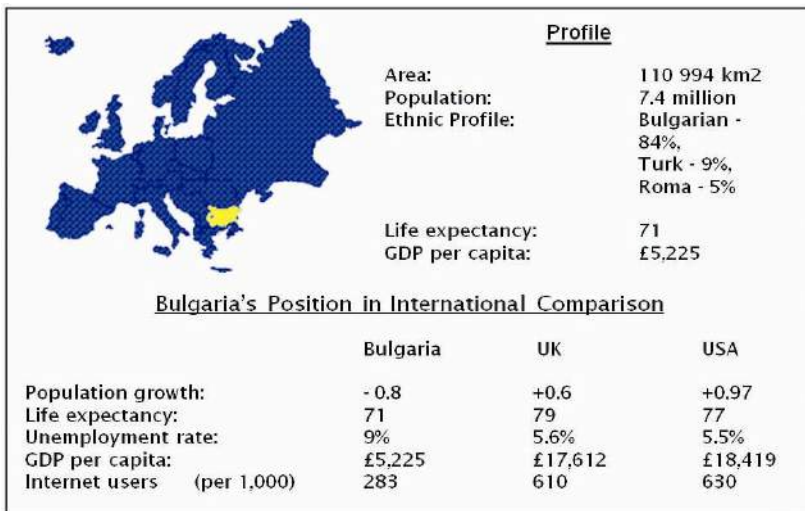
The Centre will cost just over £1.6 million more than three quarters of which had been raised by the end of 2008. Once built, through its social enterprise and business lettings, it aims to be self supporting within 3 – 4 years.



The Sofia Church Social & Training Centre under construction

The purpose of this document is to seek your support in funding this Project.

Bulgaria – The Situation



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Bulgarian Recent History – a summary

Bulgaria has experienced dramatic political, economic and social change over the last 20 years. As the country emerged from the throes of communism, it experienced a period of social and economic unrest that culminated in a severe economic and financial crisis. Bulgaria's economy contracted dramatically after 1989 with the collapse of the COMECON system and the loss of the Soviet market, and the standard of living fell by about 40%. For several years there was a three digit level of inflation which surged in 1994 to more than 300%. Almost one million Bulgarians, particularly the young and educated, emigrated.

The first signs of recovery became noticeable in the late 90s. With the help of the international community, a series of reforms helped stabilise the country's economy enabling Bulgaria to become a member of the North Atlantic Treaty Organisation on March 29, 2004, and joined the European Union on January 1, 2007.

Despite Bulgaria's structural reforms, effective marketing economy and many successes, serious problems still need to be addressed. While on a macro level, good progress has been achieved, it will be some time before this is reflected in social improvements for the majority, let alone those on the margins.

Poverty

Bulgaria is the poorest EU member state. The average monthly wage is just £230, and it is 15 times lower than the average salary in the EU. In contrast, the cost of sustaining the basic needs of a household is £860 per month.¹ This leaves one in eight Bulgarians living below the poverty line and 15% of children in jobless households. The knock-on effect of this lasting poverty and unemployment is increasing criminal activity, deteriorating health, a negative birth rate, emigration and corruption.

¹ According to a research made by Investor.bg in March '09.

Health indicators have generally worsened in Bulgaria as the economy has deteriorated:

- One in sever Bulgarians has no access to health care benefits.
- Mortality rates from chronic conditions have increased, as have deaths from trauma.
- Stroke mortality is six times the EU average.
- Only 55% of the cost of medical services is covered by the National Health Fund, as health indurance has risen again with 8% in April '09.

People at risk

Bulgaria's demographic and economic crises have put three groups of people particularly at risk:

The Elderly

- One in three Bulgarians is retired and lives on an average of 197 BGN (£90) per month.
- Bulgaria is the only EU member state that has not seen an increase in life expectancy since 1990, whereas the retirement age has been gradually rising.
- Lower birth rates mean fewer relatives to help in case of chronic illness or infirmity.

Children

- Bulgaria has one of the highest number of institutionalised children in the world with 20,000 children living in orphanages of some kind².
- Each year an average of 27,500 children (4%) drop out of school, one fifth of them to start work.
- Around 10,000 children annually fall victims of trafficking and prostitution³. A recent study has shown that many are first used as servants when they are too little, then as prostitutes and at last, when they become useless they have their organs taken.

