

Build Change 2012 Annual Report

Build earthquake-resistant houses Change construction practice permanently













Build Change

Our Mission

Our mission is to greatly reduce deaths, injuries and economic losses caused by housing collapses due to earthquakes in developing countries.

Our Vision

Our vision is that (1) all houses built with inputs from Build Change in seismically active developing countries are resistant to earthquakes and other natural disasters, and (2) building codes are enforced or construction practices are permanently changed so that houses built in the absence of external funding and technical support are also earthquake resistant.

Our Value Proposition

Build Change designs earthquake-resistant houses in developing countries and trains builders, homeowners, engineers, and government officials to build them.

Build Change leaves in place permanent change in construction practice by building local skills and stimulating local demand.

2012 Annual Report

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Letter from CEO Elizabeth Hausler Strand, PhD

Dear Friends,

Since 2004, Build Change has been empowering communities in developing countries to build safe houses and change construction practice permanently. This past year has been no exception. Through your generous support, Build Change trained more than 4,600 people on how to build safe, earthquake-resistant homes and enabled them to build or retrofit 1,339 safer houses impacting more than 6,500 people with a safe place to live. They now have the knowledge and skills to build earthquake-safe houses now and in the future.

With more than 130 million people living in unsafe houses in earthquake-prone regions, we know there is still much work to do. Accordingly, Build Change continued to innovate and find new ways to enable families and communities to build safer houses faster and at a lower cost.

In Haiti, Build Change was one of the first organizations to implement structural retrofitting of damaged singleand multi-story buildings as a permanent housing reconstruction solution. Retrofitting has proven to be a much more cost-effective and permanent solution than transitional shelters and new construction.

We also began developing innovative, pre-disaster mitigation solutions to reduce disaster risk and disasterrelated costs. Our solutions enable homeowners who may not normally qualify for home loans to make life-saving improvements to their houses before an earthquake strikes. In the coming year, we plan to pilot this approach in Haiti and Latin America. Once refined, it will have the potential to reach millions of homeowners, saving millions of lives from earthquake disasters worldwide.

I am also pleased to report that our primer on post-disaster housing was published by USAID. Our homeowner-driven approach outlined in the primer fundamentally shifts the way post-disaster housing reconstruction is delivered – to one that is sustainable, affordable and culturally appropriate. This shift is an important step to changing post-disaster reconstruction programs globally. We will continue to share best practices widely to influence shifts to sustainable housing construction and reconstruction approaches.



Throughout our annual report, we highlight many of our program successes in 2012 - from scaling our vocational training program in Indonesia to improving materials quality and creating jobs in Haiti. They are testament to how our approach builds local skills, stimulates local demand and creates permanent change in construction practice.

Our homeowner-driven approach outlined in the primer fundamentally shifts the way postdisaster housing reconstruction is delivered – to one that is sustainable, affordable and culturally appropriate.

We have made great strides and are motivated now more than ever to spread our knowledge and technical expertise to enable all homeowners, regardless of income, to live in safer houses. On behalf of Build Change, thank you for your continued support. Together, we can continue to save lives and create sustainable change in construction practice.

Elizabett H Strand

Sincerely,

Elizabeth Hausler Strand Founder and CEO

Where We Work

Haiti



Build Change began work in Haiti after the 2010 earthquake.

Since then, we have been working with homeowners, builders, engineers, materials manufacturers, and government officials to rebuild and retrofit safe houses.

Indonesia



Build Change started our work in Aceh after the 2004 earthquake and tsunami. We also implemented homeowner-driven housing reconstruction programs in West Sumatra after the 2007 and 2009 earthquakes.

In 2010 we began partnering with technical high schools to offer training in earthquake-resistant design and construction to vocational teachers and students.

Many houses were tested by an earthquake on September 30, 2009. None that met our minimum standards for earthquake safety sustained damage.

People's Republic of China



After the devastating 2008 Sichuan earthquake, Build Change implemented homeowner-driven housing reconstruction programs in China from 2008 until 2011.

