



KADUNA MARKETS DEVELOPMENT AND MANAGEMENT COMPANY

MID - YEAR REPORT

MARCH



2020



Report Outline

Leisure and Recreation

- Kaduna Galaxy Mall
- Remodelling of Murtala Square
- 5 Star Hotel

Markets

- Development Kasuwan Magani Market
- Development of Kawo Market
- Development of Sabon Gari Market
- Development of Dan Magaji Market
- Development of Kasuwan Barci
- Development of Barnawa Market
- Development of Kudenda Market
- Development of Malali Market

Neighbourhood Centres

- Neighbourhood Centre along Racecourse Road (1)
- Neighbourhood Centre long Racecourse Road (2)
- Neighbourhood Centre & Recreational Centre, Zaria

Facility Upgrades

- Conversion of KMDMC Old Office to a 450 Capacity Car Park and retail shops at Sheikh Abubakar Gumi Market
- Conversion of Old KASUPDA Building to GSM Market

Other Projects

- Sale of Shops at Sheikh ABubakar GUmi Market
- Damau Household Milk farm Project.

SINCE 2019

Kaduna Markets Development and Management Company is currently managing fifteen(15) projects across the state, these projects cuts across Commercial, Recreation and Hospitality.

Kaduna Markets Development and Management is committed to putting the State as the top destination for Business, Leisure and Recreation in line with the Urban Renewal Agenda of His Excellency.

We are working with an array of competent and quality driven contractor even through the Covid-19 pandemic, albeit following strict health and safety guidelines to bring these projects to fruition in a timely manner.

One of these projects such as the completion of the remodelling and conversion of Yar'adua Hall has the potential to become the most coveted event centre in Northern Nigeria. At completion, the hall will be a convergence point with more than enough grandeur to rival its international counterparts.

The development of Commercial Hubs in Kajuru, Sabon Gari, Kaduna North/South, and Giwa, as an attempt to diversify the company's portfolio have averaged about 45% completion, a few of which is scheduled to be opened before the end of 2020.

Project Highlights

KADUNA GALAXY MALL

Kaduna Markets Development and Management Company



DEVELOPMENT PARTNER
Amsalco Industries Limited

CONSULTANTS
Architect Design Centre

CONTRACTOR
Main: CCECC Nigeria Limited
M & E Sub-contractor: Mar and Mor Engineering Services

CLIENT

Kaduna Markets Development and Management Company Limited

AWARD DATE

3rd July 2019

PROJECT DURATION

18 Months

LOCATION

Waff Road, Kaduna



Project Financials

1

TOTAL CONTRACT SUM

The total contract sum for the project is N3.98 billion, consisting of N2.78 billion for civil works and N1.20 billion for Mechanical and Electrical Services.

2

BUDGETARY ALLOCATION

The budget for the project is split in the ratio of N1 billion from KDSG, N2 billion from the development partner and N1 billion facility from UBA Plc.

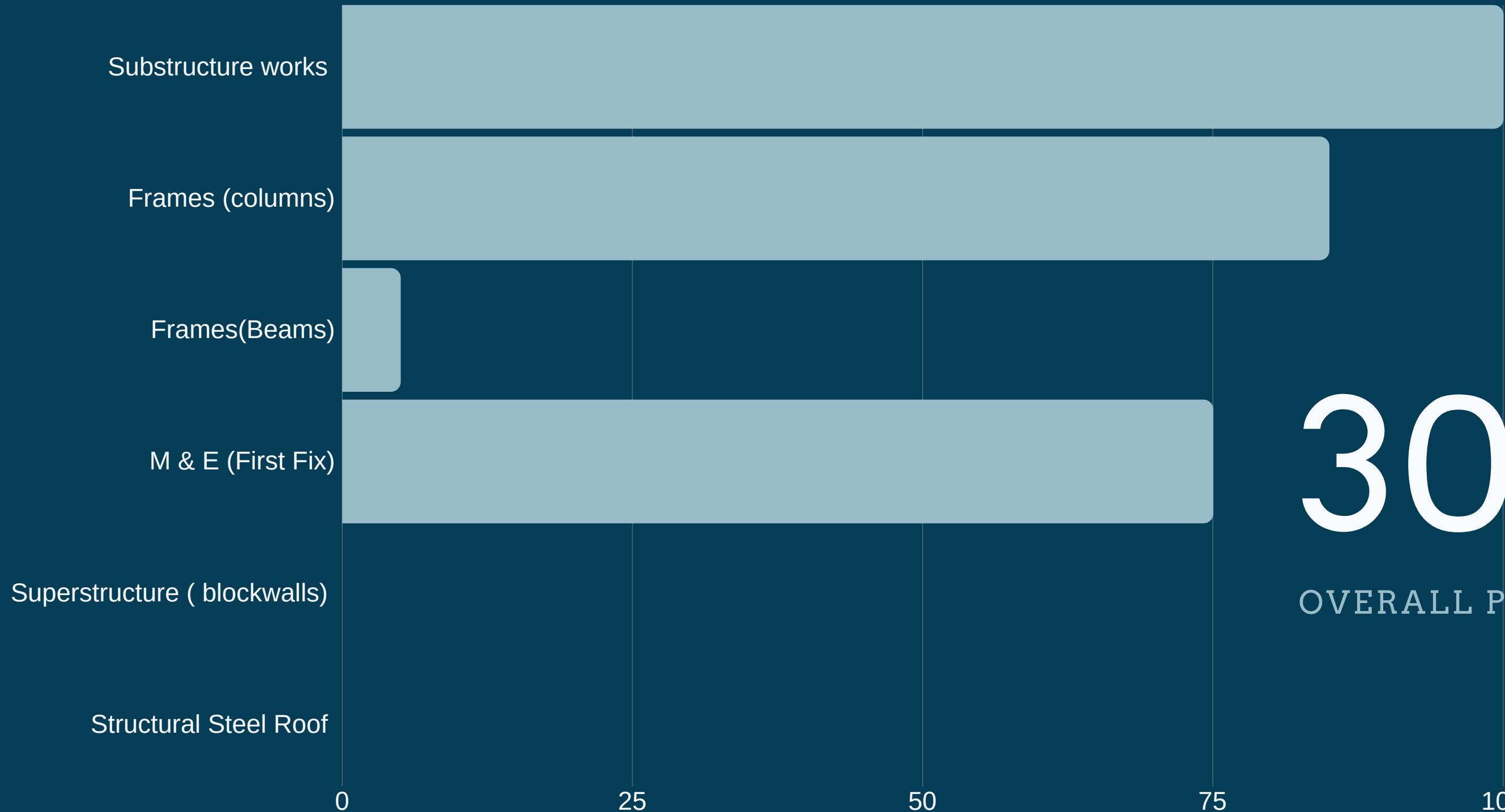
3

AMOUNT PAID TO DATE

N695 million has been paid to the main contractor amounting to 20% of the contract sum.

30%

OVERALL PERCENTAGE COMPLETION



NEXT STEPS

SIGNING OF ANCHOR TENANTS

We have obtained commitment from potential anchor tenants like Spar that will boost the viability of the mall. The company is available to sign the Head of Terms Agreement as soon as we are ready to sign them.

Genesis and Silverbird are neck to neck to take the cinema hall, although all indicators point to Genesis as the better brand, the company will extend tenancy to the company with the best overall offer and added value.

We have contracted the best professional to assist with the efficient management of the Galaxy Mall investment. Our team of professionals were able to re-model and increased the gross lettable area from about 8000sqm to 11,000sqm with just about 10% increase in cost. Through thorough review and Cost Benefit Analysis we have been able to save about N2 billion.





Project Highlights

REMODELLING OF MURTALA MOHAMMED
SQUARE

Murtala Square was developed to serve as a sporting and recreational centre for residents of the State and visitors alike. Over time, the facility has become a complex which houses a standard Olympic-size swimming pool, diving pool, two hockey pitches, volleyball courts, handball courts, basketball courts, cricket pitch, traditional sports venue, tennis courts, football pitch, pavilions, taekwondo centre, race course, and an auditorium for multipurpose sports and events.

However, the facility is in deplorable condition and can no longer compete with other sporting and recreation facility around the world.

KMDMC is remodelling the entire facility to a world-class sporting centre with additional facilities for hospitality. The facility will be concessioned to a competent manager at completion to operate and manage .

