

A. PHASE 1

The product in phase 1 consists of 6 (six) different types of facilities.

1. An ultra-modern facility, comprising a 20 seater toilet and 20 urinals with clearly defined female and male sections of 10 seater each. Provisions have been made in each section for the disabled. Attached to the toilets are 10 bathrooms for each section and a laundry for the entire facility.
2. An ultra-modern facility, comprising a 16 seater toilet with 6 urinals with clearly defined female and male sections of 6 seater toilet and 2 urinals each. Provisions have been made in each section for the disabled.
3. An ultra-modern facility, comprising an 14 seater toilet with 2 urinals with clearly defined female and male sections of 6 seater toilet and 1 urinal each. Provisions have been made in each section for the disabled.
4. An ultra-modern facility, comprising a 20 seater toilet and 8 urinals with clearly defined female and male sections of 10 seater toilet and 4 urinals each. This has been earmarked for places with limited space for construction. Provisions have been made in each section for the disabled. Attached to the toilets are 10 bathrooms for each section and a laundry for the entire facility.

Each section will be equipped with hand washing basins fitted with image sensors to dispense water without touching the tap and overhead fans for maintaining a cool ambience. The toilets are fitted with image sensor flushing system to prevent misuse of the equipment. The facility has a reception area equipped with Digital TV set well positioned for patrons to keep abreast with the news as well as an educational channel on the use of the facility while they wait for their turn.

Each unit will be fitted with automated vending machines for access control and safeguarding of the fees collected at the facility. This will eliminate the human interface in the collection of fees reducing the risk of misappropriation to the barest minimum for maximisation of income. The facility will be powered by solar energy as the main source of energy with the National electricity grid only serving as a backup in the event of any eventuality. The main source of water is by 2 boreholes for each facility with connection to the National water supply only for backup.

5. Ultra-modern one stop rest stops will be built along all the highways of the country. These rest stops will comprise
 - a) Ultra-modern sanitation facility
 - b) Eatery,
 - c) Workstation with recovery trucks and ambulance
 - d) Mechanic workshop
 - e) Emergency health post.
 - f) Filling Station
 - g) Mini Police post

Ghana First Company Limited will liaise with the traditional authorities to procure Land for this project

6. It is the Vision of Ghana First Company Limited to build Biogas Plants in every MMDA in the country to treat liquid waste that will be generated by the facilities. Such Biogas plants will also be fed from all toilets in private homes and other public facilities in the MMDA. This will eradicate the emptying of effluents into our water bodies and prevent the spread of communicable diseases.

The effluent will be treated to produce Gas and Fertilizer. The Gas will be channelled into production of Energy for the communities and the Fertilizer will be used in Ghana First Company Limited's crop farms in the MMDA. Ghana First Company will liaise with the Traditional Authorities in the Districts for the land for the farms since the Traditional Authorities are the custodians of the land.

BENEFITS TO BE DERIVED FROM PHASE 1 OF THE PROJECT

The Clean Ghana Sanitation Project is a great social intervention that will fill the gap in the sanitary needs of the people and improve road safety. In addition, it has the additional advantage of creating jobs for the youth including persons with disability. This will also assist the government fulfil its promise of reducing the high youth unemployment rate in the country. The Fertilizer from the processing of the waste will be used for cultivation of food and the Gas used for energy production

1. IMPROVED SANITATION

- i. The project will help eradicate open defecation in the country.
- ii. Provide commuters with places they can break their journey and freshen up rather than by the roadside
- iii. With the processing of the effluent, our water bodies will be free from pollution thereby preventing the spread of water borne diseases
- iv. The health status of the nation will improve with the prevention of communicable diseases

2. IMPROVED ROAD SAFETY

- i. Provide drivers with places they break their journey and relax to regain their energy to continue their journey thereby preventing accidents caused by weariness on the part of drivers
- ii. Provide recovery trucks to promptly remove broken down vehicles from the highways thereby preventing accidental collisions
- iii. Improve the rapid response of health paramedics to accident sites thereby reducing mortality rates due to unprofessional handling of accident victims
- iv. Increase the presence of law enforcement agencies on the highways to curb the activities of miscreants on the highways.

