



Request for Proposals:

Strategic Investment for the
Completion and Operationalisation of
the Saglemi Affordable Housing Project
at Saglemi, near Prampram, Ghana

Introduction

The Government of Ghana, through the Ministry of Works and Housing, is pleased to invite proposals from local and international entities or investors for the completion and operationalisation of 1,506 units of the Saglemi Affordable Housing Project situated at Saglemi in the Greater Accra Region of Ghana, along the Tema-Aflao Highway.

This initiative seeks to engage experienced and reputable local and international entities or investors to efficiently complete and operationalise the project, thereby contributing to addressing the country's housing deficit and promoting socio-economic development.

This invitation signals the government's transition from direct involvement towards a model that leverages private sector innovation, expertise, and capital.



Project Background

Overview of the Saglemi Housing Project

The Saglemi Housing Project, launched in 2012, aimed to provide housing units to create a master-planned community contributing to addressing the affordable housing needs of Ghanaians. To date, 1,506 units are at various stages of completion. The project seeks a new direction to realise its full potential.

In the original master plan, this self-sustaining community, featuring a mix of townhouses, detached houses, and duplexes, is set to be complemented by

an array of properly laid-out infrastructure. Essential services such as waste holding bays, sewage treatment plants, reliable electricity, storm drains, and water supply systems are expected to be developed, alongside civic amenities including schools, clinics, retail outlets, commercial areas, recreational spaces, gyms, a police station, and other relevant ancillary facilities.

Progress to date

- **Construction Progress:** To date, a total of 1,506 housing units are at various stages of completion. These units form the initial phase of the housing project, laying the foundation for a comprehensive community development.
- **Land Acquisition:** A total land area of 2,172.5 acres was acquired for the project.
- **Land Development:** Out of the acquired land, 651.75 acres have been developed. This developed land encompasses the housing units and associated infrastructure that are currently in place.

Government's Intention to Invite Private Sector Participation

In recognition of the opportunities presented by private sector expertise and resources, the

government has decided to invite entities or investors to complete and operationalise the Saglemi Affordable Housing Project. This strategic decision seeks to leverage on the strength of the private sector to optimise resources, drive completion, and achieve our housing objectives efficiently.

Adapting to Evolving Objectives

The original objectives of the Saglemi Housing Project, set within a distinct socio-economic framework, are being revisited to align with evolving conditions and expectations. The government invites innovative proposals that present a balanced approach to achieving the project's socio-economic importance and ensuring its financial feasibility for potential private sector participants.

The Opportunity Ahead

The project extends beyond the mere construction

of housing units; it is an opportunity to innovate the future of residential living in Ghana. It presents the chance to establish new standards in sustainability, harness community integration, and embrace modern living concepts.

The selected entity will be at the forefront in completing and operationalising the construction of the existing structures and developing the required infrastructure, as well as steering the evolution of the project into a thriving, sustainable community that can serve as a blueprint for future housing initiatives.

Conclusion and Invitation for Proposals

We invite entities ready to undertake this transformative venture, promising not only financial returns but also the opportunity to contribute to a legacy in the Ghanaian real estate sector. The government is ready to support a proposal that embodies the core values of innovation, sustainability, and inclusivity, and welcomes bids that reimagine the Saglemi Housing Project as more than a collection of buildings, but as a dynamic and self-sustaining community integral to the advancement of Ghana's housing landscape.



Objective



The principal aim of this Request for Proposal (RFP) is to identify and engage a qualified private entity or consortium capable of injecting resources and innovation into the completion and operationalisation of the 1506 housing units at Saglemi Affordable Housing project. The government is committed to facilitating a seamless transition that will empower the selected entity to reimagine and execute the project's completion in a manner that aligns with the changing economic landscape.

Key Objectives

- **Strategic Investment:** Seek an entity with the capability and capacity to successfully complete and operationalise the project, employing innovative strategies.

- **Sustainable Investment:** Ensure the project delivers a lasting and equitable return on investment, contributing to addressing Ghana's housing deficit while upholding the principles of economic, social and environmental sustainability.
- **Vision Adaptation:** Realign the project's original goals with present-day economic and social realities, forming a nexus of sound investment strategy and impactful socio-economic development.

