

**RIVERS STATE INVESTORS' FORUM 2011**

**The Government of Rivers State**



**RSUST New Campus Development Project**  
14B, Herbert Macaulay Street, Amadi Flats, Old GRA, Port Harcourt, Rivers State, Nigeria.

**Leader Consultant:**



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## INVESTMENT OPPORTUNITIES:

The Government of Rivers State of Nigeria wishes to partner with reputable local and foreign investors, either as corporate entities, or as individuals, for the cost-effective construction of forty-five (45) selected buildings and structures, estimated to cost about 250 billion naira, in a proposed world-class university campus, scheduled to be located in Greater Port Harcourt City Phase 1A, on over 210 hectares of land.

The environment of the new campus should be sufficiently conducive to attract both students and academic staff from all over the world. The quality of education envisaged there should be enough to attract valuable foreign exchange as revenue from school fees alone, while concurrently helping to reduce capital flight from Nigeria. The new campus, should serve as a landmark testimony of the changes that the good people of Rivers State would benefit from the stewardship of Right Honourable Chibuike Rotimi AMAECHI, for posterity.

*Hon. (Mrs.) Vivien BRAIDE, Project Director RSUST New Campus*

## BACKGROUND INFORMATION & PROJECT WORK SCOPE:

The New Campus Development Project is a special project in the Office of the Executive Governor, coordinating the efforts and resources of various stakeholders (investors, financial institutions, consultants, contractors, and government) to ensure the timely and cost-effective construction of a world-class university campus in Port Harcourt. The Project Office is at #14B, Herbert Macaulay Street, Amadi Flats, Old GRA, Port Harcourt, Rivers State, Nigeria.

Phase 1 of the MASTER PLAN of the new campus involves the construction of seven (7) faculty buildings, a graduate school, the Administration/Senate Building, an ICT centre, a Student Union Building, a campus health centre, two (2) main cafeteria, a university library, an amphitheatre, a shopping centre, a church, a nursery/primary school, a secondary school, a fire station, a CCTV security control centre, a campus police station, a maintenance block, a staff club, six (6) high-rise buildings (*i.e. ground floor + 4 floors*) in a residential area to accommodate up to 1,400 academic staff, eight (8) duplexes as residences of deans of faculties, a Vice Chancellor's lodge, and twelve (12) high-rise (*i.e. ground floor + 7 floors*) buildings to accommodate 21,000 students.

It is estimated that Phase 1 of the MASTER PLAN would take three (3) years to complete, and would be very capital-intensive. This has led the Government of Rivers State to consider supplementing the cost of developing the new campus through workable partnerships with interested private investors worldwide.

The Government of Rivers State has therefore taken the lead, and committed about 30% of the estimated total construction cost of the new campus, to jump-start the project, for the construction of the Administration/Senate Building, a Graduate School, and the faculties of Agriculture, Science, Engineering, Management, Environmental Science, Technical Education, and Law. Government is also intensifying efforts at creating a conducive and enabling business environment for prospective local and foreign private partners, in order to supplement its efforts at establishing a centre of academic excellence that meets global benchmarks of quality in Port Harcourt, Rivers State.

## INVITATION TO PROSPECTIVE INVESTORS:

The Government of Rivers State now cordially invites interested local and foreign investors (*i.e. property and urban developers, banks, venture capital providers, and financial institutions*) to propose competitive and cost-effective PPP solutions for financing the construction (*and post-construction facility management*) of selected buildings and structures in the new campus. The PPP models that may be considered include Design-Build-Operate & Transfer (DBOT), Build-Operate & Transfer (B.O.T.), and Build-Own-Operate & Transfer (B.O.O.T.).

*Master Plan main features:*

*Development Area: 240 Has.*

*Total Built Area: 794,065 m<sup>2</sup>*

*Number of buildings included in First Phase:*

- Educational Area: 15*
- Residential Area: 12 (Student Hostels) and 16 (Staff Residences)*
- Singular and Services Buildings: 11*



*Master Plan for the RSUST New Campus, in Port Harcourt, Rivers State, Nigeria*



# SITE



### Master Plan infrastructure:

The RSUST New Campus Development Project is comprised in the Plan of Greater Port Harcourt. Its road Network constitute the frame in which the University Population will move. These networks are classified as follows:

- Main Road Network: Main road infrastructure for vehicular traffic.
- Secondary Road Network: It's design as a complement of the one aforementioned. This secondary road network is planned for light traffic and pedestrian use.
- Pedestrian Road Network: A capilar network that links all buildings and infrastructure





Faculty of Management Science

**Educational Area:**

The educational buildings included in the First Phase are seven faculties, the graduate school, a primary & nursery school and a secondary school.

The faculty buildings included in the First Phase are:

- Agriculture and demonstration farm
- Law
- Science
- Technical Education
- Environmental Science
- Engineering
- Management Science
- Graduate School

The university campus has a capacity for 21,000 students in its First Phase, and will finally accommodate 60,000 students in its final state.



