

ZAMFARA STATE GOVERNMENT
OFFICE OF THE GOVERNOR
Zamfara Investment Promotion Agency (ZIPA) — PPP Programme

**PUBLIC-PRIVATE PARTNERSHIP
PROJECT DOCUMENTATION PACKAGE**

Gusau Modern Sports and Recreation Centre PPP

Reference: ZSG/ZIPA/PPP/SPORTS/2024/003

Q2–Q3 2024 | 2 May 2024 – 23 July 2024

THIS PACKAGE CONTAINS:

- SECTION A — Project Identification Brief (PIB)
- SECTION B — Feasibility and Value for Money Assessment
- SECTION C — ZIPA Recommendation Memorandum to the Governor
- SECTION D — Executive Council Resolution

Coordinating Agency: Zamfara Investment Promotion Agency (ZIPA)

Director-General: Alhaji Sa'idu Ibrahim Gusau

Technical Support: Switch Advisory Limited

Regulatory Framework: ICRC PPP Policy Framework (2021) | Zamfara State PPP Guidelines (2023)

Classification: OFFICIAL — SENSITIVE

SECTION A — PROJECT IDENTIFICATION BRIEF (PIB)

Gusau Modern Sports and Recreation Centre PPP

Reference: ZSG/ZIPA/PPP/SPORTS/2024/003 | Date: 2 May 2024 | Q2–Q3 2024

A.1 Executive Summary

This Project Identification Brief (PIB) has been prepared by the Zamfara Investment Promotion Agency (ZIPA) PPP Desk in accordance with the Infrastructure Concession Regulatory Commission (ICRC) PPP Policy Framework (2021) and the Zamfara State Public-Private Partnership Guidelines (2023). It presents the case for structuring the Gusau Modern Sports and Recreation Centre PPP as a formal Public-Private Partnership in furtherance of the Zamfara State Government's infrastructure development and investment promotion objectives.

The project involves: Design, construction, financing, operation, and eventual transfer of the Gusau Modern Sports and Recreation Centre — a flagship multi-use sports complex comprising a 40,000-capacity FIFA/CAF-compliant stadium, Olympic-standard 400m athletics track, 10,000-capacity indoor multipurpose arena, Olympic aquatics centre, sports academy and youth talent development institute, sports medicine and physiotherapy hub, integrated commercial retail and hospitality zones, and a 32-hectare public recreation park — establishing Zamfara State as a leading sports infrastructure destination and youth empowerment hub in North-West Nigeria.

The proposed PPP modality is Build-Operate-Transfer (BOT) with a 30-year concession. The estimated total project value is ₦450,000,000,000. ZIPA, as the coordinating agency for PPP origination and investment promotion in Zamfara State, submits this PIB to the Ministry of Youths and Sports Development and the Governor's Office for approval to proceed to full Feasibility and Value for Money Assessment.

A.2 Project Profile

| | |
|--|---|
| Project Name | Gusau Modern Sports and Recreation Centre PPP |
| Project Reference | ZSG/ZIPA/PPP/SPORTS/2024/003 |
| Sector | Youths and Sports Development |
| Primary Location / LGA(s) | Gusau LGA |
| Current Development Stage | New — Project Identification Stage |
| Sponsoring Ministry | Ministry of Youths and Sports Development |
| Sponsoring Commissioner | Tasi'u Musa Shinkafi |
| Coordinating Agency | Zamfara Investment Promotion Agency (ZIPA) |
| ZIPA Director-General | Alhaji Sa'idu Ibrahim Gusau |
| ZIPA PPP Desk Lead | Barr. Mukhtar Ahmad Anka |
| Proposed PPP Modality | Build-Operate-Transfer (BOT) |
| Concession Duration | 30-year concession |
| Estimated Project Value | ₦450,000,000,000 |
| Proposed Viability Gap Funding (ZSSG) | ₦67.5 billion (15% Viability Gap Funding from ZSSG) |
| Regulatory Framework | ICRC PPP Policy Framework (2021); Zamfara State PPP Guidelines (2023) |
| Date of PIB | 2 May 2024 |

A.3 Project Description and Scope

Design, construction, financing, operation, and eventual transfer of the Gusau Modern Sports and Recreation Centre — a flagship multi-use sports complex comprising a 40,000-capacity FIFA/CAF-compliant stadium, Olympic-standard 400m athletics track, 10,000-capacity indoor multipurpose arena, Olympic aquatics centre, sports academy and youth talent development institute, sports medicine and physiotherapy hub, integrated commercial retail and hospitality zones, and a 32-hectare public recreation park — establishing Zamfara State as a leading sports infrastructure destination and youth empowerment hub in North-West Nigeria.