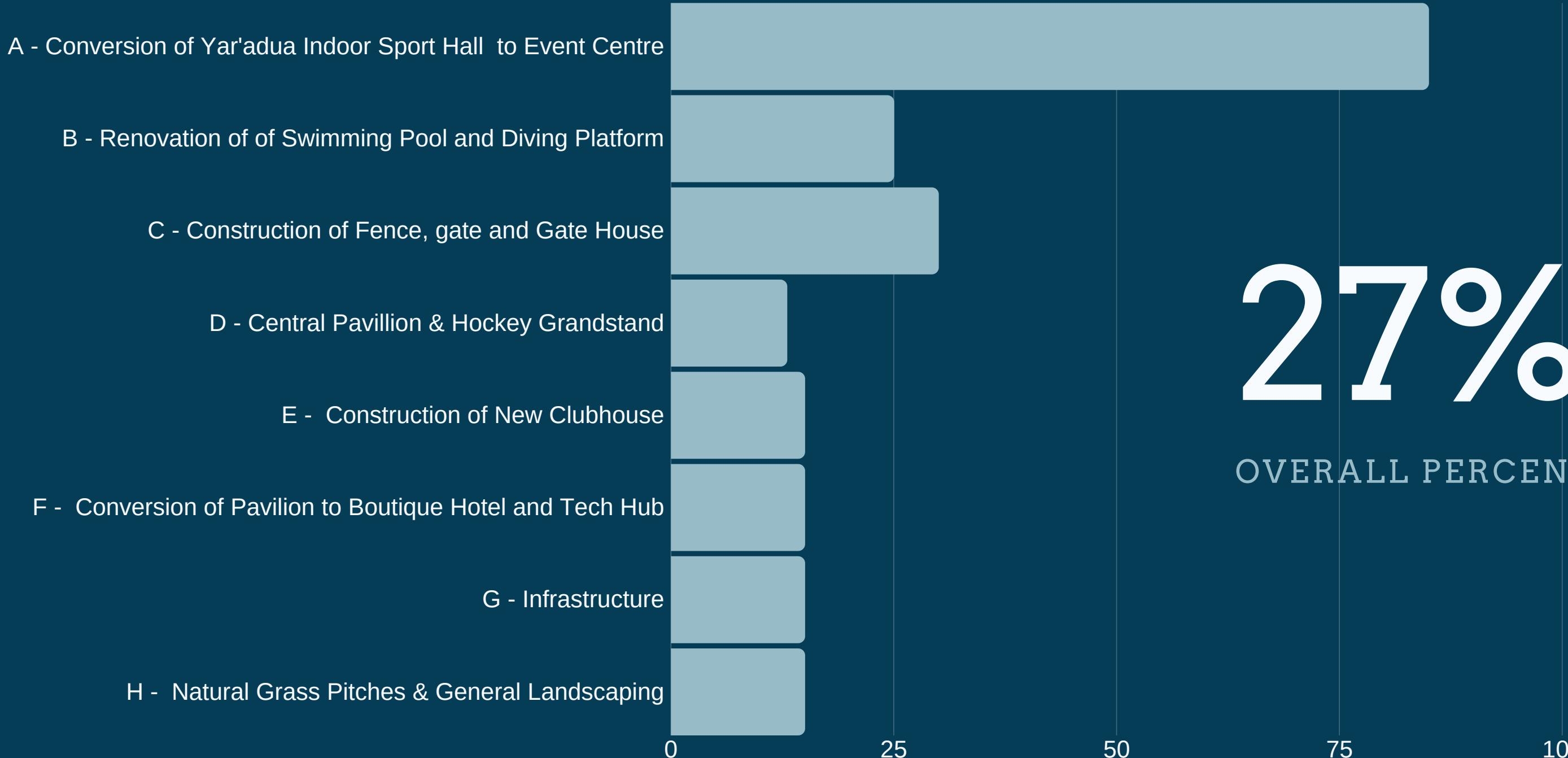


LOTS

- LOT 1 - General Infrastructure
- LOT 2A - Renovation of Main Pavilion and Hockey Grandstand
- LOT 2B - Renovation of Courts Grandstand
- LOT 2C - Renovation of Swimming Pool & Diving Platform
- Lot 3A - Conversion of Yar'adua Indoor Sport Hall to Event Centre
- LOT 3B - Conversion of Taekwondo Hall to Indoor Sport Hall
- LOT 4A - Natural Grass Pitches & General Landscaping
- LOT 4B - Synthetic Pitches
- LOT 5 - Renovation of Swimming Pool and Diving Platform
- LOT 6 - Construction of New Clubhouse
- LOT 7 - External Power Infrastructure
- LOT 8 - Construction of Fence, gate and Gate House
- LOT 9 - Conversion of Pavilion to Boutique Hotel and Tech Hub
- LOT 10 - Construction of Hall of Fame

27%

OVERALL PERCENTAGE COMPLETION



**PROJECT DURATION**

3 Months

CONSULTANTS

Sal Consults Limited

CONTRACTOR

Golden Shell Limited

LOCATION

Race Course, Kaduna.

PROJECT TITLE

Lot 3A - Conversion of Yar'adua Indoor Sport Hall to Event Centre

AWARD DATE

24th December 2019

TOTAL CONTRACT SUM

N539 million

AMOUNT PAID

N377 million

A



SWIMMING POOL AREA



SEPTEMBER, 2019

PROJECT DURATION

2 Months

CONSULTANTS

Sal Consults Limited

CONTRACTOR

Panobez Limited

LOCATION

Amina Crescent, Kaduna

PROJECT TITLE

LOT 5 - Remodelling of Olympic Size Swimming Pool, Diving Pool and Diving Platform

AWARD DATE

13th January 2020

TOTAL CONTRACT SUM

N80 million

AMOUNT PAID

N16 million

B





PROJECT DURATION

6 Months

CONSULTANTS

Sal Consults Limited

CONTRACTOR

New Complex Nigeria Limited

LOCATION

Race Course, Kaduna.

PROJECT TITLE

LOT 8 - Construction of Fence, Gate and Gate House

AWARD DATE

2nd January 2020

TOTAL CONTRACT SUM

N92 million

AMOUNT PAID

N18 million

C

***WELCOME TO MURTALA SC
---ENTRANCE & SWIMMING





PROJECT DURATION

4 Months

CONSULTANTS

Sal Consults Limited

CONTRACTOR

Elijah Construction Limited

LOCATION

Amina Crescent, Kaduna

PROJECT TITLE

LOT 2A - Renovation of Central Pavilion & Hockey Pitch Grandstand

AWARD DATE

20th January 2020

TOTAL CONTRACT SUM

N128 million

AMOUNT PAID

N25 million

D

SPORTS AREAS



SEPTEMBER, 2019



PROJECT DURATION

7 Months

CONSULTANTS

Sal Consults Limited

CONTRACTOR

Kestrel Global Investments Limited

LOCATION

Amina Crescent, Kaduna

PROJECT TITLE

LOT 6 - Construction of New Clubhouse

AWARD DATE

13th January 2020

TOTAL CONTRACT SUM

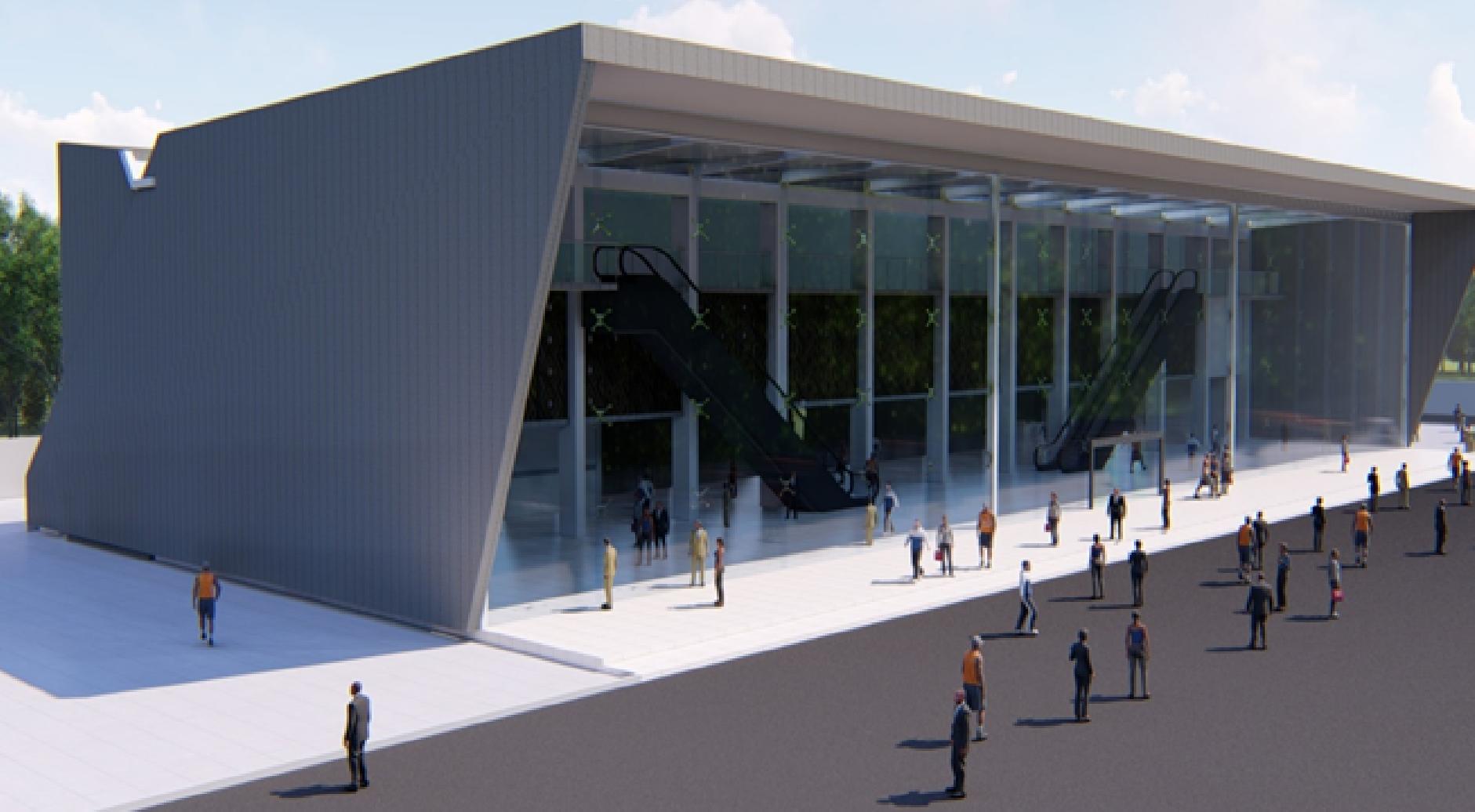
N377 million

AMOUNT PAID

N75 million

E



**PROJECT DURATION**

7 Months

CONSULTANTS

Sal Consults Limited

CONTRACTOR

Bricks International Concepts Limited

LOCATION

Amina Crescent, Kaduna

PROJECT TITLE

LOT 9 - Conversion of Pavilion to Boutique Hotel and Tech Hub

AWARD DATE

13th January 2020

TOTAL CONTRACT SUM

N256 million

AMOUNT PAID

N51 million

F



**PROJECT DURATION**

6 Months

CONSULTANTS

Sal Consults Limited

CONTRACTOR

Ronchees Global Resources Limited

LOCATION

Amina Crescent, Kaduna

PROJECT TITLE

LOT 7 - Infrastructure

AWARD DATE

2nd January 2020

TOTAL CONTRACT SUM

N569 million

AMOUNT PAID

N113 million

G



**PROJECT DURATION**

3 Months

CONSULTANTS

Sal Consults Limited

CONTRACTOR

Reform Construction Company Limited

LOCATION

Amina Crescent, Kaduna

PROJECT TITLE

LOT 4A - Natural Grass Pitches & General Landscaping

AWARD DATE

13th January 2020

TOTAL CONTRACT SUM

N232 million

AMOUNT PAID

N46 million

H

FOOTBALL PITCH

Project Highlights

DEVELOPMENT OF KADUNA HILTON 5 STAR HOTEL ALONG
MUHAMMADU BUHARI WAY

Also as part of the Urban Renewal Programme of this administration, the Kaduna State Government is determined to make Kaduna State the preferred leisure destination in Northern Nigeria.

To achieve this goal, Kaduna State Government through KMDMC is financing this project with a 70:30 debt equity financing model where the developer and KDSG will split equity contribution of 30% and the remaining 70% will be sourced as loan using the JV as Obligor to the loan.

We are also setting up an expert teams of professionals with requisite experience in the development of luxury hotels.

We have gotten the approval of the Hilton brand to manage the 5 star Hotel, Hilton worldwide is a leading global hospitality company that manages and franchises a broad portfolio of hotels.





PROJECT TITLE

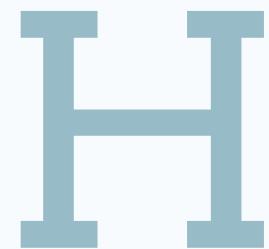
Construction of Kaduna Hilton Hotels

AWARD DATE

Award letter not issued

CONTRACT SUM

9.2B including FF & E



PROJECT DURATION

72 Weeks

CONSULTANTS

under procurement

CONTRACTOR

Not awarded

LOCATION

Muhammadu Buhari Way, Kaduna



Project Highlights

CONSTRUCTION OF KASUWAN MAGANI



CONSULTANTS

System Property Consult Limited

CONTRACTOR

CCECC Nigeria Limited

CLIENT

Kaduna Markets Development and Management Company Limited

AWARD DATE

3rd July 2019

PROJECT DURATION

10 Months

LOCATION

Kajuru, Kaduna



Project Financials

1

TOTAL CONTRACT SUM

The total contract sum for the project is N2.78 billion.

