



Little Lambs International

Guatemala Orphanage Master Plan

December 21, 2021



Prepared by:



Who We are:

MISSION

to serve and empower orphaned children worldwide, by the love of Jesus Christ. We will do that by encouraging, enabling, and teaching them to reach their full potential, giving them knowledge, skills, and confidence to become contributing members of society and leaders of the next generation.

VISION

to create small communities around the world where orphaned and abandoned children can be raised and educated in a loving family environment. We will have a positive impact, blessing the surrounding communities with our focus on the elderly and those in the most hopeless of situations.

WHAT WE BELIEVE

Most orphanages are set up with massive rooms with a bunch of bunk beds, and 20-50 or more kids packed in a room. Those 50 kids many times only have 1-2 nannies taking care of them, and things get out of control. The kids grow up with no idea of what a family is, no idea of what chores and responsibilities are, no parental direction. So even though they get a roof over their head, a bed to sleep in and food, it doesn't really prepare them for a life on their own once they age out of the system. We want to go beyond providing just the basics for our children.

Little Lambs International believes that every child deserves and needs a healthy home. A home where they can grow up with parents who lead and guide them, teach them and love them as their own. Only this way, will they grow up to be future honorable leaders of their towns and countries.



Little Lambs international



Project Definition & Objectives

The Challenges:



5,500

In 2021 it is estimated that Guatemala has over 5,500 orphans in homes and 300 adoptable, but it is assumed the numbers are much higher than reported. The Government lead facilities and systems lack proper financial support and organization and the orphans therefore don't have a system they can rely on.



68%

of all children in Guatemala live below the poverty line, giving little access to quality education, opportunities, and good nutrition.



75%

of all children attending school in Guatemala will drop out of school after sixth grade, and only 4% will graduate from Highschool.

The Intent:

Develop a Master Plan that enables Little Lambs International to grow to achieve the following critical objectives:

1. Serve & Empower orphaned children by encouraging, enabling, and teaching the children to reach their full potential.
2. Create a small community where orphaned and abandoned children can be raised and educated in a loving family environment.
3. Provide Family Style Orphan Care to 200 Orphans.
4. Develop the site primarily for the children but also for the engagement with the local community.



Currently Completed Construction - Phase 1

Phase 1 Objective:

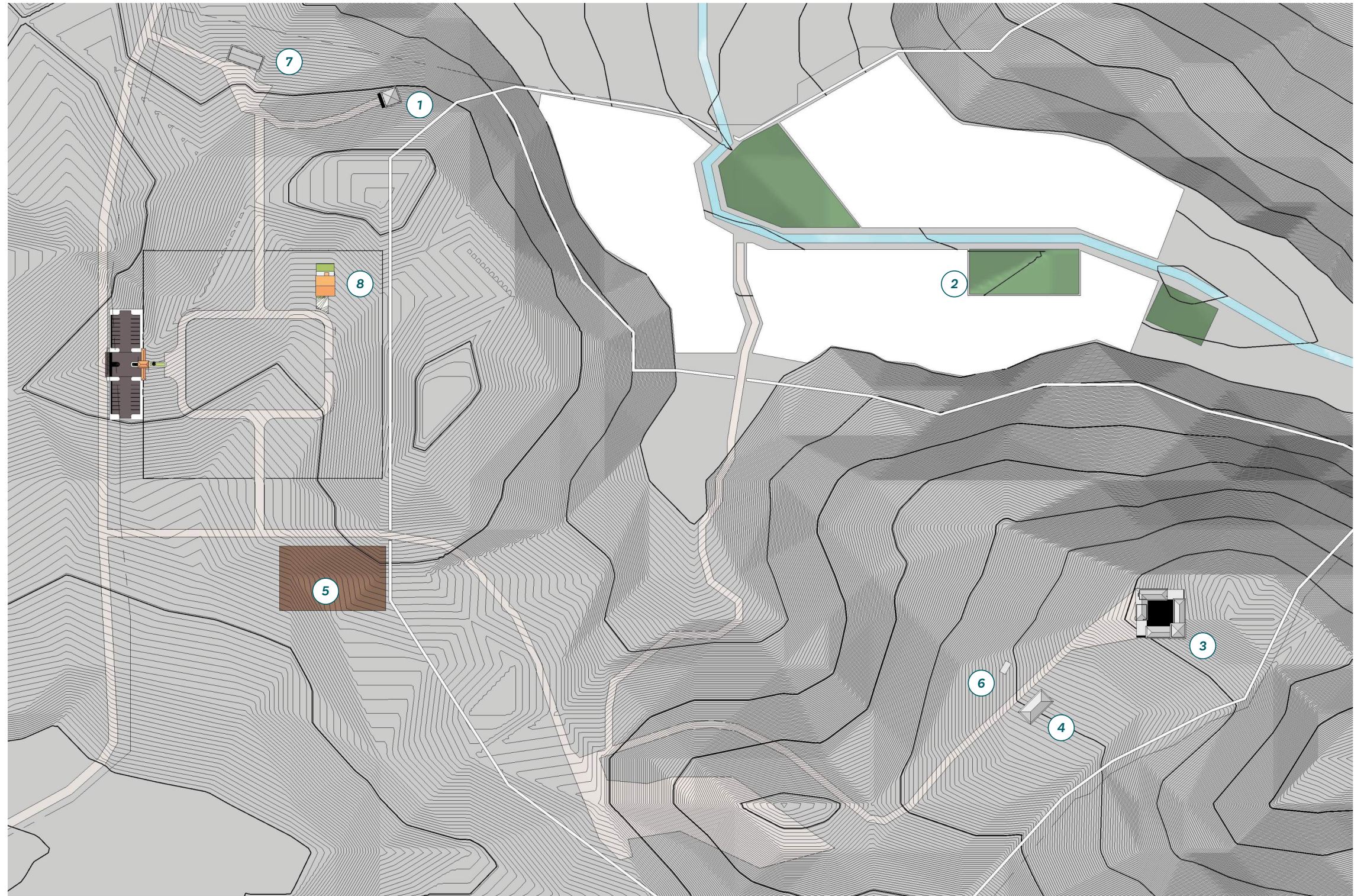
Develop the critical site components to allow Little Lambs International to function at a high level and begin to accept orphaned children into the program.

