

**TERMS OF REFERENCE TO PROVIDE PROJECT MANAGEMENT CONSULTING
SERVICES FOR THE SUPERVISION OF CONSTRUCTION WORKS FOR
GREATER KUMASI INDUSTRIAL CITY**

1. Background

The World Bank is providing funding support to the Government of Ghana (GOG) towards the implementation of the Ghana Economic Transformation Project. The overall development objective of the Project is to promote private investments and firm growth in non-resource-based sectors. The guiding principle of the Project is to promote and strengthen a growth model that is conducive to economic transformation, to achieve higher rates of investment and productivity growth across the economy, especially in non-resource-based sectors.

The Government of Ghana (GoG) is implementing a comprehensive trade expansion and Industrialisation Policy and Programme aimed at transforming the country into a new manufacturing hub. In this regard, GoG recognizes the strategic importance of establishing industrial parks and special economic zones with world class infrastructure to enable investors (foreign and domestic) to competitively develop and operate a diverse range of manufacturing activities.

The Component on Crowding-in Investment under the GET Project seeks to enhance Government's efforts to promote widespread investment and spatially distributed Industrialisation by addressing the constraint of lack of quality infrastructure and affordable industrial lands in the country.

Resolving this constraint within the context of Ghana's ongoing industrialisation efforts, requires acceleration of the establishment of special economic zones and industrial parks to support investment in manufacturing, by providing quality infrastructure tailored to the strategic focus of Ghana's Industrialisation Programme. The Programme focuses amongst others, on Agro-processing, Pharmaceuticals, Automobile Assembly and Component Manufacturing, Textiles and Garments, Iron and Steel, Bauxite and Aluminum, Pharmaceuticals, Petrochemicals and the manufacturing of Machinery and Equipment.

The success of the Programme requires a mix of public and private sector investment in infrastructure, to achieve significant outcomes for job creation, improved balance of payments, enhanced exports and a reduction in imports.

The Government of Ghana has designated lands for the development of a new generation of Industrial Parks and Special Economic Zones. They include the flagship Greater Kumasi Industrial City Project and Special Economic Zone (5,000 acres); Builsa Agro-Processing Park (3,000 acres); Shama Export Processing Zone (3,200 acres, including West Park); and Sekondi Export Processing Zone (2,000 acres). The Tema Export Processing Zone is the first operational and fully occupied EPZ.

These strategically located lands, mostly greenfields present readily available opportunities for crowding-in private sector investment, but require initial public investment in critical infrastructure as a public good, to enhance the attractiveness of Ghana's offer to private sector developers and tenants to invest in the industrial parks.

A number of independently financed parks are being developed by private land developers. They include the Dawa Industrial City (2,000 acres), West Park (405 acres), Appolonia Business Park (2,325 acres), Petronia City Project (2,000 acres) and Silicon Accra Technology Park (60 acres).

Demand for well-serviced and affordable lands with quality infrastructure has increased significantly following the implementation of Government programmes that facilitate and directly support the private sector to invest in selected strategic sectors of the Ghanaian economy.

The Programmes include the following:

- i. The One District One Factory (1D1F) Initiative, which is a comprehensive programme of support for private sector investors to establish medium to large scale manufacturing enterprises in each of the 260 Districts of Ghana. To date a total of 296 1D1F projects are at various stages of implementation, out of which 125 factories are operational, whilst over 140 are under construction.
- ii. The Strategic Anchor Industries Initiative, which has the objective of developing new pillars of growth to anchor industrialisation in the Ghanaian economy. They include Automotive Assembly and Component Manufacturing, Machinery and Equipment Manufacturing, Pharmaceuticals, Garments and Textiles, Bauxite and Aluminium, Iron and Steel, Industrial Starch, Vegetable Oils and Fats, Petrochemicals and other Chemical industries. The focus on these new strategic industries has already yielded results. In the Auto sector, for example, implementation of the Ghana Automotive Development Policy has attracted global vehicle manufacturing companies, including Sinotruk, Volkswagen, Toyota and Nissan to establish assembly plants in Ghana.
- iii. The African Continental Free Trade Area (AfCFTA) also presents a major opportunity for both domestic and foreign companies to produce goods in Ghana for export to the Continental market.

2. The Greater Kumasi Industrial City and SEZ

Ghana is strategically an important business hub in the Gulf of Guinea and in West Africa. It is also the second largest economy in West Africa, maintaining strong strategic ties with Europe, Asia, North America and other regions of Africa.

Ghana is divided into 16 Administrative Regions, with Accra in the Greater Accra Region as the capital city.