During that time, we also trained government officials and technical high school students on earthquakeresistant design and construction techniques and created and distributed materials on safe construction.

How We Work: Build Change's Six Strategic Steps to Build Safe Houses







1. Learn First

Why did houses collapse in this earthquake? Why did they not?

We start out with forensic engineering studies after earthquakes to make sure the same mistakes are not made twice.

2. Design Earthquake-Resistant Houses

What types of houses do people want to build here, now?

It is easier to make minor, low or no-cost changes to existing ways of building than to introduce a completely new technology or to reintroduce a traditional building method that has gone out of style.

3. Build Local Skills

How can we disseminate this knowledge to masses of engineers and builders?

The best designs in the world will not save lives if they are not built properly or if local engineers remain unsure how to design them.

4. Stimulate Local Demand

How can we convince a rural homeowner with little money to invest more in building a safe house?

Make it affordable, easy to implement, and leverage the window of opportunity that exists immediately following an earthquake disaster.

And, how can we make it easy for local government officials to enforce building codes?

Create simple building codes, training seminars, and inspection systems that work in rural areas with little infrastructure, budget, time and personnel.

5. Facilitate Access to Capital

What is the minimum amount of funding required to build a safe house?

Build Change partners with governments and financing institutions to provide access to capital that is contingent upon meeting minimum standards for construction quality.

6. Measure the Change

Are people building safe houses now and will they do so after we leave?

Seeing homeowners building safe houses with their own resources – not simply living in houses built for them – is the true test of sustainable, long-term change.

Build Change's six-step model works for the following reasons:

Consistent with local culture. Build Change uses local materials and design.

Inclusive. Build Change includes all people involved in the reconstruction process.

Affordable. Build Change uses low- or no-cost construction improvements.

Sustainable. Build Change helps people help themselves.

Scalable. Build Change trains government and other relief agency officials to spread these earthquake-resistant practices – exponentially helping more people.

2012 Highlights

Build Change Impacts

	2012*	Cumulative Total** (2004 - 2012)
Safer Houses	1,339	20,299
Better Builders	953	3,747
Trained Engineers	2,247	5,846
Empowered Homeowners	1,413	10,423



^{**}Includes impacts in Indonesia, Haiti and China.

In 2012, Build Change continued implementing its sixstep, homeowner-driven model in Indonesia and Haiti and putting in place the infrastructure that creates longterm change in construction practice.

Highlights include:

Advocacy

Developed a primer on post-disaster housing reconstruction that was published by USAID, fundamentally shifting the way post-disaster housing reconstruction is delivered.

• Better Building Materials Training

Mentored 57 small- and medium-sized block makers to improve the quality of concrete blocks and create a market for those blocks in Haiti.

Facilitated the creation of 33 jobs in Haiti due to blockmakers' increased revenues after following Build Change recommendations for producing safer, stronger blocks.

Analyzed and tested more than 300 blocks from Haitian block makers to inform Build Change's recommendations for block production techniques to meet Government of Haiti and international guidelines.

Collaborations

Established a collaborative relationship with the West Sumatra Provincial Education Bureau to institutionalize earthquake-resistant design and construction training into the vocational school curriculum.

Assisted in producing the Haitian Ministry of Public Works (MTPTC) national retrofitting guideline, and in partnership with Degenkolb Engineers, wrote the technical appendix to the guide.









Rebuilding

Completed one of the largest housing reconstruction projects by size to date: With partner Caritas-Cordaid, Build Change provided technical assistance to homeowners who completed more than 1,000 homes, which has provided more than 5,800 people with safe, permanent housing.

Supervised the building of over 1,300 safer, permanent houses, assisting 6,500 earthquake survivors with safe, permanent housing.

Retrofitting

One of the first organizations to implement structural retrofitting of damaged houses as a permanent housing reconstruction solution in Haiti.

Developed sustainable, homeowner-driven financing models in pre-disaster environments to enable people in developing countries to retrofit safe houses before an earthquake strikes.

Provided technical supervision for the retrofit of nearly 900 houses in Haiti.