Phase 1 Components:

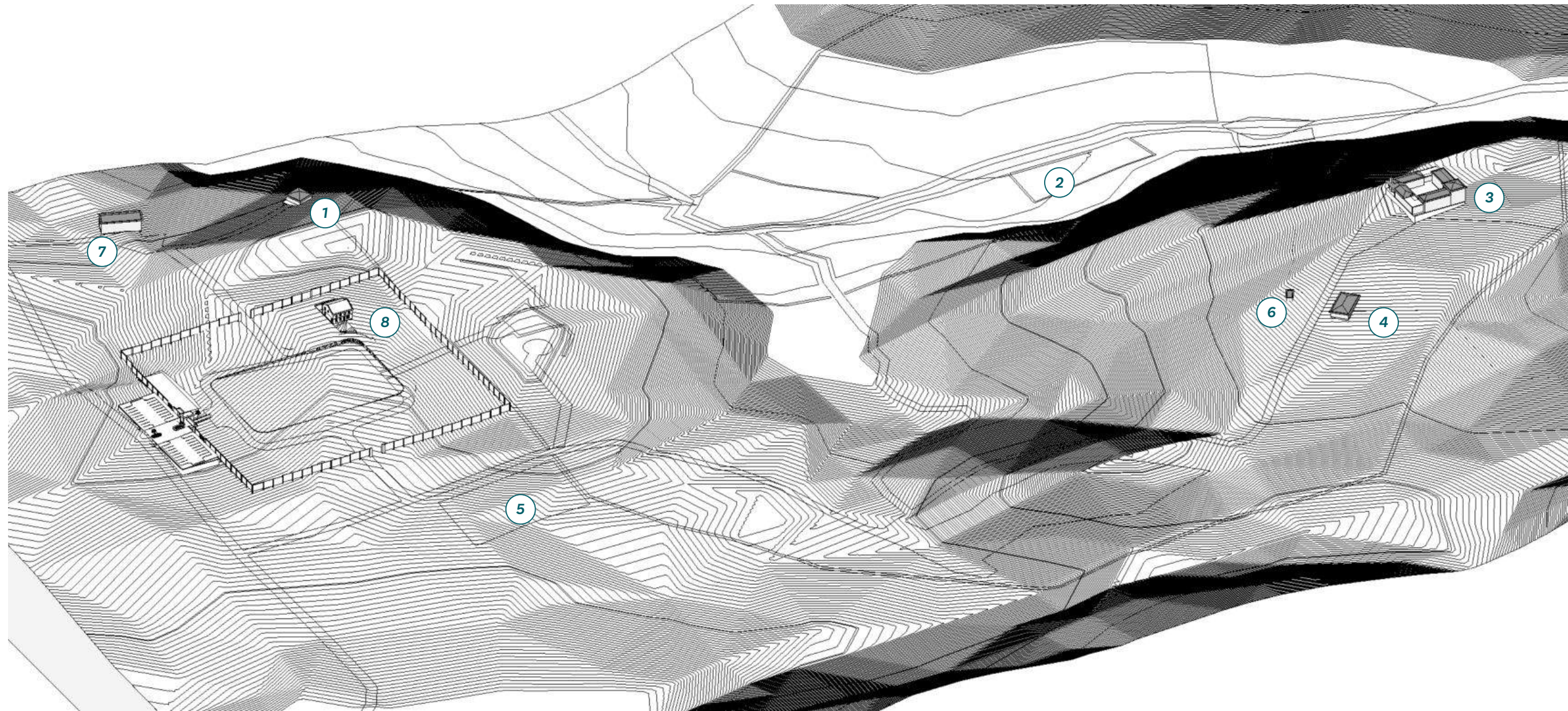
- ① Guardshack
- ② Agricultural Fields
- ③ Mission House
- ④ Directors House
- ⑤ Horse Corrals
- ⑥ Pig Pens and Chicken Coop
- ⑦ Warehouse and Workshop
- ⑧ 1 Housing Unit

Phase 1 Implementation Timeline:

Years 1-10 starting with the ground breaking of the Guardshack and finishing at the completion of the first housing unit.



Currently Completed 3D View



- ① Guardshack
- ② Agricultural Fields
- ③ Mission House
- ④ Directors House
- ⑤ Horse Corrals
- ⑥ Pig Pens
- ⑦ Warehouse
- ⑧ 1 Housing Unit



Year:1



Year:2



Year:6



Year:7



Year:8



Year:8



Year:9



Year:10

Phase 2 Master Plan

Phase 2 Objective:

Enable Little Lambs International to take on additional orphans and begin moving into the lower housing area. Build additional housing for visiting staff members.

In addition to the housing, provide opportunities for the children to engage in extracurricular activities such as soccer, trades, and basketball.

The church and the vocational school will also be developed as critical components of this phase.

Phase 2 Components:

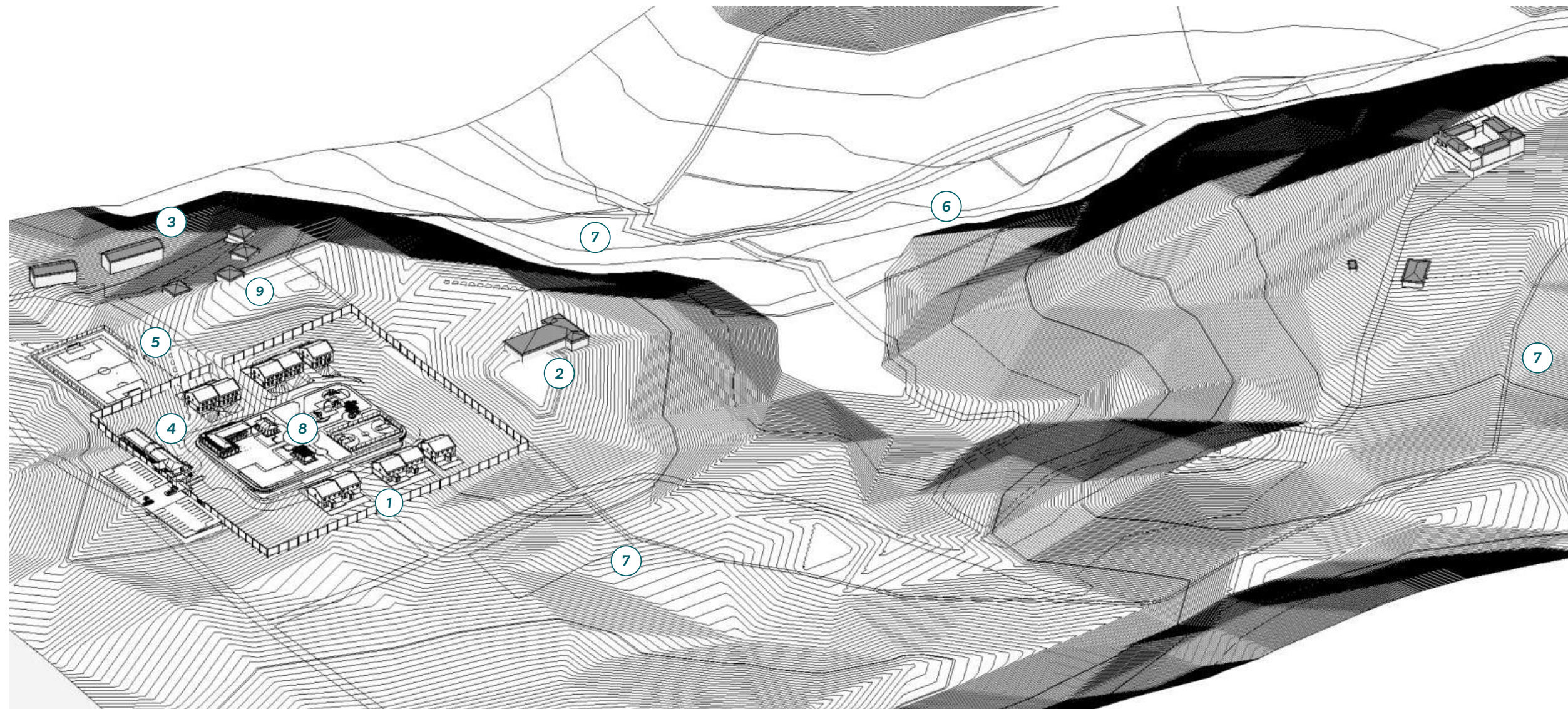
- ① 9 Additional Housing Units
- ② Church
- ③ Vocational School
- ④ Admin/Market
- ⑤ Soccer Field
- ⑥ Agricultural Expansion
- ⑦ Walking & Riding Path
- ⑧ Central Park
- ⑨ 3 Support Homes