The Ashanti Region, located in south central Ghana is the second most populous region, with Kumasi (pop. 3.5 million), as its capital. It is one of the most vibrant commercial and trading centres in West Africa, and is connected to 7 of the 16 regions of Ghana. It is also the transit corridor to the 4 landlocked Sahelian countries, namely Burkina Faso, Mali, Niger and Chad.

The proposed Greater Kumasi Industrial City (GKIC) Project covers 5,000 acres of contiguous land in three sections, Boankra, Abenase and Onwin. This includes a 500-acre Inland Port terminal being developed at Boankra as a logistics hub with warehouses for transit trade to the Sahelian countries and for the aggregation of goods and commodities produced in 7 regions of Ghana.

The GKIC has been designated as Ghana's flagship Special Economic Zone. The initial GKIC concept design and technical proposals were completed by the Ministry of Trade and Industry in 2018.

It is proposed to develop off-site infrastructure for the establishment of GKIC. In this regard, GoG is seeking to recruit an EPC Contractor for the construction of the off-site infrastructure for GKIC.

3. Objective of Consultancy Assignment

The Ministry intends to retain the services of a Project Management Consultant to ensure the efficient and effective supervision of the off-site infrastructure construction works for GKIC to be undertaken by the EPC Contractor.

4. Scope of Services

The Consultant will provide project management and construction supervision services in respect of the following construction works and other activities:

1. Land clearing and preparation
2. Road Construction: Single to dual carriage for main roads (Longitudinal/Latitudinal) and Single carriage links – 5km
3. Raw water supply to header station – 10,000cu.m/d
4. Water supply pipe network – 3,000m
5. 6 No. 1MVA Transformers at selected locations
6. Overhead Lines – 5km
7. Temporary Office
8. Security installations – Access control and aerial surveillance
9. Firefighting facilities (not limited to hydrants)

In addition, the Consultant will review engineering designs and drawings provided by the EPC Contractor for the construction works listed above.

5. Inputs

The Ministry of Trade and Industry will provide the Consultants with the Technical Proposals of the Contractor for the construction works. The Site Assessment Report and the Environmental and Social Impact Assessment will also be made available to the Consultant.

6. Outputs

The Consulting firm will be expected to provide the following as deliverables:

- Inspection of Works and Supervision Reports for each stage of the construction.
- Completion Certificates for each stage of the construction.

7. Team Composition & Qualification Requirements

A. The Firm

The Consultant will be a firm or a consortium of firms with a strong technical background and demonstrable operational strength to deliver this assignment according agreed schedule.

- Have undertaken at least 3 successful master-planning assignments for a project involving infrastructure development, in past 5 years, for named clients who are willing to serve as referees, at least one of which in relation to an industrial activity;
- Demonstrate being in operating as a consulting entity, for at least 10 years or more;
- Capacity Statement showing institutional capacity to deliver including description of the consultant's staff and associate consultant complement, mission statement, key corporate policies and core competences;
- Availability of adequate resources (technical and financial) to carry out the assignment
- Knowledge and experience of applicable regulatory and legal requirements; and
- The must also submits the following requirements:
 - A Valid/ Original Business Registration Certificate or Business Licenses in conformity with the provisions of the laws of the country of the bidders;
 - A Valid/ Up-to-date Original Copy of Tax Clearance Certificate from the relevant authority in compliance with the provisions of the laws of the country of the bidders;
 - Audited Financial Statements of the bidders for the last Three (3) Financial Years (2019, 2020 and 2021);
 - The firm shall submit A cover letter explaining how key personnel's capabilities are best suited to assisting in carrying out the assignment;
 - Provide names, phone numbers and contact people at three organizations for whom your team have performed similar work.

B. Key Personnel

The firm must also have the following key personnel:

ID	KEY EXPERT	QUALIFICATION	YEARS OF EXPERIENCE IN SIMILAR WORKS REQUIRED
1	Project Manager	B. Sc Civil Engineering or B. Sc Mechanical Engineering & M. Sc Project Management	20
2	Structural Engineer	M.Sc. Structural Engineer	15

ID	KEY EXPERT	QUALIFICATION	YEARS OF EXPERIENCE IN SIMILAR WORKS REQUIRED
3	Mechanical Engineer	B. Sc Mechanical Engineering	20
4	Electrical /Instrumentation Engineer	B. Sc Electrical Engineering	20
5	Transportation Engineer	B. Sc Civil Engineering & M. Sc Transportation Engineering	15
6	Architect	M.Sc. Architecture	15
7	Environmental Expert	B. Sc Environmental Science	20
8	Civil /Highway Engineer	B. Sc Civil Engineering	20

8. Duration of Engagement

The period of engagement of the Project Management Consultant shall be 24 months.

9. Reporting Requirements

The Consultant will report to the Chief Director of the Ministry and the Project Coordinating Unit of the Ghana Economic Transformation Project.