

# ROAD PROJECT

## NEWSLETTER

@ 2017/2018

*Committed to His mission,  
Connected to His world*



AFRICA  
INTERNATIONAL  
UNIVERSITY

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### WHO WE ARE

Africa International University (AIU) was founded in the year 1983 as Nairobi Evangelical Graduate School of Theology, in Karen, Nairobi with a mission to “educate Christ-centered leaders for the transformation of God’s people and the world through innovative programs, research, and community engagement.” For many years until 2011, AIU offered postgraduate theological programs accredited by the Association for Christian Theological Education in Africa (ACTEA). But, in the year 2011, AIU received its charter from the Government of Kenya; that allowed the university to offer expanded programs and widen its missional role and impact in the marketplace, while remaining true to its mission. AIU is well known for its emphasis on quality education, character development, and its international nature and diversity of its students, staff and faculty population. Currently, AIU community comprises of students and faculty from over 35 nations, with five continents represented. The Alumni of AIU are spread all over the world, providing Christ-centered leadership in churches, parachurches, government institutions, military, corporate world, NGO’s, and in educational institutions.

### Infrastructural Challenge and Need for Investment

Over the past few years AIU has experienced a tremendous growth in many aspects. In the academic front, the university has increased the number of its schools to four, namely: Nairobi Evangelical Graduate School of Theology (NEGST), School of Education, Arts, and Social Sciences (SEAS), and School of Business and Economics (SBE), and Institute for the Study of African Realities (ISAR). Consequentially, the expansion of schools and academic programmes has resulted into a numerical growth of the student population; and this has brought a lot of strain to the existing physical resources. This new reality

presents the university with an urgent challenge to address. Among other investments that needs to be put in place, there is evident need to build a new tuition block, hostels, academic and administrative block, upgrade internal road, and improve other amenities in order to address this mismatch. Presently, the university has taken temporary measures to address some of these challenges in the hope that a permanent solution will soon be found. Undeniably, the role of physical resources and creation of conducive environment for learning cannot be underestimated in the process of providing a quality education.

### The Road Project as a Top Priority

In the academic year 2016/2017, the university leadership lined up it priority projects, possible sources of funding, and timelines for implementation. In the final analysis, upgrading of the access road within the university, and construction of outfall drainage system to solve perennial drainage issues, were singled out as priority areas. Other identified areas

include: installation of elaborate road lighting system, construction of two gates with security rooms, raised walkways, and parking areas. Full Implementation of these identified projects is expected to enhance the university’s commitment to provide necessary infrastructure, a conducive and dust-free leaning environment.

### SCOPE OF WORKS

The scope of works was divided into three stages as follows:

- Internal road of about 1.2km long. It is expected that the junctions at Dagoreti, and Rhino Park roads will be improved with acceleration and deceleration lanes as appropriate. The pavement comprises a gravel subbase, hand packed stone base and an interlocking block paving final surface (Cabro-finish).
- 800m<sup>2</sup> of parking will be built to serve present and future building development.
- 600m long piped outfalls drain will be constructed to drain the internal basin that is subject to flooding.
- Also, the scope of the project entails installation of street lighting system and construction of Gates and Gate houses at Dagoreti Road (Gate A) and Rhino Park Road (Gate B).

The technical consultations and calculations carried out projected that this undertaking will cost approximately Ksh. 100M (USD 1,000,000).





## PRECURSORS TO THE ROAD CONSTRUCTION PROJECT

The idea to have an improved road network began in 2011, during the time university was preparing to receive its charter. The AIU Alumni Association officials who served during this time rallied the alumni body to contribute funds for paving the area adjacent to Gate A. Although the call was done within short period of time, the alumni officials, through the support of some alumni were able to construct a small section of cabro-finish section between Gate A and the main (Dagoreti) road. After the charter was given, no further efforts were made to continue the construction.

The second initiative, the “Down with Dust” campaign, launched in the year 2013/14 was spearheaded by Mrs. Loise Shaw; this team managed to raise money that was later used as “seed” money in launching the project. It was during this time that the Christian Leaders for Africa (CLA) committed to give Ksh. 25M for the project. We honor these efforts as the first phase of the project comes to an end. The work of the subsequent committees was a build-up of the work began by these two earlier initiatives.