• Training for Permanent Change

Expanded the vocational training program in West Sumatra and into Bengkulu, training more than 1,800 vocational students, 140 teachers and 210 education supervisors in earthquake-resistant design and construction techniques.

2012 Indonesia Program Highlights

Build Change Impacts: Indonesia

	2012	Cumulative Total (2008 - 2012)
Safer Houses	36	17,578
Better Builders	-	1,244
Trained Engineers	2,214	5,535
Empowered Homeowners	38	5,290

In Indonesia Build Change continued providing technical assistance and training on the fundamentals of earthquake-resistant design and construction practice.

2012 highlights include:

• Empowering Homeowners to Rebuild Safely.

Build Change provides technical assistance to homeowners by guiding them through the process of selecting a design, drawing a layout, estimating costs and supervising construction. By empowering homeowners to oversee the safe construction of their homes, they feel confident that their new home will keep them safe and accommodate their needs.

Build Change provided hands-on, technical assistance to an additional 38 homeowners in West Sumatra whose homes collapsed or were damaged during the powerful 2009 earthquake. Our guidance enabled them to complete 36 safer homes in 2012.

Facilitating Access to Financial Incentives to Finish **Rebuilding Safely.**

The national government provided homeowners roughly \$1,700 to rebuild their house after the 2009 Padang earthquake. Our financial incentive program augments this stipend with an additional \$30, awarded upon reaching minimum standards for earthquake safety, or to help purchase materials used to reach minimum standards.

Thirteen homeowners received a financial incentive from Build Change to complete rebuilding their homes using safe earthquake-resistant construction. This program demonstrates that even minimal support can impact a family's ability to live in a safe home.

Expanding Vocational Training Program to Create Sustainable Change.

A key component to changing construction practice permanently is building a sustainable pipeline of construction professionals who understand the risk of housing collapses due to earthquakes and have





the skills to build safe houses. We partnered with many vocational high schools in Indonesia to teach students in construction-related tracks, including engineering and architecture, about the fundamentals of earthquake-resistant design and construction.

Thanks in part to the Caterpillar Foundation's and Fondation Philanthropia's generous investments in Build Change's vocational training program, Build Change trained 142 vocational teachers, 1,861 students, and 211 education supervisors in the fundamentals of earthquake-resistant design and construction. We also expanded our technical training program to the Bengkulu Province.

In addition, Build Change helped teachers incorporate the lessons into their curricula and established a collaborative relationship with the West Sumatra Provincial Education Bureau. This work ensures the next generation of construction professionals has the skills to build earthquake-resistant houses.

• Building Partnerships to Scale Impacts.

During the year, Build Change continued to forge partnerships with education bureau officials, partner organizations, and government agencies to raise awareness of the fundamentals of earthquakeresistant design and construction and develop plans to implement these techniques into the vocational training school curricula.

By working with these groups, Build Change can reach even more homeowners and community members with safe building practices and reduce the risk for disaster.

2012 Indonesia Program Success Stories



They can ensure that the tragedies from earthquakes they have witnessed in the past will never happen again.

Mr. Dinin believes that all students who major in construction, no matter what their focus is, should have basic construction training.

SMKN 2 Lubuk Basung, a vocational high school for technical students, partnered with Build Change to train its students in earthquake-resistant design and construction (ERDC). This school focuses on vocational training in carpentry. The Headmaster, Mr. Dinin, is a former civil engineer who recognized the importance of ERDC training both for his students' careers and for the impact on the greater public in Indonesia. Through Build Change, students received hands-on practical ERDC training, and the schools' instructors learned how to administer ERDC training to future classes. Since the instructers were trained to give ERDC education, the school has seen increased enrollment in their construction and design courses.

Students applied their ERDC training to build a headmaster room and the library at the school.

Mr. Dinin believes that Build Change training combines well with his mission to expand his students' skills in construction. For Mr. Dinin, his hope is that the Build Change technical team can continue to develop the capacity of his teachers so they can ensure that the tragedies from earthquakes they have witnessed in the past will never happen again.