³ Europol Report, World Politics Watch, October 2006

The Roma Community

Social status is often determined by ethnicity in Bulgaria. Ethnic minorities and the Roma population in particular are among the most disenfranchised:

- 65% of the Roma are unemployed, in some regions this figure reaches 80%.
- Only 10% of the Roma complete high school education.
- 18% of all Roma are illiterate. Seven out of ten do not finish primary education
- The number of infants placed in state care is one of the highest in Europe, and continues to increase.
- Only 5% of Roma people reach the age of 65. An average girl would marry at the age of 12 or 13 and by the time she is 25 years old she would give birth to three or four children. She would then be an uneducated, often illiterate mother of 3 – 4 children with no job prospective.



A young family in a Roma Ghetto near the centre of Sofia

The Response so far to the Need

Prior to this project the Sofia Baptist Church has established a strong tradition of serving those around them. They have done this in the face of opposition under the communist regime and discrimination since its collapse. This makes their achievements that much more remarkable. Not only have they given their all to the service of others, they have also inspired people from the international community to partner them and support the many projects that they have undertaken. Together with their overseas partners they have raised in excess of £350,000 over the last 10 years and have invested this in projects to improve the situation of those living in poverty. Members of the Church have committed their time and skills to supporting vulnerable groups in Bulgaria:

The Elderly

Members of the church regularly visit the elderly in their homes – taking food and, perhaps just as importantly, their company. The church has previously organised various medical clinics with visiting doctors, dentists and opticians in order to enable this group to receive affordable medical care. During the winter in particular food is distributed to local elderly people who struggle through these months as they are forced to choose between heating and food.



Winter Help – the provision of food

Children

The church has forged relationships with a number of Directors of Orphanages and as a consequence has been able to visit orphans taking food, toys, clothes and shoes. They take presents at Christmas and Easter and put on shows and parties for these neglected children. Beyond these demonstrations of love, the Church has made large differences to their every day lives by building new toilet blocks, kitchens and classrooms and installing decent double glazed windows to keep out the harsh winter cold.

The Roma Community

The Church has close links with the Roma community. They have distributed clothes, food and toys, installed clean water supplies and provided jobs for this badly discriminated section of society through the construction of the Centre.

The Church has literacy classes every week for the children from the roma community. Using the old premices they have been able to serve to aproximately 20 children age 5-17 at the moment. The purpose is to teach children how to read and write, to help them not to fall out of school and teach them how to lead a Christian life.

For a full list of projects see **Appendix 4**



Vision for the Future – A Multi-purpose Centre

As has been shown over the years, the Sofia Baptist Church and its partners and supporters has been involved in much social outreach to the most vulnerable in Bulgarian society. Out of this has grown a vision for the future - a multi-purpose building, properly staffed to provide a far greater community resource than is currently possible.



The building is a social enterprise model – it has been designed to enable income generating activities to subsidise social outreach. It will be home to the Sofia Baptist Church, which at weekends will use the conference and other rooms, during weekdays they will be available for other activities and for letting.

The Centre's activities:

1) Medical Centre

The Centre will enable the provision of affordable or free medical, ophthalmic and dental care on a far greater scale, to those who otherwise

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could not receive it. It is envisaged that a doctor under the current national health system could practice from the Centre under a contract system with the health authority, and provide free or cheap services to those in greatest need. A Practice Manager will be employed to ensure the Centre is properly organised and managed.

2) Training Workshops and classrooms

The education facilities will provide help throughout childhood:

- After-school homework clubs will help local children to succeed at school, boost literacy levels and encourage particularly Roma children to continue with their education.
- Vocational training will provide employable skills to children who would otherwise have few prospects as they leave the orphanage.
- The Centre will provide distance learning and IT skills.

This will be achieved by employing an Education Manager who would develop an education programme. There may be some charges but these would be low cost and based on an ability to pay.

3) Feeding Station.

Warm meals will be provided on a daily basis to fight hunger and improve the health of the local community. The church is already doing this but the purpose built "Feeding Station" would provide an ongoing programme of support for those who are socially excluded and homeless. This will be managed by a Catering Manager who would also oversee other catering aspects of the Centre.



*Emmanuel and the ContractManager
beside the newly constructed feeding station*

4) Job Centre and job creation

The Centre will help to connect those who struggle to find employment with jobs. Already, a number of people have found employment working on the construction of the centre, particularly from the Roma community. All contractors are encouraged to take on a percentage of people who are from the Roma community in an effort to continue to provide work.

5) Family Education

Family education and counselling services will be provided to help build and strengthen the community.

6) Day care Centre

This will provide child care services to those using other services within the Centre.