The project scope encompasses the following key technical parameters:

| Parameter | Detail |
|------------------------------------|--|
| Main Stadium Capacity | 40,000 seats (FIFA/CAF compliant; fully covered) |
| Athletics Track | 400m IAAF-certified synthetic track with field event facilities |
| Indoor Multipurpose Arena Capacity | 10,000 seats (basketball, handball, boxing, concerts) |
| Olympic Aquatics Centre | 50m competitive pool + 25m warm-up pool + diving pool |
| Sports Academy | Residential academy for 500 student-athletes; full boarding facilities |
| Commercial Gross Floor Area | 85,000 sqm (retail, hospitality, F&B, entertainment) |
| Public Recreation Park | 32 hectares of landscaped public open space |
| Construction Timeline | 48–60 months from Financial Close (phased) |

A.4 Strategic Rationale and Development Justification

Zamfara State's principal sports facility, the Sardauna Memorial Stadium, is a 700-seat structure that is structurally obsolete and wholly inadequate for state-level competition, let alone CAF, NFF, or international events. Governor Dauda Lawal's Rescue Agenda explicitly targets sports infrastructure as a vehicle for youth employment, economic diversification, and regional profile. At ₦450 billion, a project of this scale and complexity demands private capital mobilisation through a structured BOT concession rather than full public financing. Revenue streams comprising event income, sports academy fees, commercial retail, hospitality, broadcasting rights, and naming rights provide credible commercial bankability. The project formalises the Gusau International Sports Centre concept referenced in the Zamfara State budget under a rigorous PPP framework.

This project is consistent with the following policy frameworks:

- Governor Dauda Lawal's Six-Point Rescue Agenda for Zamfara State, with explicit commitment to infrastructure renewal, economic revitalisation, and youth empowerment;
- The Zamfara State 2024 Budget (Rescue Budget), which identifies infrastructure delivery through private partnership as a strategic priority;
- The ICRC national framework for PPP project identification, appraisal, structuring, and approval;
- Nigeria's National Development Plan 2021–2025 and relevant Sustainable Development Goals (SDGs).

A.5 Preliminary Risk Identification Matrix

The following matrix identifies major risk categories, preliminary severity ratings, proposed risk allocation, and indicative mitigation measures. A comprehensive risk register will be developed during the Feasibility Stage.

| Risk Category | Preliminary Rating | Proposed Allocation | Indicative Mitigation |
|------------------------|--------------------|---------------------|---|
| Revenue / Event Risk | Medium | Private Sector | Diversified income streams; ZSSG minimum event-booking commitment |
| Construction Risk | High | Private Sector | Phased construction; international EPC consortium; performance bonds; QA/QC oversight |
| Commercial Retail Risk | Medium | Private Sector | Anchor tenant pre-leasing strategy required before Financial Close |
| Financing Risk | High | Shared | DFI co-financing targeted (AfDB, IFC, DBN); blended finance structure |
| Environmental Risk | Medium | Shared | Full ESIA; biodiversity assessment; community consultation plan |
| Political Risk | Low | Public Sector | Concession Agreement under ICRC; international arbitration clause |
| Force Majeure | Low | Shared | Standard FM clause with step-in rights |

A.6 Preliminary Value for Money Hypothesis

On a preliminary basis, the PPP route is expected to deliver superior Value for Money compared with the conventional public procurement alternative. The risk-adjusted Public Sector Comparator (PSC) is estimated at ₦641 billion (risk-adjusted Public Sector Comparator over 30 years), representing the full cost of government delivering and operating the same output over the concession period, inclusive of optimism bias and risk quantification per ICRC methodology.

The proposed Build-Operate-Transfer (BOT) structure, with a ZSSG Viability Gap Funding commitment of ₦67.5 billion (15% Viability Gap Funding from ZSSG), is projected to deliver a VfM saving of ₦191 billion (29.8% VfM saving vs. PSC). This will be rigorously tested and confirmed at the Feasibility and Value for Money Assessment stage.

