

WESTEX VENTURES SL LIMITED

**PROPOSED HOSTEL COMPLEX PROJECT AT
MALEJOR, GREATER ACCRA REGION IN
THE REPUBLIC OF GHANA**

TENDER EVALUATION REPORT

CONSULTANT

**ETNIK INTERNATIONAL LTD
P. O. BOX SD 78,
STADUIM, ACCRA**

MARCH 2007

WESTEL VENTURES SL LIMITED

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INTRODUCTION

Westex Ventures SL Limited intends to undertake the erection a student's hostel complex at Malejor in the Greater Accra Region of Republic of Ghana. In pursuance of this objective, Design and Tender Documentation were undertaken and Tenders invited for the execution of the Works.

The Works to be undertaken under the proposed contract comprise the erection and completion of the following structures:

- three-storey male hostel block
- three-storey female hostel block
- 2-Units single-storey three bedroom administrators quarters
- single-storey Club house
- generator house
- pump house and
- associated external works

The following is a report covering the evaluation of the tenders received from prospective building contractors for the erection of the above structures. As part of the evaluation a recommendation for an award of the contact to the most responsive and competitive tenderer will be made. .

INVITATION TO TENDER

The Project Consultant Ethnik International Limited by a letter dated 10th January 2007 and referenced EIL/WVL/2007/01 invited the following selected contractors to participate in the tender for the Hostel project.

1. Minaglow Limited of P. O. Box MB 94, Ministries, Accra
2. Multi Tridax Complex Ltd of P. O. Box 484, Kanda, Accra.
3. Rinacand Company Ltd of P. O. Box AN 15020, Accra
4. Westmark Contruction Limited of P.O. Box GP 216, Accra.
5. Willicann Construction Limited of P. O. Box 96, James Town, Accra.

PRE-TENDER MEETING

A pre-tender meeting was held on the 19th January 2007 in the offices of Ethnik International Limited at East Legon in the Greater Accra Region. The purpose of the meeting was to offer explanation, to clarify any misunderstanding and to answer questions on any matter with respect to the tender.

EXTENSION OF TENDER PERIOD

Tenders were required to be submitted not later than 10.00 am on Friday 26th January 2007.

However due to a request for an extension of the tender period made by a majority of the tenderers, the date for the submission of tenders was extended to 3.00 pm, Tuesday 6th February 2007.

TENDER SUBMISSION

All tenders were required to be deposited in the tender box at the offices of the Consultant on or before Tuesday 6th February, 2007 at 15Hours GMT. Any tender submitted after the said time and date was to be rejected and returned unopened to the tenderer.

TENDER OPENING

The opening of the tenders received was carried out at the office of the Consultant. The opening commenced at 3.00pm on Tuesday February, 2007 in the presents of the Consultants and representatives of the contractors who chose to attend.

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RECORDINGS AT TENDER OPENING HELD 6TH FEBRUARY 2007

Table 1 below represents the recording at the tender opening.

Table 1 :- List of Tenders Received

Item	Tender's Name	Tender Price	Tender Period	Document duly signed	Tender Security Provided	Clearance Certificate				Remarks
						MWH	Labour	SSNIT	IRS	
1	Minaglow Limited	US\$ 4,021,864.12	30months	Yes	Yes	Valid	Valid	Valid	Valid	
2	Multi Tridax Complex	US\$ 4,257,394.31	32months	Yes	Yes	Valid	Valid	Valid	Valid	
3	Rinacand Company Ltd	US\$ 4,493,473.89	28months	Yes	Yes	Valid	Valid	Valid	Valid	
4	Westmark Constn Ltd	US\$ 4,136,630.76	30months	Yes	Yes	Valid	Valid	Valid	Valid	
5	Willicann Constn Ltd	US\$ 4,365,164.64	26months	Yes	Yes	Valid	Valid	Valid	Valid	
6	Consultant's Estimate	US\$ 3,850,927.03	30months							

RESPONSIVENESS CHECK

Clause 1.21 of the Instructions to Tenderers required that prior to the detail evaluation of tenders, each tender received was to be checked and scrutinized to determine its responsiveness to the requirements of the tender documents.

