**Date: September 25, 2022.**

**Promolont International, Inc. / MCCCP Capital**

**General Contractor: Master Builders of South Florida**

**Project: Proposal for Build High Rise Condominiums and Low Income Housing Units as well and Middle income High Rise and Houses for the Executive Housing in the Country of Ghana.**

**Location: to be selected by Government**

**Proposal: Proposal for Design Build Apartment Buildings, Low and Middle Income single family units.**

**PII/MCCCP-09/25/2022**

**Scribe: Mr. Noble Ofori**

**Introduction**

The challenges the Governments in emerging Nations of the world are faced with is housing, roads and building the infrastructure to accommodate their Projects. These are major construction project needed for the Citizens of the emerging Nations of the World they must be set up on time sensitive completion date. You can feel confident that your project is under an excellent management team, **Promolont International Inc. (PII)** [**www.promolont.com**](http://www.promolont.com) **and its partner MCCCP Capital** (MCCCP), two of the leading companies providing comprehensive construction services and construction management around the world at a competitive price. PII/MCCCP can also provide the Governments with funding using many different methods that will benefit the Governments needing this type of service at a low cost to the Government. We will also work to build our manufacturing facility for the factory built houses, we are proposing in the country that will produce jobs for the citizens of the country. PII was founded on the core corporate values of integrity, teamwork, and excellence, PII/MCCCP are Building future value today! That's why our clients feel confident.

PII was founded in 1972, Promolont International SA was formed in France in 1981, Hong Kong in 1993 and then PII was registered in Florida in 1999 and PII Limited in the Bahamas 2000 and other registries in Italy and Poland. These two Independently successful companies had strategically aligned and operating as Joint Venture Partners in 2008 as leaders in their fields of Commercial and residential Development in Third world emerging growth Countries which are willing to go GREEN and have the understanding of the new technologies that our design teams from the University of Shanghai Architectural and Engendering School in Shanghai China one of the leaders in GREEN technology and the most innovative GREEN Architects and Engineers school as well as our Architects and Engineers in house staff.

Through our innovative construction techniques PII/MCCCP developed into specialty Development Companies. We design GREEN Cities for the understanding Market. The acquisitions and Partnerships such as the Master Builders of South Florida allowed the Company to expand its construction services and complete projects to a higher specification.

PII/MCCCP has successfully completed major projects in more than 12 Countries including. We design, develop, finance, manage, engineer and build projects. Over US$500 billion of construction services provided to private developers, as well as the Governments around the world. We have consistently prepared for and exceeded our client's expectations. PII/MCCCP symbolizes the strategic vision of our founders to build a better GREEN World with an exceptionally high standard of finish and detail - on time and within or under budget - integrity. Successful project depends upon Leadership, Teamwork and Strategy in order to build quality faster than expected and simultaneously offer value engineering. This is how PII/MCCCP is at the forefront of the construction industry. We offer our staff a stimulating work structure in which they are motivated to achieve their maximum potential. Combining technical achievement, continuing education programmers, with innovation is why PII/MCCCP has attracted a uniquely qualified group of sophisticated professionals with international project experience. With our team of seasoned professionals wielding the best-maintained plant and equipment in the region, we are able to deliver projects under difficult conditions and in the tightest possible timeframes. Our companies leaders have over 120 years of combined industry experience, permitting complex risk and multi-task management with a no nonsense approach to deadlines. The organizational and management structure is founded upon the cornerstone of Director and Senior Management experience.

**Lead Project Manager for PII: John Stawicki, CEO/ Owner PII**

Project Name: **Hong Kong Airport**

Client: **Chinese Government**

Project Manager: **Promolont International, SA**

PII was the Project Manager of the Airport Project working directly for the Chinese Government as their Project Manager total control of the project **$394Billion US Dollar** project was completed in 6 years which a a savings to the Government of 1 year and a savings **$96Billion USD** and many more projects around the world.

**MCCCP Lead Project Manager: Faisal Kasim, Managing Director**

**Promolont International, Inc EBI Limited owned by PII Major Resort and Housing Projects In Bahamas under development since 2001 to present:**

**Resort and Housing Development.**

This project is a pure development project solely owned by John Stawicki of PII Development. It involves the development of approximately 87,000 acres of land, nestled in the Island of Eleuthera EBI International, LLC and EBI International Limited present to you for consideration the Eleuthera, Bahamas comprehensive development project. The project will be centered on the southern half of Eleuthera Island, located in the Bahamas approximately 250 miles to the East of the Eastern border of the United States, off of Florida. Eleuthera consists of approximately 250,000 acres of land. Our project known overall as EBI International, LLC is comprised of the following: 47,000 acres is privately held land and 40,000 acres is Government Crown Land including sea beds for a total of 87,000 acres. Twenty-five to Thirty percent of the 47,000 acres purchased by the developer will be utilized as green space, parks and play grounds. The remainder will be used for actual development of the hotels and residential condominiums, town houses and home sites as described below. The utilization of the Government Crown land, 40,000 acres, will be for the benefit of Bahamians. This land will be used, inter alia, for the Bahamian work force in the housing development which **PII/EBI** **will build and finance** for Bahamians living and working on the Island of Eleuthera. On this land **PII/**EBI will also build schools, police and fire services buildings, hospitals, clinics, museums, cultural art facilities and Government offices. EBI will also renovate Governors Harbour Airport At North Eleuthera Airport, EBI will extend the runway to 9,000 feet expand the FBO facilities, and construct, a new International Terminal

Building. In addition the Rock Sound Airport will be completely renovated by extending the runway to 14,500 feet, constructing a new terminal building and hanger space, as well as expanding the FBO facilities and installing an ILS approach system,. All the airports will be upgraded to include proper fire and safety units as well as new age passenger security systems.

An overview of this newest five plus star/diamond project follows:

The development team has envisioned the newest exclusive resort destination in this region of the world with all of the attendant amenities and innovations. This will include nine world-class hotels, a casino, state of the art health spa a wellness center. three marinas including a deep water port-of-call for the ultra luxury class of yachts ranging from 40 feet up to and in excess of 550 feet, as well as, over 26,000 residential units for the vacationer or resident of the highest quality in the world. The housing construction will be phased in over a 7 to 10 year period. EBI will retain ownership of all the hotels, marinas and golf courses but will select Flag Management teams to operate some of the facilities.

The Eleuthera project is second only to the Dubai Palms Project in size and scope. EBI will be a Green Island, built for the pleasure of all, and will be a show place setting a new standard for other countries.

The project will be constructed to standards exceeding the Bahamian building codes as well as Miami Dade Codes in the USA. Due to the island’s location in the area known as ‘hurricane alley’, EBI has paid close attention to the development’s ability to withstand high winds and water intrusion. The construction methods, the Wellbuilt and housing System, which are already approved in the Bahamas, can withstand 215 mph sustained winds for residential structures, and in excess of 275 mph for commercial buildings. The buildings will withstand a category 5+ hurricane with minimal damage.

**1. Purpose:**

The purpose of this proposal is to generally outline the project construction activity and a budgetary cost of design and build of Ten Thousand (10,000) low to middle income houses primarily for the residences in Ghana and to a greater extent the population of Ghana.

**Proposal Submitted by Promolont International, Inc. and MCCCP Capital**

**3.0 Introduction**

The Construction of infrastructure for residential housing development including the road systems is part of Ghana’s new development program for the upgrading and aim proving housing for the population of Ghana introduced by the current government. The project will be under construction for a period to be determined to include the following scope.