2

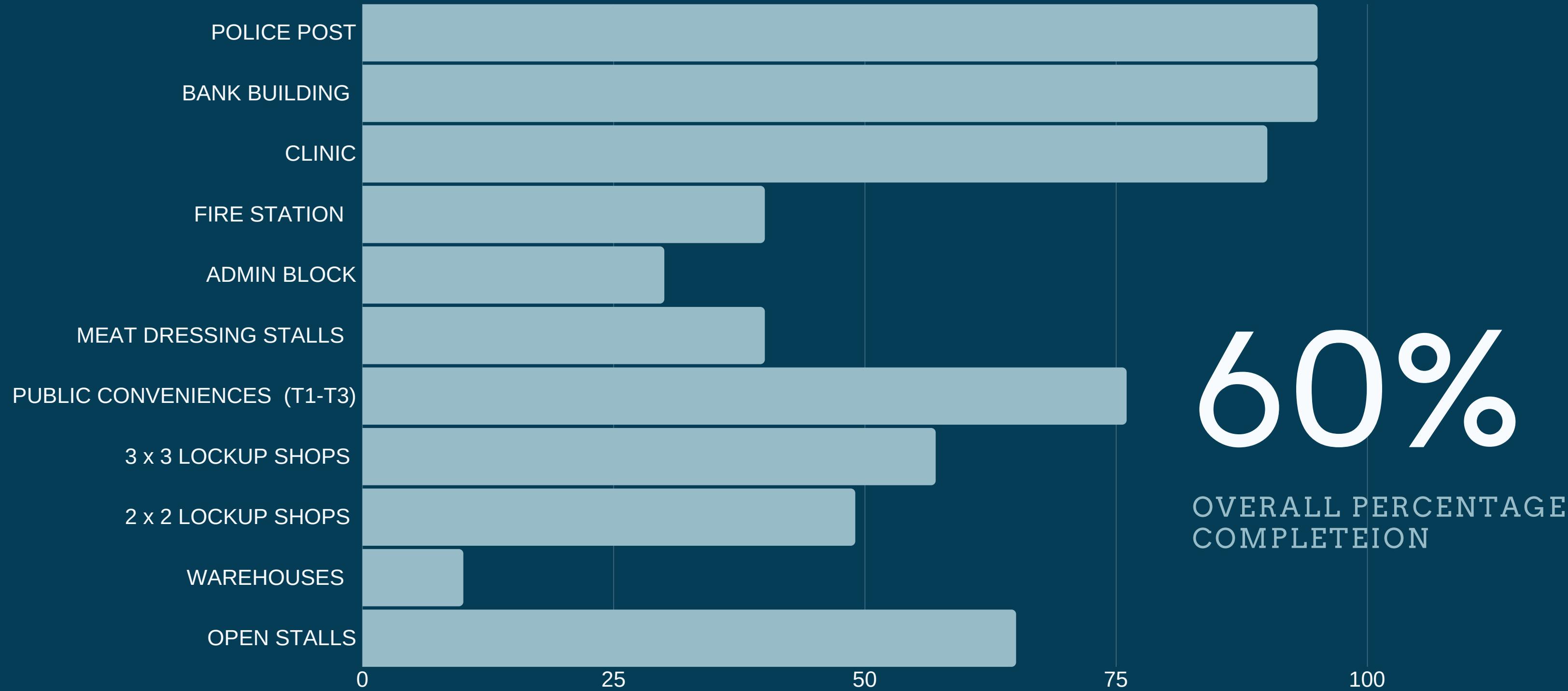
PROJECT FUNDING

The project is funded by a N1 billion capital injection from Kaduna State Government and an additional N1 billion loan facility from Sterling Bank.

3

AMOUNT PAID TO DATE

N557 million has been paid amounting to 20% of the contract sum.





Police Post | 95% Complete



Bank Building | 95% Complete



Fire Station | 40% Complete



Meat Dressing Slab | 40% Complete



3 x 3 Lockup Shops | 57% Complete



Clinic | 90% Complete



Admin Block | 30% Complete



Public Convenience | 76% Complete



2 x 2 Lockups Shops | 49% Complete



Warehouses | 10% Complete



Open Stalls | 65% Complete



2 x 2 Lockups Shops | 49% Complete



3 x 3 Lockup Shops | 57% Complete



Clinic | 90% Complete



Open Stalls | 65% Complete



Open Stalls | 65% Complete

Project Highlights

CONSTRUCTION OF KAWO MARKET

**DEVELOPMENT PARTNER**

Powerhill Construction Limited

CONTRACT TYPE

Public Private Partnership

PROJECT COST

N2.94 billion

CLIENT

Kaduna Markets Development and Management Company Limited

AWARD DATE

January 2020

PROJECT DURATION

18 Months

LOCATION

Kawo, Kaduna



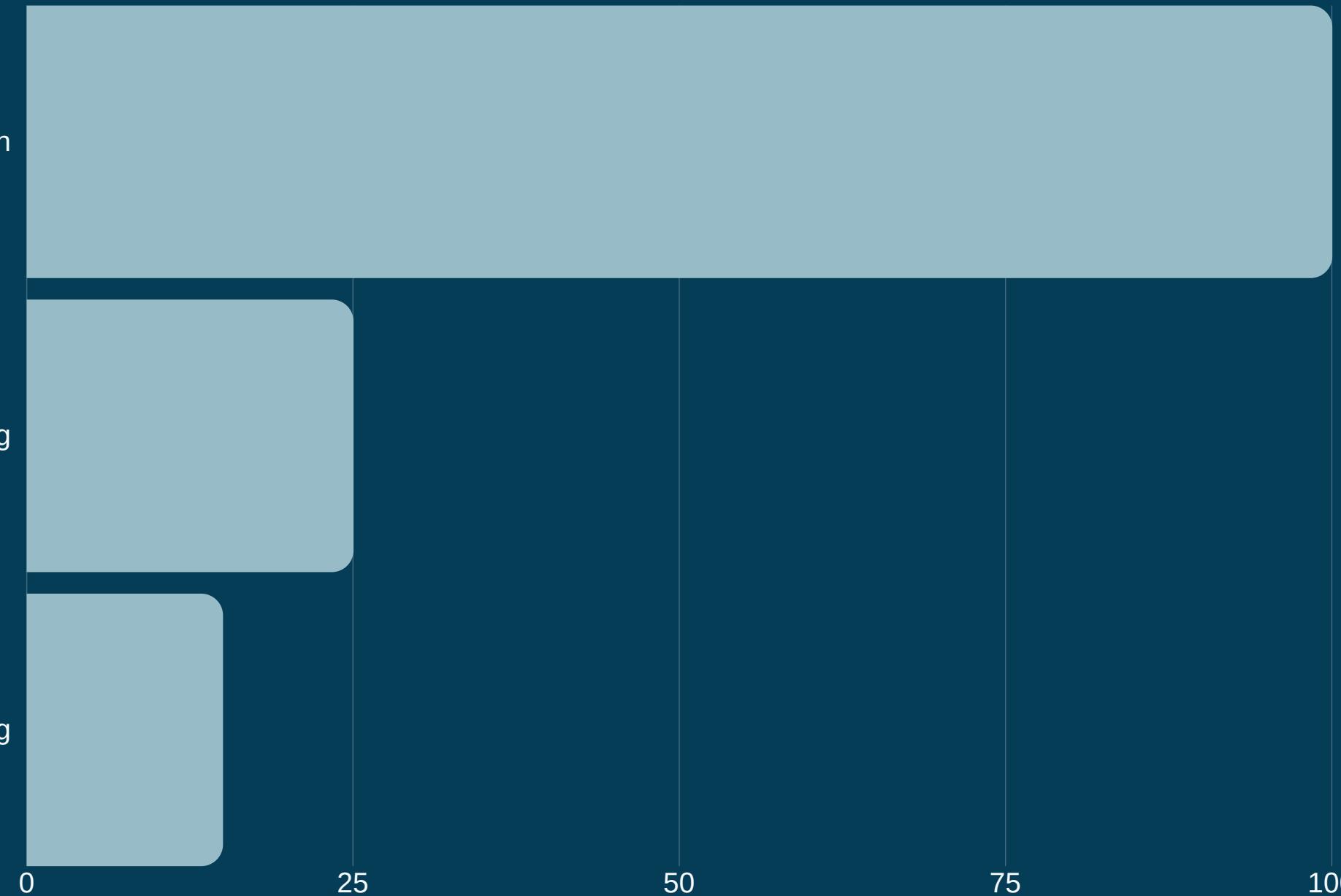
15%

OVERALL PERCENTAGE
COMPLETION

Trench excavation

Column Blinding

Foundation footing



The background image shows an aerial view of a massive market complex, likely Sabon Gari Market, featuring numerous buildings with distinct red, green, and blue tiled roofs. The complex is surrounded by lush green trees and some industrial structures.