The Government of Ghana invites visionary proposals that outline a strategic business plan, including management and operational strategies that ensure the project's success and longevity.

Eligibility Criteria

The Ministry of Works and Housing is seeking experienced entities who have the capability and a proven track record to undertake the completion and operationalisation of the Saglemi Housing Project. To be considered eligible for this RFP, prospective investors must meet the following criteria:

Experience in Large-Scale Housing Projects: Bidders must demonstrate extensive experience in real estate development, particularly in completing and managing large-scale housing projects.

Financial Capacity: Applicants must have strong financial backing, with the ability to secure funding and sustain the project through to completion and beyond.

Legal Standing: Only limited liability companies are eligible to bid.

Compliance with Local and International Standards: Bidders must comply with all applicable local laws and regulations, including those pertaining to construction, environmental protection, and labour. International bidders are expected to adhere to internationally recognised standards and best practices.

Innovative Approach: The government is particularly interested in bidders who can bring innovative solutions to the table that will ensure the project's

success and sustainability.

Community and Social Responsibility: Bidders must show a commitment to community engagement and demonstrate how their involvement in the project will generate local employment and contribute to social welfare.

Technical and Managerial Ability: Evidence of technical competency and managerial capability to deliver on projects of this nature and scale.

Ethical Business Practices: A track record of ethical business practices and adherence to anti-corruption principles is mandatory.

Scope of RFP

Essential Outcomes and Opportunities for Innovation

The Saglemi Housing Project seeks a private sector entity capable of achieving the following essential outcomes, while also bringing innovative solutions to enhance the project's value and community impact

a) Completion of Housing Units: Ensure all 1,506 housing units underway are completed to a habitable standard, ready for occupancy.

b) Essential Infrastructure: Achieve comprehensive development of the following infrastructure to support residential life and ensure sustainability (infrastructure (underlisted but not limited):

- **Electricity:** Complete the distribution network, install transformers, sectional stations, and provide lighting for the units and other alternative power sources
- **Water Supply:** Connect water to all units, including the installation of pressure tanks and other alternative water sources
- **Sewerage Treatment:** Build a sewerage treatment plant for waste management.
- **Waste Disposal:** Develop a garbage disposal system or establish transfer stations.
- **Roads:** Connect the project to the N1 highway and repair the existing road network.
- **Any other infrastructure:** These infrastructure elements are critical to the project's success and must be executed with precision and foresight, considering future growth and technological advancements.



c) Legal and Regulatory Compliance: Adhere to all applicable laws, regulations, and building codes to ensure safety, legality, and sustainability.

d) Project Financing: Secure complete financial backing for the project's completion. The proposal must include a detailed financing plan that demonstrates the project's economic sustainability.

e) Environmental Sustainability: Implement environmentally sustainable building practices and infrastructure to minimise ecological impact.

f) Stakeholder Engagement: Engage effectively and continuously with all project stakeholders, ensuring local community involvement and support.

Within these foundational requirements, bidders are encouraged to leverage creative approaches to not only meet but exceed these standards. Innovative ideas related to design, technology, resource management, community integration, and operational efficiency are particularly welcome. Proposals should detail how these innovations will be implemented, their benefits, and how they will contribute to the overarching goals of the Saglemi Housing Project.



Proposal Submission Requirement

To ensure a comprehensive evaluation of all proposals, bidders are required to include the following elements in their submission:

a) Executive Summary: A concise overview of the proposal, highlighting the bidder's unique value proposition and how they intend to meet the project's objectives.

b) Company Profile: Detailed information about the bidder's organisation, including legal name, history, structure, and experience in similar projects. Include any consortium or partnership arrangements if applicable.

c) Proof of Eligibility: Documentation demonstrating the bidder meets all eligibility criteria outlined in Section 4 of this RFP, including legal standing, financing capacity, and relevant experience.

d) Project Proposal:

- **Development Plan:** A detailed description of the proposed approach to completing the Saglemi Housing Project, including timelines, milestones, and key deliverables.
- **Innovative Solutions:** Explanation of any innovative practices or technologies to be employed in the project, and how they will enhance the project's value, sustainability, or community impact.
- **Financial Model:** A comprehensive financing

model for the transaction is required.