**• Develop a finance program for the Government**

**• Client Input and confirmation**

**• Client Brief for the project.**

**• Outline Planning for Review.**

**• Design Civil Infrastructure.**

**• Design Residential Unit.**

**• Final Preparation of Designs**

**• Planning Permission.**

**• Construction.**

**3.1 Scope**

**3.1.1 Scope of the Document.**

Thescope of the document is to outline the process for the construction of the

Proposed housing development project in Ghana.

**3.1.2 Scope of Work**

The Project involves the Design, **Finance** and Construction of the Infrastructural Works and Housing Units on approximately 500 acres of secured land in Ghana to be determined by the Ghana Government. Thedevelopment will comprise the Construction of approximately Ten Thousand Houses (10,000) Low to middle income houses plus the infrastructure for the housing project roads, Power plant, Sewage treatment, Water Processing, Schools, Clinics and Recreational Buildings for the residences of Ghana. For the Infrastructure designs and works PII/MCCCP will recruit local Consulting Engineer, General Contractors in conjunction with Ghana National Housing Ministry as the Prime Consultants for the works for professional Input and to be part of the PII/MCCCP Design Team to ensure that the highest standards and appropriate designs are met. The designs of the units, which comprise the development, are of rectangular forms with the flexibility for future extension. The design strategy is to maintain a simple layout and to provide a structure of robust elements incorporating the use of traditional building methods and materials and the necessary skills in arriving at the most economic proposal Minor variations to the facade and roof details together with a range of different external paint colors will be incorporated into the designs to avoid a 'monotonous' appearance to the development. The Design and Construction of the Infrastructural works and the Family Units will be carried out **in** accordance with all local applicable Codes and Standards. The Work comprises the construction of four storey apartment buildings to be constructed using the patented formwork system. The formwork system Forsa is a versatile, practical and revolutionary system of modern construction that allows you to construct a house per day. The scope provides for the installation of Water Supply Systems, Sewerage Disposal System, Electrical Infrastructure, Storm Water Drainage Systems and Roads and associated infrastructure.

**Infrastructure**

**Water Supply**

The facility to be served with service main from **General Electric** and there water purification unit then distributed downstream to the facility and buildings. The mains would form part of the final designs.

**Sewer Treatment System**

The scope for the treatment of sewer for development is the installation of individual septic tank and soak away arrangement that require little or no maintenance. They require some degree of space but can be incorporated on the individual’s plots. This again can be a central plant by GE

**Electrical System**

Electrical supply is similar to the UK, US standards supplied from **General Electric**. The main supply we are intending to use for 10,000 houses will be a15 Megawatt EXPANDABLE to be decided by GE and Ministry in Ghana. We are yet to determine the main power supply to the development and would form part of the Final Designs to be carried out by the Government of Ghana. See addendum

**Air Conditioning System**

Not Applicable.

**4. 0 Organizations and Responsibility**

Promolont International Inc. has completed successfully major Civil Engineering and Building projects both locally and regionally since its inception. PII have been awarded the prestigious Business of the Year Award 2005, 2006, 2007, 2008 and 2009. Our Board of Directors have been the world of finance from the Governor General of the New York Stock Exchange Mr. Phillip Pierce and the ex CFO of Bank of America London office and others. We have a wide range of local and international personally with a wide range to experience. We demand and maintained a safe environment on our projects and achieve high level of productivity and workmanship. Our site team we be composed of the following key personal.

**4.1 Regional Project Manager.**

Overall responsibility and direction of Project Management activities include Planning, Budget, Schedule, Construction Management. Staffing, Operation Plan Procedures, Construction Coordination, Quality' Assurance and Quality Control including Field Surveyor, Construction monitoring and contract administration. attend meetings with Consultants, Clients and interface with Government Agencies. Issues progress to management. Consultant and Client. Responsible for all contracts negotiation with Client, Consultant, Sub-contractors and Vendors. Review and approve all expenditure invoices, payment to Sub-contractors and venders.

**4.2 Expatriate Construction Manager.**

Daily planning, scheduling, sequencing and coordination of construction work

activities. Ensure schedules are met, technical direction to craft and supervise on site. Prepare and maintained daily log and reports. Ensure Quality Control and Quality awareness program are maintained. Coordination test procedures and pre and post test activities with Consultant and Clerk. Develop work list activities and ensure they are carried out to meet schedule. Execute take off from Drawings and Specification for ordering material and vendor supplied materials. Daily inspections of work to ensure they confirm to specification. PII/MCCCP will include training of local staff to managerial positions.

**4.3 Local Construction Manager.**

Daily planning, scheduling, sequencing and coordination of construction work

activities. Ensure schedules are met. technical direction to craft and supervise on site. Prepare and maintained daily log and reports. Ensure Quality Control and Quality awareness program are maintained. Coordination test procedures and pre and post test activities with Consultant and Clerk. Develop work list activities and ensure they are carried out to meet schedule. Execute take off from Drawings and Specification for ordering material and vendor supplied materials. Daily inspections of work to ensure they confirm to specification.

**4.4 Expatriate Senior Quantity Surveyor.**

Overall responsible for budget, cost estimates, valuation and construction cost

activities. Monitor project budget report to the Project Manager, responsible for all contractors' negotiation with sub-contractors, vendors, suppliers and clients. Responsible for local and international procurement. negotiation with vendor supplied items and systems.

**4.4.1 Quantity Surveyors Assistant.**

To assist the Senior Quantity Surveyor.

**4.5 Expatriate Senior Site Engineer.**

Overall responsibility for setting out work and all engineering surveying function on site. He will also be responsible for Quality Control function as well as Quality Assurance.

**4.6 Site Engineer.**

Overall responsibility for setting out work and all engineering surveying function on site. He will also be responsible for Quality Control function as well as Quality Assurance.

**4.8 Engineers and Engineer Assistant.**

**4.9 Senior Supervisors.**

Responsible for day to day work activities. The Supervisor will ensure work is carried out in an orderly manner and at the same time ensuring quality is maintained. We are well aware of the expected final product so we would employed site team members who are competent and have the skill required to execute the works.

**4.9.1 Safety Officer.**

Responsible for maintaining a safe working environment. report to the Project

Manager.

**4.9.2 Office Manager.**

Responsible for day to day work office activities. Routine office manager duties including typing. filing. telephone communication. reception services function as required to monitor administrative function to a high standard.

**4.9.3 Secretary.**

Report to Project Manager

Routine secretarial duties including typing. filing. telephone communication. Reception services function as required to monitor administrative function to a high standard.

**4.9.4 Site Clerk/Storekeeper.**

Responsible to the Project Manager for ensuring stock in material is in an orderly and organized manner. Proper recording on site for materials. plant equipment. Fixtures and filing. Report to the Project Manager.

**4.9.S Expeditor**

Daily delivery of Materials. stocks and plant form supplies. Plant and Head Office.

**4.9.6 Security**

Full time security personal on site (24 hours) to avoid pilfering and theft to material. plant. company assets and finished installed work.