"I am happy and feel confident by having this safe house where I can ensure the safety of my daughter."

"I won't be relocated; of course I am aware this area is prone to earthquakes, but I can do something about it."

Imil's old timber house collapsed during an earthquake in 2007, after being damaged by a quake in 2004. Gunung Rajo, Batipuh, West Sumatra, like most of Indonesia, is in an area of high seismic activity. Local government planned to relocate homeowners, but they were reluctant to leave. Imil said, "I won't be relocated; of course I am aware this area is prone to earthquakes, but I can do something about it."

She said Build Change helped her improve her house by giving technical assistance. She learned how to build a safe house, and why the various small changes are necessary.

Imil's house now meets the minimum standard for earthquake-resistant construction: there is an overlapping connection between the plinth beam and the column, the timber joins are strong, using mortise and tenon, and there is diagonal bracing on every corner.

This home will be safe in earthquakes and hurricanes, and Imil gets to stay in her community rather than being relocated.

Imil is proud of her new home: "I am happy and feel confident by having this safe house where I can ensure safety of my daughter".

2012 Haiti Program Highlights

Build Change Impacts: Haiti

	2012	Cumulative Total (2008 - 2012)
Safer Houses	1,303	1,383
Better Builders	953	2,403
Trained Engineers	33	146
Empowered Homeowners	1,375	4,204

In Haiti Build Change continued using a sustainable, bottom-up, homeowner-driven approach to post-disaster reconstruction.

2012 highlights include:

and supervising construction.

Empowering Homeowners to Rebuild Safely.
 Build Change provided hands-on, technical assistance to 1,375 homeowners during permanent housing reconstruction and retrofitting by guiding them through the process of selecting the structural system or retrofit solution, drawing a layout, estimating costs

Over 1,300 earthquake-displaced families completed new or retrofitted permanent homes, enabling more than 6,300 people to live in a safe, secure home.

Building Capacity to Change Construction Practice.
 Building local capacity changes construction practice permanently; construction professionals can continue to build safer homes once technical assistance and funding end.

Build Change trained and provided on-the-job technical assistance for 986 builders and engineers in safe housing design and construction methods.

The new House of Knowledge in Haiti showcases earthquake-resistant construction techniques. Inside the house, community members can find posters of safer building techniques and examples of safe and unsafe building materials and construction methods.

 Implementing Structural Retrofitting as a Permanent Housing Solution

Build Change was one of the first organizations to implement structural retrofitting of damaged houses as a cost-effective permanent housing reconstruction solution in Haiti.

In 2012, Build Change provided technical supervision for the retrofit of nearly 900 houses – helping



earthquake survivors to get into permanent housing quickly and cost-effectively.

 Strengthening the Supply Chain and Creating Jobs through Better Building Materials.

Using local materials and creating local jobs are essential to sustainable, long-term recovery after a disaster. Build Change, in partnership with Save the Children and the Blue Dawn Foundation, worked with 57 material suppliers to improve the quality of concrete blocks produced by small- and medium-sized block manufacturers to meet minimum standards for construction in seismic zones.

Build Change facilitated the creation of 33 jobs due to blockmakers' increased revenues after following recommendations for producing safer, stronger blocks..

 Providing Technical Support to the Ministry of Public Works (MTPTC) to Scale Impacts.

In 2012, Build Change provided extensive detailed comments on the MTPTC Yellow House Repair Guideline, used on over 20,000 houses.

Build Change also participated in the retrofitting working group to review the MTPTC Retrofitting Guide for Earthquake- and Hurricane-Resistant Low-Rise Buildings and wrote its technical appendix in partnership with Degenkolb Engineers.

 Raising Awareness of Safe, Earthquake-Resistant Building Methods.

In 2012, Build Change distributed 18,000 flyers and posters on safe building practices to government agencies, NGOs, service organizations, technical schools and building material suppliers. We also distributed 1,000 Better Construction Binders for homeowners, 250 booklets on the opportunities of producing good-quality bricks, and ran radio ads on popular radio stations that encouraged the use of safe building materials and construction methods.