- **Community and Social Impact:** Description of how the project will benefit the local community, including job creation, economic development, and social welfare.
- **Sustainability Commitments:** Detailed plans for incorporating sustainable development practices across the project.

e) Experience and Qualifications:

- Evidence of successfully executing large scale development projects.
- Qualifications of key personnel assigned to the project.
- References from previous clients or partners.

f) Risk Management and Compliance:

Identification of potential risks associated with the project and proposed mitigation strategies. Assurance of compliance with all legal and regulatory requirements.

g) Supporting Documents: Any additional documents or materials that support the proposal.

Submission Format and Deadline

Proposals should be addressed as follows and marked as

RE: RFP FOR SAGLEMI AFFORDABLE HOUSING PROJECT:

The Chief Director

Ministry of Works and Housing

P. O. Box M50

Ministries-Accra

(Attn: Head of Procurement Unit)

Proposal should be submitted in three copies (1 original, 2 copies) physically to the following address:

Head, Procurement Unit, Room G09, Ministry of Works and Housing, Accra, Ghana

During 08:00 to 17:00 Hours GMT on working days no later than 8th July, 2024.

Additionally, applicants must submit pdf electronic versions of their proposal to saglemi@mwh.gov.gh

Download this RFP and other attachments at <https://www.mwh.gov.gh/publications/>



Evaluation Criteria

Proposals submitted in response to this RFP will be evaluated based on a comprehensive set of criteria designed to identify the proposal that best meets the objectives of the Saglemi Housing Project. The evaluation will consider both qualitative and quantitative aspects of each proposal, focusing on the bidder's

ability to deliver a successful project that aligns with the government's goals for economic viability, social impact, and innovation. The following criteria will be used to assess each proposal:

TECHNICAL CRITERIA (30%)

S/No	Item Description	Points assigned (%)
1	<p>Alignment with Project Objectives</p> <ul style="list-style-type: none"> i. Degree to which the proposal aligns with the specified project goals and mandatory outcomes ii. The clarity, detail, and practicality of the proposed development and construction plans 	5%
2	<p>Experience and Track Record</p> <ul style="list-style-type: none"> i. Documented evidence of success in completing projects of similar nature ii. Credentials and skills of the individuals involved in the project iii. The credibility and relevance of the references provided iv. Evidence of local capacity 	12.5%
3	<p>Innovation and added value</p> <ul style="list-style-type: none"> i. Use of novel methods and technology in the project execution. ii. Contribution of additional benefits such as sustainable practices, community upliftment or any other project enhancements 	6.5%

S/No	Item Description	Points assigned (%)
4	<p>Community Impact and Engagement</p> <p>i. Approach to generating positive outcomes for the local community</p> <p>ii. Strategy for stakeholder interaction and ensuring the social, economic, and environmental impact of the project</p>	3%
5	<p>Risk Management and Compliance</p> <p>i. The approach to identifying, evaluating, and reducing and mitigating project risk</p> <p>ii. Strategy for adhering to all applicable laws, and regulations governing the project.</p>	3%

FINANCIAL CRITERIA (70%)

FINANCIAL MODEL AND VIABILITY

S/No	Item Description	Points assigned (%)
1	Robustness of Financial Plan including the Financial Structure	30%
2	Evidence of sufficient financial resources to undertake and see the project through practical completion and habitation.	30%
3	Prospects for ongoing operational sustainability and profitability	10%

Proposals will be initially screened for completeness and eligibility based on the Submission Requirements. Eligible proposals will then be evaluated according to the above criteria by a selection committee. The committee may request additional information or clarification from bidders as part of the evaluation process

Final Selection: The final selection will be made based on the proposal that offers the best overall value to the Government of Ghana, considering all evaluation criteria. The selected bidder will be invited to negotiate the final terms of their involvement in the Saglemi Housing Project.