7) Conference Hall/Offices/Business Centre

The Conference Hall and offices will provide opportunities to generate an income that will help subsidise the social outreach programme. In a growing economy such facilities becomes more pressing. There is already interest in our Conference Centre whose 450-seat auditorium fulfils a niche between small and much larger facilities.



This is Georgi who had been unemployed for a long time. He has been given work on the Centre's building site which is enabling him to support his family



*A view from the
offices across the City*

The Centre is just outside the Central Business District close to one of the major roads. Austrian supermarket giant BILLA has located a few hundred metres away and it is also close to the new Sofia Mall with Multiplex Cinema. Rentals in this area have reached £20 per square metre. The offices will be classed “A”, just below the best that can be rented. There will also be secure underground parking which is very attractive in this part of the city.

The Centre seeks to support entrepreneurialism, and will assist new businesses by providing business advice and small ‘starter premises’. In the long term it hopes to be able to invest in new businesses to help give people from disadvantaged backgrounds the opportunity to improve their situation.



The Conference Facility under construction

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The Partnership

This project is a partnership between the Baptist Church in Sofia and supporters in the UK and USA. The project is locally born and driven, and ultimately it will be managed by Bulgarians, many of whom are already involved with the Project.

As well as outside supporters, the Church has committed to raising 10% of the building costs itself

The Partners

- The Baptist Church of Sofia led by Teddi and Didi Oprenov and Elders. The Baptist Church has a charitable arm, the Good Samaritan Foundation, which was set up in 1990 to enable the social outreach to take place.
- The Bulgarian Partners Trust– A UK charity set up to fundraise for the building project. Teddy Oprenov is Chair of Trustees of the charity helping to ensure congruence of aims.
- As well as the formal partnership between the Sofia Baptist church and The Bulgarian Partners there are other key supporters who have provided substantial funds, such as Eurovangelism (a charity which supports work in the former Eastern Bloc countries) and funders from the USA.

Details of the teams are to be found at **Appendix 1**

Capital Funding requirement

By Western European standards the cost of building works is relatively inexpensive. However, with the accession to the European Union and the considerable foreign investment in property, building industry wage-inflation, and material costs have been rising at a rate of 20% a year. There is some urgency therefore to complete the Project in the shortest possible timescale to minimise the effect of these inflationary pressures.

The shell is now complete with most windows installed and funds are in place to complete all the external work. The next phase is to put in the services prior to plastering and final finishing. Below is the capital budget, which shows how much money has been raised so far and the remaining funding requirement=

| CAPITAL BUDGET | | | | | |
|--------------------------------|--|--------------------------|-----------------------|---------------------------|-------------------------|
| | | Date Completed / planned | Project costs to date | Project costs to complete | Total Construction Cost |
| Phase | | | £ | £ | £ |
| 1 | Land Acquisition | 2002 | 39,780 | | 39,780 |
| 2 | Architect/pre build costs | 2003 | 12,750 | | 12,750 |
| 3 | Complete primary structure and roof | 2004-6 | 452,200 | | 452,200 |
| 5 | External envelope to date | 2006/7 | 184,280 | | 184,280 |
| 6 | External envelope to finish | 2007 | 87,720 | | 87,720 |
| 7 | Services: | | | | |
| | Electrical system | 2007 | 64,260 | | 64,260 |
| | Air conditioning/ Heating system | 2008 | 173,539 | 30,876 | 204,415 |
| | Sewage and water | 2008 | 42,204 | | 42,204 |
| | Other Systems | 2008 | 11,831 | 90,169 | 102,000 |
| 8 | Architectural Finishes (Ceilings, Plastering and finishes etc) | 2009 | 57,190 | 252,810 | 310,000 |
| 9 | Elevators | 2009 | | 38,540 | 38,540 |
| 10 | Commissioning | 2010 | | 10,200 | 10,200 |
| 11 | Handover | 2010 | | 7,820 | 6,800 |
| 12 | Fittings and Furnishings | 2010 | | 78,200 | 68,000 |
| | Contingency/ Inflation | 2010 | | 39,100 | 34,000 |
| | | | | | |
| Total Construction Cost | | | 1,125,754 | 547,715 | 1,673,469 |
| | | | | | |
| Amounts raised to date | | | -1,125,754 | -71,404 | 476,311 |
| | | | | | |
| Fundraising requirement | | | | 476,311 | 476,311 |

Revenue Funding – A social enterprise model

The building has been designed with the capacity to enable the Centre to become self-supporting through the letting of offices and multi-functional spaces.