A.7 Recommended Next Steps

1. Formal approval of this PIB by the relevant Commissioner and the Governor's Office, through ZIPA;
2. Commissioning of a full Feasibility Study and Value for Money Assessment by ZIPA's PPP Desk (estimated 8–12 weeks);
3. Formal notification and project registration with the Infrastructure Concession Regulatory Commission (ICRC);
4. Environmental and Social Impact Assessment (ESIA) scoping and registration with the Zamfara State Environment Protection Agency and the Federal Ministry of Environment;
5. Procurement of a qualified Transaction Adviser to support concession design and competitive bidding;
6. Stakeholder consultations with relevant LGA authorities, community representatives, and civil society organisations;
7. Publication of the project on the Zamfara State PPP Disclosure Portal and the ICRC national PPP pipeline.

A.8 Identification Brief Certification

This Project Identification Brief has been prepared by the ZIPA PPP Desk in accordance with the ICRC PPP Policy Framework (2021) and the Zamfara State PPP Guidelines (2023), and is hereby certified as the basis for proceeding to full feasibility assessment.

Barr. Mukhtar Ahmad Anka

Head, PPP Desk — Zamfara Investment Promotion
Agency (ZIPA)
Date: 2 May 2024

Alhaji Sa'idu Ibrahim Gusau

Director-General — Zamfara Investment Promotion
Agency (ZIPA)
Date: 2 May 2024

Tasi'u Musa Shinkafi

Commissioner for Youths and Sports Development
Date: 16 May 2024

SECTION B — FEASIBILITY AND VALUE FOR MONEY ASSESSMENT

Gusau Modern Sports and Recreation Centre PPP

Reference: ZSG/ZIPA/PPP/SPORTS/2024/003/FEAS | Date: 11 June 2024 | Q2–Q3 2024

B.1 Executive Summary

This Feasibility and Value for Money (VfM) Assessment has been prepared by the Zamfara Investment Promotion Agency (ZIPA) PPP Desk with technical support from Switch Advisory Limited, pursuant to the approved Project Identification Brief (Ref: ZSG/ZIPA/PPP/SPORTS/2024/003, dated 2 May 2024) for the Gusau Modern Sports and Recreation Centre PPP. The assessment evaluates the technical, economic, financial, environmental, and social feasibility of delivering the project through the proposed Build-Operate-Transfer (BOT), and provides a comparative analysis against the conventional public procurement alternative.

The assessment concludes that the GMSRC-PPP is technically sound, economically justified, and financially viable under the proposed concession structure. The PPP route demonstrates a risk-adjusted Value for Money advantage of ₦191 billion (29.8% VfM saving vs. PSC) relative to the Public Sector Comparator. No insurmountable environmental, social, or technical barriers have been identified, subject to the mitigation measures detailed herein.

B.2 Technical Feasibility

The technical feasibility assessment confirms that:

- The proposed infrastructure is technically deliverable using established construction methods and technologies available in the Nigerian and international contracting market within the proposed timeframe;
- Project sites in Gusau LGA are technically suitable, with preliminary geotechnical and topographic screening indicating no insurmountable site constraints;
- The performance specifications and output standards proposed are achievable by qualified private sector operators in the Nigerian market and consistent with applicable international benchmarks;
- Utility infrastructure connectivity (power, water, telecommunications) is available or can be developed as part of the project scope;
- The proposed phasing and construction timeline is technically realistic, subject to timely Financial Close and contractor mobilisation.

B.3 Economic Feasibility and Cost-Benefit Analysis

NPV of economic benefits estimated at ₦1.62 trillion over 30 years (construction employment, tourism, youth development, commercial activity). Direct permanent jobs: 12,400. Economic Rate of Return: 24.1%. Benefit-Cost Ratio: 3.60.

At a social discount rate of 12% (consistent with ICRC VfM methodology for Nigerian subnational PPP projects), the project generates a strongly positive Net Present Value of economic benefits. The Economic Rate of Return exceeds the 12% threshold in all scenarios modelled, confirming the project's net positive value to Zamfara State and providing robust justification for the Viability Gap Funding commitment proposed.