**S. Quality**

PII/MCCCP have maintained very high standards and produced quality work for all project. We have in place a quality plan to maintain quality and produce very high standard of workmanship. We delegated our Senior Engineer responsible for Quality Control Assurance Program. We have in place construction procedures and standard forms to maintain Quality Plan. Inspections forms (attached) and procedures will provide clear guidelines in manner Quality Inspections will be carried out through the project. Quality Control documents and procedures for each phase of the project will be submitted for the Project Manager approval. Quality Assurance documents will be submitted to the Project Manager for information and will form part of the project dossier at the time of handover. We have attached copies of NH International forms for your information we will use through the project life.

• Standard Proctor ICBR

• Concrete Cube Test

• Concrete Cylindrical Test

• Slump Test Report

• Reinforcement Inspection Sheet

.' Reinforcement Inspection Report

• Formwork Inspection Sheet

• Concrete Placement Record Form

• Concrete Pour Card

• Survey Inspection Sheet

• Building Inspection Form

• Holding Bolt Inspection Report

• Structural Steel Inspection Report

• Welding Inspection Report

• WPS Report

• Bolt tensioning Report.

• Hydrostatic Testing Report

• Electrical HV High Pot Testing

• Electrical LV Certificates

• Ventilation and Air Conditioning CFM values.

**6. Time**

**6.1 Schedule**

The project schedule is developed on a time base line for the project. A detail

programmed is attached for the project for information. We developed the

programmed using Our Project Schedule. The Project Schedule identifies the following:

• Contractual and Internal milestones.

• Construction interfere and coordination with other services.

• Critical Path

• Logical sequence of activities.

The project Schedule is presented in the form of a bar chart with activity code, description planned staff and finished date and resulting bar. The Project Schedule is detailed as required for the project discipline work execution, coordination and control. The project schedule for construction of the project to include the Landscaping works. Sub-contractors of PII/MCCCP and any Nominated Subcontractors are required to produce their own schedule in compliance with the master schedule, with procurement, construction and any coordination issues. We will coordinate our schedule with the Project Manger master schedule.

**6.2. Progress Control**

Physical progress will be measured and applied to the project schedule and analyzed against the baseline and used to produce a forecast. Also weekly progress schedule will be produce as week look ahead to monitor progress. Daily progress reporting will be implemented for commencement date and will be entered as part of our overall program. PII/MCCCP will schedule weekly progress meeting with sub-contractors and bi-weekly meeting with our services sub-contractors to monitor progress and resolve any coordination matters.

**7. Engineering**

PII/MCCCP will be responsible for any engineering design on the project. We have in place (R.F.I) Request for Information, (C.V.I.) Confirmation of Verbal Instruction and (F.C.N) Field Change Notice to deal with any queries the contractor may have with the Construction Drawings, Specifications or work on site.

**8.0 Procurement and Sub-contracting**

Material will as much as possible be locally purchased providing that quality, deliverability and price are comparable with the current market prices. Material locally not available will be procured on the World Market

**8.1 Vendor Control/Nominated Suppliers**

NHIC will monitor the following phases of the project with a Procurement Schedule developed by PII/MCCCP and to review at our weekly meeting to ensure we resolve any procurement issues with Vendor supplied materials and equipment.

• Execution Phase - Progress Reporting.

• Physical Verification by PII/MCCCP.

• Checking Phase - Production Quality of Records.

• Internal Auditing

*•* QA/QCVerification.

We will produce a tracking system to track all procurement delivery from all vendor shop to the site. We will produce a document - Procurement Schedule that will track all International as well as local vendors and update at our regular progress meetings.

**8.2. Sub-contracting Control**

The performance of our sub-contractors will be monitored and preventative action will be taken with regard to materials and non-materials deliveries. Planning Phase - Working Plans Schedule

- Organization and Structure

-Reporting Execution - Progress Reporting

- Physical Verification of Work on Site on a weekly basis

- Weekly progress meeting to monitor progress and reporting Checking -

- Production of Quality Records

-QA *IQC* Verification Technical Queries - RFI Variation

- Disposition of RFI'S

-Change Order *I* Variation Order

- Reschedule *I* Construction Program

**9.0 Mobilization**

Initial mobilization comprises all necessary equipment, materials and facilities to set up the site offices, stores, workshops and fabrication area including associated utilities. The funds necessary must be available before any work is started.

**10.0 Construction Method**

The construction process will be described in detail in a later section.

**10.1 Equipment**

The following major equipment will be submitted for use for the construction of the works at a later stage of the project.

**11.0 Information and Communication**

All personnel will be available to the Ministry of Housing and in turn Ministry of housing personel must be available to PII/MCCCP at all times

**11.1 Reporting Schedule**

The schedule covers mainly external reporting and consists basically of Monthly:

• Progress Contractor Schedule

• Equipment Usage

• Three Week Look Ahead forecast progress

• Three Week Look Ahead forecast personal

• Procurement Schedule Update

• Technical Queries, resolved and unsolved

**11.2 Meetings**

The following meetings are established during the construction phase:

**11.2.1** Weekly **progress meeting** with internal staff to review:

Construction Progress

Procurement Issues.

Design Issues.

Safety Issues.

**Participants:**Project Manager, Quantity Surveyor, Construction Manager, Site

Supervisor, Safety Officer.

**11.2.2 Bi-Week Sub-contractors Meeting**

• Progress.

• Design Issues.

• Construction Issues.

• Conventional Issues.

• Safety Issues.

• Coordination Issues

**Participants:**Project Manager (PII),Sub-contractor, Construction Manager,

Client representatives MEP Consultant, Architect's representative.

**11,2.3 Client Progress Meeting**

• Time and Regularity to be determined.

• Progress.

• Design Issue.

• Construction Issue.

• Conventional Issues.

• Engineering Issues.

• Sub-contractors.

***Participants:***

• Project Manager (PII), Project Manager Client Representative, Client

Representative, Consultant.

**13.0 Site Layout and Building Specifications.**

Reference is made in conjunction with attached Site Layout. PII/MCCCP have provided in our proposal the construction of Ten Thousand houses, Infrastructure buildings to be constructed using the patented formwork system. The formwork system, practical and revolutionary system of modern construction that allows you to build a house per day. The scope provides for the installation of Water Supply Systems, Sewerage Disposal System, Electrical Infrastructure, Storm Water Drainage Systems and Roads and associated infrastructure.

**14.0 Outline Specification**

**Materials:**

Materials shall so far as may be procurable be of the best quality consistent with the character of the work and obtained from a reputable manufacturer or supplier.

**Preliminaries:**

The contractor will provide everything necessary in the way of preliminary items for the construction of the project and will take out insurances against claims by third parties arising out of the construction works.

**Infrastructural Works**

The Infrastructural works include the design and complete installation of the following

**Drainage**

The drainage works consist of construction of drainage structures, including precast concrete invert drains and reinforced concrete and block work box drains, cylindrical pipe culvert and block work transitions between box drain and any existing ravines.

**Road works**

Roads will be generally constructed with a suitable crushed stone aggregate base course of approximately 50mm with **RODZYME** (see attached) an/or asphalt concrete surface. The asphalt concrete will be placed, as programmed, in two layers with the initial layer during construction of the Units for vehicular traffic and protection of the base course during the rainy season. The final layer will be applied prior to the phased handovers.

**Water Reticulation**

Water Reticulation works consists generally of all service mains, fittings, valves and fire hydrants required.

**Sewer Installation**

The scope for the treatment of sewer for development is the installation of individual septic tank and soak away arrangement that require little or no maintenance. They require some degree of space but can be incorporated on the individual’s plots.