Phase 2 Implementation/Timeline:

Phase 2 is expected to take years 1-5 from ground breaking through final completion depending on funding. The agricultural fields and growth will be an ongoing expansion.



Phase 2 3D View



9 3 Support Homes



8 Central Park



1 9 Housing Units



2 Church



3 Vocational School



4 Admin/Market



5 Soccer Field



6 Agriculture Expansion



7 Walking/Riding Paths



Phase 3 Master Plan

Phase 3 Objective:

Get the campus up to full capacity to take on 200 orphans total.

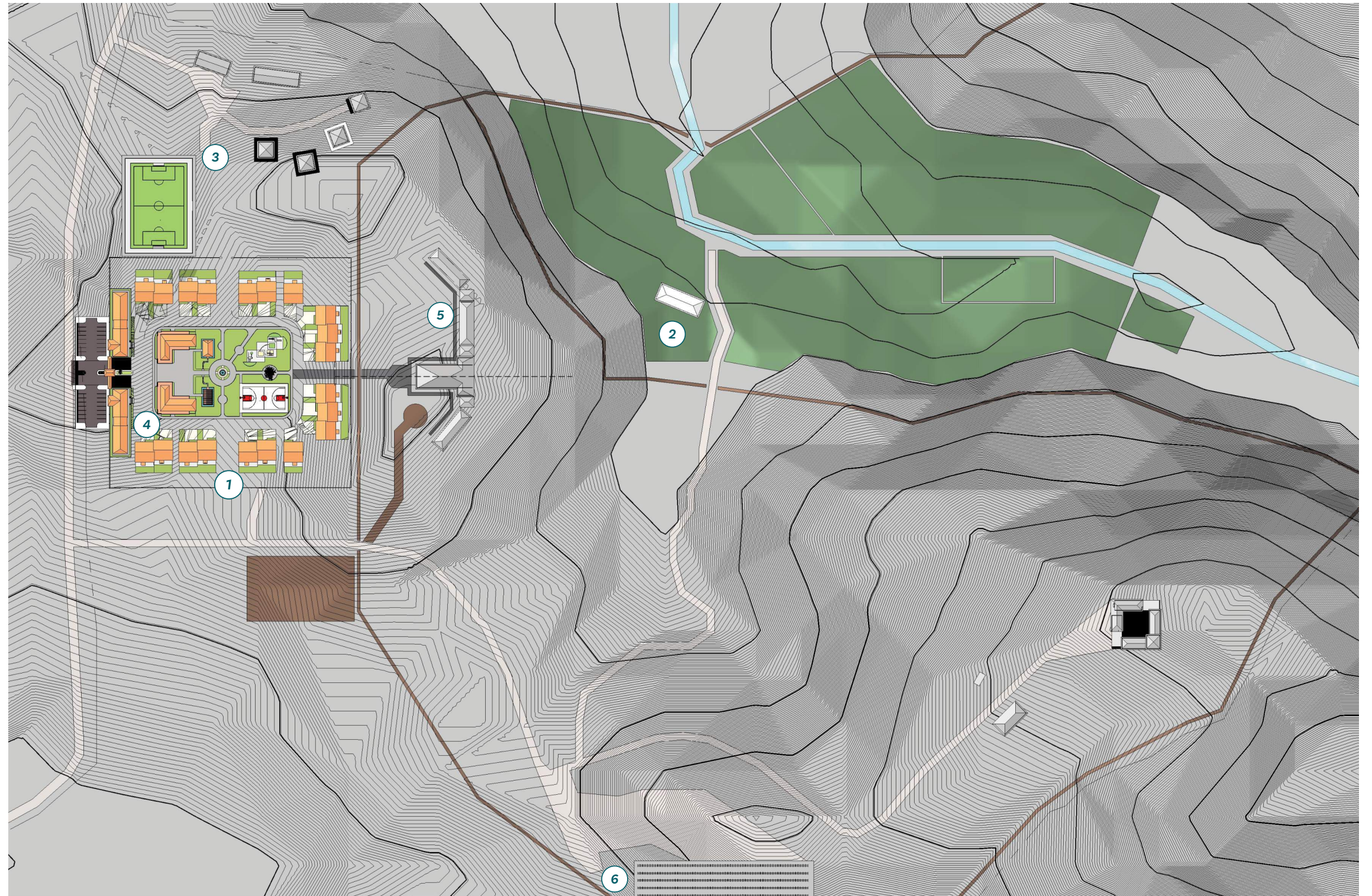
Phase 3 will be the final expansion of the site to enable Little Lambs to be operating at the maximum capacity for the program.

