

MEETING WITH THE NIGERIA GOVERNORS' FORUM (NGF) PERMANENT SECRETARIAT CONTRACTOR AND PROJECT CONSULTANTS HELD ON 25 JUNE, 2009 AT THE NGF SECRETARIAT

S/N	NOTES/RESOLUTIONS	ACTION
	<p><u>ATTENDANCE</u></p> <ol style="list-style-type: none"> 1. A.B Okauru - Director General 2. L.T Shittu – Executive Director (Strategy & Research) 3. M.A Jibia – Executive Director (Finance & Administration) 4. Chuku, C.C – Head, Legal 5. Fatima Y.U Katsina – Technical Assistant to DG 6. Timothy Daniel – Coplan Associates 7. Arc. Goke Ajagbe – Coplan Associates 8. Godspower Samuel – Three-3e Limited 9. Attah Solomon – Three-3e Limited 10. F. Egborode – Model Design & Development Co 11. Arc. Elie Chidiac – SAGETO Limited 12. SALIM Abou Jaoude – SAGETO Limited 13. Luka Sukai – Project Cost Consultants <p>The meeting started at 9.18am and was presided by the Director General (DG). He thanked them for responding to the invitation in spite of the short notice.</p> <p>The minutes of the last meeting was read and adopted following the amendments below:</p> <p>Salim Jaoude should read Salim Abou Jaoude.</p> <p>ED (F & A)'s telephone numbers are 08033141651 and not 08033141657.</p> <p>A distinction should be made between Luka Sukai and his company-Project Cost Consultants.</p> <p>He informed the meeting that the Forum would meet on Monday, 6th July and there was need to present an updated report on developments as they affected the Permanent Secretariat Project. He noted that even though the contract had been awarded and several other preliminaries taken care of, matters relating to the financials were yet to be finally resolved. This, he attributed to the meltdown in the economy.</p> <p>One of the earliest assignments that the Secretariat handled was the resolution of the uncertainties surrounding the Excess Crude Account culminating in the distribution of about 1.5bn USD which had greatly helped in easing cash flow challenges expected by the States. Before this, there had been a shortfall in the revenues accruing to the States compared to the Budgetary revenue, resulting in an understandable reluctance on the part of the governors to meet their commitments towards the project. The difficulties occasioned by the shortfall in revenue had been mitigated by Mr. President's approval in April of augmentation to make up for the shortfall.</p> <p>This according to the DG had been responsible for the seeming</p>	

delay in kick starting the project. He called for suggestions on the way forward.

The Project Consultant expressed the view that commencing the Project would motivate the governors and suggested that an option could be to scale down the project to about half of the original concept.

There was a danger of having the land revoked by the Federal Capital Development Authority (FCDA) for lack of development and that progressing the building to about six (6) floors would amount to substantial show of commitment as to avoid revocation.

The general feeling was that scaling down the project was not a viable option because of the attendant requirements that this would entail.

The meeting resolved that a more acceptable option would be to complete the twelve [12] floors but 'finish' about six [6] floors for immediate use.

The consultants also expressed discomfort with the delay in starting the project because of the steady increase in the price of building materials.

The DG informed the meeting that his impression from his interaction with the proposed Project Bankers, particularly Zenith Bank was they were not too keen on the project what with the exposure that this venture would occasion.

It was suggested that another way of reducing exposure to the banks was to market the project simultaneously with the construction. This would generate the funds needed to complete the project. In this regard, a professional Facility Manager should be engaged to help in getting potential tenants and it would also be the responsibility of the Facility Manager to manage the property from inception to completion. The Project Consultant, Timothy Daniel was given the task of finding a suitable company to fit the bill.

In response to what would be needed to get the project started, the meeting was informed that whilst 25% of the total cost would be needed to purchase the materials needed for the project, 45% of the total cost would be needed to complete the structural frame. The details of the exact figures would be presented to the Secretariat on Thursday, 2nd July.

Arc. Goke gave a brief description of the proposed building but it was agreed that a proper presentation would be made at the next meeting on 2nd of July by 11 am.

It was agreed that going forward the minutes of the meetings should be circulated days before the meeting.

The meeting ended at 10.14 am.

Chuku, C.C
Secretary