2012 Haiti Program Success Stories





Oramene has been able to resume her sewing business, earning a living and providing for her family again.

The front half of Oramene Lamarre's house collapsed during the 2010 Haiti earthquake.

She was unable to run her old sewing business out of a tent, and the lack of income meant that there was no money to repair their home.

In 2012, Oramene was approached by Build Change engineers, who evaluated her damaged house to see if it was possible to retrofit it. Retrofitting is the process of bringing a damaged house up to earthquake-safe standards by addressing the damage and by making changes which strengthen the overall structure.

Oramene sat down with our engineers and agreed on a retrofit design that met her family's needs, including a front area where she could re-establish her sewing business. She then received a \$2,800 subsidy from Cordaid to conduct the retrofit work under the technical supervision of Build Change.

Oramene has been able to resume her sewing business, earning a living and providing for her family again.

She believes that not only is her house safer, it is prettier than it was before the earthquake, as her sons have painted it her favorite colors: pink and orange.



After training, his daily block production increased from 300 to 2,000 blocks per day and he hired six new staff to keep up with the increased demand.

Nicolas Chevelon lives in the Delmas 32 neighborhood, one of the most severely damaged areas from the January 2010 earthquake.

In 2011, he decided to start a block-manufacturing company. Nicolas invested about \$11,000 in mechanical machinery and hired 12 employees from his neighborhood. His initial blocks were of such a poor quality that they were only purchased by neighbors and residents in Delmas 32. No other potential buyers wanted to pay to transport a poor-quality block.

In 2012, Nicolas was approached by Build Change to participate in a program to improve the quality of his blocks. After training, Nicolas' blocks went from 4 to 14.36 MPa, twice the minimum strength for earthquakeresistant building.

With these impressive results, word spread that there was a block maker in Delmas 32 able to produce highquality concrete blocks, and Nicolas broadened his market to include customers outside of the Delmas 32 neighborhood.

His daily block production increased from 300 to 2,000 blocks per day. Nicolas hired six new staff to keep up with the increased demand.

Our Supporters

It is through the extraordinary generosity and support of our partners and donors that makes achieving our mission possible. Together, we can create permanent change in construction practices in developing countries that saves thousands of lives.

Individuals

Anonymous Donors Alexis Barber Debra Beebe Marguerite Bello Cece Bloomfield Jon Bourne Sean Callan Rebecca Cariati Scott Cooper Matthew Dadswell Molly Ehrlich Michael & Sorrel Fisher

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Gifts of Tribute

Matthew d'Alessio, In Honor of Dayanthie Weeraratne & Ramon Calderon

Partner NGOs

CAFOD CARE

Cordaid

French Red Cross

German Red Cross

J/P Haitian Relief Organization

Save the Children

Gifts in Kind

Cisco Systems, Inc. **Degenkolb Engineers Guy Nordenson & Associates** Tim Hart **Hudicourt-Woolley** Morrison & Foerster, LLP

Save The Children

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Risk Management Solutions

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Construction Service Group

The School of Architecture at University of Illinois at **Urbana-Champaign**



Financials

TOTAL ASSETS

Build Change condensed audited financial information for the year ending December 31, 2012.