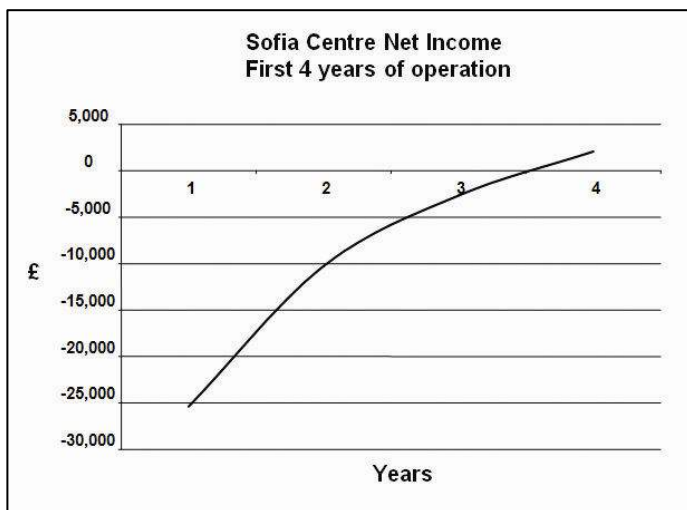
The following summary shows this being achieved in the 4th year.

| REVENUE BUDGET - ANNUAL INCOME | Year 1 | Year 2 | Year 3 | Year 4 |
|-----------------------------------|----------------|----------------|----------------|----------------|
| | £ | £ | £ | £ |
| TOTAL INCOME | 87,217 | 113,606 | 132,275 | 144,752 |
| TOTAL EXPENDITURE | 112,614 | 123,880 | 134,950 | 142,685 |
| | -25,397 | -10,274 | -2,675 | 2,067 |

*The background to the above can be found at **Appendix 2**.*

Key to the assumptions we have made in our calculations are that:

- **Rent** - The building is located just outside the central business district where rents on quality units are fetching £20 a square metre/month. We have been cautious in our calculations and have calculated income based at a rental of £15/sq m/month with appropriate voids in the first three years of operation.
- **Inflation** will be higher than the 2008 headline rate (8%) – we have set it at 10% with a further 5% contingency for price rises.



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Appendix 1 – The Team

Bulgaria - Sofia Baptist Church/ Good Samaritan Foundation

Teddi Oprenov

As the Pastor of Sofia Baptist Church Teddi has successfully organised and overseen the Church's previous projects and has been responsible for the timely delivery of each to high quality standards and within budget - a particularly challenging task in a post-communist society. Teddi has been accountable to international supporters for the performance of each project, and a measure of his success is the sustained and increasing support for the Church's work by those same donors.

Didi Oprenova

Didi is also a minister of Sofia Baptist Church and has been involved in fundraising, communication and the organisation of voluntary teams for many of the key projects of the SBC and the GSF.

Sevdalina Illievska

Sevda is the Country Director for the National Democratic Institute for International Affairs in Bulgaria. Sevda has vast national and international experience in institutional and policy development and community organisation. This experience and knowledge has been invaluable to the Church as it has looked to find the best way to meet the needs of those around them.

Volodiya Georgiev

Volodiya has 34 years of practical building experience and has had his own building company since 1994. Volodiya's company donated the labour to put the roof on the Centre in 2005 and he continues to contribute to its construction.

Zorka Necheva

Zori is a civil engineering graduate of the Architectural University in Sofia. She is currently working for ET “Konstruct” in Sofia, a leading projecting company. She also is the founder of the project company “Nechev-Project” which is drawing engineering plans for buildings and facilities. Zori is a dedicated young specialist who has contributed greatly to the project over the last three years.

Liudmil Konakchiev

Liudmil is an Architect and graduate from the Architectural University in Sofia, specialising in architecture and geodesics. He has worked since 1999 for the architectural company “DACT-TEX”, and for the projecting bureau “AZ”. Liudmil has helped the Project with his architectural expertise, interior planning and also with exploring the requirements for the different sections of the Project after it is operational.

Zdravko Voinov

Zdravko is trained in engineering as well as marketing and business communication. He now works as a Consultant Intranet Engineer. Zdravko's knowledge and experience are a valuable contribution to the plans to make the Centre self-sufficient.

Tsvetana Angelova

Tsvetana is a qualified accountant. Her input is essential to the monitoring of the finances and ensuring that all accounting transactions are properly recorded, available for scrutiny and audit.

Hristo Zehirev

Hristo is an electronics engineer, PhD in Computer Sciences, former military intelligence officer, and colonel in the Reserves, senior research associate in information processing and controls. He works as senior manager for a private software company, developing the GPS systems for Bulgaria. His skills are especially valuable in project management, IT technology, training and development.