Aerial view of the Faculty of Management Science



Secondary entrance to the Faculty of Science

Each faculty or university school has basement, ground floor and first storeys and comprises the following elements:

- Classrooms
- Laboratories
- Departments' office with common meeting rooms. Each department has the Head of department office with a secretary, a general secretary, individual offices for professors and departmental offices for lecturers or assistant professors
- Dean's office with secretary, a meeting room and a working area
- Parking Area
- Lecture Hall
- Security Point, Reception and Secretary
- Administration area, with individual office, archives and work areas
- Toilets, minimarket, bookshop, reprography and installation room



# EDUCATIONAL



View of the main entrance to the Student Residential Area

**Student Residential Area:**

There are three different typologies of hostels for student. All buildings have 7 storeys (ground floor + 6 floors) with parking space. The TBAs for the different typologies are of 33,675.37 m<sup>2</sup>, 24,368.88 m<sup>2</sup> and 25,426.77 m<sup>2</sup>.

Depending on the typology each building has an average of 625 double rooms, which allows accommodating an average of 1,250 students per building.

- Room size: Average area of 25 m<sup>2</sup>, some of them have a terrace of 3.71 m<sup>2</sup>
- Parking Area: 1,136.16 m<sup>2</sup>, with 32 lots
- Other Information: Access with Security Point, Reception and Waiting area, and the common spaces or living areas (1390 m<sup>2</sup>); toilets
- All bedrooms comprises a bathroom and two wardrobes.



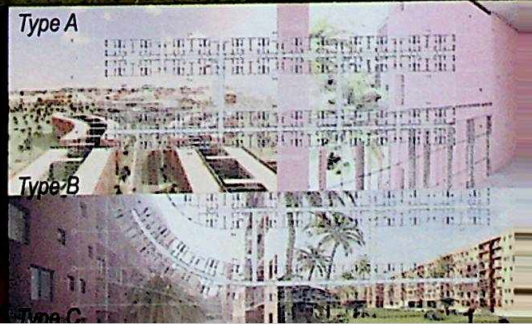
View of the hostels from the main road

Every building has been designed considering a criteria of sustainability (energy efficiency) looking for cross-ventilation and natural light in every room.

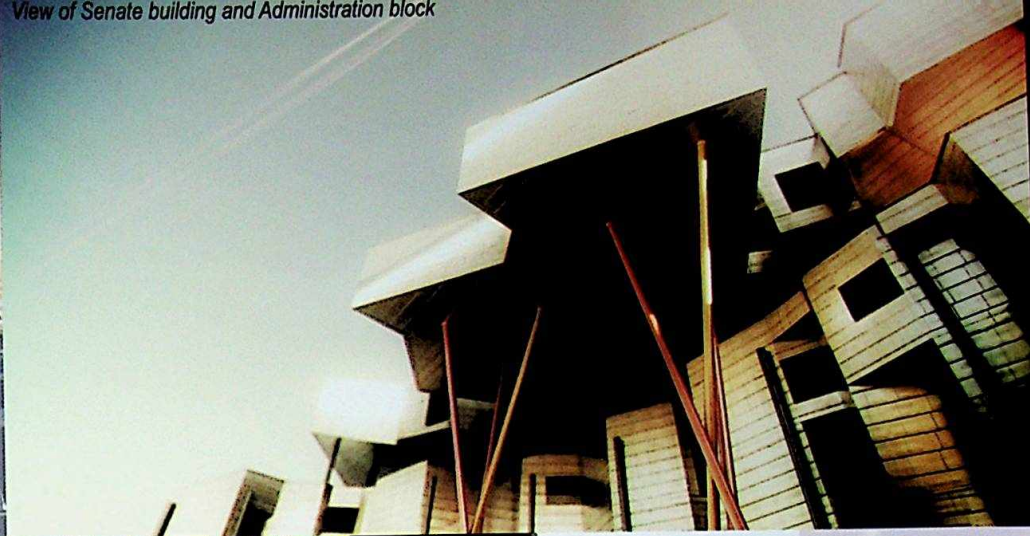
The buildings have a reinforced concrete structure with post-tensioned slabs. Each building comprises the following installations and services:

- Each Room: 1 wall mounted lighting, 2 ceiling light point, 3 sockets, 2 wall mounted network socket RJ45, 1 sprinkler, 1 smoke optical detector, hot water and cross-ventilation.
- General: CCTV, TV, sprinklers and fire hoses (fire protection system); fire alarm control, entry phone, internet, cross-ventilation, 4 vertical cores (with two lifts each).

The buildings facing the main road have premises in ground floor.



View of Senate building and Administration block



Singular Buildings:

The First Phase of the RSUST New Campus has a series of singular buildings or facilities that complement the educational and residential programme of the campus. The singular buildings comprised in the category are:

- Univeristy Senate building and Administration Block
- International Library
- Health Centre
- Student Union building
- Shopping Centre
- Amphitheatre
- Church

The university campus also includes a fire station, police post, CC centre, ICT and maintenance block.

Section in perspective of Senate building and Administration block

The Univeristy Senate building and Administration Block is a building of four storeys (basement, ground floor and three storeys). The upper floor is separated of the main structure by an open-terrace with views of the whole university campus.

The building comprises the following spaces and premises:

- Offices and Meeting rooms
- Vice Chancellor's Office and his secretary and direct collaborators offices.
- Cafeteria of 385 m<sup>2</sup>b and Exhibition Area of 600 m<sup>2</sup>b.
- University Senate Building of 1.000 m<sup>2</sup>.
- Parking area with 56 parking lots
- Security Point, Information Point, Reception and Secretary
- Administration area, with the administration secretary, archives and working areas
- Toilets and installation rooms



View of Senate building and Administration block