Phase 3 Components:

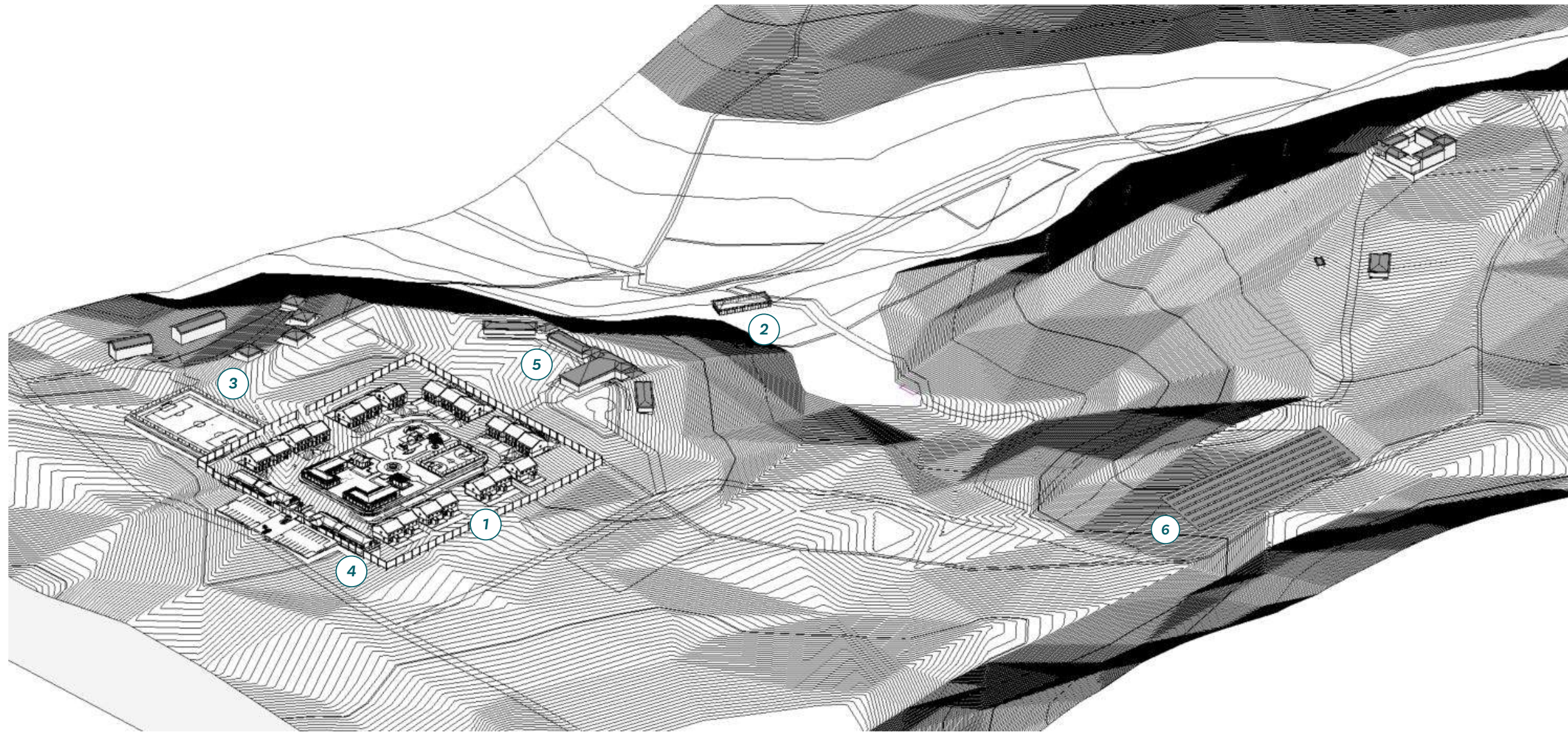
- ① 10 Additional Housing Units
- ② 1 Greenhouse capable of aquaponics.
- ③ Community Center Expansion
- ④ Health & Dental Clinic
- ⑤ School
- ⑥ Solar Fields

Phase 3 Implementation Timeline:

Phase 3 is expected to take years 4-6 from ground breaking through final completion. This will be the final phase as part of this master plan.



Phase 3 3D View



① 10 Housing Units

② Greenhouse

③ Community Center














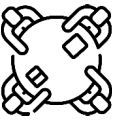
④ Health & Dental Clinic

⑤ School

⑥ Solar Fields



Little Lambs International - Guatemala Orphanage Project Summary & Timeline

Project	1 Mission House	2 Directors House	3 Warehouse/ Woodshop	4 10 Housing Units	5 Game Center, Playground, Basketball Court, Soccer Field	6 Church	7 Administration/ Storage/Market
							
Estimated Capital Cost	\$2,143,000	\$210,000	\$183,000	\$3,200,000	\$485,000	\$270,000	\$350,000
Estimated Annual Operational Cost	\$10,000	-\$7,500	-\$9,000	-\$70,000	-\$13,000	-\$10,000	\$10,000
Impact Summary							
	<ul style="list-style-type: none"> Enable Little Lambs to house visiting mission groups & volunteers/interns. Short term housing for orphaned children while the campus is developed. Provide kitchen, living, and dining areas for visiting missionaries and the children. 	<ul style="list-style-type: none"> Provide full time housing for the Program Director and family to be on site full time and coordinating the operations of the facility. 	<ul style="list-style-type: none"> Warehouse and Shop provide space for the construction activities to be centralized around and equipment stored during construction. The woodshop will also act as the first stage of the vocational training area where the older children can learn woodworking. 	<ul style="list-style-type: none"> Provide twenty housing units for ten orphaned children per home. Provide a family environment for the children to grow up with two guardians full time as a family. Provide a space for the children to develop relationships and grow. 	<ul style="list-style-type: none"> Provide a gaming center for children to play indoors, and outdoor facilities such as soccer fields, a basketball court, and a playground for the children. 	<ul style="list-style-type: none"> Provide a center for religious worship for the children, staff, missionaries, and community members. Provide a dedicated space for bible studies, worship, and youth groups. 	<ul style="list-style-type: none"> Provide a center for the administration to work effectively as a group in managing the facility and programs. Provide a market space for the crops grown on site to be sold. Provide stalls for barber shop, souvenirs, mini store, etc. for creating a sense of community at a small scale.

Phase 1
Net Capital Cost: \$2,960,000
Net Operational Cost: -\$10,000
Timeline: Years 1-10

Phase 2
Net Capital Cost: \$4,450,000
Net Operational Cost: -\$70,000
Timeline: Years 1-5

*Note this cost include the horse corrals, pig pen, initial agricultural fields, in addition to what is shown

All Operational Costs are estimates based on current operating expenses.

Little Lambs International - Guatemala Orphanage Project Summary & Timeline

8 Vocational Education



\$300,000

\$5,000



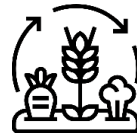
- Expand on the woodshop area to include additional vocational labs and workshops for older children.

9 Agricultural Expansion



\$45,000

\$26,000



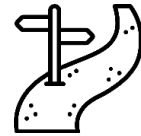
- Expand the current agricultural outputs to enable the facility to sustain itself entirely on its crops.