Project Highlights

CONSTRUCTION OF SABON GARI MARKET

**DEVELOPMENT PARTNER**

Triple A Homes Mortgage and Consultancy Limited

CONTRACT TYPE

Public Private Partnership

PROJECT COST

N2.66 billion

CLIENT

Kaduna Markets Development and Management Company Limited

AWARD DATE

January 2020

PROJECT DURATION

18 Months

LOCATION

Sabon Gari, Zaria, Kaduna



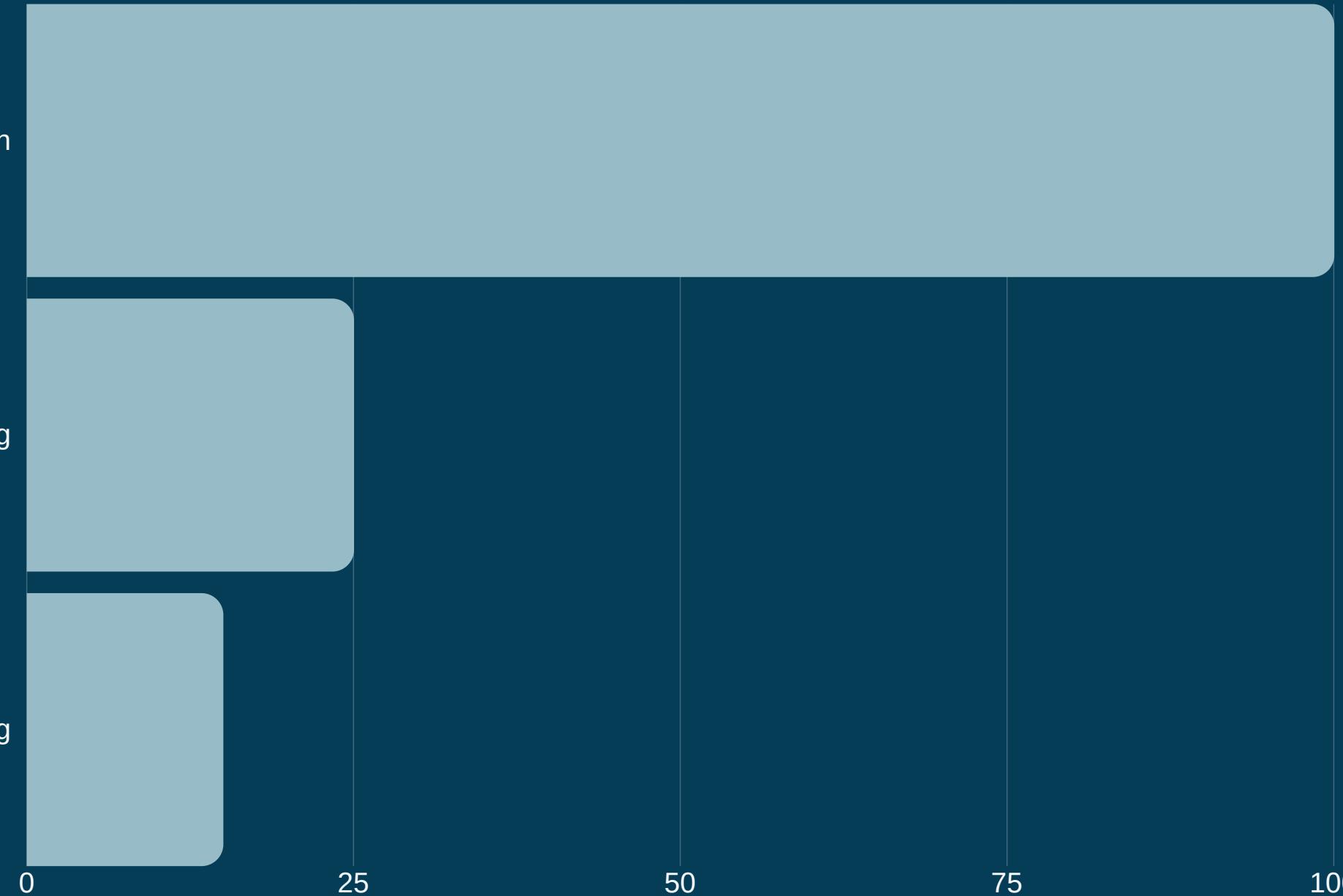
15%

OVERALL PERCENTAGE
COMPLETION

Trench excavation

Column Blinding

Foundation footing



Project Highlights

CONSTRUCTION OF BARNAWA MARKET

**DEVELOPMENT PARTNER**

JDK Resources Limited

CONTRACT TYPE

Public Private Partnership

PROJECT COST

580m

PRELIMINARY ACTIVITIES

- Mobilization to temporary relocation site for traders.
- Carting away of debris is in progress.

CLIENT

Kaduna Markets Development and Management Company Limited

PROJECT DURATION

24 Months

LOCATION

Barnawa, Kaduna



Project Highlights

CONSTRUCTION OF KUDENDA MARKET



CLIENT

Kaduna Markets Development and Management Company Limited

PROJECT DURATION

24 Months

LOCATION

Kudenda

DEVELOPMENT PARTNER

Chriscalamus Nig. Ltd

CONTRACT TYPE

Public Private Partnership

PROJECT COST

Preliminary Estimate - N1.2B

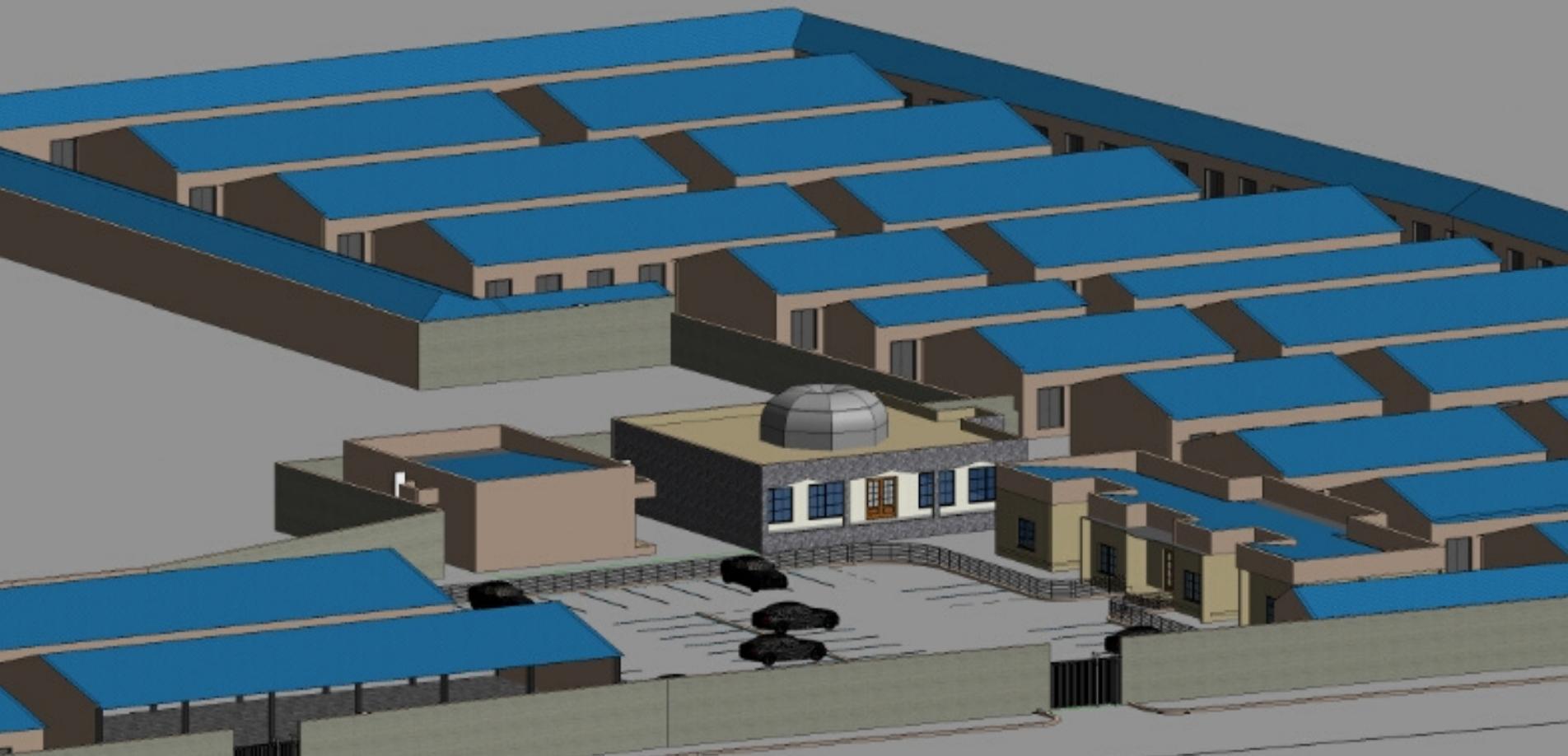
PRELIMINARY ACTIVITIES

- Finalizing final designs and preparation of detailed cost estimate
- Finalizing Development Lease Agreement



Project Highlights

CONSTRUCTION OF MALALI MARKET



DEVELOPMENT PARTNER

Vogue Designs Global Synergy Ltd

CONTRACT TYPE

Public Private Partnership

PROJECT COST

Preliminary Estimate - N1.2B

PRELIMINARY ACTIVITIES

- Finalizing final designs and preparation of detailed cost estimate
- Finalizing Development Lease Agreement

CLIENT

Kaduna Markets Development and Management Company Limited

PROJECT DURATION

24 Months

LOCATION

Malali

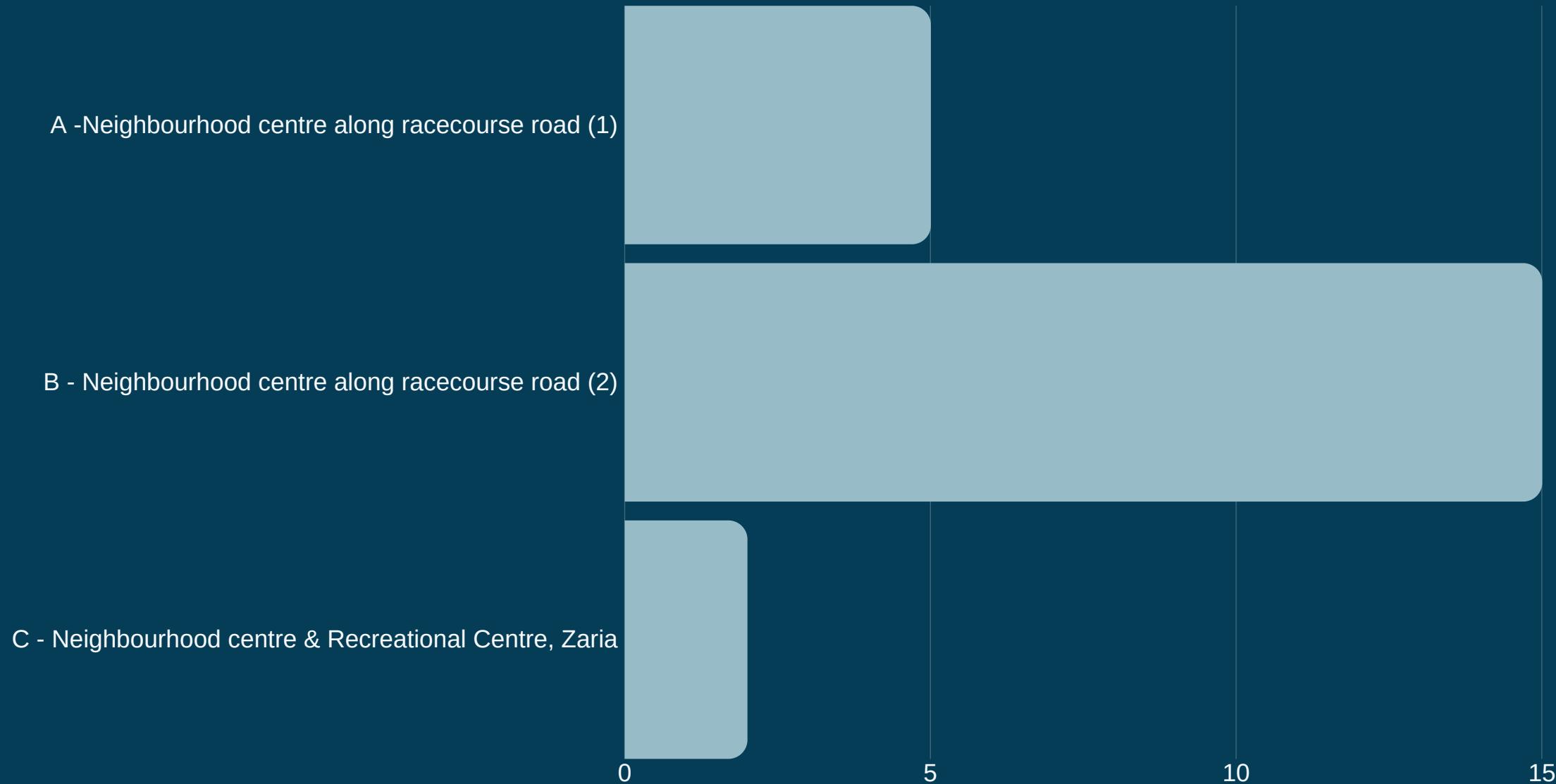


Project Highlights

NEIGHBORHOOD CENTRES

7%

OVERALL PERCENTAGE COMPLETION





PROJECT DURATION

9 Months

CONTRACTOR

Acura Designs Limited

LOCATION

Racecoure Road, Kaduna

PROJECT TITLE

Neighbourhood Centre along Racecourse Road (1)