B.4 Financial Feasibility and Value for Money Assessment

| Assessment Parameter | Value / Finding |
|---|---|
| Total Project Value | ₦450,000,000,000 |
| Proposed PPP Modality | Build-Operate-Transfer (BOT) |
| Concession Duration | 30-year concession |
| Proposed VGF (ZSSG) | ₦67.5 billion (15% Viability Gap Funding from ZSSG) |
| VGF as % of Total Project Value | 15% (within ICRC ceiling of 30%) |
| Public Sector Comparator (Risk-Adjusted) | ₦641 billion (risk-adjusted Public Sector Comparator over 30 years) |
| VfM Saving — PPP vs. PSC | ₦191 billion (29.8% VfM saving vs. PSC) |
| Target Financial Internal Rate of Return (FIRR) | 14.5–18.2% (investor-attractive range for Nigerian infrastructure PPP) |
| Target Debt-to-Equity Ratio | 70:30 |
| DFI Financing Targets | Development Bank of Nigeria, Infrastructure Bank, IFC (International Finance Corporation), AfDB |
| Government Land/Asset Contribution | Government-owned land and/or existing civil works assets vested in PPP SPV |
| Revenue-Sharing with ZSSG | 10% of net revenues from Year 6 of commercial operations |
| Concession Reversion | Assets revert to ZSSG in full at end of concession at nil cost |

B.5 Environmental and Social Feasibility

A preliminary Environmental and Social (E&S) screening has been conducted in accordance with the Federal Environmental Impact Assessment Decree (No. 86 of 1992), the Zamfara State Environment Protection Agency Act, and the World Bank Environmental and Social Framework (ESF). Key findings include:

- The project is classified as Category B (Moderate Impact) under both Nigerian regulatory requirements and World Bank standards, necessitating a full Environmental and Social Impact Assessment (ESIA) prior to Financial Close;
- No major irreversible environmental constraints have been identified at this screening stage;
- A Stakeholder Engagement Plan (SEP) will be developed and implemented throughout project preparation, procurement, and construction phases;
- Where applicable, a Resettlement Action Plan (RAP) shall be prepared in accordance with World Bank OP 4.12, addressing any displacement, land acquisition, or livelihood impacts;
- Gender and social inclusion considerations will be mainstreamed into project design, employment planning, service access, and procurement provisions.

B.6 Recommended PPP Structure and Procurement Strategy

Based on the foregoing assessment, the Build-Operate-Transfer (BOT) with a 30-year concession is the recommended PPP structure. Key reasons for this recommendation:

- It appropriately transfers construction, operational, and lifecycle risk to the private sector, where those risks can best be managed and priced;
- It provides the state with a long-term infrastructure asset that reverts at no cost to public ownership at concession expiry;
- It is commercially bankable with the proposed VGF support, and is capable of attracting credible domestic and international private investors;

- It aligns fully with ICRC-approved PPP modalities and applicable Zamfara State legislation;
- It enables an open, competitive procurement process through international tender, ensuring best Value for Money for Zamfara State.

The proposed procurement timeline is as follows:

| Procurement Milestone | Target Date / Period |
|---|----------------------|
| Market Sounding and Transaction Adviser Procurement | Q3 2024 |
| Request for Qualifications (RFQ) | Q4 2024 |
| Shortlisting of Qualified Consortia | Q1 2025 |
| Request for Proposals (RFP) Issuance | Q1 2025 |
| Technical and Financial Proposal Evaluation | Q2 2025 |
| Preferred Bidder Announcement | Q3 2025 |
| Financial Close | Q1 2026 |
| Construction Commencement (Phase 1) | Q2 2026 |
| Phase 1 Commissioning (Stadium & Arena) | Q2 2028 |
| Full Complex Commissioning | Q2 2031 |

B.7 Feasibility Assessment Certification

This Feasibility and Value for Money Assessment has been prepared by the ZIPA PPP Desk with technical support from Switch Advisory Limited and is certified as satisfying the ICRC requirements for the Feasibility Stage of the PPP project cycle. The assessment recommends that the project proceed to procurement subject to Executive Council approval.