10 Walking & Riding Paths



\$31,000

\$-700



- Provide a walking and riding paths for children to explore nature and to take the horses out for rides.

11 Social Area



\$325,000

\$-20,000



- Provide a center all of the children's needs with spaces for a barber, store, and offices.

12 Solar Field



\$250,000

\$75,000



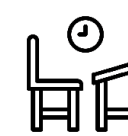
- Provide solar capacity to cover peak energy loads of the facility and reduce the operational costs of the facility.

13 School & Library



\$1,150,000

\$-30,000



- Provide an educational facility for the children to learn from preschool through 12th grade levels.
- Provide the children with the resources to learn and seek knowledge.
- The school will also be a private school for family members within the neighboring communities to send their children to.

14 Medical/Dental/Eyecare Clinic



\$350,000

\$-5,000



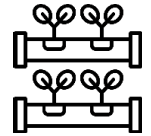
- Provide a healthcare facility for orphaned children and community members to receive checkup care.

15 Greenhouse



\$160,000

\$11,800



- Provide a greenhouse to enable Little Lambs to do aquaponics and grow specific crops.

Phase 3

Net Capital Cost: \$5,720,00

Net Operational Cost: -\$110,000

Timeline: Years 5-7

*Note this cost includes the final housing expansion, community center, and support homes

Little Lambs International - Guatemala Orphanage Budget & Phasing



Phase 1

Net Capital Cost: \$2,960,000

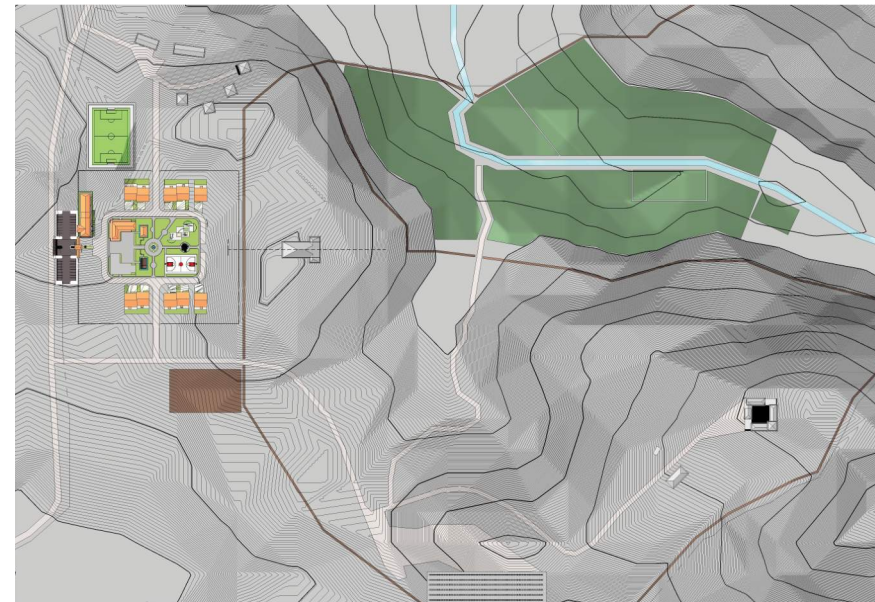
Net Operational Cost: -\$10,000

Timeline: 1-10 years

Program

- Mission House
- Directors House
- 1 Housing Unit
- Warehouse and Workshop
- Guardshack
- Horse Corrals
- Pig Pens and Chicken Coop
- Agricultural Fields
- Site work and subgrade for lower housing compound.

Status: Complete



Phase 2

Net Capital Cost: \$4,450,000

Net Operational Cost: -\$70,000

Timeline: Years 1-5

Program:

- 9 Additional Housing Units
- 3 Support Homes
- Church
- Vocational School
- Admin/Market
- Soccer Field
- Agricultural Expansion
- Walking & Riding Path
- Social Areas
- Install Civil Infrastructure for lower compound

Status: Fundraising



Phase 3

Total Cost: \$5,720,000

Net Operational Cost: -\$110,000

Timeline: Years 5-7

Program:

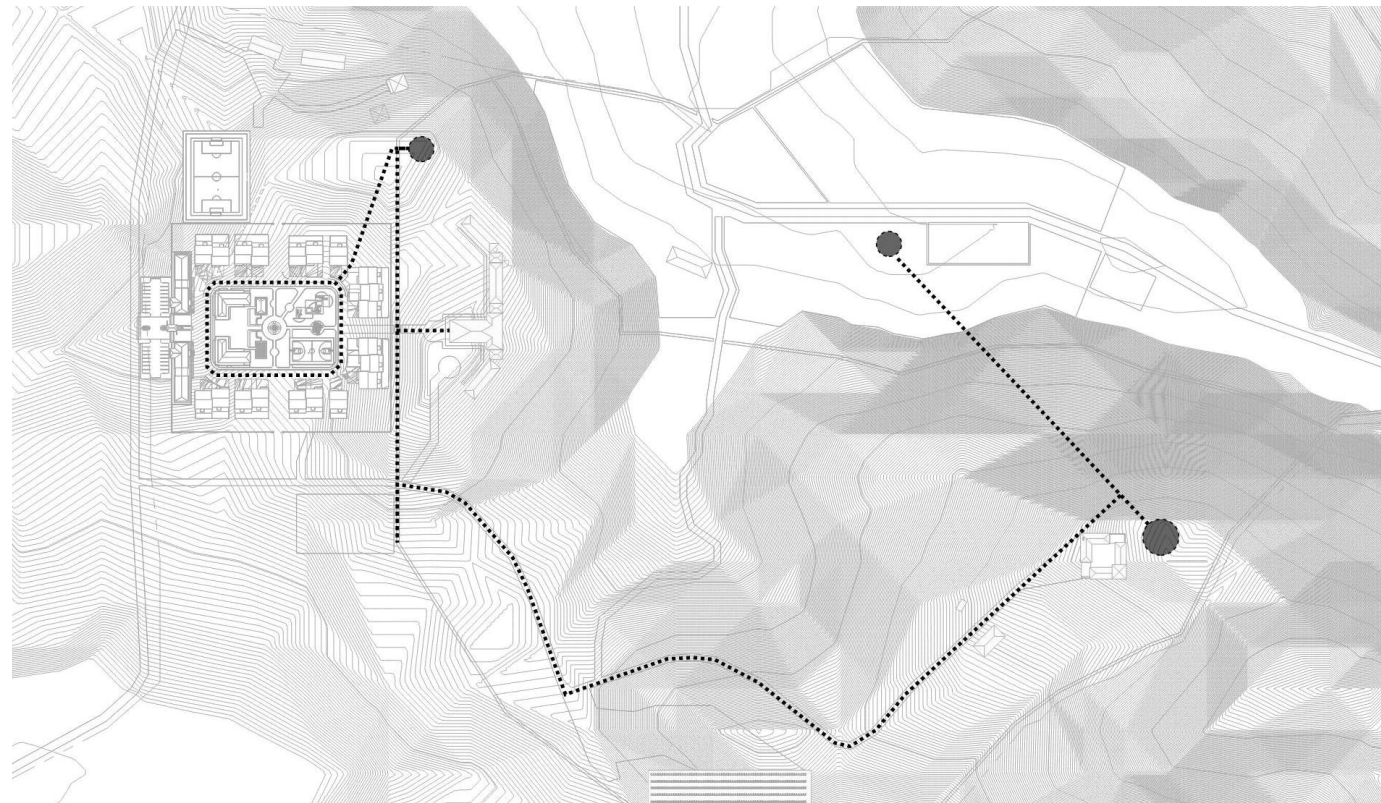
- 10 Additional Housing Units
- School
- 1 Greenhouse
- Community Center Expansion
- Health & Dental Clinic
- Solar Field