Terms and Conditions

The Ministry of Works and Housing sets forth the following terms and conditions that govern the Request for Proposal (RFP) process for the Saglemi Housing Project. These stipulations are designed to ensure a fair, transparent, and legally compliant engagement with all participating entities. By submitting a proposal, bidders agree to abide by these terms and to engage in the RFP process with integrity and in accordance with the principles outlined herein.

a) Proposal Submission: Proposals must be submitted in conformity with the guidelines provided in this document. Any submissions received after the specified deadline, or not adhering to the prescribed format, may be subject to disqualification.

b) Compliance: Bidders are expected to comply fully with all local, national, and international regulations pertinent to the construction, real estate development, and any other relevant sectors.

c) Amendments: The Ministry reserves the right to amend, alter, or cancel the RFP, in part or in its entirety, at any stage if it is deemed to be in the best interest of the government and the public.

d) Acceptance: Submission of a proposal does not constitute a contract or imply a commitment of any kind from the Ministry. The Ministry reserves the right to accept or reject any or all proposals, or to annul the RFP process without providing any justification.

e) Inquiries: Any queries or requests for clarification must be directed to the designated point of contact within the Ministry, as specified in the RFP document.

f) Awarding: The contract will be awarded based on the criteria set out in this RFP and will be contingent upon negotiation and mutual agreement of contract terms.

g) Disputes: Any disputes arising from the RFP process will be resolved in accordance with the laws of Ghana and the procedures set forth herein.

h) Validity: Proposals must remain valid and open for acceptance for a period specified in the RFP, subject to extension by mutual consent.

Bidders are encouraged to carefully review these terms and conditions as part of the preparation of their proposal. Adherence to these guidelines is paramount and will form the basis of any subsequent contractual agreement.

Selection Process

The selection process for the Saglemi Housing Project RFP will be conducted in a rigorous, transparent, and objective manner to ensure the selection of the most suitable entity. The process will proceed as follows

a) Initial Screening: All proposals will first be screened for completeness and adherence to the submission requirements outlined in the RFP. Proposals that do not meet the mandatory submission criteria will be disqualified from further consideration.

b) Detailed Evaluation: Proposals that pass the initial screening will undergo a detailed evaluation based on the evaluation criteria specified in the RFP. Each proposal will be scored according to how well it meets the criteria, with weighted scoring applied as outlined.

c) Shortlisting: The highest-scoring proposals will be shortlisted for further consideration. The number of proposals shortlisted will depend on the quality of submissions received but is anticipated to be a select group that demonstrates the highest potential for fulfilling the project's objectives.

d) Clarifications and Presentations: Shortlisted entities may be requested to provide additional information or clarification on their proposals. Additionally, these entities may be invited to present their proposals in person or via a video conference to the selection committee, allowing an opportunity to discuss their proposals in greater detail.

e) Reference Checks and Due Diligence: The selection committee will perform reference checks and due diligence on the shortlisted entities to verify the information provided in the proposals and assess each entity's capacity to deliver on the project.

f) Final Selection and Negotiation: Based on the evaluations, presentations, and findings from due diligence, the selection committee will make a final recommendation for the award. The top-ranked entity will be invited to negotiate terms and finalize the agreement. If satisfactory terms cannot be agreed upon, the selection committee may proceed to negotiate with the next-ranked entity.

g) Award Announcement: The successful entity will be formally announced, and a notice of the award will be issued. Unsuccessful bidders will be notified and may request feedback on their proposals.

h) Contract Finalisation: Following the announcement, contract negotiations will commence with the successful entity, culminating in the signing of a contract. This contract will stipulate all terms and conditions of the project, including scope, deliverables, timelines, and payment schedules.

The Ministry of Works and Housing reserves the right to reject any or all proposals, to waive irregularities and formalities in proposals received, and to accept any portion of a proposal if it is deemed in the best interest of the Government of Ghana.

Contract Award

Upon completion of the selection process, the award of the contract for the Saglemi Housing Project will proceed under the following terms:

a) Notice of Award: The successful bidder will receive a formal Notice of Award (NoA) from the Ministry of Works and Housing, outlining the preliminary terms of engagement and the steps to finalize the contract.

b) Contract Negotiation: Following the NoA, a period of negotiation will begin, during which the specific terms and conditions of the contract will be finalised. Negotiations will include, but not be limited to, the scope of work, project timelines, payment schedules, performance standards, and any warranties or guarantees.

c) Due Diligence and Approval: Concurrently with contract negotiations, the selected bidder may be required to undergo a due diligence process. Final contract approval may be contingent upon the successful completion of this process, including the verification of financial, legal, and technical capacities.

d) Execution of Contract: Once terms have been agreed upon and due diligence has been satisfactorily completed, the contract will be formally executed. Both parties will sign the contract, which will then govern all aspects of the project delivery and management.