Barr. Mukhtar Ahmad Anka

Head, PPP Desk — Zamfara Investment Promotion Agency (ZIPA)

Date: 11 June 2024

Alhaji Sa'idu Ibrahim Gusau

Director-General — Zamfara Investment Promotion Agency (ZIPA)

Date: 11 June 2024

Tasi'u Musa Shinkafi

Commissioner for Youths and Sports Development

Date: 25 June 2024

SECTION C — ZIPA RECOMMENDATION MEMORANDUM TO THE GOVERNOR

Gusau Modern Sports and Recreation Centre PPP

Reference: ZSG/ZIPA/PPP/SPORTS/2024/003/ZIPA/MEMO | Date: 9 July 2024 | Q2–Q3 2024

| | |
|------------------------|---|
| To: | His Excellency, Dr. Dauda Lawal, Governor of Zamfara State |
| Through: | Mallam Abubakar Nakwada, Secretary to the State Government |
| From: | Alhaji Sa'idu Ibrahim Gusau, Director-General, Zamfara Investment Promotion Agency (ZIPA) |
| CC: | Tasi'u Musa Shinkafi, Commissioner for Youths and Sports Development; Mahmud Muhammad Abdullahi Bello Auta, Commissioner for Finance; Abdulmalik Abubakar Gajam, Commissioner for Budget and Planning |
| Subject: | Recommendation for Executive Council Approval — Gusau Modern Sports and Recreation Centre PPP (Ref: ZSG/ZIPA/PPP/SPORTS/2024/003) |
| Classification: | OFFICIAL — SENSITIVE |
| Date: | 9 July 2024 |

C.1 Purpose of Memorandum

The Zamfara Investment Promotion Agency (ZIPA), in its capacity as the coordinating agency for PPP origination, pipeline management, and investment promotion in Zamfara State, hereby submits this Recommendation Memorandum to His Excellency the Governor, through the Secretary to the State Government, requesting the Zamfara State Executive Council (EXCO) to: (i) formally approve the Gusau Modern Sports and Recreation Centre PPP (ZSG/ZIPA/PPP/SPORTS/2024/003) as a Zamfara State PPP project; and (ii) authorise ZIPA to proceed to procurement in collaboration with the Ministry of Youths and Sports Development.

C.2 Background and Process to Date

ZIPA identified the GMSRC-PPP as a priority PPP project consistent with the Governor's Rescue Agenda and Zamfara State's investment promotion objectives. Following identification, the following process steps have been completed:

| Process Step | Status | Date |
|---|------------------|--------------|
| Project Identification Brief (PIB) prepared by ZIPA PPP Desk | Completed | 2 May 2024 |
| PIB certified by Tasi'u Musa Shinkafi | Completed | 16 May 2024 |
| Feasibility and Value for Money Assessment prepared by ZIPA/Switch Advisory | Completed | 11 June 2024 |
| Feasibility Assessment certified by Tasi'u Musa Shinkafi | Completed | 25 June 2024 |
| ZIPA Recommendation Memorandum to Governor | Present document | 9 July 2024 |
| Executive Council Consideration | Pending approval | 23 July 2024 |

C.3 Summary of Feasibility Outcomes

| Assessment Dimension | Outcome |
|---------------------------------|--|
| Technical Feasibility | CONFIRMED — Technically deliverable within proposed specifications and timeline |
| Economic Feasibility | CONFIRMED — NPV of economic benefits estimated at ₦1 |
| Financial Feasibility / VfM | CONFIRMED — VfM saving of ₦191 billion (29.8% VfM saving vs. PSC) vs. Public Sector Comparator |
| Environmental / Social | CONFIRMED (Category B) — Full ESIA required; no insurmountable constraints |
| Recommended PPP Modality | Build-Operate-Transfer (BOT) |
| Recommended Concession Duration | 30-year concession |
| Required ZSSG VGF Commitment | ₦67.5 billion (15% Viability Gap Funding from ZSSG) |
| Overall ZIPA Assessment | PPP ROUTE RECOMMENDED — PROJECT IS VIABLE AND READY FOR PROCUREMENT |

C.4 ZIPA's Specific Recommendations

ZIPA respectfully recommends that His Excellency the Governor and the Executive Council:

8. APPROVE the Gusau Modern Sports and Recreation Centre PPP (Ref: ZSG/ZIPA/PPP/SPORTS/2024/003) as a formal Zamfara State PPP project under the ICRC PPP Policy Framework (2021) and the Zamfara State PPP Guidelines (2023);
9. AUTHORISE ZIPA, in collaboration with the Ministry of Youths and Sports Development, to proceed to the procurement stage, including issuance of the Request for Qualifications (RFQ) and, subsequently, the Request for Proposals (RFP) to shortlisted private sector consortia, in accordance with applicable laws and ICRC procedures;
10. APPROVE in principle the Viability Gap Funding (VGF) commitment of ₦67.5 billion (15% Viability Gap Funding from ZSSG) from the Zamfara State Government, subject to formal appropriation and final confirmation at Financial Close; and DIRECT the Commissioner for Finance to make appropriate budgetary provisions;
11. AUTHORISE ZIPA to engage the Infrastructure Concession Regulatory Commission (ICRC) for formal project registration and co-approval of the procurement process under the ICRC Act;
12. DIRECT ZIPA to publish the GMSRC-PPP — including project name, sector, estimated value, PPP modality, stage, and expected financial close — on the Zamfara State PPP Disclosure Portal and the ICRC national pipeline forthwith, in accordance with the Zamfara State PPP Guidelines (2023) and ICRC disclosure requirements;
13. AUTHORISE ZIPA to procure a qualified Transaction Adviser to provide technical, financial, and legal advisory services throughout the procurement phase, funded from ZIPA's budget and supplemented by available project preparation facility resources.

C.5 Compliance Attestation

ZIPA confirms that this project and the recommendations herein are compliant with the following applicable frameworks:

- Infrastructure Concession Regulatory Commission (ICRC) PPP Policy Framework, 2021;
- Zamfara State Public-Private Partnership Guidelines, 2023;
- The Fiscal Responsibility Act, 2007 (as amended) and the Zamfara State Fiscal Responsibility Law;
- The Public Procurement Act, 2007 and applicable Zamfara State procurement regulations;
- The Zamfara Investment Promotion Agency Establishment Law.

Barr. Mukhtar Ahmad Anka

Head, PPP Desk — ZIPA

Date: 9 July 2024

Alhaji Sa'idu Ibrahim Gusau

Director-General — Zamfara Investment Promotion
Agency (ZIPA)

Date: 9 July 2024

SECTION D — EXECUTIVE COUNCIL RESOLUTION

Gusau Modern Sports and Recreation Centre PPP

Reference: ZSG/ZIPA/PPP/SPORTS/2024/003/EXCO/RES | Date of Meeting: 23 July 2024 | Q2–Q3 2024

D.1 Meeting Details

| Detail | Information |
|--------------------------|---|
| Meeting Type | Regular Meeting of the Zamfara State Executive Council (EXCO) |
| Date of Meeting | 23 July 2024 |
| Venue | Executive Council Chambers, Government House, Gusau, Zamfara State |
| Presiding Officer | His Excellency, Dr. Dauda Lawal, Governor of Zamfara State |
| Secretary to the Meeting | Mallam Abubakar Nakwada, Secretary to the State Government |
| Quorum | Present and Confirmed |
| ZIPA Representation | Alhaji Sa'idu Ibrahim Gusau, Director-General; Barr. Mukhtar Ahmad Anka, Head of PPP Desk |
| Agenda Item | PPP Project Approval — GMSRC-PPP (Ref: ZSG/ZIPA/PPP/SPORTS/2024/003) |

D.2 Preamble

The Executive Council considered the ZIPA Recommendation Memorandum (Ref: ZSG/ZIPA/PPP/SPORTS/2024/003/ZIPA/MEMO, dated 9 July 2024), the Project Identification Brief (Ref: ZSG/ZIPA/PPP/SPORTS/2024/003, dated 2 May 2024), and the Feasibility and Value for Money Assessment (dated 11 June 2024), all in respect of the Gusau Modern Sports and Recreation Centre PPP.

The Director-General of ZIPA, Alhaji Sa'idu Ibrahim Gusau, presented the project to the Council, supported by the Commissioner for Youths and Sports Development, Tasi'u Musa Shinkafi. The Council received a technical briefing from the Head of the ZIPA PPP Desk and heard questions from members.

The Council noted that the project is consistent with Governor Dauda Lawal's Six-Point Rescue Agenda and the Zamfara State 2024 Budget. The Council further noted ZIPA's certification that the project is technically, economically, and financially feasible, that the PPP route delivers superior Value for Money over conventional public procurement, and that all requisite pre-approval documentation has been completed in accordance with the ICRC framework and Zamfara State PPP Guidelines.