Stefan Milenov

Stefan is a professional photographer and is now the executive Director of STIV Ltd - a private printing house. Stefan provides printing services to the Church and the Project without cost.

Rumen Papratilov

Rumen is the founding Managing Director of the “New Man” publishing house. He is a Member of the Board of the Foundation for Education and Culture and President of the Association of the Editors and Publishers of Christian Literature and press in Bulgaria. Rumen will be instrumental to establishing a library of Christian literature within the Centre.

Alexander Buchkov

Alexander is a trained doctor who worked as a GP in the Military Medical Academy. He now works as a Clinical Research Associate for Janssen-Cilag. Alexander is involved in the plans for the medical facility that will be housed within the Centre.

Emanuel Yолоv

Emanuel is a trained Civil Engineer who now owns and manages a private building and supplies company. He has a reputation for maintaining a high level of work and excellent standards, having managed a number of nationally significant projects. Emanuel has dedicated his own time to manage the construction of the Social and Training centre. He is of Romany origin himself and is deeply committed to serving the community.



The Team in action

UK - The Bulgarian Partners Trust

Trustees:



Teddi Oprenov – Chair (see biography above)

Geoff Wallis FRSA – Honorary Secretary

Geoff is Operations Executive and former director of Dorothea Restorations Ltd. a highly specialised engineering company. He became Hon Secretary of the Bulgarian Partners Trust because of his desire to mobilise UK support for the work of the Sofia Baptist Church.



James Caldwell

James is Managing Director of The Fair Investment Company, an internet marketing company that financially supports the building of the Centre. He is the newest trustee of the Bulgarian Partners Trust and brings his business expertise to the project.

John Ringrose – Treasurer

John is a retired teacher who has known and supported Teddi and Didi for many years.



Dr Andrew Green

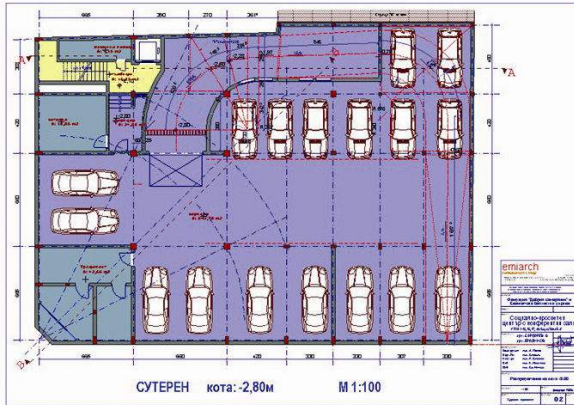
Andrew is a doctor in general practise who brings his medical knowledge to the board of trustees. He set up and managed the website and supporters' database.

Appendix 2 - Detailed Financial information

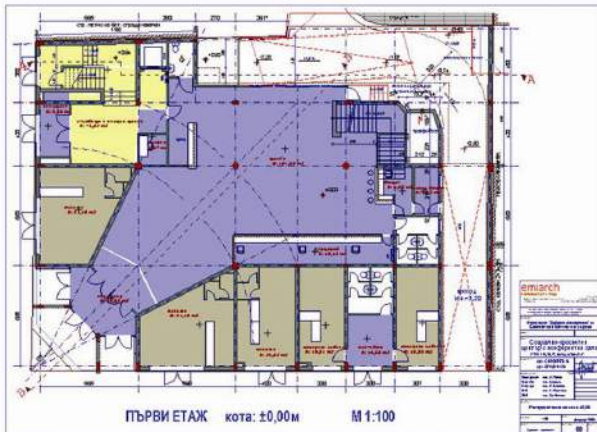
| REVENUE BUDGET - ANNUAL INCOME | Year 1 | Year 2 | Year 3 | Year 4 |
|--|----------------|----------------|----------------|----------------|
| | £ | £ | £ | £ |
| Training + Family Centre | | | | |
| Medical Centre (private practitioner) | 3,119 | 3,899 | 4,678 | 5,458 |
| Distance Learning and IT courses | 233 | 468 | 780 | 936 |
| Community/ After school/Club | 3,509 | 4,288 | 5,068 | 5,068 |
| | | | | |
| Business Centre | | | | |
| Two shops | 8,702 | 9,282 | 9,861 | 9,861 |
| Offices, studios & workshops | 37,036 | 50,171 | 56,735 | 71,121 |
| | | | | |
| Conference Centre | | | | |
| Auditorium hire (days) | 3,119 | 4,288 | 5,614 | 6,238 |
| Auditorium hire (hours) | 3,119 | 3,899 | 4,678 | 5,458 |
| Three small seminar rooms | 780 | 858 | 936 | 1,170 |
| Large seminar room | 1,403 | 1,559 | 1,716 | 1,871 |
| Small auditorium | 1,949 | 2,339 | 2,573 | 2,807 |
| Equipment Hire | 1,559 | 1,949 | 2,339 | 2,729 |
| | | | | |
| Church | | | | |
| Utilities, Auditorium, small and large seminar rooms | 7,797 | 11,696 | 15,594 | 19,493 |
| Small seminar rooms | | | | |
| Large seminar room | | | | |
| | | | | |
| Infrastructure | | | | |
| Parking space lease | 3,119 | 3,430 | 3,587 | 3,041 |
| Daily parking | | | | |
| Foyer permanent displays | 233 | 233 | 233 | 233 |
| Foyer temporary displays | 233 | 233 | 233 | 233 |
| Vending machines | 780 | 780 | 780 | 780 |
| External advertising | 1,559 | 1,559 | 1,559 | 1,559 |
| Cafeteria | 2,339 | 3,119 | 3,899 | 1,559 |
| Accommodation | 780 | 780 | 780 | 780 |
| | | | | |
| TOTAL INCOME | 81,369 | 104,831 | 121,643 | 140,395 |
| | | | | |
| TOTAL EXPENDITURE | 106,765 | 115,105 | 124,318 | 138,328 |
| | | | | |
| NET | -25,397 | -10,274 | -2,675 | 2,067 |