Status: Fundraising

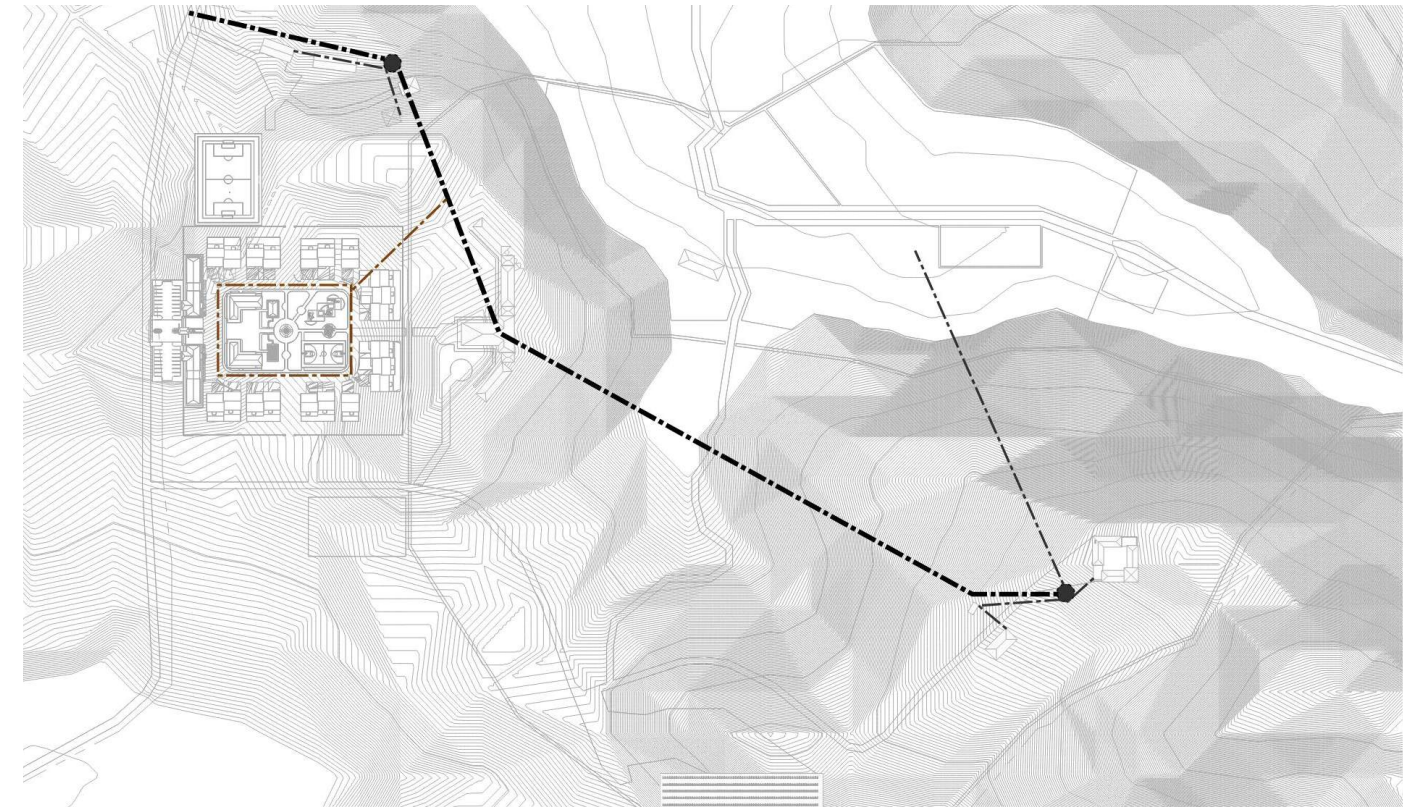
Little Lambs International - Guatemala Orphanage Budget & Phasing