**Electrical Infrastructural Work**

Ghana Electrical supply is similar to the UK standards supplied from. The main supply is 440/220 Volts, 50 Hz frequency. We are yet to determine the main power supply to the development and would form part of the Final Designs to be carried out by Ghana Power or our Company. TO BE DECIDED AT A LATER DATE.

**Cable and Wireless Infrastructural Work**

This has not been allowed for in our proposal. Any upgrading of existing services, particularly water, sewage and electricity supplies beyond the site boundaries has not been allowed in this proposal and any such 'upgrade' required would be provided by Ghana Housing Ministry.

**HOUSING UNITS**

**House Type:**

Three house type units are to be constructed on the development, being:

**I.** Single Storey Three Bedroom detached units of approximately 1058 square feet incisive of the integrated car port which occupies 186 square feet.

2. Four Storey Three Bedroom Duplex Units of approximately 1005 square feet.

3. Development of 10,000 square feet of free space for future development of High End Multifamily Units approximately 10,000 +/- square feet of floor area.

**Construction of Housing Units Generally**

**Proposal:**

The Design and Construction will be carried out in Accordance with all Applicable Codes and Standard in respect to the location and construction of the proposed Development which Comprises of the following. All the specifications below are our recommendation but not necessarily the exact specifications we will use this will be up to the Ministry of Housing and price:

**Foundation and Floor Slabs**

NHIC have allowed for clearing the site of existing vegetation and removal of debris. Foundations and Floor Slabs of the single family unit and the apartment building will be constructed in a post-tensioned system and shall comprise of reinforced concrete strength. The final designs will be determined by analysis of the ground conditions.

**External Walls**

External walls to the middle income units are to be constructed of reinforced concrete utilizing a proprietary formwork system. The Apartment units will be constructed in 6" reinforced concrete walls where the design necessitates. The minimum height of exterior walls will be finished floor to the wall plate and the slope of the roof should accommodate future expansion without the need to change the pitch of the roof.

**Internal Walls**

Internal walls are to be constructed in 4" reinforced concrete utilizing a proprietary formwork system.

**Roof**

The roof shall be designed to be hurricane resistant and will be constructed from an all-steel frame of appropriate design. **This is a design that could be used but not to be a definitive design it is a recommendation ONLY.** Rafters are made up of Galvanized steel 6" C-portions at, a maximum of 8'0" cts and Galvanize steel nailers of 4 Z-purloins" @ a maximum of 3' 0" cts. Alumina roofing 28 gauge sheets in full length fixed with roofing screws using neoprene washers. Ridge capping 18" girth and shall be 24G Alumina. Eaves shall be approximately two (2') foot wide.

**Ceiling**

The interior ceilings to the upper floor of the apartment and middle income units shall be a suspended metal frame with mineral fiber tiles 2' x 2' fixed with hold down clips.

**Doors**

External doors shall be 36" x 80" solid core flush doors including metal face finish. Internal doors shall be 32" x 80" hollow core flush doors with a hardwood lip for the bedrooms and 28" x 80" hollow core flush doors with a hardwood lip for the toilet and shower. Hardware shall include Quickset, or equivalent, cylindrical private locks for the internal doors and Quickset, or equivalent, cylindrical entry locks keyed on one side for the external doors. All external doors shall include a 4" chrome plated tower bolt. Three 4" butts shall be used on all external doors and two 3" butts shall be used on all internal doors. Aluminum door frames shall be used throughout.

**Windows**

Standard units: Windows shall aluminum casement windows in aluminum frame. The minim urn area of window opening shall be ten percent (10%) of the floor area of each room. Alternative materials may be used subject to the approval of the SLNHC. The windows for the single storey detached will be manufactured with a vinyl finish and shall include plain glass slider windows in lieu of the above

**Wall Finishes**

The walls of the units shall be finished fair to a reasonable level as provided by and dictated by the proprietary formwork system. The walls will not be rendered or 'slicked smooth'. Ceramic wall tiling shall be provided in the shower stall only at a minimum height of 72 inches. A 12 inch x 24 inch tile splash back is to be provided above the face basin. An 18 inch x 30 inch mirror shall be provided above face basins.

**Painting**

NHIC have allowed for painting to internal or external walls with two (2) coats emulsion paint. All wooden and metal surfaces shall be properly prepared before applying one coat of a suitable primer and two (2) coats of oil paint.

**Floor Finishes**

All floors shall be finished with a power floated slab except in the shower stall area where 150mm x 150mm non-skid ceramic floor tiles and 150mm x 150mm glazed ceramic wall tiles are to be provided. The Single Storey detached units will include ceramic floor tiles to the kitchen area.

**Joinery**

The kitchen sink (Single Bowl) would be fixed unto a cupboard unit complete with two doors and hardware and be fully laminated with a hardwood lip on all edges. A minimum of one kitchen units will be provided for the single storey units and one for units for the apartment unit.

**Electrical Services.**

The provision of electrical services **shall** satisfy the requirements of the Ghana Electricity Commission and the Electrical Inspectorate. The main panel box, main breaker and main supply cable have been sized to provide a 60 Amp service to the unit. A fused spur for a 'future' water heater **will** be provided. Incoming power has to be arranged by the Saint Lucia National Housing Corporation, (no cost allowance has been included for this in the proposal) PII/MCCCP will terminate at eaves level of the dining/living area to each dwelling for main connection by others.

**Plumbing Services**

The provision of Plumbing Services shall satisfy the requirements of the Water and Sewerage Authority (WSD). The units will be provided with a full cold water supply and provision of pipe work and fittings for a hot water supply. The following fixtures have been included in our proposal:

• The kitchen sink shall be stainless steel. single bowl, single drain board with a chrome plated brass kitchen (C.P.) sink, mixer tap and a c.P. angle valve.

• Each bathroom will be provided with one white glazed ceramic toilet set complete with heavy-duty toilet seat and cover and C.P angle valve.

• The stated number of white ceramic face basins complete with a suitable mixer tap and c.p angle valve.

• One C.P shower rose (suitable for mixed hot and cold water supply)

• One C.P valve

• One C.P foot tap

• Surface mounted ceramic soap dish for each WHB

• One surface mounted toilet paper holder for each WC

• One laundry tub

• One garden tap

Any Water Heater is to be provided and installed by the Owner/Occupier. Any incoming supply outside of the boundary of the site to be carried out by and is excluded from this proposal.

**External Works Aprons**

PII/MCCCP have allowed for driveway strips of ROADZYME and a minimum 2'6" wide for each property.

**Landscaping**

No landscaping has been allowed, only leveling the existing subsoil to receive topsoil by others

**STATUTORY REQUIREMENTS**

NHIC will adhere to the relevant guidelines of the various competent authorities and will ensure that the appropriate criteria have been used in this development. Upon implementation of the Joint Venture agreement, PII/MCCCCP will accept the responsibility to seek and obtain all relevant approvals for the project at the appropriate time. AS·BUILT DRAWINGS PII/MCCCCP shall notify Ministry of Housing Ghana (MHG) in writing of all departures from the drawings whether previously approved or not and shall provide MHG with record drawings of all such changes of the execution of such changes. PII/MCCCCP shall assist MHG in gathering record drawing information by providing notice, access and assisting in measurement as requested. Should PII/MCCCCP encounter any utility or underground structure whether in service or abandoned then NHIC shall provide MHG with this information?