| REVENUE BUDGET - ANNUAL EXPENDITURE | Year 1 | Year 2 | Year 3 | Year 4 |
|--|----------------|----------------|----------------|----------------|
| | £ | £ | £ | £ |
| | | | | |
| Medical Centre | 7,797 | 8,577 | 9,435 | 10,378 |
| Feeding Station | 20,272 | 20,272 | 20,272 | 20,272 |
| Marketing | 2,339 | 2,807 | 3,352 | 3,113 |
| General Manager (booking, marketing, supervision) | 6,717 | 7,389 | 8,128 | 8,941 |
| Administrator | 3,023 | 3,326 | 3,658 | 4,023 |
| Technical Manager | 4,031 | 4,433 | 4,877 | 5,365 |
| Treasurer | 3,359 | 3,694 | 4,064 | 4,471 |
| Cleaners x 2 | 3,359 | 3,694 | 4,064 | 4,471 |
| Security personnel x 3 | 5,038 | 5,542 | 6,096 | 6,706 |
| Maintenance Manager | 2,686 | 2,956 | 3,251 | 3,577 |
| Education Manager | 3,359 | 3,694 | 4,064 | 4,471 |
| Practice Manager (Medical Centre) | 4,031 | 4,433 | 4,877 | 5,365 |
| Catering Manager (Feeding Station/Events) | 2,686 | 2,956 | 3,251 | 3,577 |
| Electricity | 9,356 | 10,293 | 11,322 | 15,566 |
| Security system COT | 2,729 | 2,729 | 2,729 | 3,633 |
| Internet connection | 780 | 858 | 943 | 1,037 |
| Telephone (excluding leased spaces) | 1,559 | 1,716 | 1,887 | 2,076 |
| Water | 936 | 1,029 | 1,132 | 1,245 |
| Heating/ Air conditioning (excluding rented space) | 11,696 | 12,865 | 14,152 | 15,566 |
| Mini-bus fuel, running costs + maintenance | 1,170 | 1,287 | 1,416 | 1,557 |
| Rates (excluding rented spaces) | 3,197 | 3,517 | 3,869 | 4,255 |
| Audit | 1,559 | 1,559 | 1,559 | 2,076 |
| | | | | |
| | 101,681 | 109,624 | 118,398 | 131,741 |
| Inflationary contingency 5% | 5,084 | 5,481 | 5,920 | 6,587 |
| | | | | |
| TOTAL EXPENDITURE | 106,765 | 115,105 | 124,318 | 138,328 |