To be considered responsive each tender was to be well filed in ink, price, signed and stamped and accompanied by all of the following:

- Tender security in the amount of US\$10,000 valid for ninety (90) days from the closing date for tender submission.
- Valid Works and Housing classification certificate.
- Valid Social Security and National Trust Clearance Certificate.
- Valid Internal Revenue Service Clearance Certificate
- Valid Labour Clearance Certificate.

A careful security of the tender documents together with the accompanying attachments revealed that all the tenders had compiled fully with all the requirements listed above. The five tenders are therefore deemed responsive.

ARITHMETIC CHECK

In pursuance of Clause 1.22 of the Instructions to Tenderers, the Tenders determined to be substantially responsive were checked for any arithmetic errors in computation and summation.

Where errors were detected, the amount stated in the form of Tender were to be adjusted and shall be considered binding upon the tenderer.

The table below shows the corrected tenders and the percentage deviations of the errors from the original tender figures posted.

Table 2 – Correction of Errors

Item	Tender's Name	Recorded Tender Price	Corrected Tender's Price	Error
1	Minaglow Limited	US\$ 4,021,864.12	US\$ 4,010,638.81	- US\$ 11,225.31
2	Multi Tridax Complex	US\$ 4,257,394.31	US\$ 4,305,710.41	+ US\$ 48,316.16
3	Rinacand Company Ltd	US\$ 4,493,473.89	US\$ 4,334,674.73	- US\$ 157,799.16
4	Westmark Constn Ltd	US\$ 4,136,630.76	US\$ 4,136,630.76	Nil
5	Willicann Constn Ltd	US\$ 4,365,164.64	US\$ 4,360,037.64	- US\$ 5,127.00
6	Consultant's Estimate	US\$ 3,850,927.03	US\$ 3,850,927.03	Nil

EVALUATION AND COMPARISON OF TENDERS

Table 3:- Analysis of the Corrected Tender Prices

Tender's Name	Minaglow	Multi Tridax	Rinacand	Westmark	Willicann	Consultant's Estimate
Corrected Tender Figure	4,010,638.81	4,305,710.41	4,335,773.89	4,136,630.76	4,360,037.64	3,850,927.03
<u>Omit</u> Contingencies	364,603.53	391,428.22	394,061.34	376,057.34	396,367.06	350,084.28
PC Sums and Provisional Sums	914,000.00	914,000.00	914,000.00	914,000.00	914,000.00	914,000.00
Builder's work	2,732,035.28	3,000,282.19	3,026,613.39	2,846,573.42	3,049,670.58	2,586,842.75
<u>Omit</u> Preliminaries	221,453.56	294,891.68	327,753.75	262,741.17	367,070.37	186,596.36
Measured works	2,510,581.72	2,705,390.51	2,598,859.64	2,583,832.25	2,682,600.21	2,400,246.39
% Profit and Attendance on PC items	7.50%	7.00%	10.00%	6.00%	10.00%	5.00%
% Preliminaries / Measured Works	8.82%	10.90%	12.14%	10.17%	13.68%	7.77%
Completion Period	30 Months	32 Months	28 Months	30 Months	26Months	30 Months
% Deviation Corrected Tender Figure Base:- Consultant's Estimate	4.15%	11.81%	12.56%	7.42%	13.22%	0.00%
% Deviation (Builder's Work) Base:- Consultant's Estimate	5.61%	15.98%	17.00%	10.04%	17.89%	0.00%

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MINAGLOW LIMITED

Tender Price

Minaglow Limited submitted a tender price of US\$4,021,864.12. An arithmetic check on the tender revealed an error of minus US\$11,225.31 which when corrected resulted in a revised tender price of US\$4,010,638.81. This tender price was 4.15% higher than the Consultant's Estimate of US\$3,850,927.03 and is the lowest tender price under consideration.

Pricing Policy

Preliminaries

This Tenderer priced preliminary at US\$221,453.56 representing 8.82% of the Contractor's measured works. This amount is higher than the Consultant's estimated figure of US\$186,596.36 for preliminaries.

Profit and Attendance

This Tenderer's allowance of 7.50% aggregate on Prime Cost Items as Profit and Attendance is higher than the provision of 5.00% allowed by the Consultant.

Completion Period.

The completion time of 30 months quoted by Minaglow is same as the period for completion estimated by the Consultant.