e) Commencement of Work: The work on the Saglemi Housing Project will commence according to the terms specified in the executed contract, beginning with a kickoff meeting to align on project

management procedures and communication protocols.

f) Performance Bonds and Guarantees: The successful bidder may be required to provide performance bonds or guarantees as a security for the fulfillment of their obligations under the contract.

g) Contract Administration: Throughout the duration of the project, the contract will be subject to ongoing administration and oversight to ensure compliance with the terms and conditions agreed upon. This will include regular reporting, milestone reviews, and audits as necessary.

h) Change Management: The contract will include provisions for managing changes in scope or terms, should they be necessary during the project's lifecycle. Any such changes will require written agreement from both parties.

i) Dispute Resolution: In the event of any disputes arising from the execution of the contract, a dispute resolution mechanism will be outlined in the contract, which may include mediation, arbitration, or litigation procedures, depending on the nature of the dispute.

The Ministry of Works and Housing aims to ensure that the contract award and administration process is conducted with the highest standards of transparency and fairness to all parties involved, with the ultimate objective of successful project delivery for the benefit of the people of Ghana.

RFP Schedule

To ensure clarity and facilitate effective planning for all interested bidders, the following timeline has been established for the Saglemi Housing Project RFP process:

a) RFP Issuance Date: Proposals are invited starting from **17th April 2024**.

b) Site Visit: A scheduled visit to the Saglemi project site is planned for **9th May 2024**. This visit will provide bidders with the opportunity to assess the project area and gather necessary information for proposal preparation.

c) Deadline for Submission of Proposals: All proposals must be submitted by **8th July 2024**, no later than 5 pm (GMT). Late submissions may not be considered for evaluation.

d) Evaluation of Submissions: The evaluation of all submitted proposals will take place from **9th to 15th July 2024**. During this period, submissions will be reviewed against the established criteria as detailed in the RFP.

e) Contract Negotiation: Following the evaluation, contract negotiations with the selected bidder will occur from **1st to 8th August 2024**. It is expected that the terms of the contract will be agreed upon during this phase.

f) Contract signing 30th August 2024

Please note that these dates are subject to change at the discretion of the Ministry of Works and Housing. Any changes to this schedule will be communicated promptly to all prospective bidders.

Contact Information

For inquiries please contact:

Head, Procurement Unit, Room G09, Ministry of Works and Housing, Accra

During 08:00 to 17:00 Hours GMT on working days.

The Government of Ghana is committed to realising the full potential of the Saglemi Affordable Housing

Project and invites proposals from qualified and dedicated entities or investors to complete and operationalise the 1,506 housing units. This initiative represents a unique opportunity to make a meaningful impact on Ghana's housing sector.

We look forward to receiving comprehensive submissions from potential investors and working together to achieve our shared goals.

Conclusion



The Ministry of Works and Housing appreciates the time and effort that all respondents will invest in their proposals for the Saglemi Housing Project. This RFP represents a significant commitment by the Government of Ghana to address the country's housing needs through private sector innovation and expertise.

We look forward to reviewing proposals that not only meet the technical and financial requirements outlined but also embody the spirit of partnership and progress that this project stands for. It is our hope that the Saglemi Housing Project will serve as a benchmark for future developments and a testament to

what can be achieved through collaborative efforts in national housing.

We encourage all bidders to present their most compelling solutions for consideration, and we anticipate the successful completion of a project that will benefit the citizens of Ghana for generations to come.



**Transparency policy
governing the process
for the selection of a
strategic investor**

Introduction:

The Ministry for Works and Housing is committed to upholding the principles of fairness, integrity, and transparency in all aspects of the Request for Proposal for completion and operationalization of the Saglemi affordable housing Project procurement process.

The Ministry for Works and Housing is committed to implementing this Transparency Policy to ensure that the Saglemi Housing Project procurement process is conducted with fairness, integrity, and accountability. By promoting transparency and actively engaging stakeholders, we aim to build trust, strengthen public confidence, and deliver successful outcomes for the benefit of all stakeholders involved in the project.

This Transparency Policy is designed to promote accountability, prevent corruption, and ensure that the procurement process is conducted with the utmost integrity and fairness.