AWARD DATE

7th February 2020

TOTAL CONTRACT SUM

N198 million

AMOUNT PAID TO DATE

N39.7m (20% Advance Payment)

A





PROJECT TITLE

Neighbourhood Centre along Racecourse Road (2)

AWARD DATE

7th February 2020

TOTAL CONTRACT SUM

N179 million

AMOUNT PAID TO DATE

N22 Million (Based on valuation of workdone)

B

PROJECT DURATION

9 Months

CONTRACTOR

Amitaf Investments Limited

LOCATION

Racecoure Road, Kaduna





PROJECT TITLE

Neighbourhood Centre & Recreational Centre, Zaria

TOTAL CONTRACT SUM

N179 million

C

PROJECT DURATION

18 Months

CONTRACTOR

Dragonstone Consult Limited

LOCATION

Zaria

CONTRACT TYPE

Public Private Partnership





Project Highlights

SALE OF SHOPS

KMDC is in the process of assigning owner-occupier title of 6,500 unit of shops in Kaduna's biggest and most viable market - Shiekh Abubakar Gumi market- to traders. The company is working with PricewaterhouseCoopers and the non-interest arm of Sterling Bank to carry out this 8 billion Naira transaction.

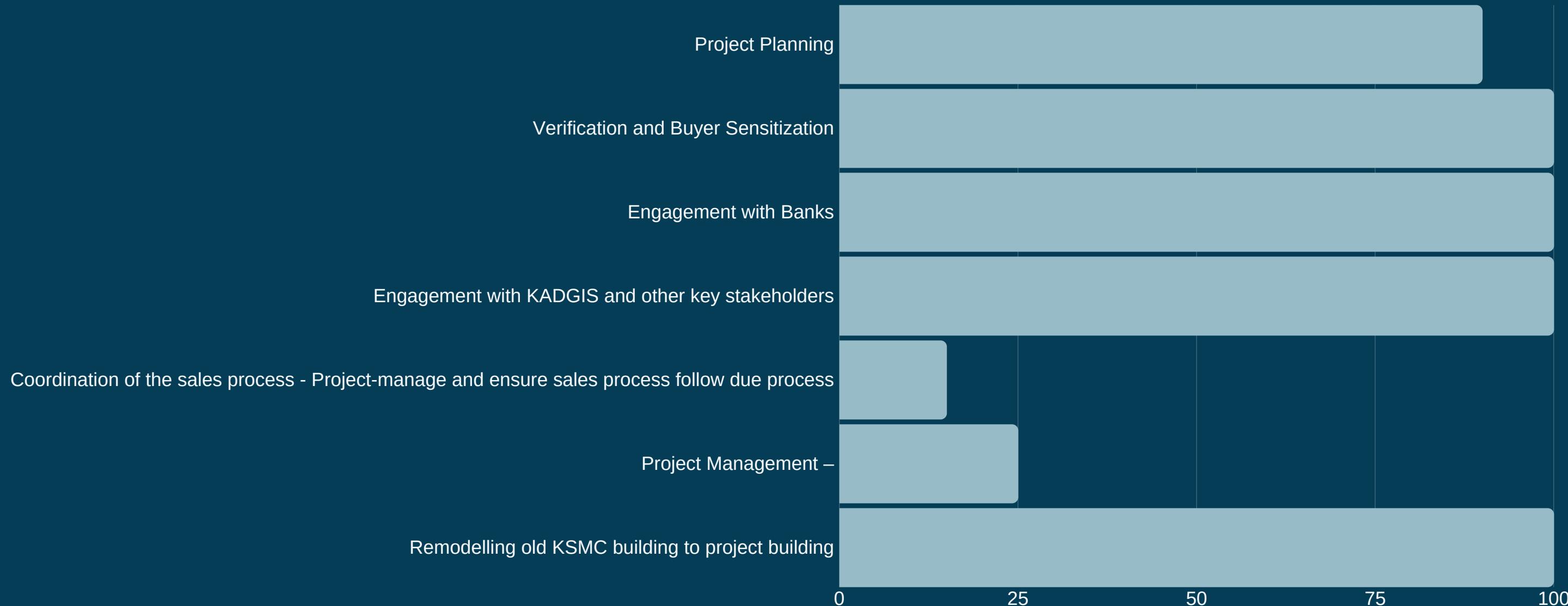
The project is part of the Kaduna State Government's transforming and empowerment agenda. As such, the company has secured a 9% mortgage agreement with Sterling bank for interested traders. The mortgage is tenured for seven years and provides traders with the opportunity to own properties.

The company is replicating a similar model of transaction in all the markets in its portfolio.



71%

OVERALL
PERCENTAGE
COMPLETEION



Project Highlights

FACILITY UPGRADES

**CONTRACT TYPE**

Direct Labour

PROJECT COST

N6.3 million

PROJECT TITLE

Renovation of Mini Broadcasting Studio to Satellite/Sale of Shop
Project office

MOBILIZATION DATE

February 2020

PROJECT DURATION

3 weeks

LOCATION

Broadcasting Road, Kaduna





PROJECT TITLE

Conversion of the Old KMDMC Office to a 450 capacity Car Park

MOBILIZATION DATE

March 2020

PROJECT DURATION

24 Months

LOCATION

Broadcasting Road, Kaduna

DEVELOPMENT PARTNER

Bina Homes Limited

CONTRACT TYPE

Public Private Partnership

PROJECT COST

N400 million

PRELIMINARY ACTIVITIES

- Demolition and cart away of existing structure has commenced



**DEVELOPMENT PARTNER**

BACAB Properties Limited

CONTRACT TYPE

Long Lease Agreement

PRELIMINARY ACTIVITIES

- All demolition works has been completed.
- Block work has commenced for the conversion of spaces.

PROJECT TITLE

Conversion of Old KASUPDA Building to a GSM Village

MOBILIZATION DATE

March 2020

PROJECT DURATION

24 Months

LOCATION

Ahmadu Bello Way, Kaduna





Project Highlights

DAMAU HOUSEHOLD MILKFARM PROJECT



DEVELOPMENT PARTNER

ARLA Foods Limited

CONTRACTOR

Gmorli Nig. Ltd

PROJECT COST

N641 Million

PRELIMINARY ACTIVITIES

- Procurement process concluded, contract award and contractor mobilization is in progress.