LITTLE LAMBS INTERNATIONAL																
SPATIAL PROGRAM																
Space Requirements	Full Buildout					Phase 1 (Complete)			Phase 2 (Years 1-5)			Phase 3 (Years 5-7)			Operational Cost Impact (Annually)	Notes
Room/Space Name	# of Units	NM2/unit	Cost per M2	Total Cost	Total M2	# of Units	Total Cost	Total M2	# of Units	Total Cost	Total M2	# of Units	Total Cost	Total M2		
MISSION CENTRIC																
Mission House	1	1,335	\$1,605	\$2,142,675	1335	1	\$2,142,675	1335	0		0	9		9	\$10,000	Plan for 250-300 people, Public invited but it will take many years to fill the 20 homes.
Directors House	1	230	\$1,100	\$253,000	230	1	\$253,000	230	0		0	0		0	-\$7,590	
Church	300	2.0	\$450	\$270,000	600				1	\$270,000	600	0		0	-\$10,000	
Department NSF					2,165			1,565			600			9		
SUBTOTAL		(NSM2)			2,165	(NSF)	1,565		(NSF)	600		(NSF)	9			
		(GM2)			2,815	(GSF)	1,878		(GSF)	720		(GSF)	11			
	COSTS			\$2,665,675			\$2,395,675			\$270,000			0		-\$7,590	
EDUCATIONAL																
Classrooms	300	2			645							300		645		Agricultural, Wood Working, Metal Work, Electrical/Plumbing, Mechanics
Offices	3	10			30							3		30		
Library/Learning Resource Center	300	0.20	\$1,300	\$1,147,900.00	60							300	1,147,900	60	-\$30,000	
Bathrooms	1	50			50							1		50		
Teachers Lounge	1	50			50							1		50		
Storage	300	0.16			48							300		48		
Vocation Education	4	75	\$1,000	\$300,000.00	300			4	\$300,000.00	300					\$5,000	
Garage/Warehouse	1	200	\$915	\$183,000.00	200	1	\$183,000.00	200							-\$9,150	
Department NSF					1,383			200			300			883		
SUBTOTAL		(NSF)			1,383	(NSF)	200		(NSF)	300		(NSF)	883			
		(GSF)			1,798	(GSF)	240		(GSF)	360		(GSF)	1,060			
	COSTS			\$1,630,900			\$183,000			\$300,000			\$1,147,900		-\$34,150	
ORPHANAGE VILLAGE COMPOUND																
20 Housing Units	20	300	\$1,070	\$6,420,000	6000	1	\$321,000	300	9	\$2,889,000	2700	10	\$3,210,000	3000	-\$137,500	In this price is included the electrical grid installation, the paving of the road in front of each house, landscaping and all other general infrastructure needed to make it a functioning home.
Multi Function Building (Market, Administration, Storage)	1	317	\$1,100	\$348,700	317				1	\$348,700	317				\$10,000	
Medical, Dental, Eyecare Clinic	1	317	\$1,100	\$348,700	317							1	\$348,700	317	-\$5,000	
Game Center & Mini Market	1	295	\$1,100	\$324,500	295				1	\$324,500	295				-\$6,490	
Playground	1	390	\$200	\$78,000	390				1	\$78,000	390				-\$1,560	
Basketball Court	1	620	\$40	\$24,800	620				1	\$24,800	620				-\$496	
Social Area (Store, Dental, Barber, Office)	1	295	\$1,100	\$324,500	295				0		0	1	\$324,500	295	-\$20,000	
Department NSF					8,234			300			4,322			3,612		
SUBTOTAL		(NSF)			8,234	(NSF)	300		(NSF)	4,322		(NSF)	3,612			
		(GSF)			10,704	(GSF)	360		(GSF)	5,186		(GSF)	4,334			
	COSTS			\$7,869,200			\$321,000			\$3,665,000			\$3,883,200		-\$161,046	
MISCELLANEOUS PROGRAM SUPPORT																
Horse Corals	1	50	\$650	\$32,500	50	1	32,500	50	0		0	0		0	-\$3,250	For implementation and growth of community engagement activities.
Pig Pen	1	30	\$250	\$7,500	30	1	7,500	30	0		0	0		0	-\$750	
Agricultural Fields	1	1	\$3	\$65,400	21,800	1	20,400	6,800	1	45,000	15,000				\$26,730	
Greenhouse	1	400	\$400	\$160,000	400							1	\$160,000	400	\$11,800	
Solar Fields	1	1	\$250,000	\$250,000	1							1	\$250,000	1	\$75,000	
Community Center	1	250	\$1,100	\$275,000	250							1	\$275,000	250	-\$3,250	
Suport Homes (Staff, Visiting Workers)	3	150	\$175	\$78,750	450				3	\$78,750	450				-\$3,000	
Soccer Field	1	2300	\$25	\$57,500	2,300				1	\$57,500	2,300				-\$5,000	
Walking & Riding Path	1	1	\$5	\$31,500	6,300				1	\$31,500	6,300				-\$630	
Department NSF					31,581			6,880			24,050			651		
SUBTOTAL		(NSF)			31,581	(NSF)	6,880		(NSF)	24,050		(NSF)	651			
		(GSF)			41,055	(GSF)	8,256		(GSF)	28,860		(GSF)	781			
	COSTS			\$958,150			\$60,400			\$212,750			\$685,000		\$97,650	
TOTAL (NSF)					43,363		8,945			29,272			4,272			
TOTAL (GSF)					56,372		10,734			35,126			6,186			
TOTAL COST				\$13,123,925			\$2,960,075			\$4,447,750			5,716,100		-\$105,136	

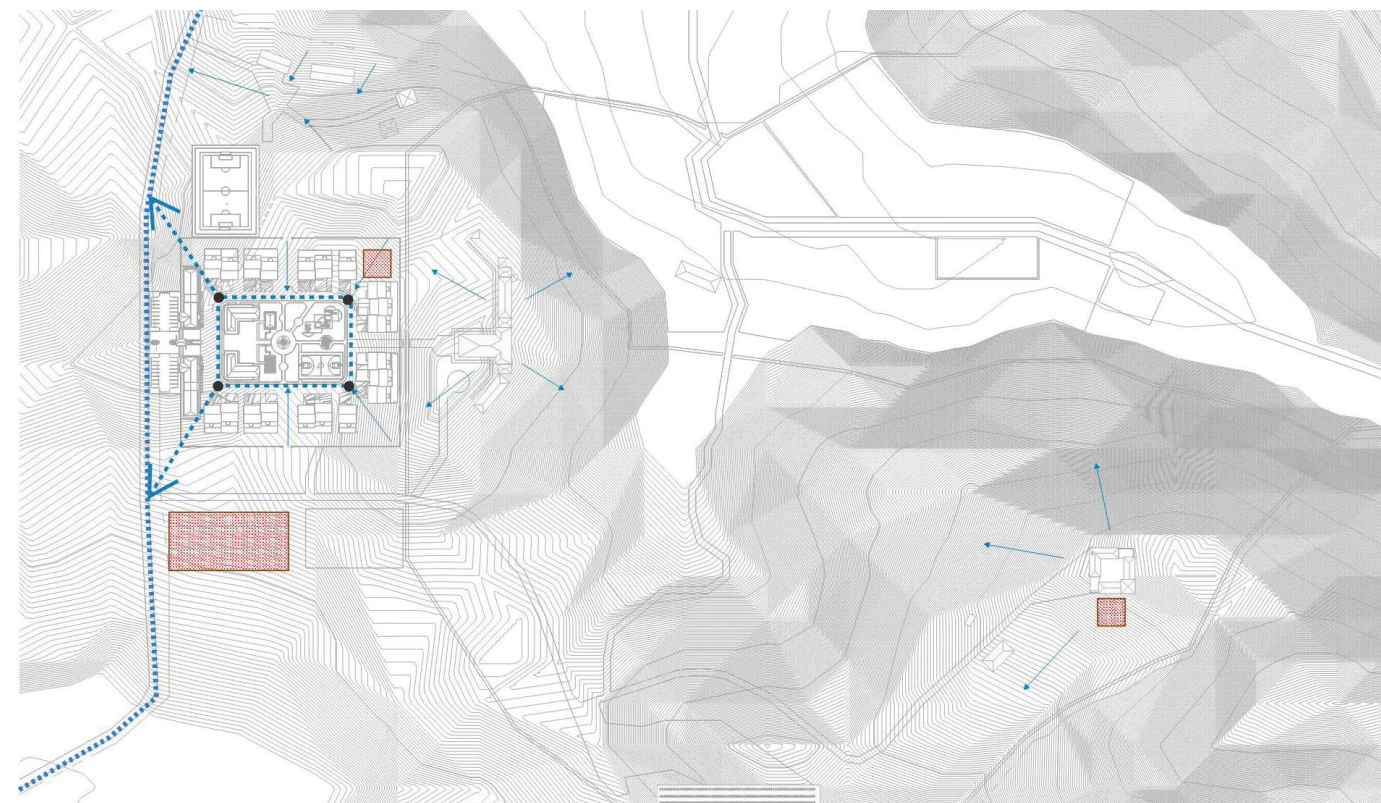
Little Lambs International - Civil & Infrastructure Plan