3. REVENUE GENERATION

- i. Domestic Tax will be levied on the income of the company as well as employees thereby generating revenue for the nation.
- ii. Ghana First Company Limited Ltd will in addition to the 10% equity, pay 10% of the company's net income after tax to the Assemblies thereby generating revenue for the MMDAs

4. FOOD PRODUCTION

The Fertilizer from the processing of the waste will be used for cultivation of Maize and Cassava and other crops from Ghana First Farms.

i. MAIZE PRODUCTION

Each District will have 5,000 hectares of Maize Farm

Yield per hectare is 25 maxi bags

Yield for 5,000 hectares is 125,000 bags

Expected Yield across the country is **32,250,000 bags**

This will provide Maize for local consumption and for Export for foreign exchange for the country

ii. CASSAVA PRODUCTION

Each District will have 5,000 hectares of Cassava farm

Yield per hectare is 12.8 tonnes

Yield for 5,000 hectares is 64,000 tonnes

Expected Yield across the country is **16,640,000 tonnes**

This will provide cassava for local consumption and feed the local industries for the production of starch for local industries and pharmaceutical firms as well and for export

5. EMPLOYMENT GENERATION IN PHASE 1

i. SANITATION FACILITIES

Each sanitation facility will employ 15 people directly for a 8hours 3 shift for 24 hours

10,000 facilities will employ 150,000 people

The head office will employ 200 professional staff

The total to be employed in the sanitation sector is **150,200 people**

ii. GHANA FIRST FARMS

Each District will have 5,000 hectares of farm

5 persons will be employed per hectare
Taking advantage of economies of scale 5,000 hectares will employ
12,000 people
Ghana First Company will provide employment for **3,120,000
people** across the country.

The total to be employed in both the sanitation sector and the farms
is 3,270,200 **people**

iii. ONE STOP REST STOPS

Each rest stop will provide employment for various disciplines in the
labour market

6. GAS PRODUCTION

The effluent from the Sanitation Facilities as well as from private homes and
the general public will be processed through the Bio-digesters into Gas for
domestic consumption and generation of renewable energy for the community.
This will reduce pressure on the National grid for energy

CHALLENGES FACING GHANA FIRST COMPANY LIMITED

1. FROM CONTRACTORS

- a. 535 facilities have reached various stages of completion with contractors
demanding payment of 60% of the contract sum.
- b. The contract between the contractors and Ghana First Company Limited is
that the project is a TURN KEY project and payment will only be made
upon completion. Ref: Clause 5 (iv).
- c. That the time limit for the completion of the project is 90 days. Ref Clause
5 (ii).
- d. That the total sum shall be paid to the contractor 3 months after
completion of works. Ref Clause 5 (v) (a)
- e. Without prejudice to Clause 5 (v) Ghana First Company Limited reserves
the right to pay 60% of the **quantum sum** to the contractor upon
completion while the contractor is waiting for the processing of payment.
Clause 39.1 of the general conditions of the contract. The quantum sum can
only be determined after completion of the project when all variations
have been added to the contract sum.
- f. The 60% relief in the contract (clause 39 of the general conditions of the
contract) is on the **quantum sum** of the project. The payment of that
amount which is the final sum to be paid for the project, may be made
only after full completion of the project when all variations have been
computed and may be exercised only by Ghana First Company Limited
during the 3 months period of processing for payment and not that of the
contractor.

- g. This misinterpretation of the contract agreement on the part of the contractors has caused a stall in the project with Ghana First exercising restraints in invoking the abandonment clause in the contract. Clause 5 (xi)
- h. Even though the contract is a turn Key Project, some contractors in financial distress approached Ghana First for financial assistance which Ghana First yielded to and paid GHC5,562,000.00 to the contractors. Some of them abused this and used the money for purposes not meant for the project and some not showing up at the project sites at all.
- i. Ghana First has taken cognizance of the financial situation of some of the contractors and has informed them to put in their program of work from this stage to completion for Ghana First to give financial assistance on merit for the work to progress.
- j. Funding remains a challenge due to the MMDAs inability to provide the Land titles to secure loans for the project.**

2. FROM THE MMDAs

- a. The MMDAs have 10% equity in the project.
- b. The land that the MMDAs have provided serves as their 10% equity, which have been vested in Ghana First Company Limited and which will be used to secure funding for the project. Clause 3 ii of the contract agreement between the MMDAs and Ghana First Company Limited.
- c. The MMDAs therefore signed an undertaking to make available the title deeds on the land within 4 months to enable Ghana First to use the Land to secure funding for the project
- d. None of the MMDAs has provided the Land Title deed to date.
- e. This has made it difficult in securing funding for the project