PROJECT TITLE

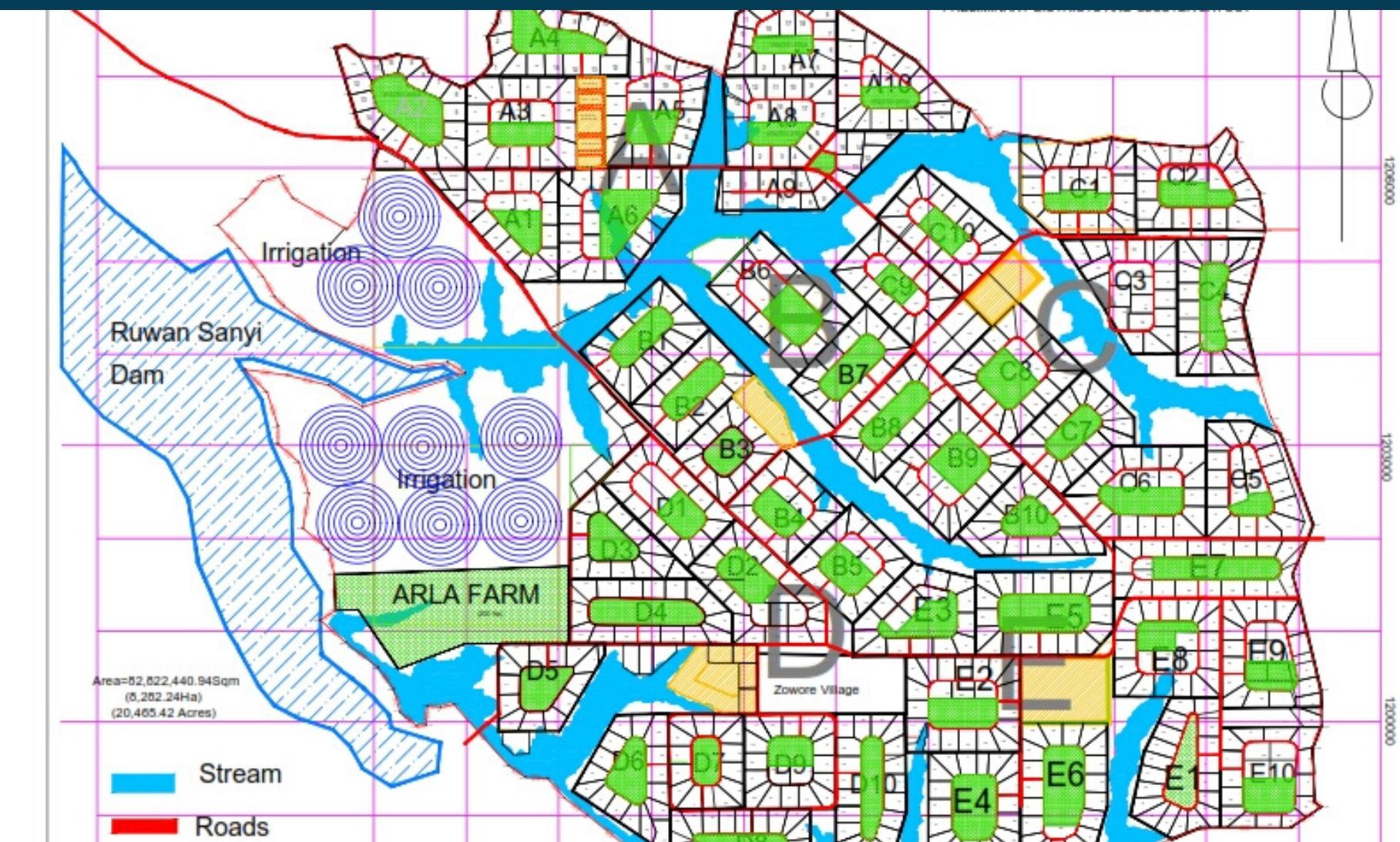
DAMAU Household Milk Farm

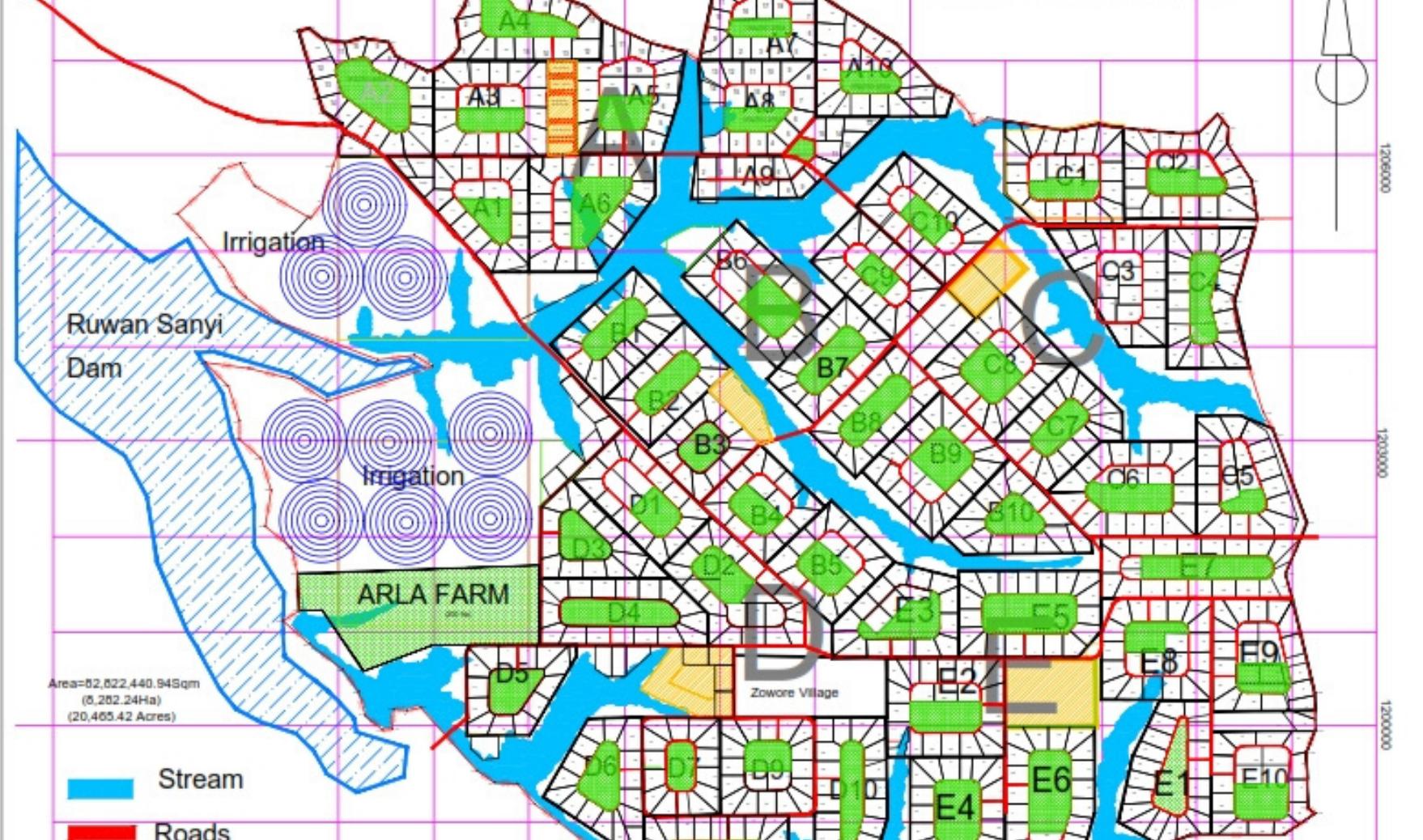
PROJECT DURATION

10 Months

LOCATION

Ahmadu Bello Way, Kaduna





PROJECT TITLE

DAMAU Household Milk Farm

PROJECT DURATION

10 Months

LOCATION

Ahmadu Bello Way, Kaduna