**CONTRACTUAL**

PII/MCCCP propose that an Agreement is reached with the Ghana Developer and the MHG for the

Development and that the Contract Agreement incorporated is to be the 'General

Conditions of Contract for EPC/Turnkey Projects' issued by FIDIC (First Edition 1999). The MHG are to ensure that this development is included in the financing facility scheme and must be established with the Ghana Banks and Government prior to starting the project.

**PROGRAMME OF WORKS**

The construction program has yet to be fully developed but is provisionally assessed as follows:

1, Joint Venture Agreement reached (Date to be decided)

2. Commencement of infrastructure works (Date to be decided)

3. Commencement of construction of houses (Date to be decided)

4. Completion of Development (Date to be decided)

**General**

The Ghana Housing Ministry has the ability of subsiding the cost further by the construction of units on the high end plot. The cost of this subsidy would be submitted in a further document upon request by the MHG.

**ANSE LA RAYE HOUSING DEVELOPMENT PROPOSAL**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Housing development Ghana** | **USE OF FUNDS** |  | **FIRST YEAR** | **Delivered Price** |
| **House cost 800 Sq. Ft.** | **800 sq ft COST per Unit** | **Total 20,000 units** | **10,000 per yr** | **Total 20,000 Units** |
| Pad Cost | $ 1,350.00 | $ 27,000,000.00 | $ 13,500,000.00 | $ 33,750,000.00 |
| Foam Sheeting | $ 2,750.00 | $ 55,000,000.00 | $ 27,500,000.00 | $ 68,750,000.00 |
| Kitchen | $ 2,500.00 | $ 50,000,000.00 | $ 25,000,000.00 | $ 62,500,000.00 |
| Bath room | $ 1,100.00 | $ 22,000,000.00 | $ 11,000,000.00 | $ 27,500,000.00 |
| Electrical | $ 2,400.00 | $ 48,000,000.00 | $ 24,000,000.00 | $ 60,000,000.00 |
| Plumbing | $ 1,200.00 | $ 24,000,000.00 | $ 12,000,000.00 | $ 30,000,000.00 |
| Roof | $ 1,600.00 | $ 32,000,000.00 | $ 16,000,000.00 | $ 40,000,000.00 |
| Interior & Exterior finishing | $ 2,200.00 | $ 44,000,000.00 | $ 22,000,000.00 | $ 55,000,000.00 |
| Windows Doors | $ 2,000.00 | $ 40,000,000.00 | $ 20,000,000.00 | $ 50,000,000.00 |
| Labor | $ 2,000.00 | $ 40,000,000.00 | $ 20,000,000.00 | $ 50,000,000.00 |
| Construction Equipment Purchas rent | $ 1,900.00 | $ 38,000,000.00 | $ 19,000,000.00 | $ 47,500,000.00 |
| **Total** | **$ 21,000.00** | **$ 420,000,000.00** | **$ 210,000,000.00** | **$ 525,000,000.00** |
| **Infrastructure Costs** | **Per Unit** |  |  |  |
| Demolition Site Preparation | $ 350.00 | $ 7,000,000.00 | $ 6,020,000.00 | $ 8,750,000.00 |
| Telephone System | $ 500.00 | $ 10,000,000.00 | $ 8,600,000.00 | $ 12,500,000.00 |
| Power Generation System | $ 1,900.00 | $ 38,000,000.00 | $ 32,680,000.00 | $ 47,500,000.00 |
| Sewage Treatment | $ 2,450.00 | $ 49,000,000.00 | $ 42,140,000.00 | $ 61,250,000.00 |
| Solar/wind/Green | $ 2,250.00 | $ 45,000,000.00 | $ 38,700,000.00 | $ 56,250,000.00 |
| Community Recreation center | $ 220.00 | $ 4,400,000.00 | $ 3,784,000.00 | $ 5,500,000.00 |
| Road Construction | $ 800.00 | $ 16,000,000.00 | $ 13,760,000.00 | $ 20,000,000.00 |
| Staging | $ 2,850.00 | $ 57,000,000.00 | $ 49,020,000.00 | $ 71,250,000.00 |
| Government Licensing | $ 50.00 | $ 1,000,000.00 | $ 860,000.00 | $ 1,250,000.00 |
| Shipping | $ 2,000.00 | $ 40,000,000.00 | $ 34,400,000.00 | $ 50,000,000.00 |
| **Total** | **$ 13,370.00** | **$ 267,400,000.00** | **$ 229,964,000.00** | **$ 334,250,000.00** |
| **Retainers pay** | **Retainer** |  |  |  |
| Accounting | $ 100.00 | $ 2,000,000.00 | $ 1,720,000.00 | $ 2,500,000.00 |
| Architect | $ 250.00 | $ 5,000,000.00 | $ 4,300,000.00 | $ 6,250,000.00 |
| Contractors Contingency | $ 1,000.00 | $ 20,000,000.00 | $ 17,200,000.00 | $ 25,000,000.00 |
| Project Management Contingency | **$ 1,400.00** | $ 28,000,000.00 | $ 24,080,000.00 | $ 35,000,000.00 |
| Lawyers/USA | $ 450.00 | $ 9,000,000.00 | $ 7,740,000.00 | $ 11,250,000.00 |
| **Total** | **$ 3,200.00** | **$ 64,000,000.00** | **$ 55,040,000.00** | **$ 80,000,000.00** |
|  |  |  |  |  |
| Health Insurance \* | $ 220.00 | $ 4,400,000.00 | $ 3,784,000.00 | $ 5,500,000.00 |
| Liability | **$ 100.00** | $ 2,000,000.00 | $ 1,720,000.00 | $ 2,500,000.00 |
| Business Policy | **$ 250.00** | $ 5,000,000.00 | $ 4,300,000.00 | $ 6,250,000.00 |
| **Travel** | **$ 1,500.00** | $ 30,000,000.00 | $ 25,800,000.00 | $ 37,500,000.00 |
| **Total** | **$ 2,070.00** | **$ 41,400,000.00** | **$ 35,604,000.00** | **$ 51,750,000.00** |
| **Total Cost per House** | **$ 39,640.00** | **$ 792,800,000.00** | **$ 530,608,000.00** | **$ 991,000,000.00** |
| **Per House Price 800 sq ft 3 Br 1 B** |  | **$ 39,640.00** | **$ 40,197.58** | **$ 49,550.00** |
| **Cost Per Sq. Ft.** | **$ 39.64** |  | **Selling price per sq ft** | **$ 49.55** |
| **Cost Per Running kilometer** | **Per Km** | **Cost Per 100 Km** | **Cost per 500 Km** | **Delivery Price 500 Km's** |
| **Enzymes and equipment** | $ 1,750,000.00 | $ 175,000,000.00 | $ 875,000,000.00 | $ 1,706,250,000.00 |
| **Gross Profit per unit** |  |  |  |  |
| **Total Gross Profit** |  |  |  |  |
| **SECURITY** | $ 250,000.00 |  |  |  |
| **Payment** |  |  |  |  |
| **Total monthly** |  |  |  |  |
| ***This is a completed 2 bedroom 1 bath house*** | |  |  |  |
| **Foot Note 001:** This price includes 10 Miles of B roads in the community | | |  |  |
| **Foot note 002:** The power plant and sewage treatment are included for the community | | |  |  |
| **Foot Note 003:** The houses include plumbing, electrical, one Bath room, Kitchen including appliances all windows and doors | | | | |
| interior and exterior |  |  |  |  |
| **Foot Note 004:** The water supply to be determined either a well per house or municipal water the price could go up if we build | | | | |
| a Municipal water treatment Plant which is recommended for health reasons. | | |  |  |
| The first 300Million in Sovran Bonds will be in denominations of 25Million USD or Euros with a 6.5% 15 yr maturity | | | | |
|  |  |  |  |  |
|  |  |  |  |  |

**Pricing Analysis**

**Housing Units Type**

d. Single Storey Middle Income

Family Unit (650 to 1058 sq ft)

b. Four storey Townhouse Unit

**Total including Infrastructure**

**Cost and Preliminaries**

**Provisional Sum Allowances**

**included in the above sum for**

**Infrastructure works (Associated**

**Preliminaries Overheads and**

**Profit) are:**

a. Single Storey Middle Income

Family Unit (1058 to 1750sq It)

b. Four storey Townhouse Unit

C. infrastructure for the 25 lots for

the High end Units

We wish to qualify the following as it pertains to our offer;

I. Our offer is based on the following attached drawings for the Apartments Building,

Three bedroom Family Unit and Infrastructure layouts.