A. Disclosure of Information:

- i. The Ministry will provide timely and comprehensive information regarding the Saglemi Housing Project procurement process to the general public, local and international entities or investors or contractors including tender notices, bid evaluation criteria, and contract award decisions.
- ii. All relevant documentation, including procurement guidelines, procedures, and regulations, will be made readily available to interested stakeholders to ensure transparency and understanding of the process.

B. Open and Competitive Bidding:

- i. The Ministry will conduct open and competitive bidding processes for the selection of local and international entities or investors or contractors for the Saglemi Housing Project.
- ii. All qualified bidders will be given equal opportunity to participate in the procurement process, and selection decisions will be based solely on merit, technical capabilities, and compliance with procurement requirements.

C. Conflict of Interest Management:

- i. The Ministry will establish clear guidelines and procedures for identifying and managing potential conflicts of interest among project stakeholders, including procurement officials, local and international entities or investors or contractors.
- ii. All officials of the Ministry involved in the procurement process will be required to disclose any actual or perceived conflicts of interest, and appropriate measures will be taken to mitigate such conflicts to ensure the integrity of the process.

D. Anti-Corruption Measures:

- i. The Ministry will implement robust anti-corruption measures to prevent bribery, collusion, and other forms of corruption in the Saglemi Housing Project procurement process.
- ii. All procurement officials and stakeholders will be required to adhere to strict ethical standards and codes of conduct, and any instances of suspected corruption will be thoroughly investigated and addressed in accordance with applicable laws and regulations.
- iii. The Ministry shall ensure and adhere to the highest ethical standards, both during the tendering process

- i. and throughout the execution of such contracts.
- ii. The Ministry shall ensure that the entire Procurement Process is devoid of Bribery, Extortion, Fraud, or any collusion be it an agreement between tenderers designed to influence the outcome of a tender or for the purpose of fixing by Tenderers of non-competitive prices of a tender.
- iii. Where the Ministry confirms a violation of this policy it shall investigate same and may take appropriate measures in line with the procurement laws and practices including the right to
 - ◇ reject a proposal to award a contract in connection with the respective procurement process; and/or
 - ◇ declare a firm and/or its personnel directly involved in corrupt practices, temporarily or permanently ineligible to be awarded future contracts of the Ministry.

E. Transparency in Decision-Making:

- i. The Ministry will ensure transparency in decision-making processes related to the Saglemi Housing Project procurement, including bid evaluation, contract award, and dispute resolution.
- ii. Decisions will be based on clear and objective criteria, and all stakeholders will be provided with explanations and justifications for procurement decisions to promote accountability and trust in the process.
- iii. The Procurement Processes shall comply with the procurement laws and practices of Ghana and in line with international best practices.

F. Stakeholder Engagement and Feedback:

- i. The Ministry will actively engage with stakeholders, including local and international entities or investors or contractors, and the general public, to solicit feedback and input on the Saglemi Housing Project procurement process.
- ii. Mechanisms for receiving and addressing complaints, grievances, and suggestions from stakeholders will be established to enhance transparency and accountability.

G. Publication of documents:

- i. In line with the proactive disclosure clauses of the RTI Act, the ministry undertakes to publish the following documents upon conclusion of this transaction:
 - ◇ All bids received
 - ◇ Evaluation report
 - ◇ Decision memo
 - ◇ Final agreement with the selected bidder



Work Plan

No.	Description	Start Date	Finish Date	Duration	Activity Owners
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■	Key milestone
■	Task being done
■	Off site activity