## IMPLEMENTATION STAGES AND FINANCIAL IMPLICATIONS

The implementation of the Road Project was divided into three phases. The summary of the phases with costs was as follows:

Phase I: 1.2 Km Road and two Gates :	Ksh. 49,190,515.80
Phase II: Outfall Drainage:	Ksh. 19, 860,286.90
Phase III: 8000M Sq. Parking:	Ksh. 30,549,197.30
<b>Total</b>	<b>Ksh. 99,600,000.00</b>

## RELAUNCHING OF THE PROJECT

In June 2016, the university leadership under the auspices of the Vice Chancellor, chair of the Governing council, and CLA, relaunched the road construction project with its three areas of focus: road and gates, drainage and lighting system, and parking areas. In preparation for the implementation of the project, the university appointed officials into several committees to run the project. The AIU Alumni Association was tasked to spearhead fundraising for the project among the AIU Alumni; putting into consideration that they had initiated the work in the year 2011. Therefore, the current Alumni Association Chair (Bishop Kennedy Kimiywe) was appointed by the university leadership to chair the Road Fundraising Committee. In the same period, Alumni Office was established under the office of the DOS, to put together alumni database, reconnect, and initiate relationship with AIU Alumni. The DOS (Mrs. Florence Mungathia) who doubles up as

the Secretary of the Alumni Association also serves as the secretary to the Road Fundraising Committee. Other alumni Association executive officials are: Mr. John Kitur (Vice Chairperson) and Dr. Ephraim Mudave (Treasurer). Membership of the Road Fundraising Committee was based on the representation of different arms of the university.

Further, the university leadership appointed a Road Technical Committee to deal with the technical matters and processes of the project. This committee was chaired by Mr. Humprey Muga. Other Members include: Mrs. Florence Mungathia, Mr. Justus Musila, Mr. Nelson Kilonzo, Mr. Peter Muroncia.

In addition, the university appointed Armitech Consulting Engineers to provide technical consultancy services in undertaking the project- to design and supervise the works. The Road Technical Committee worked closely with the Consultant and the Contractor in order to ascertain quality of the work done.



## THE WORK CUT-OUT FOR EACH TASKFORCE

Within a very short period, the two main committees and other subcommittees made a tremendous progress.

### THE ROAD TECHNICAL COMMITTEE

The Road Technical committee were able to achieve the following:

- Looked into the basic requirements and cost limitations with the consultant.
- Ensured that design drawings received necessary approvals by the Nairobi City County Government and other regulatory bodies.
- Ensured that the consultant prepared the Bills of Quantities of the three stages of work.
- In consultation with the consulting engineers, oversaw the invitations to submit bids and tendering process and ensured due process was followed.

- After a bid Evaluation was carried out Policol International Company Ltd was awarded the tender, in a competitive process.
- Ensured contract documents were signed and issued to the respective parties.
- Ensured programs of works was prepared and revised periodically based on unavoidable circumstances.
- Received and analysed reports and evaluated the quality of work done in conjunction with the consulting engineers.
- Frequently (monthly) updated the AIU community on the progress of the project.
- Oversaw payment procedures in settling payment certificates.

## THE ROAD FUNDRAISING COMMITTEE

The Road Fundraising Committee were able to achieve the following:

- Mobilize students to participate in Fundraising initiatives. There were several initiatives run to raise money for the project.
  - Sale of Juices
  - Sale of second hand clothes.
  - Pledge cards/Fundraising leaflets
- The Alumni Office, under the office of DOS, printed AIU-branded T-shirts, Caps, Wrist-bands, Umbrellas, and Key holders in order to raise funds for the road. These items were also sold in nearby churches and or churches pastored by AIU alumni.
- Mobilizing of staff and faculty. Most of the staff allowed the university to deduct funds from their salaries for the project.
- Prayer and fasting team among the students and DOS department were initiated in the September semester 2017; and were guided by the biblical story of Nehemiah in rebuilding the walls of Jerusalem.
- Mobilized AIU Community (Children in AIU community participate in a prayer walk); Ladies fellowship; and Grace Groups.
- Reached out to the GC, BOT, CLA, AIU alumni, churches, parachurch organizations, individuals, corporates, neighbours, suppliers, and AIU friends and partners. These, among other initiatives, made the Fundraising event on 4th March 2017 a great success by raising a total of Ksh. 38M.



## BEGINNING OF A JOURNEY OF FAITH

The Alumni Association Chair Bishop K. Kimiywe, in one of his chapel sermons, likened the deplorable condition of the AIU internal road to the situation that the biblical Nehemiah found the walls of Jerusalem. Indeed, AIU internal road needed some “re-building.”