2. We have no provision for retaining structures.

3. All duties, levies and taxes (Including Consumption Taxes) to waived on the project.

4. No allowances for landscaping works

5. No allowance for **HV** Electrical Infrastructure.

6. Note all currency in Eastern Caribbean Dollars.

# 1) Company Name: Master Builders of South Florida, Inc.

# 2) County of origin: United States of America

**3) Contact: James M. Beeson Jr. and John Stawicki**

**4) Executive Summary:**

**5) Company History:**

# James M. Beeson, Jr. (EDUCATION: Bachelor of Civil Engineering, Georgia Institute of Technology)

# founded his first company in 1974 with a vision and goal to utilize his skills, integrity and experience in construction, engineering and development to organize and establish a quality construction and development business in the Southeast.

# With the addition of Scott Segraves and Blake Beeson to the Master Builder’s Team, we are positioned to continue with steady quality growth in the residential, commercial (retail) and industrial (warehouse) areas.

# Construction projects completed by Master Builder’s Team totals over 1 billion dollars. Master Builders is a management oriented “hands-on” construction company with a reputation for high quality and dependability that serves it well in establishing and maintaining excellent relationships within the construction industry.

# James M. Beeson, Jr. has over 40 years in the construction business – from field supervision to design & build turn-key project management and day to day business activities.

# Jeffery Scott Segraves has over 20 years experience including all phases of construction from field layout, supervision, bidding, contracts and managing various types of projects.

# James Blake Beeson has over 20 years experience including all phases of construction from field layout, supervision, bidding, contracts and managing various types of projects.

# 6) Expertise:

# SUMMARY OF EXPERIENCE

Forty years experience in the construction and development industry. Positions have included superintendent, field engineer, estimator, scheduler, project engineer, project manager as well as president and founder of construction company with sales in excess of one billion dollars.

# GENERAL EXPERIENCE

1988 to Present Diversified companies involved in various construction and development projects throughout Florida.

1974 – 1988 **J.M. Beeson Company**

Atlanta, Georgia

Owner and President

Responsible for overall operations and marketing for company which was organized for the purpose of designing, building, consulting, engineering and construction/ development of commercial and industrial projects.

1966 – 1972 **Kilgore Company/J.S. Burdette & Co. & Cunningham - Limp Co.**

Atlanta, Georgia

Vice President and Southeast Manager

Organized southeastern branches and opened offices in Atlanta, Georgia and Jacksonville, Florida. Full responsibility for bidding, negotiating and construction of projects.

**-----------------------------------------------------------------------------------------------------**

PROJECT SUMMARY

**Residential:** 1,000+ Units

Retirement communities, assist in living facilities, nursing facility, multi-family residences, (apartments and condos) and motels.

**Commercial:** 7,000,000+ Square Feet

Retail centers, theaters, auto dealerships, etc.

**Industrial:** 4,000,000+ Square Feet

Warehousing, distribution centers and manufacturing facilities, etc.

**Office:** 3,000,000+ Square Feet

Single story office buildings to main-story office building parks, etc.

**Institutional:** 400,000+ Square Feet

19 Buildings, 786 beds – medium security prison, church, recreational facility, etc.

**-----------------------------------------------------------------------------------------------------**

# PROJECT LIST

**● Uptown-Downtown Mall and Flea Market**

**● Gadsden County Private Prison**

**● Multipurpose Office and School Facility for Seminole Tribe of Florida**

**● Bayview Building**

**● Lowe's Home and Garden Shop**

**● Artistic Framing Distribution and Office**

**● Northmark Office Building**

**● Tepito Electronics**

**● Emmanuel Baptist Church**

**● Crown Office Building**

**● Publix, Winn Dixie, Albertson’s**

**● Boca Raton Prep School**

**-----------------------------------------------------------------------------------------------------**

# TOWNHOMES AND CONDOMINIUMS

**● Isle of Capri Condominiums:** 56 Units - Residential (5 Story)

**● Pompano Beach:** 60 Units - Residential (6 Story)

35 Units - Residential (2 Story)

**● Fort Lauderdale - Rivers Edge:** 18 Custom Townhomes - Residential (3 Story)

**● Mango Place Townhouses:** 7 Townhomes - Residential (2 Story)

**● The Grand of Coral Ridge:** 2 Custom Townhomes - Residential (3 Story)

**● Rivers Edge:** 10 Custom Townhomes - Residential (3 Story)

**● Via Palma Delray:** 44 Townhomes - Residential (2 Story)

**● Vizcaya of Palmaire:** 48 Townhomes y - Residential (2 Story)

**● Park Place:** 12 Custom Townhomes - Residential (3 Story)

**● Grandeur:** 7 Townhomes - Residential (3 Story)

**● Balustrade:** 4 Custom Townhomes – Residential (3 Story)

**● Ocean Park Estates:** 11 Custom Townhomes – Residential (2 & 3 Story)

**● Floridian Townhomes:** 10 Custom Townhomes – Residential (2 Story)

**● Ocean Park:** 11 Custom Townhomes - Residential (3 & 4 Story)

**● Santa Barbara:** 12 Custom Townhomes - Residential (3 Story)

**● Rookery:** 67 Townhomes - Residential (2 Story)

**-----------------------------------------------------------------------------------------------------**

# OFFICE PROJECT DESCRIPTION

State of Florida Office Building(s)

Hollywood, Florida

29,400 SF

Five Building Office and Distribution Facility

Ft. Lauderdale, Florida

42,000 SF Concrete & Tilt-Wall Construction

Seven Building Office Park

Ft. Lauderdale, Florida

170,220 SF Concrete & Tilt-Wall Construction

Office Distribution Facility

Jacksonville, Florida

40,000 SF Concrete & Tilt Wall Construction

3-Story Office Building

Jacksonville, Florida

45,000 SF Masonry & Steel Construction

Two Office Buildings

Jacksonville, Florida

11,000 SF 1-Story & 45,000 SF 3-Story Masonry Steel Construction

Office and Distribution Facility

Jacksonville, Florida

67,000 SF Concrete & Tilt-Wall Construction

Office & General Services Building - Bank

Pinellas County, Florida

90,000 SF Concrete & Tilt-Wall Construction

Corporate Park Office Buildings

Orlando, Florida

93,600 SF Masonry Construction

Southern Security Office Building

Maitland, Florida

62,000 SF Masonry Construction

Headway Office Park Phase II

Broward County, Florida

136,700 SF Concrete & TiIt-Wall Construction

Two Office and Warehouse Buildings

Norcross, Georgia

57,900 SF & 58,400 SF Tilt-Wall Construction

Two Multi-Tenant Office Buildings

Norcross, Georgia

82,800 SF Masonry Construction

Office and Warehouse Building

Norcross, Georgia

22,500 SF Concrete & Tilt-Wall Construction

The Reflections Office Buildings (2)