D.3 Executive Council Resolution

NOW, THEREFORE, the Zamfara State Executive Council, having fully considered all documentation and presentations placed before it, and being satisfied that the project is technically sound, economically viable, financially justified, and consistent with applicable law and policy frameworks, hereby RESOLVES as follows:

RESOLUTION 1 — PROJECT APPROVAL: The Executive Council APPROVES the Gusau Modern Sports and Recreation Centre PPP (Ref: ZSG/ZIPA/PPP/SPORTS/2024/003) as a formal Zamfara State Government PPP project, to be coordinated by the Zamfara Investment Promotion Agency (ZIPA), in accordance with the ICRC PPP Policy Framework (2021) and the Zamfara State PPP Guidelines (2023).

RESOLUTION 2 — AUTHORISATION TO PROCEED TO PROCUREMENT: The Executive Council AUTHORIZES ZIPA, in collaboration with the Ministry of Youths and Sports Development, to proceed to the PPP procurement stage, including issuance of the Request for Qualifications (RFQ) and Request for Proposals (RFP) to shortlisted private sector consortia, in accordance with the Public Procurement Act (2007), the ICRC PPP Policy Framework, and applicable Zamfara State procurement regulations.

RESOLUTION 3 — VIABILITY GAP FUNDING COMMITMENT: The Executive Council APPROVES in principle a Viability Gap Funding (VGF) commitment of ₦67.5 billion (15% Viability Gap Funding from ZSSG) from the Zamfara State Government in support of the GMSRC-PPP, subject to formal annual budget appropriation and final confirmation of the VGF quantum at Financial Close. The Commissioner for Finance is DIRECTED to make necessary budgetary provisions commencing from the relevant fiscal year.

RESOLUTION 4 — ICRC REGISTRATION: The Executive Council DIRECTS ZIPA to formally notify and register the GMSRC-PPP with the Infrastructure Concession Regulatory Commission (ICRC) in accordance with Section 30 of the Infrastructure Concession Regulatory Commission Act (Cap. I13, LFN 2004), and to seek co-approval of the procurement process.

RESOLUTION 5 — PPP PORTAL DISCLOSURE: The Executive Council DIRECTS ZIPA to publish the GMSRC-PPP on the Zamfara State PPP Disclosure Portal and the ICRC national PPP pipeline forthwith, including project name, sector, estimated value, PPP modality, development stage, and expected financial close date, in accordance with the Zamfara State PPP Guidelines (2023) and ICRC disclosure requirements.

RESOLUTION 6 — TRANSACTION ADVISER: The Executive Council AUTHORIZES ZIPA to procure a qualified Transaction Adviser through an open, competitive process to provide technical, financial, legal, and procurement advisory services for the GMSRC-PPP procurement phase.

D.4 Conditions Attached to Approval

This approval is granted subject to the following conditions:

14. ZIPA shall submit quarterly progress reports to the Executive Council through the Secretary to the State Government;
15. The Commissioner for Finance shall confirm budgetary provision for VGF and transaction preparation costs prior to RFP issuance;
16. A full Environmental and Social Impact Assessment shall be completed and approved by the Zamfara State Environment Protection Agency and, where required, the Federal Ministry of Environment, before Financial Close is achieved;
17. All concession and PPP agreements shall be reviewed and legally certified by the Zamfara State Ministry of Justice prior to execution;
18. The final VGF quantum, concession period, and all material commercial terms shall be brought back to the Executive Council for final approval prior to Financial Close.

D.5 Certification of Resolution

This Resolution is hereby certified as a true, accurate, and complete record of the decisions of the Zamfara State Executive Council at its regular meeting held on 23 July 2024.

Dr. Dauda Lawal

His Excellency, Dr. Dauda Lawal Governor of Zamfara State (Chairman, Executive Council)
Date: 23 July 2024

Mallam Abubakar Nakwada

Mallam Abubakar Nakwada Secretary to the State Government (Secretary, Executive Council)
Date: 23 July 2024

Official Seal: ZAMFARA STATE GOVERNMENT | Government House, Gusau | 23 July 2024

Certified Copy — Zamfara Investment Promotion Agency (ZIPA) | Reference:
ZSG/ZIPA/PPP/SPORTS/2024/003/EXCO/RES