General Experience and Workload

MINAGLOW LIMITED is a wholly owned Ghanaian Company, incorporated in September 1996 to undertake Building and Civil Engineering Construction Works. The Company is registered with the Ministry of Works and Housing, and is classified as a D1/K1 Construction firm implying that it is well equipped and resourced to execute construction works in excess of US\$1,000,000.

Currently, Works that the company is undertaking in the educational sector comprise:-

- The construction of a Hostel for the School of Health Science at Korle Bu.
- The construction of a new Boy's Dormitory Block for the Adidome Senior Secondary School
- The construction of new Science Block, new Home Economics Block and new Visual Arts Block for Ghanatta Secondary School situated as Dodowa in the Greater Accra Region.

Information provided indicates that these projects will be completed within the next two months and therefore the Contractor will have capacity to undertake the hostel project.

Equipment Holding

This tenderer provided as indicated below the list of its plant and equipment holding that it proposes for the execution of the works. The list included adequate quantities of the following plant and equipment deemed necessary for the successful execution of this project.

- Concrete breaker	-	2 No.
- Tripper trucks	-	5 No.
- Dumper	-	6 No.
- Concrete Mixer	-	4 No.
- Concrete Vibrator	-	5 No.
- Mechanical Hoist	-	5No.

Personnel and Staff Holding

The site management staff of Minaglow is made of graduate and technicians of Ghanaian nationality. The list is made up of the following categories with the years of relevant experience stated as follows.

Description	Years of Experience	Qualification
<u>Project Manager</u> Davis Kojo Akoli	15years	B. Sc. Building Technology, KNUST and a Professional Associate of - Ghana Institution of Surveyors - Chartered Institute of Builders, Ghana
<u>Site Engineer</u> Matthew Amanor	10years	B. Sc. Civil Engineering, KNUST and a Professional Associate of - Ghana Institute of Engineers
<u>Quantity Surveyor</u> Alexander Ayitey	7years	HND Building Technology
<u>Accounts Officer</u> Emmanuel Lomotey	5years	HND Accounting option
<u>Works Superintendent</u> Jonathan Darfor Ebenezer Mensah Matthew Afuti	12years 9years 13years	City & Guilds in Masonry City & Guilds in Carpentry O. T. D. in Building

With these management staff the firm has the necessary experience to undertake these works.

MULTI TRIDAX COMPLEX LIMITED

Tender Price

Multi Tridax Complex Ltd submitted a tender price of US\$4,257,394.31. Arithmetic check on the tender revealed an error of +US\$11,225.31 which when corrected resulted in an increased tender price of US\$4,305,710.41. This tender price is 11.81% higher than the Consultant's Estimate of US\$3,850,927.03.

Pricing Policy

Preliminaries

This Tenderer's Preliminary of US\$294,891.68 is on the high side. The amount represents 10.90% of the Contractor's measured works. This amount is two times higher than the Consultant's estimate for preliminaries of US\$186,596.36

Profit and Attendance

This Tenderer's allowance of 7% aggregate on Prime Cost Items as Profit and Attendance is reasonable and competitive compared with the Consultant's 5%.

Completion Period.

The completion time of 32 months proposed by this tender is longer but reasonable when compared with the Consultant's estimated completion time of 30 months.

General Experience

Multi Tridax Complex Limited is another wholly owned Ghanaian Company, incorporated on the 20th day of April 1993 to undertake Building and Civil Engineering Construction Works. The Company is registered with the Ministry of Works and Housing under the certificate number MWH/CERT. No. 01070A and classified as a D1/K1 Construction firm implying that it is well equipped and resourced to execute construction works in excess of US\$1,000,000.

Among the most recent list of projects that this company has undertake include the following

- Construction of Pharmacy Block at Achimota Hospital
- Construction of 2-Storey District Education Office at Asamankese
- Construction of Girls Hostel and 3No. staff bungalows at the Presbyterian Womens Training College, Aburi
- Construction of 2No. Warehouse for seed cleaner and feed mill at Ejura Farms and Nungua Farms respectively
- Construction of Warehouse measuring 85m x 13m for Duraplast Ltd at Industrial Area, Accra

From the above this tender has the requisite experience to successfully carry out the works.

Personnel and Staff Holding

The site management staff of Multi Tridax Complex Ltd is made of graduate and technicians of Ghanaian nationality. The site management staff listed below do have the required experience successfully executed the project on hand.