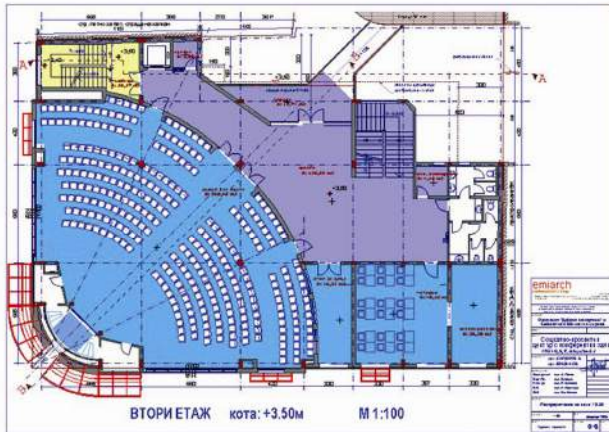
Appendix 3 – Floor Plans and Areas



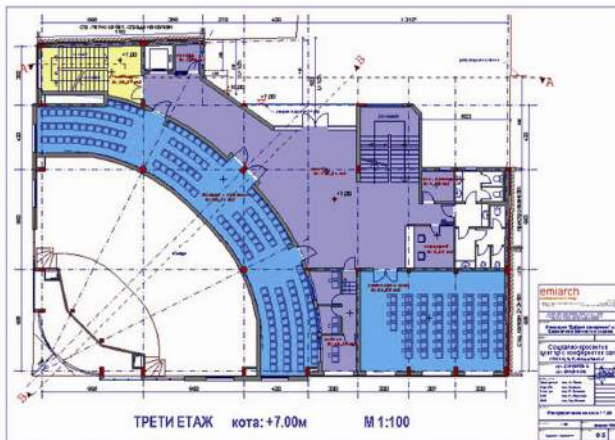
Main Building: Basement Level-- Parking, Services/Plant rooms.



Main Building: Ground Floor - Medical Centre, Shops.



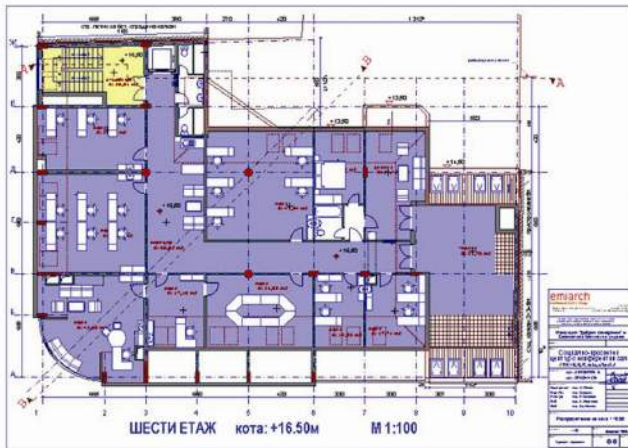
Main Building: 1st Floor – Main Conference Hall, Seminar Room, Library



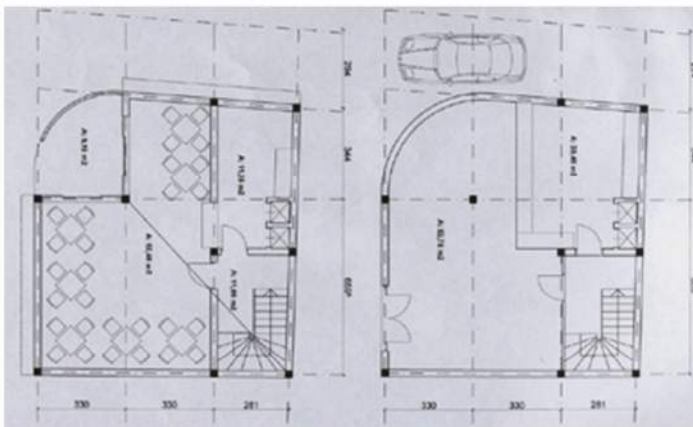
Main Building: 2nd Floor – Balcony of Main Hall, Seminar Room.



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Main Building: 5th Floor – Business Centre.