Nashville, Tennessee

128,000 SF Steel & Glass Construction

Office Facility

Duluth, Georgia

10,000 SF Steel & Frame Construction

Crooked Creek Office Building

Norcross, Georgia

25,000 SF Masonry & Steel Construction

The Spectrum Building

Norcross, Georgia

76,320 SF Steel & Glass Construction

Cookville Perimeter Office Building

Cookville, Tennessee

51,300 SF Concrete & Tilt-Wall Construction

Oaks of Gandy Office Building

St. Petersburg, Florida

45,000 SF Masonry, Glass & Steel Construction

Pine Island Office Center

Plantation, Florida

121,500 SF Masonry, Glass & Steel Construction

Roosevelt Lakes Office Center

St. Petersburg, Florida

94,500 SF Masonry, Glass & Steel Construction

Newport Office Center (5 & 6)

Deerfield Beach, Florida

81,216 SF Glass & Steel Construction

Bay Colony Office & Warehouse Buildings (2)

Orlando, Florida

105,103 SF Concrete & Tilt Wall Construction

The Reflections Office Building (2)

Jacksonville, Florida

133,000 SF Steel & Glass Construction

Gulf Breeze Office Building

Pensacola, Florida

45,000 SF Masonry, Glass & Steel Construction

Fairway Financial Center

Deerfield Beach, Florida

43,760 SF Steel & Glass Construction

Multi-Tenant Office Building

Norcross, Georgia

10,000 SF Masonry & Glass Construction

Expansion of Existing Facility

Technology Park Atlanta Georgia

30,000 SF Masonry Construction

Technical Center Company

Technology Park, Atlanta, Georgia

14,300 SF Concrete w/Aggregate Finish

Multi-Tenant Office Building

Norcross, Georgia 16,000 SF Masonry & Steel

Construction

### “INSTITUTIONAL” PROJECTS

BJ's Wholesale Warehouse

Sunrise, FL

K-Mart & Builder's Square

Rochester, NY

Costco

Davie, FL

Home Owner's Warehouse

Miami, FL

Home Depot

Palm Beach Gardens, FL

Home Owner's Warehouse

Coconut Creek, FL

Pace Membership Facility

Tampa, FL

Office Distribution Facilities/Rouse & Associates

Jacksonville, FL

Office Distribution Complex-Savannah Port Authorities

Savannah, GA

Rock-Tenn Manufacturing Facilities

Gadsden, AL

Manufacturing Facilities - State of Alabama

Office Distribution Facility

Atlanta & Norcross, GA

Office Manufacturing Facility

Largo, FL

Office & Warehouse Buildings

Ft. Lauderdale, FL

Multi-Tenant Office & Warehouse

Stone Mountain, GA

Electronics Office & Distribution Building

Miami, FL

Wynwood Foreign Trade

Miami, FL

Port 95 Office & Distribution

Ft. Lauderdale, FL

G & K Services

Hollywood, FL

# GENERAL REFERENCES

Federer, David Engineer (954) 401-0818

Langstroth, Russ Real Estate and Finance (954) 566-2000

Lanata, John Construction (954) 965-5330

International Plastering, Inc. – Juan Owner and Stucco Subcontractor (954) 553-9766

Matt, Jamie Owner and Electrical Subcontractor (954) 725-3550

Collins, Joe Steel Subcontractor and Engineer (954) 772-0440

PJK Insurance – Bruce Kongsberg Insurance (954) 979-5855

Lee, Jimmy Owner and Contractor (954) 383-8770

Hinson, Bill Real Estate (954) 525-2500

Phillips, Jeffery Owner and Developer (945) 295-9569

Abney, John Owner and Architect (561) 715-6880

Friese, Woody Owner and Architect (954) 868-3234

Koplowitz, Joe Owner (305) 785-8886

Rosen, Eve Attorney (954) 462-8000

Coker, Richard Attorney (954) 761-3636

Perfect Cooling - Gene HVAC Subcontractor (954) 410-4069

McCartha, Gene City of Pompano (954) 786-4199

Latite Roofing – Scott Cox Roofing Subcontractor (954) 772-3446

Bill Hammel City of Fort Lauderdale (954) 828-5191

**Business Support Staff:**

Benjamin Solomon: Development

Dharma Khanal: Accounting

Lisa Boissiere: Contracts, Permitting

Susan Halpin: Property Management

Wendy Villamia: Administrative Assistant

**Additional Team Members**

David Federer Soils Engineer (40+ years experience)

1. Area(s) of intervention(s) in Gabon
2. Nature of Project
3. Need to Satisfy
4. Products / services
5. Targets (Government, businesses, households)
6. Targeted markets
   1. Domestic
   2. International, covered areas?
7. Size of targeted Market
   1. By value
   2. By Quantity
8. Estimated Cost of Investment
9. Number of required employees
10. Employment distribution
    1. National
    2. Expatriate
11. Mode of investment financing
    1. Equity
    2. Partnership with the State (proposed conditions?)
    3. Joint venture (Proposed terms)
12. Nature of expected benefits to the Country
13. Project Impact
    1. Direct impacts project on short, medium and long terms
    2. Indirect impacts on short, medium and long terms
14. Externalities generated by the project
    1. Positive
    2. Negative
15. Other: specify

**ADDENDUM 1**

****

**ADDENDUM 2**



2783 NE 5th Street – Pompano Beach, FL 33062 – Ph. 954.788.9845 – 954.663.8900

**Email:** [**promolontinternational@yahoo.com**](mailto:promolontinternational@yahoo.com)Web: [www.promolont.com](http://www.promolont.com)

April 20, 2009

The Directors,

Roads and Highways department,

Accra,

Government of Ghana

Re: Road and Highway projects.

Dear Directors,

I refer to the ongoing discussion between our Partners, MCCCP representative Mr. Noble Ofori and your department on the construction of roads. We would like to introduce you to our Exclusive technology “ROADZYME” that covers different Soil Types into "A" and "B" road at a cost much less expensive that of conventional tarmac and concrete roads. This system is as long lasting as that of a tarmac road, easier to maintain and much more cost effective. Roads built in Dubai, Romania, Kazakhstan, Siberia and approved by the Department of Transportation (DOT) in the USA and other countries have used our technique and these roads have proven cost effective and long lasting. PROMOLONT/MCCCP has the World Wide Rights to this technology.

PROMOLONT INTERNATIONAL, INC is prepared with their partner MCCCP will also help the Government establish a training facility for students to teach them the proper way to build the roads using our technology ‘ROADZYME” and so they can start their own business in road construction utilizing our Management, Engendering and Architectural team.

PROMOLONT INTERNATIONAL, INC is prepared with their partner MCCCP to visit Ghana to discuss this system of road construction. The method for payment for these roads can be barter trades such as commodities such as Gold, Diamonds, Oil or Government Guarantees “Sovereign Bonds”. We have discussed with our bankers the acceptance of Ghana's Government Guarantees and we were given a positive response to monetize the Bonds. We will discuss the Verbiage, time and Interest needed to move this forward when we meet in Ghana.