Description	Years of Experience	Qualification
<u>Project Manager</u>		
James Otoo Jnr	13years	M. Sc. Civil Engineering
<u>Site Engineer</u>		
Osei Akoto	12years	B. Sc. Civil Engineering
<u>Quantity Surveyor</u>		
Daniel Anim Ayeko	11years	B. Sc. Building Technology
<u>Accounts Officer</u>		
Kingsford Adamah	19years	RSA Accounting
<u>Works Superintendent</u>		
James S. Fynn	10years	Diploma Civil Engineering
Philip Abbey Quaye	18years	Diploma Civil Engineering
Albert Kwashie Kwawukume	35years	Diploma Civil Engineering
Nana Yaw Yirenkyi	9years	City & Guilds Part 1 & 2

Equipment Holding of Multi Tridax

This tenderer provided a full list of its plant and equipment Holding. The list included adequate quantities of the following plant and equipment deemed necessary for the successful execution of this project.

- Concrete Mixer	- 3No.
- Concrete vibrator	- 6No.
- Tripper trucks	- 3No.
- Pay loader	- 1No. [5m ³]
- Water bowser	- 1No. [6000litres]
- Grader	- 1No. [14hp]
- Bulldozer	- 1No. [D7]
- Roller	- 1No. [8-10tonnes]
- Low loader	- 1No. [40tonnes]
- Dumpy level	- 3No.
- Pick-up	- 3No.
- Water pump	- 3No.
- Dumper	- 3No.

RINACAND COMPANY LIMITED

Tender Price

Rinacand submitted a tender price of US\$4,492,473.89. An arithmetic on this tender revealed an error of US\$157,799.16 which when corrected reduced their tender price to US\$4,334,674.73. This corrected tender price was 12.56% higher than the Consultant's Estimate of US\$3,850,927.03. In terms of ranking the tender price by Rinacand is the fourth highest under consideration.

Pricing policy

Preliminaries

Rinacand priced their Preliminaries at US\$327,753.75. This amount represents 12.14% of the Contractor's measured works. This is high when compared with the Consultant's estimated preliminaries of US\$186,596.36 which is 7.77% of measured Works.

Profit and Attendance

This Tenderer made a 10.00% allowance for Profit and Attendance on Prime Cost Items. This is unreasonable high when compared to the Consultant's estimate of a 5% add-on for Profit and Attendance on Prime Cost Items.

Completion Period.

This tenderer proposed to complete the works within 28months. This completion period is shorter but comparable with the Consultant's estimated completion time of 30months.

General Experience and Workload

Rinacand Company Limited is another wholly owned Ghanaian Company, incorporated twenty-six years ago on the 12th day of February 1981 to undertake

- Roads, General Building and Civil Engineering Construction
- General Merchants
- Importers and Exporters of General Goods

As a construction company Rinacand is registered with the Ministry of Works and Housing in Financial Class D1/K1 category with registration number MWH/CERT. No. 02432A. This company is also registered in financial class E1/G1 category with registration No. 0020B to undertake Electrical and Plumbing Engineering works.

Among the projects that Rinacand has undertaken in the past include

- Construction of 44-Units affordable housing project and construction of 12No. 4-Storey Block of 8-Unit Flats at Sakumono for the Social Security and National Insurance Trust
- Construction of 3-Storey Regional office building and customer service centre for ECG at Takoradi
- Construction of Hostel and Catering Facilities and 15No.Senior Staff sites for Electricity Company of Ghana Training School Tema
- Construction and Completion of 2No.Workshops, 1No. 3Storey Classroom Block, 1No. 3 Storey Administration and library Complex, Audio Visual Hall, 1No. Principal's Bungalow and 1 unit Hostel, Canteen Block for Timber Export Development Board Wood Industries Training School for the West African Sub-region at Akyawkrom near Kumasi

The experience gained from previous projects makes this tenderer capable of executing the project.

Equipment Holding

With the following list this tenderer possess sufficient equipment and plant to successfully undertake the Works on hand.

- | | | |
|---------------------|---|--------|
| - Tipper Trucks | - | 23 No. |
| - Dumper | - | 3 No. |
| - Concrete Mixer | - | 3 No. |
| - Concrete Vibrator | - | 3 No. |
| - Compactor | - | 2 No. |

Personnel and Staff Holding of Rinacand

A Project Manager with seventeen years experience is being proposed to lead the site management of the works. The Site Engineer and Quantity Surveyor are also graduates 31 and 17years of experience respectively.