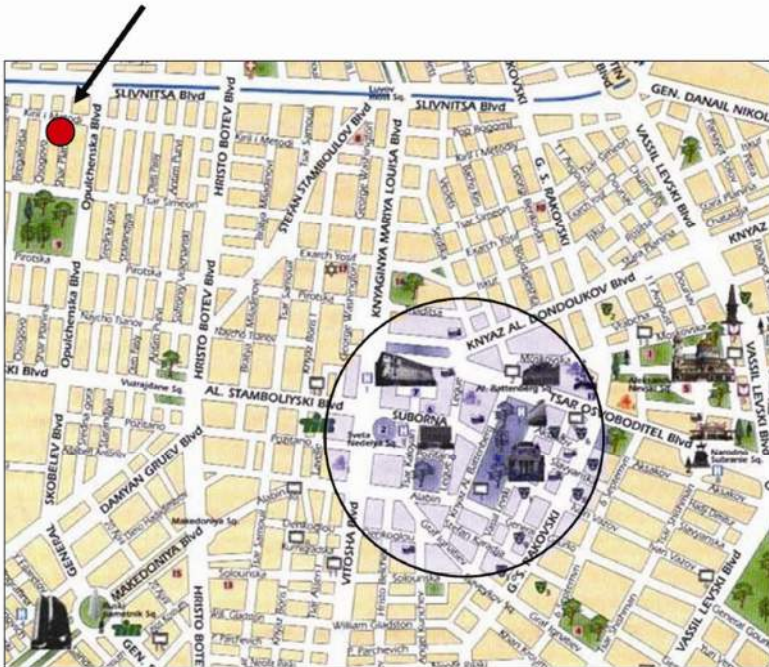
Auxiliary Building – Feeding Station,
including Soup Kitchen & Catering.

| SCHEDULE of FLOOR AREAS | | | |
|--------------------------------|---------------|-----------------------------|------------------------------|
| CENTRE | | AREA (m²) | AREA (ft²) |
| Church | | | |
| Fellowship | | 144 | 1,547 |
| Theological Library | | 61 | 655 |
| Crèche | | 17 | 183 |
| Guest Accommodation | | 50 | 537 |
| | | | |
| Social and Training | | | |
| Medical Centre | | 92 | 988 |
| Feeding Facility | | 78 | 838 |
| Catering | | 140 | 1,503 |
| Education/Training | | 184 | 1,869 |
| Conference | | | |
| Auditorium | (with church) | 350 | 3,759 |
| Large seminar room | (with church) | 62 | 666 |
| 3 small seminar rooms | (with church) | 112 | 1,203 |
| Media Control Room | | 17 | 182 |
| Level 1 Foyers | | 244 | 2,621 |
| Level 2 Foyer | | 127 | 1,364 |
| Level 3 Foyer | | 117 | 1,257 |
| Level 4 Foyer | | 132 | 1,418 |
| Small Auditorium | (with church) | 144 | 1,547 |
| Catering | | 24 | 258 |
| Other | | 10 | 107 |
| | | | |
| Business | | | |
| Shops | | 62 | 666 |
| Office space | | 605 | 6,498 |
| | | | |
| Infrastructure | | | |
| Parking | | 467 | 5,016 |
| Storage | | 25 | 268 |
| Serveries | | 6 | 64 |
| Roadways and paving | | 150 | 1,611 |
| Elevators | | 21 | 226 |
| Staircases, corridors | | 569 | 6,111 |
| Toilets, cloakroom | | 162 | 1,740 |
| | | | |
| Total : | | 3,921 m² | 42,219 ft² |

Location Plan:

Distance from the centre of the City of Sofia approx 1.5 Km.

Church, Social and Training Centre



Appendix 4

Previous Projects.

| | | |
|-----------|---|-----------------|
| 1994 | Stob Orphnage – Complete the new building | £11,980 |
| 1994 | Georgy Damiyanavo – Heating and Refurbishment of Children's home | £6,650 |
| 1994 | Berkovitsa Children's Home. - Refurbishment of Play Hall (Supported by Euroangelism) | £9,900 |
| 1991-2002 | 20 building projects in various children's homes to improve living conditions | £53,200 |
| 1991-2002 | Supplying food, clothes and medical care and training to various schools and children's homes. | £39,000 |
| 1991-2002 | Construction of Training Centre together with the BU of BG. | £200,000 |
| 2004 | Sofia Hospital for Diseases. Gift of ultrasonic nebuliser | £2400 |
| 2004 | Petrovo Home for the Seriously Handicapped Refurbishing second floor of old building and building toilets. | £1,020 |
| 2004 | Various Schools. Supply of food, clothes and medical care and training | £3,100 |
| 2004 | Berkovitsa Home for children with slight mental disabilities: Construction of new classroom and toilet block | £22,300 |
| 2005 | Various Schools. Supply of food, clothes and medical care and training | £4,500 |
| 2005 | Berkovitsa Home for children with slight mental disabilities: Further development of building and refurbishment. | £7,950 |
| 2006 | Various Schools. Supply of food, clothes and medical care and training | £4,100 |
| 2007 | Various Schools. Supply of food, clothes and medical care and training | £3,700 |
| 2008 | Various Schools. Supply of food, clothes and medical care and training | £5,500 |

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