Our abilities in the construction of all infrastructures roads, Power Plants, Water treatment plants, Sewage treatment Plants and use of GREEN TECNOLOGYS are our specialties. We also have the ability to RECLAME BEACHES and stabilize these beaches. Build Sea walls and marina and establish a Beach Front Community.

***Enzyme Road Information***

Use of EDC Soil Stabilization Enzyme/ Roadzyme)

Average Costs:

The World Bank did a study of 30 countries and the cost in them of building one kilometer of paved, two lane roads: the study revealed that the costs for one kilometer of paved road ran from a low of US $1,500,000 to a high of $4 Million. In Illinois, a two-lane, asphalt road costs US $7 Million per mile in Argentina, the same asphalt road for one kilometer costs around $ 1,500,000.

The enzyme solution cost break down to approximately $120,000 US per mile, to which the cost of labor and equipment leasing must be added. In the US, construction of a mile of relatively flat enzyme-treated road costs around US $150,000 depending on equipment and crew costs. If a chip seal (asphalt emulsion and gravel chips) coat is desired, that adds about US $ 425,000 per mile. Thus, a mile of paved road in the United States, using enzyme costs typically runs at the low end $140,000US per mile up to US $ 160,000 per mile depending of course on the equipment and crew costs. Using a chip seal cover, that cost rises to US $ 185,000 per mile.

One barrel of fifty-five gallons of enzyme from EDC costs US $260,000to $395,000. Those 55 gallons will do five kilometers of two-lane road or approximately 3 miles of two lane road. The cost of labor and equipment must be added, and the cover that ultimately goes on the surface of the road (chip seal, asphalt or cement). Note that the enzyme does not need to be covered and serves admirably as a secondary road surface under even the most extreme conditions.

Note that these are estimates and costs will vary depending on the terrain and topography of the prospective road site. The cost of a mile/kilometer for each particular project must be determined by the contracting agency, not Eco Development Corp. We provide the enzyme and the lab testing, and the engineering consultation expertise to build a road, but the construction and equipment is provided by the local contractor. Admittedly, at a fraction of the cost of a conventional road the enzyme road is superior quality-wise.

Application of the Enzyme:

The soil to be treated by the enzyme needs certain basic elements for the enzyme to work most efficiently (the enzyme is a catalyst that works to bind the fines in soils into a solid bloc). There must be fines present, and those fines must be present in a form that affords certain plasticity and humidity levels. If those elements are not present, then the soil must be adjusted. This means that soils might be needed to be trucked in from another point, sometimes very near to the site where the road is, sometimes farther away, for the most precise blend, always ensuring that the road is as hard as possible yet not brittle.

The test used to determine the character of the soil is usually the Proctor test this must be completed ever 5 to 10 kilometers. PROMOLONT sends the soil to its lab in Russia prior to start of the project for a full soil analysis including fines content, plasticity, humidity retention and compaction. Then there after their will be a Lab on site and the testing WILL be completed every Kilometer. For example sand has no fines, or better said it is all fines and has no other mineral or other elements present to make it stick together, unless water is added. Therefore sand mixed with the enzyme solution and 3% powdered cement usually yields an excellent road. ROADZYME has a 5 generation ready for market that will allow it to be used on 98% of the surfaces. This will be on the market in 45 days.

After the soil is sent to the laboratory where tests are made to determine fines content, humidity retention, compaction and plasticity characteristics, the engineer will deliver a written report and recommendation for the precise ratio of additives (i.e. pumice or cement etc) to be added to the subject soil.

The road is scarified, the scarified soil is arranged in windrows or rows along the road, a water truck with enzyme and water mixed sprays and soaks the windrows; the sprayed windrows are left overnight and then re-spread and compacted. The next day the road is finished.

The compacter must be 15 tons minimum weight and preferably rubber-tired.

After about one week, the enzyme surface is extremely solid and ready to be treated with an application of chip seal or asphalt or cement, if so desired. Little asphalt and cement are needed, because the road bed is now hardened and does not either undulate with wear, nor is it affected by moisture, use, or temperature variation.

Existing asphalt roads can be recycled and re-spread, mixed with EDC’s enzyme and soil, re-compacted and used again resulting in an excellent new road surface. A recycler is needed for this work.

As we would visit your country using our private aircraft, we would appreciate an invitation to visit and discuss these projects and any other civil engineering projects. Attached are samples of road construction using our technology please view the Web Sites listed herein:

Please view our Eco Development Corp website at [www.ecodevelopmentco.com](http://www.ecodevelopmentco.com/) to see the video of the enzyme road construction. While on the site simply click on the "see the Eco Roads Promo Video". Below are links for several of our enzyme road construction videos.

<http://www.hobepage.com/downloads/PZvideo1.WMV>

<http://www.hobepage.com/downloads/PZ-USA-PAL.mpg>

<http://www.hobepage.com/downloads/PZ-SA-PAL.mpg>

Also you may view the construction of the 102 miles of Highway that our Joint Venture Partner has completed in Kazakhstan via the link below.

<http://www.hobepage.com/downloads/DivX%20HQ%201024x768%20doroga%20sound+text%20ver%201.2.rar>

Please see the Attachments to this E Mail.

If you have any questions please contact Myself or Mr. Kasim and we are looking forward in discussing this and other construction needs of your Country.

Sincerely,

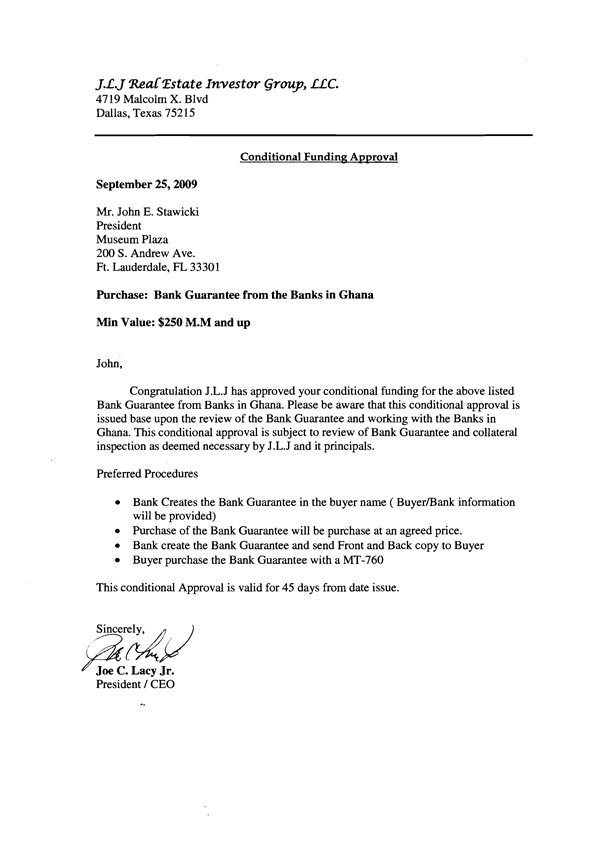


John Stawicki, CEO/Chairman

Cc: Faisal Kasim, Director MCCCP

Phil Pierce, Chairman of the Board PROMOLONT INTERNATIONAL, INC.

Jonathan Georgis, Chief Lawyer Promolont International, Inc.

****

**ADDENDUM 4**

****

****