1.00	GHIS valuation of the SAHP per the current state				
1.01	Conduct valuation studies and submit report	08-Apr-24	05-May-24	28 days	GHIS/MWH
1.02	Make recommendation on the asking price range	06-May-24	10-May-24	5 days	TWG- Sub committee
2.00	Procurement of the Developer				
2.01	Development of Work Plan/Budget	27-Mar-24	04-Apr-24	5 days	TWG- Sub committee
2.02	Development of EOI	27-Mar-24	04-Apr-24	5 days	TWG- Sub committee
2.03	Presentation of Work Plan/Budget and EOI	05-Apr-24	05-Apr-24	1 days	TWG
2.04	Revision of Work Plan/Budget	07-Apr-24	07-Apr-24	1 days	TWG- Sub committee
2.05	Development of RFP - (Crash Programme)	11-Apr-24	14-Apr-24	3 days	TWG- Sub committee
2.06	Presentation of RFP	15-Apr-24	15-Apr-24	1 day	TWG
2.07	Finalization of RFP	16-Apr-24	16-Apr-24	1 day	TWG- Sub committee
2.08	Approval of RFP	16-Apr-24	16-Apr-24	1 day	TWG/MWH
2.09	Issuing of RFP	17-Apr-24	17-Apr-24	1 day	MWH
2.10	Site visit	09-May-24	09-May-24	1 day	TWG/MWH
2.11	Receipt of Proposals	08-July-24	08-July-24	1 day	MWH
2.12	Opening of Proposals	08-July-24	08-July-24	1 day	MWH
2.13	Evaluation of Proposals	09-Jul-24	15-Jul-24	1 week	TWG/MWH
2.14	Approval of Proposals	17-Jul-24	31-Jul-24	2 weeks	MWH
2.15	Contract negotiation	01-Aug-24	08-Aug-24	1 week	TWG/MWH
2.16	Issue letter of award	12-Aug-24	12-Aug-24	1 day	TWG/MWH
2.17	Issue letters to unsuccessful bidders	12-Aug-24	12-Aug-24	1 day	TWG/MWH
2.18	Receipt of letter of acceptance	26-Aug-24	26-Aug-24	1 day	Winning Bidder
2.19	Contract signing	30-Aug-24	30-Aug-24	1 day	MWH
3.00	Site Possession				
3.01	Sending invitation to stakeholder	02-Sept-24	06-Sept-24	1 week	MWH
3.02	Site preparation, logistics, etc.	02-Sept-24	23-Sept-24	3 weeks	MWH
3.03	Site procession ceremony	23-Sept-24	23-Sept-24	1 day	MWH



FAQs

Q1: What is the Saglemi Affordable Housing Project?

The Saglemi Housing Project, launched in 2012, aimed to provide housing units to create a master-planned community contributing to addressing the affordable housing needs of Ghanaians. To date, 1,506 units are at various stages of completion.

Q2: What were the original objectives of the Saglemi Affordable Housing Project?

The original aim was to construct 5000 affordable housing units funded by Government for sale to the public.

Q3: What is the current status of the project?

Currently, 1,506 units are at various stages of completion with limited essential infrastructure.

Q4: What is outstanding?

The outstanding tasks include the completion of 1506 housing units and the provision of associated infrastructure services like waste holding bays, sewerage treatment plants, consistent electricity, storm drains, and water supply systems.

Q5: What are the current objectives for the Saglemi Affordable Housing Project?

The project's current objectives include seeking enti-

ties or investors for Strategic Investment, Sustainable Investment, and Vision Adaptation. The government aims to engage parties capable of completing and operationalizing the project, ensuring lasting and equitable returns that align with socio-economic development.

Q6: What steps has the government taken to complete the Saglemi affordable Housing Project?

To complete the Saglemi Housing Project, the government, through the Cabinet, issued a directive to the Ministry of Works and Housing for the completion of the project. A technical working group was set up to oversee and drive the process of completing the project. The government has commenced the process of securing strategic investment from private entities or investors to immediately complete the remaining 1506 housing units and operationalize the project.

Q7: Who is eligible to submit a proposal for the Saglemi Affordable Housing Project?

Experienced local and/or international entities with a proven track record in large-scale projects, strong financial backing, compliance with local and international standards, an innovative approach, community and social responsibility, technical and managerial ability, and ethical business practices are eligible to submit a proposal.

Q8: How will government select the strategic entity or investor for the completion and operationalisation of the project?

To ensure transparency, the Ministry of Works and Housing will employ an International Competitive Tendering procurement approach. A Request for Proposal (RFP) will be issued, outlining the necessary requirements and expectations to potential strategic entities or investors. An independent body will assess all received proposals and provide recommendations to the Ministry for consideration and eventual award to the selected bidder.

Q10: What are the timelines associated with requesting for proposal for the selection of the strategic entity or investor?

Issuance of RFP - 17th April, 2024

Receipt of Proposals - 8th July 2024

Approval of Proposal - 17th July 2024

Signing of Agreement - 30th August 2024