Statement of Activity						
		Unrestricted		Temporarily Restricted		Total
REVENUE AND SUPPORT	_					
Grant Income	:	\$ 2,376,085	\$	225,000	\$	2,601,085
Contract Income		540,314		_		540,314
Individual Contributions		136,286				136,286
Program Fees		1,015		_		1,015
Interest Income		(2,745)		_		(2,745)
Net Assets Released from Restrictions		450,000		(450,000)		_
Total Revenues and Support		3,500,955		(225,000)		3,275,955
EXPENSES						
Program Services:						
Haiti		2,778,374		_		2,778,374
Indonesia		400,132		-		400,132
Technical Consulting		32,969		_		32,969
Total Program Services		3,211,475		_		3,211,475
Management & General Services:						
Fundraising		161,611		-		161,611
General and Administrative		295,778		_		295,778
Total Management and General		457,389				457,389
Total Expenses		3,668,864		_		3,668,864
DECREASE IN NET ASSETS		(167,909)		(225,000)		(392,909)
NET ASSETS – BEGINNING OF YEAR		1,223,480		800,000		2,023,480
NET ASSETS – END OF YEAR		\$ 1,055, 571	\$	575,000	\$	1,630,571
Statement of Financial Position						
ASSETS		LIABILITIES AN	D NET	ASSETS		
CURRENT ASSETS		CURRENT LIAB	IIITIES			
Cash - Unrestricted	\$ 824,913	Accounts Paya			9	17,965
Accounts Receivable	354,795	Due to Related				17,750
Donations and Grants Receivable - Short-Term	475,000	Credit Cards Pa				13,411
Prepaid Expenses	24,162	Accrued Liabili	,			122,496
Total Assets	1,678,870	Total Curren	nt Liabil	ities		171,622
PROPERTY AND EQUIPMENT		NET ASSETS				
Equipment and Furniture	93,389	Unrestricted				1,055,571
Less: Accumulated Depreciation	(26,102)	Temporarily Re	estricte	d		575,000
Total Property and Equipment	67,287	Total Net As				1,630,571
OTHER LONG-TERM ASSETS		TOTAL LIABILIT	IEC AN	ID NET ASSETS	\$	1,802,193
Donations and Grants Receivable - Long-Term Deposits	50,000 6,036	IOIAL LIABILII	IES Al	ID NEI ASSEIS	Ş	1,002,193
Total Other Long-Term Assets	56,036					
	,					

Note: Build Change's financials are based on an audit conducted by CliftonLarsonAllen LLP. The full audit report is available upon request.

\$ 1,802,193

Board of Directors



Dr. Martin J. Fisher, Board Chairman

Dr. Martin J. Fisher is the co-founder and executive director of KickStart, a non-profit organization that develops and markets technologies that are bought by entrepreneurs to kickstart profitable small businesses. Martin has a Ph.D. in Mechanical Engineering from Stanford University.



Dr. Elizabeth Hausler Strand, Board President and CEO

Dr. Elizabeth Hausler Strand is the founder and CEO of Build Change. Elizabeth has an M.S. and Ph.D. in civil engineering from the University of Californian, Berkeley, and an M.S. in environmental science from the University of Colorado.



Tim Louis, Board Secretary and Treasurer

M. Timothy Louis is the director of finance and administration at Build Change, with over 15 years' experience performing complex financial analysis. Tim earned his M.B.A. with a concentration in Finance from the University of Chicago Graduate School of Business and his B.S. in Finance from Miami University.



Paul VanderMarck, Board Member

Paul VanderMarck is chief products officer of Risk Management Solutions, the world's leading provider of products, services, and expertise for the quantification and management of catastrophe risk. Paul holds a B.S. in civil engineering and an M.S. in structural and earthquake engineering, both from Stanford University.



Bruno Walt, Board Member

Bruno Walt founded a management and investment consulting firm in the Principality of Liechtenstein after a 30-year career in multinational Corporations (IBM, Roche, Hilti). He has held executive positions in finance and general management in North America, Asia and Europe. Bruno is an alum of the University of St. Gallen, Switzerland and INSEAD, Fontainebleau, France.

Contact Build Change

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Bandung, West Java, Indonesia

Build Change Regional Office Jl Pasir Luyu Barat 40 Bandung, West Java, INDONESIA



Join Us in Our Mission to Save Lives

Our work in reducing deaths, injuries and economic losses for vulnerable communities around the world is ongoing – and we couldn't do it without your support.

Learn More About What We Do

- Like us on Facebook: facebook.com/buildchange
- Follow us on Twitter: twitter.com/buildchangenews
- Join our LinkedIn community

Give Today

- o Donate
 - Visit www.buildchange.org and click "donate now".
 - Send your donation to:

Build Change 1416 Larimer St., Suite 301 Denver, CO 80202



Thank you for your continued support!



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