Description	Years of Experience	Qualification
<u>Project Manager</u> Abraham Agbetiamah	17years	B. Sc. Building Technology, KNUST and a Professional Associate of - Ghana Institution of Surveyors
<u>Site Engineer</u> Matthew Akyeampon	31years	B. Sc. Civil Engineering, Regent Street Polytechnic, London
<u>Quantity Surveyor</u> Abraham Agbetiamah	17years	B. Sc. Building Technology, KNUST and a Professional Associate of - Ghana Institution of Surveyors
<u>Accounts Officer</u> Evans Ofosu Birikorang	15years	Diploma in Business Studies (Accounting option)
<u>Works Superintendent</u> John Akumini Kakra Baiden Emmanuel Apau Opoku	26years 27years 26years	Diploma Civil Engineering, KNUST Diploma Civil Engineering, KNUST Diploma Civil Engineering, KNUST

WESTMARK CONSTRUCTION LIMITED

Tender Price

Westmark Construction Limited submitted a tender price of US\$4,136,630.76. No errors were revealed after an arithmetic check on this tender. The tender price by Westmark is the second lowest under consideration and it is 7.42% higher than the Consultant's estimate of US\$3,850,927.03

Pricing Policy

Preliminaries

The Preliminaries of this Contractor was priced at US\$262,741.17 representing 10.17% of their measured works. This is high when compared with the Consultant's US\$186,596.36

Profit and Attendance

The percentage add-on allowed by this tenderer on Prime Cost Items is 6%. The percentage addition compares favourably with the Consultant's estimate of 5% add-on to Prime-cost and Provisional sums.

Completion Time

This tender proposed thirty (30) months for completing the works. This period is the same as that estimated by the Consultant.

General Experience and Workload

Westmark Construction Limited is a wholly Ghanaian company registered in Ghana on the 11th of July, 1999 under the Companies Code of 1963 Act 179 as a limited liability company with Registration No. CA-19079. The company is authorized to undertake Building and Civil Engineering Construction Works. It is also registered with the now Ministry of Water Resources, Works and Housing under the financial classification D1 and K1 for General Building Works and Civil Works.

Among projects undertaken by this firm include

- construction of 4-Storey 8-Unit 2-Bedroom flats at Ho Polytechnic, Ho
- construction of offices and shops for St. Albans
- Construction 2-storey Girls Dormitory Block at Ghanata Senior Secondary school

This Firm though relatively young has the required organizational ability and background experience in the construction industry to undertake the works.

Equipment Holding

With the following Plant and Equipment holding the firm is capable of executing the works.

- Tipper Truck - (3 No.)
- Dumper - (2 No.)
- Concrete mixer - (3 No.)
- Poker Vibrator - (3 No.)
- Plate Compactor - (2 No.)
- Mechanical Hoist - (2 No.)

Personnel and Staff Holding

The management staff comprises a combination of graduate and technical staff with sufficient background to carry out the works.

Description	Years of Experience	Qualification
<u>Project Manager</u> Worlanyo Foli	15years	B. Sc. Building Technology, KNUST and a Professional Associate of - Ghana Institution of Surveyors
<u>Site Engineer</u> Anani Aprako	20years	B. Sc. Civil Engineering, KNUST and a Professional Associate of - Ghana Institute of Engineers
<u>Quantity Surveyor</u> Ebo Yawson	15years	B. Sc. Building Technology, KNUST and a Professional Associate of - Ghana Institution of Surveyors
<u>Accounts Officer</u> Stephen Koku	8years	HND Accounting
<u>Works Superintendent</u> Micheal Tatra Humphrey Adzoror Frimpong Kodua	20years 13years 13years	City & Guilds in Masonry City & Guilds in Carpentry City & Guilds in Masonry

WILLICANN CONSTRUCTION LIMITED

Tender Price

This tenderer submitted a tender price of US\$4,365,164.64. An arithmetic check revealed an error of -US\$5,127.00 which when corrected decreased the tender price to US\$4,360,037.64. Willicann's tender price was 13.22% higher than the Consultant's Estimate of US\$3,850,927.03 and represents the highest tender under consideration.