DEVELOPMENT PARTNER

ARLA Foods Limited

CONTRACTOR

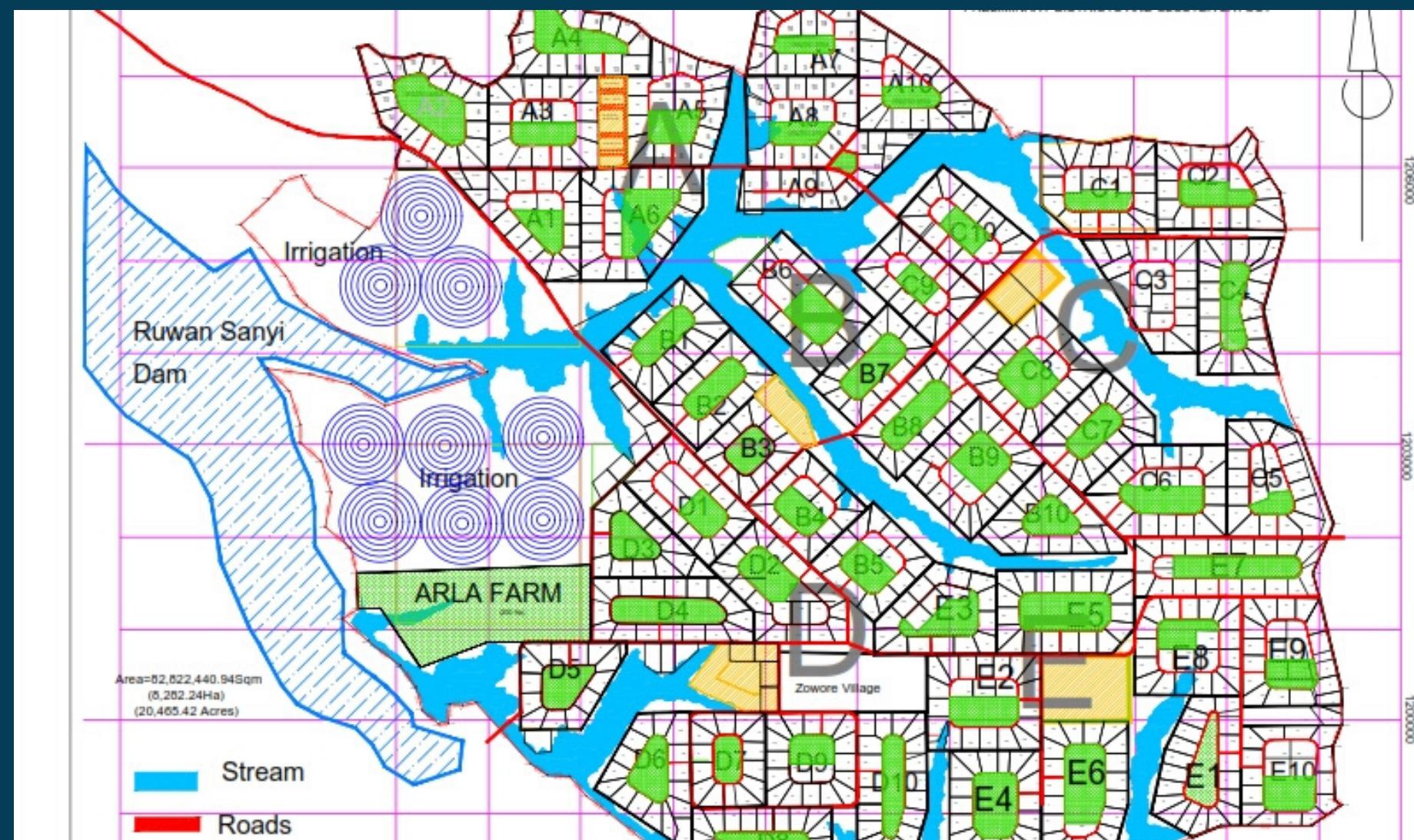
Farmtrac Nigeria Limited

PROJECT COST

N1Billion

PRELIMINARY ACTIVITIES

- Site Clearance, grading and Compaction of District A&B

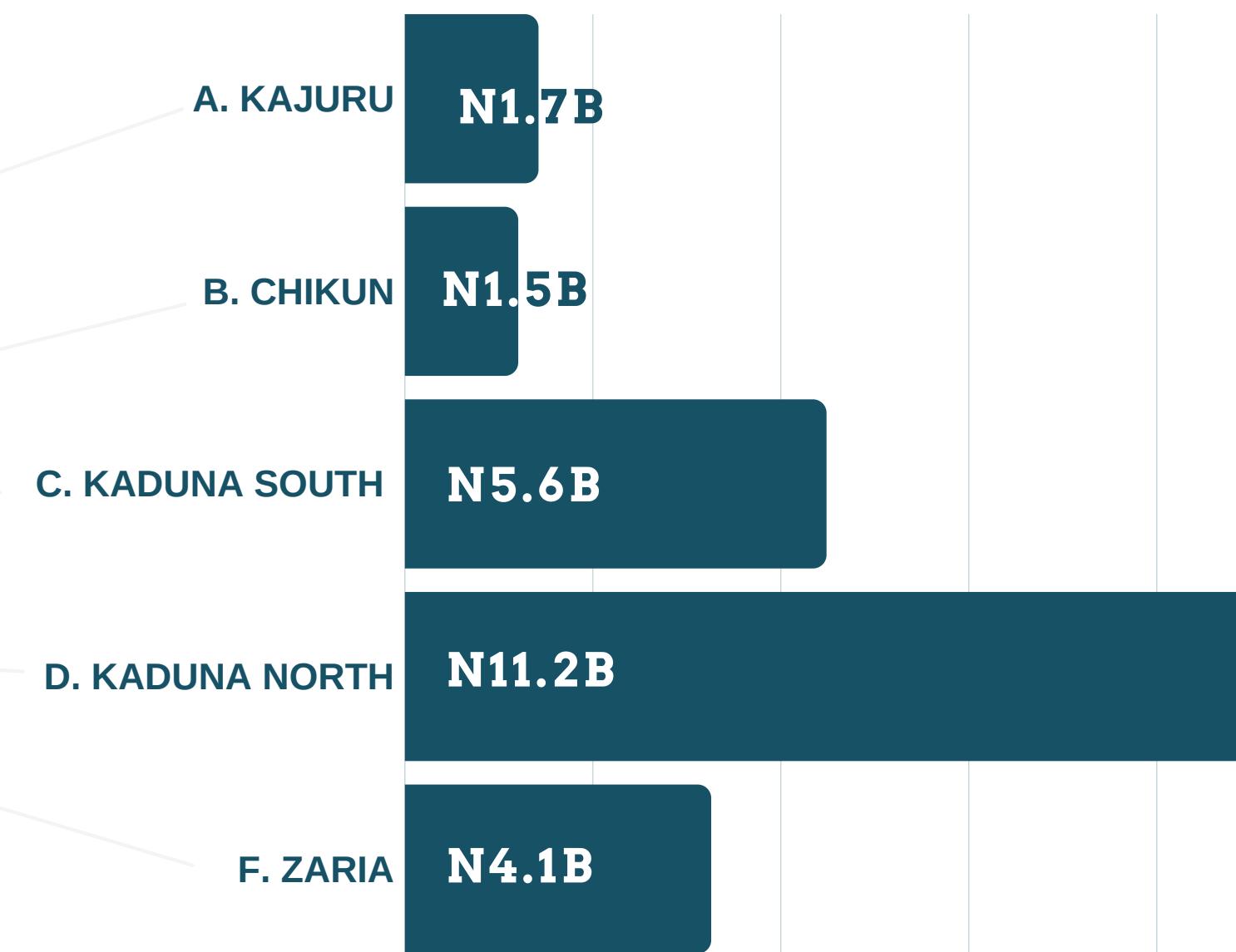
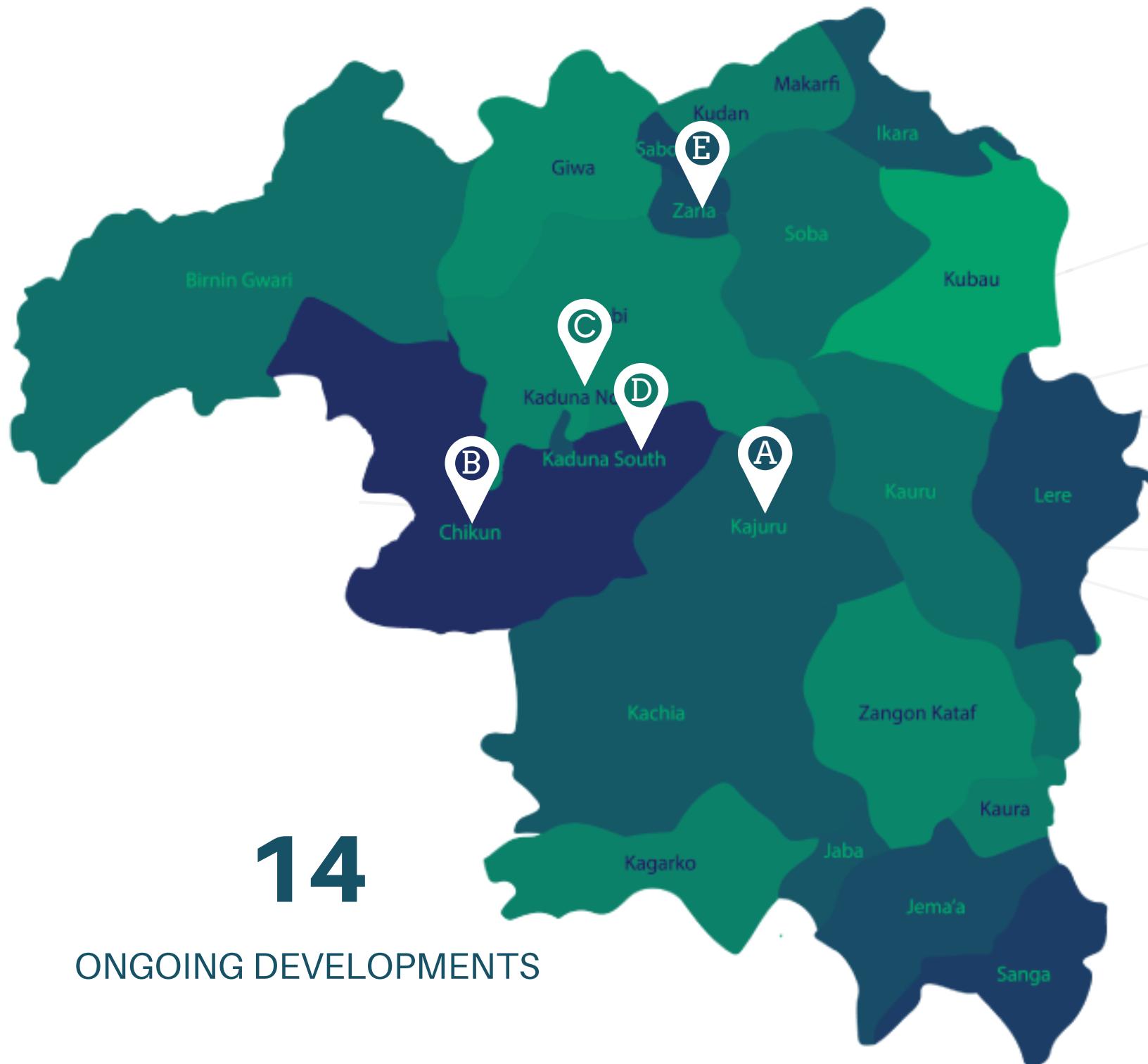