The order to commence works was issued by the Consultant for a commencement date of 10th July 2017. It covered commencement of the first phase of the works, the 1.2km internal road. The work commenced immediately, although the contractor had earlier graded and compacted the internal roads as a gesture of goodwill as requested by the University during the preparation of the 2017 July graduation.

The upgrading of the road involved several stages and processes: setting out and site clearance, removal of top soil, relocation of essential services, earthworks and subgrade, subbase and gravel, compaction process, installation of the kerbs and channel blocks; culvert and laying of base hand-packed stone, blocks, and dust along the 1.2Km stretch. At every stage the consulting engineers and the Road Technical Committee ensured that the contractor adhered to the required standards.

### CHALLENGES

- Delay in finishing the road was mainly occasioned by delays in settling the Contractor's Certificates in time. Substantial amount of time was lost in the process of demobilization and remobilization. However, the contractor was gracious and understanding and would each time, after successive payments, accelerate speed to redeem time lost.
- Unpredictable weather conditions also partly hindered the progress of the work as per the stipulated time. There has been heavy rains experienced toward the tail end of the project.
- Again, relocation of many service lines that crosses the road (water, power, and data lines) took some substantial amount of unanticipated time.
- Rerouting of the road in several places also meant more time in layering the new road.



## URGENCY OF THE SUBSEQUENT PHASES OF THE PROJECT

Due to heavy rains experienced recently, the drainage system within AIU has proved problematic. The pool of water behind Kijiji premises poses a great health danger to the community and safety concern to the road users. Furthermore, the central area in front of the Library/Multi-Purpose Hall and Block B and C areas are constantly prone to flooding. This makes implementation of the second phase of the project more urgent! Hopefully, by streamlining the drainage system, the recurrent problem will be permanently solved. We therefore, think that the other subsequent phases are equally important and worthy of investment.



## CALL TO PARTNERSHIP

In order to realize AIU's vision, "Christ-centered leaders in Africa educated to transform God's people and the world," we need partners who can walk alongside us. We are persuaded that in order to go far, we need not to go alone. We need partners who strongly believe in the transformation of the church and society through Christ-centered leaders. In the past until present, such partners have prayed and financially supported God's cause in/through AIU.

The completion of the road project and other amenities such as lighting, drainage system, walkways and adequate parking will in a big way facilitate improved access to the university and enhance health and security concerns. Therefore, supporting AIU and specifically these fronted projects provides a strategic opportunity to invest in the preparation of value-driven and Christ-centered agents of transformation in Kenya, Africa, and the world.

## REQUIRED AMOUNT TO COMPLETE THE PROJECT

From the estimates presented by our consulting engineers on the subsequent phases of the project, the undertaking will cost a total of **Ksh. 50M (USD 500,000)**. This is the amount of money that still needs to be raised.

The university, through the Governing Council has organized for a **Fundraising Dinner on 3rd August 2018 at the CITAM Valley Road, at 6.00pm**. We would like to kindly INVITE you to participate in this event through giving. We are glad, as promised, that the 2018 graduation will take place when our road is completely paved. Valuably, plugging into these noble projects equals to participating in a great story, God's story.

## FINAL REMARKS

It is with acknowledgement of God's power and generosity of His people that substantial progress has been achieved in respect to this project. The impossible walls have already been climbed. And we pray for successful end to the projects that have been lined up for implementation.

It is worth underscoring that unity brings success. The progress so far has been achieved because of concerted efforts from the students, staff and faculty, alumni of AIU and AIU partners.

We specifically want to acknowledge the able leadership of the Vice Chancellor (Prof. Dankit Nassiuma), the chair of the Governing Council (Arch. Lee Karuri), the CLA Executive Director (Mr. Jim Rogers), and the chair of the Alumni Association (Bishop Kennedy Kimiywe) for their generous contribution, mobilization, and exemplary leadership during the implementation process of this project.

**CONTACTS & ACCOUNTS DETAILS:**  
alumni.secretary@africainternational.edu  
TEL. & MPESA Number: 0796516802  
Bank: Cooperative Bank of Kenya;  
Account Name: AIU Alumni Association  
Account Number: 01134126672300  
Branch: Nairobi Business Centre  
Swift code: KCOOKENA