Pricing Policy

Preliminaries

Willicann priced its preliminaries at US\$367,070.37 representing 13.68% of measured works. The figure for preliminaries by Willicann is the highest posted.

Profit and Attendance

Their allowance for Profit and Attendance on Prime Cost Items 10% is high compared with the Consultant's estimate.

Completion Period.

Willicann proposed to complete the works within 26 months. This period is tight and may appear unattainable.

General Experience and Workload

Willicann Construction Limited was incorporated on 15th December, 1981 as a wholly Ghanaian owned Company. It is authorized to undertake building and civil engineering construction works. Willicann is registered with the Ministry of Works and Housing in Financial Class D1/K1 category with registration number MWH/CERT. No. 01033A.

Among the projects undertaken by this firm include

- Construction of Nurses Training College/Midwifery Training School Complex at the Korle Bu Teaching Hospital
- Construction of School of Hygiene at the Korle Bu Teaching Hospital
- Construction of Laundry and Kitchen Complex Korle Bu

Willicann has the requisite background and experience to successfully undertake these works.

Equipment Holding

The serviceable plant and equipment holding of this firm include the following which are deemed necessary for the execution of these works.

- Tipper Trucks	-	3 No.
- Dumper	-	2 No.
- Concrete Mixer	-	3 No.
- Concrete Vibrator	-	3 No.
- Mechanical hoist	-	2No.
- Pedestrian Roller	-	1 No.

Personnel and Staff Holding

The Project Manager for the proposed works is a graduate Architect with Twenty-nine years general experience. The Quantity Surveyor is also a graduate with twenty years experience.

Description	Years of Experience	Qualification
<u>Project Manager</u> Yaw Lartey	29years	B. Sc. Design PG Dip Architecture and a Professional Associate of - Ghana Institute of Architects
<u>Site Engineer</u> Emmanuel Ghasah	10years	B. Sc. Civil Engineering, KNUST and a Professional Associate of - Ghana Institute of Engineers
<u>Quantity Surveyor</u> Albert Napoleon Eshun	20years	B. Sc. Building Technology
<u>Accounts Officer</u> David Kevi	5years	HND Accounting option
<u>Works Superintendent</u> Robert Apakah Acquah Robert Sampson Tonga	20years 29years 32years	Final City & Guilds Final City & Guilds Final City & Guilds

CRITERIA FOR AWARD

General Experience and Workload

The selective tender system adapted by the Consultants to solicit tenders for the execution of these works presupposes that short list of Contractors that was drawn up are considered to be suitable and capable to carry out a Project of this magnitude. All the Contractors are therefore deemed capable to undertake these Works.

Completion Period

The Consultant Estimated the completion time for the project to be 30months. Two of the tenderers namely Minaglow and Westmark quoted 30months completion time the same as the Consultant.

Two other contractors estimated lower completion periods. Rinacand and Willicann quoted 28months and 26months respectively.

Multi Tridax quoted 32months which is two months above the estimated completion time of the Consultant.

From the above the deviations of the various completion times from that of the Consultant were not very significant. The main criteria for the award will therefore be based on price

Contract Price

At this point price becomes the main criteria for recommending an award and tenders that fall within +/- 10% of the Consultant's estimate will therefore be favourably considered for the award.

Two out of the five tenders received fall within this range with Minaglow and Westmark being 4.15% and 7.42% lower respectively than the consultant's estimate.

The three other tenderers Multi Tridax, Rinacand and Williecann fall above the upper of the +/- 10% range with 10.90%, 12.14% and 13.68% respectively.

The lowest evaluated tender price will inevitably appear to be the most attractive.

RECOMMENDATION

Based on Clause 1.24 of the 'Instructions to Tenderers' which stipulates that the contract is to be awarded to the Lowest Evaluated Tender Price, we are inclined to recommend that the Contract for the Construction of the Hostel Complex for Westex Ventures SL Limited at Malejor in gthe Greater Accra Region of Ghana should be awarded to Messrs Minaglow Limited at the Contract Price of four million ten thousand, six hundred and thirty-eight USdollars eighty-one cents (US\$4,010,638.81). The project is to be completed within thirty (30) months.

Presented to:

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The Management Board,
Westex Ventures SL Limited,

On 14th March, 2007