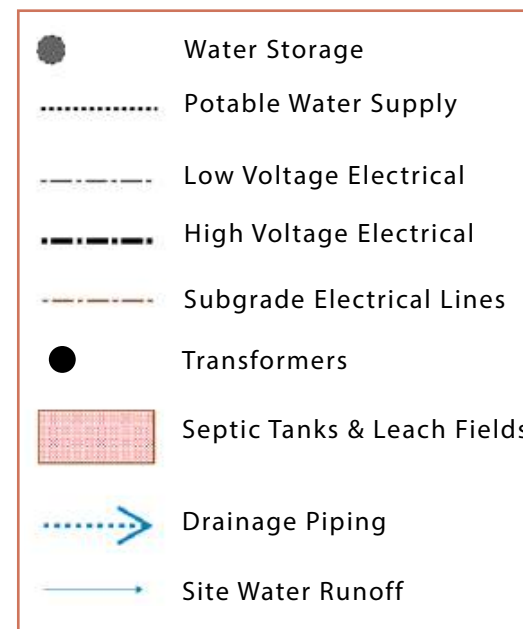
Potable Water Infrastructure



Electrical Infrastructure

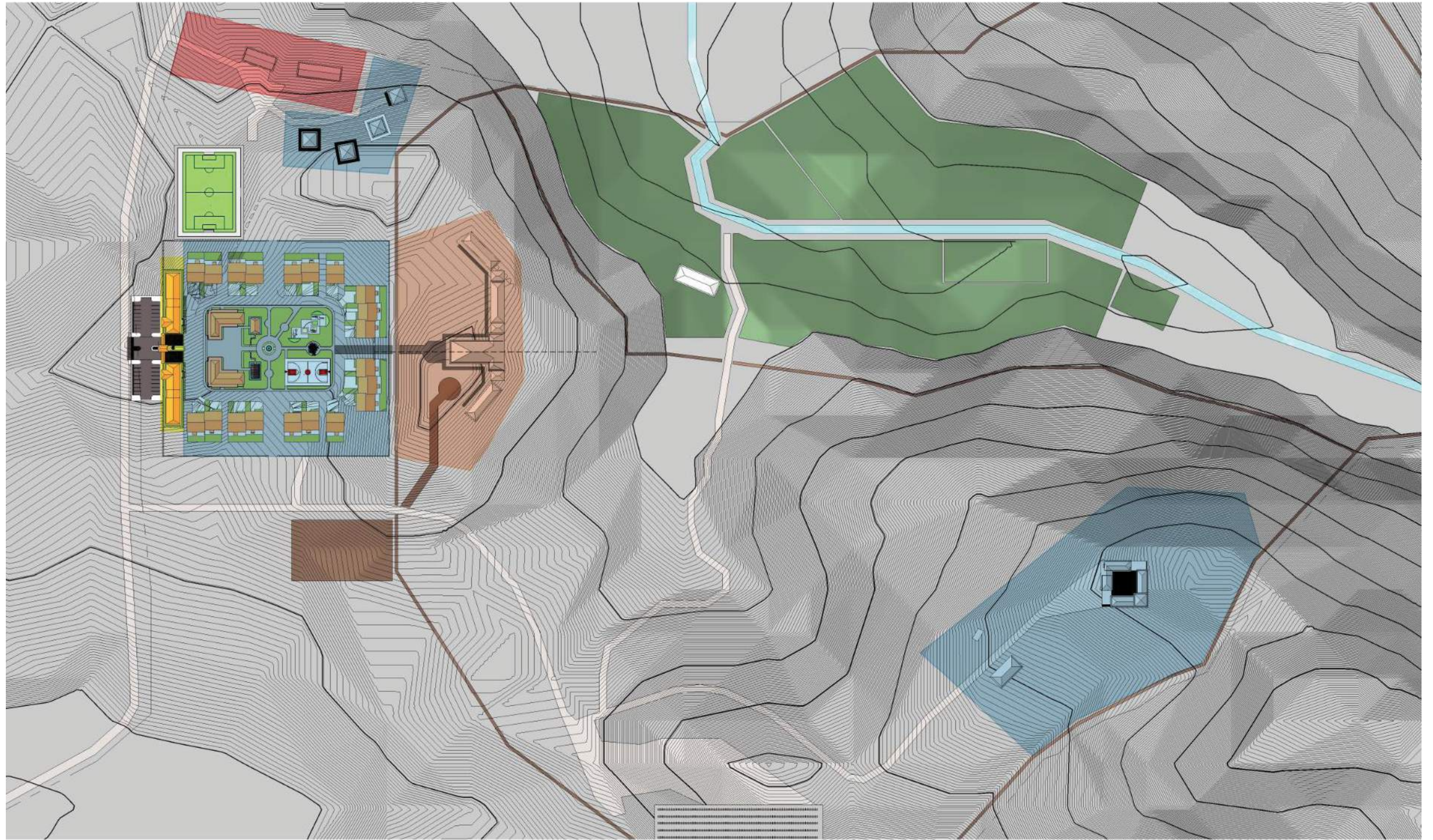


Site Drainage & Septic Infrastructure



Little Lambs International - Site Zoning

- Workshops & Vocational (Private)
- Education & Religion (Public/Private)
- Housing (Private)
- Market/Clinic (Public/Private)
- Agriculture



Little Lambs International



Paul Somero
President

Operations/Orphanage Management



Jayne Somero
Director



Brent Warnke
Director

Guatemala



Sam and Michelle Waddell
Director of Orphanage



**House parents/
Nannies**

Construction



Jamison VanDyke
Vice President

Guatemala



Ryan Ruotsala
Director of Operations/
Construction



Carlos Palma
Contractor/Supervisor



Laborers