ECONOMIC DEVELOPMENT PLAN

PLANNED VS ACHIEVED

INVESTMENT DISTRIBUTION

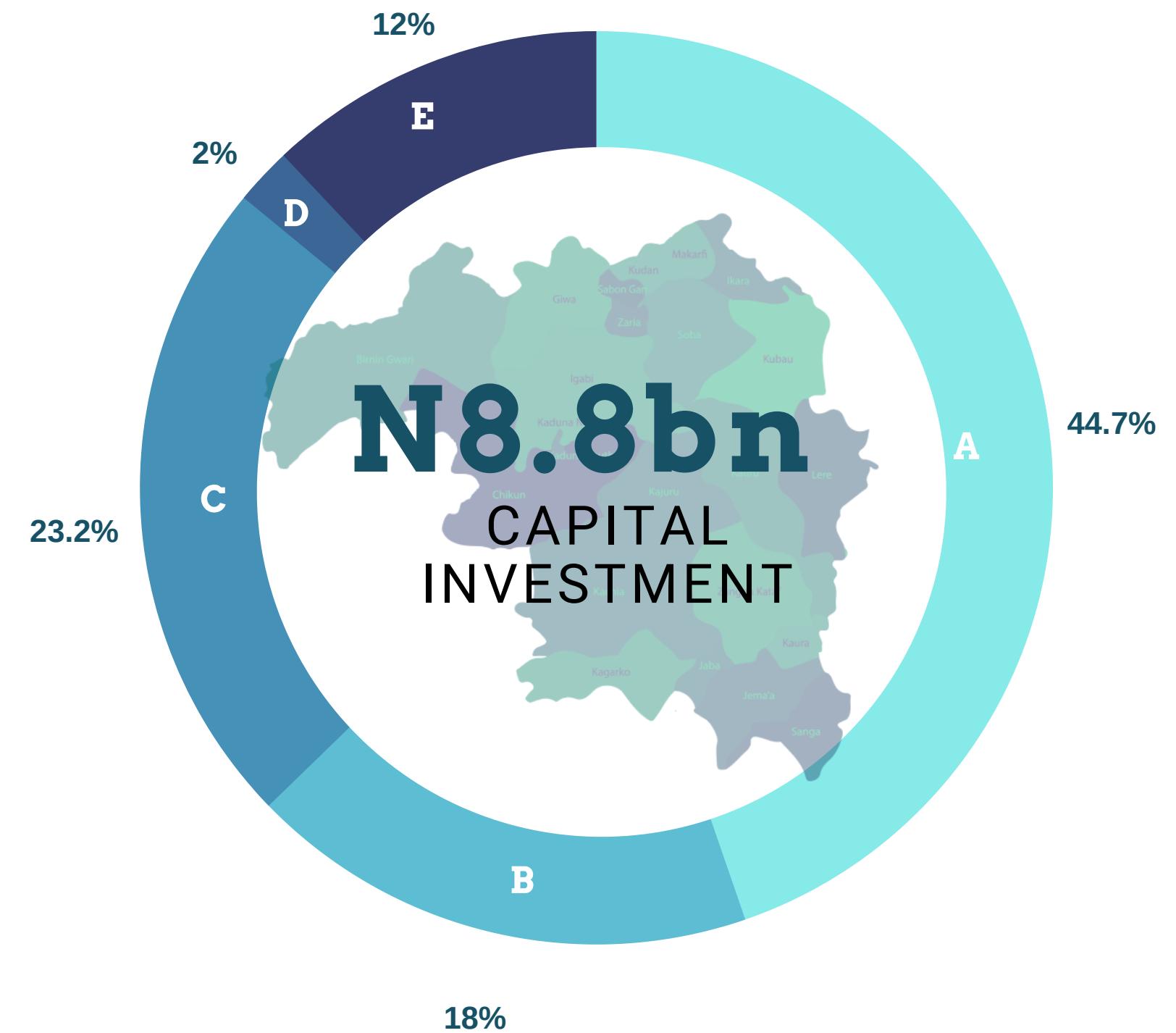


N26,831,784,953.13
ACHIEVED INVESTMENTS

CAPITAL PROJECTS

A Quick Breakdown

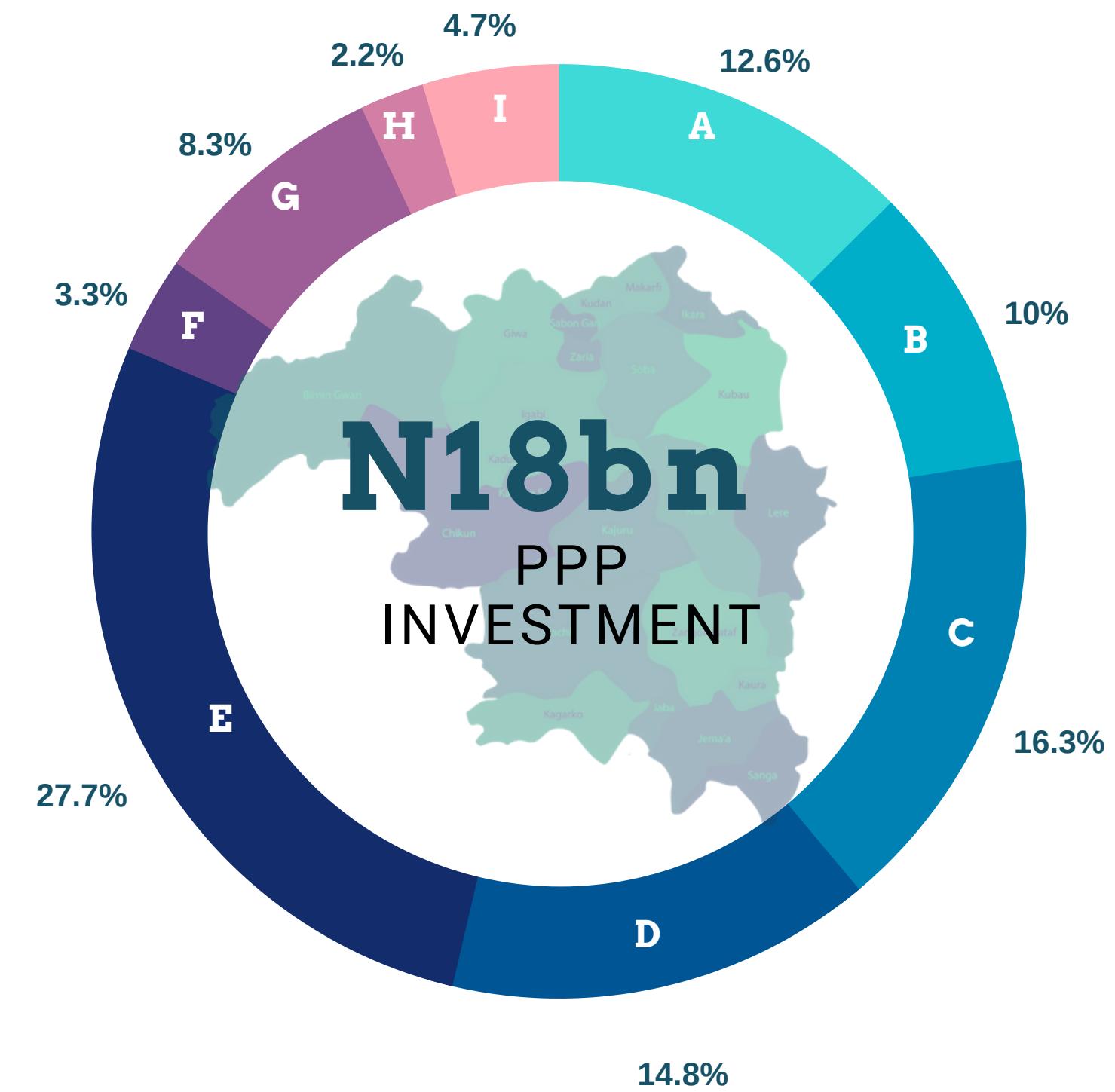
- A. Development of Galaxy Mall
- B. Development of Kasuwan Magani
- C. Upgrade and Remodelling of Murtala Muhammed Square
- D. Development of MM Square Neighbourhood Centre Lot 1
- E. Development of MM Square Neighbourhood Centre Lot 2



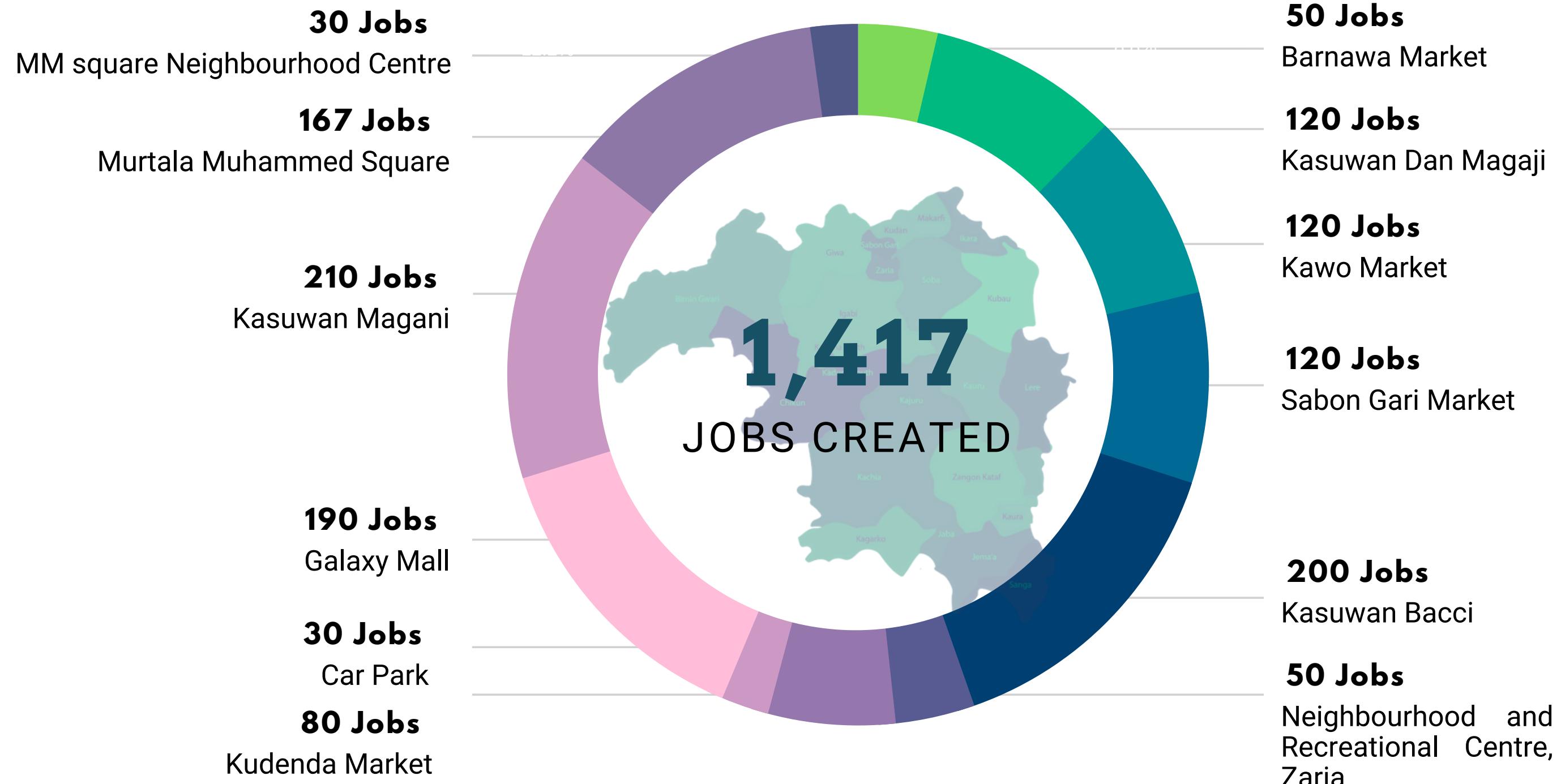
PUBLIC PRIVATE PARTNERSHIPS

A Quick Breakdown

- A. Neighbourhood and Recreational Centre, Zaria
- B. Kasuwan Dan Magaji
- C. Kawo Market
- D. Sabon Gari Market
- E. Kasuwan Bacci
- F. Barnawa Market
- G. Kudenda Market
- H. Car Park, Broad Casting Road
- I. Malali Market



JOBS CREATED



ECONOMIC DEVELOPMENT PLAN					
RETAIL & OTHERS - PPP PROJECTS		PROJECTED INVESTMENT - N 11,000,000,000.00		NO OF JOBS CREATED 820 JOBS	
KADUNA MARKETS DEVELOPMENT AND MANAGEMENT COMPANY					
S/N	PROJECT NAME	CONTRACTOR	CONTRACT	LOCATION	NO OF JOBS CREATED
RECREATION					
1	Construction of Neighbourhood Centre and recreational centre at the former Zaria Motel.	DRAGONSTONE CONSULT LIMITED	2,266,229,135.88	ZARIA.	50
COMMERCIAL HUBS					
2	Construction of Kasuwan Dan-Magaji Market	NEABASS INTERGRATED SERVICES	1,800,000,000.00	ZARIA.	120
3	Construction of Kawo Market	POWERHILL CONSTRUCTION LIMITED	2,941,845,903.49	KAWO	120
4	Construction of Sabon Gari Market	TRIPLE A HOMES MORTGAGE AND CONSULTANCY LIMITED	2,661,243,485.59	ZARIA.	120
5	Construction of Kasuwan Barci Market	URBAN SHELTER LIMITED	5,000,000,000.00	TUDUN WADA	200
6	Construction of Barnawa Market	JDK RESOURCES LIMITED	600,000,000.00	BARNAWA	50
7	Construction of Kudenda Market	CHRISCALAMUS NIG LTD KUDENDA MARKET	1,500,000,000.00	Kudenda	80
8	Construction of Malali Market	Vogue Designs Global Synergy LTD	850,000,000.00	Malali	50
9	CAR PARK	BINA HOMES LIMITED	400,000,000.00	SHEIK AUBAKAR GUMI MARKET, KADUNA	30
TOTAL			18,019,318,524.96		820

ECONOMIC DEVELOPMENT PLAN				
RETAIL & OTHERS - CAPITAL PROJECTS		PROJECTED INVESTMENT - N 11,000,000,000.00		NO OF JOBS CREATED
		ACHIEVED INVESTMENT - N8,812,466,428.17		597 JOBS
KADUNA MARKETS DEVELOPMENT AND MANAGEMENT COMPANY				
S/N	PROJECT NAME	CONTRACTOR	CONTRACT SUM	NO OF JOBS CREATED
MALL				
1	GALAXY MALL- Builders Work	M/S CCECC NIg Ltd	2,780,231,163.02	150
	GALAXY MALL- Mechanical & Electrical Services	MAR & MOR LIMITED	1,414,691,147.10	30
	CONSULTANCY- Galaxy Mall- Including Residency Supervision	Arc. Design Centre	192,514,726.26	10
ONGOING MARKET				
2	KASUWAN MAGANI	CCECC NIg Ltd	1,556,134,351.27	200
	Consultancy Service (Stages I,II for 7 Markets and stage III only for Kasuwan Magani)	SPconsit	213,258,155.18	10
UPGRADE/REMODELING OF MURTALA SQUARE				
3	INFRASTRUCTURE (Road, Drainages,Horse track, Bicycle track and jogging trail)	RONCHESS GLOBAL RESOURCES LIMITED	569,198,242.74	30
	CENTRAL PAVILLION & HOCKEY GRANDSTAND	ELIAJ CONSTRUCTION LIMITED	128,798,467.45	15
5	REMODELING OF YAR'ADUA HALL	GOLDEN SHELL LIMITED	539,169,912.28	25
	NATURAL GRASSING & PITCHES, & GENERAL LANDSCAPING	REFORM CONSTRUCTION LIMITED	232,916,788.28	20
7	SWIMMING POOL	PANOBEZ DYNAMICS CONCEPTS	80,457,922.45	12
	NEW CLUB HOUSE	KESTREL GLOBAL INVESTMENTS LIMITED	377,069,551.85	25
9	FENCE, GATE & GATE HOUSE	NEW COMPLEX NIGERIA LIMITED	92,824,960.36	25
	INFO-TECH HUB/BOUTIQUE HOTEL	BRICKS INTERNATIONAL CONCEPT LIMITED	256,787,632.50	15
NEIGHBOURHOOD CENTER				
11	LOT 1	ACURA DESIGN LIMITED	198,523,378.90	15
	LOT 2	AMITAF INVESTMENT LIMITED	179,890,028.53	15
TOTAL		8,812,466,428.17	597	