

Overview

As a symbol of excellence and as part of the CBN's role of evolving novel means of enhancing infrastructural development and its aim to evolve a sustainable financing framework to stimulate long- term financing for infrastructural development in the country, the Central Bank of Nigeria (CBN), on behalf of the Federal Government of Nigeria, is facilitating the development of a World Class International Convention Center in the Abuja metropolitan area, which is clearly projected to be a national monument and one of the most imposing and iconic structures on the continent. The centre aims to improve Nigeria's capacity for hosting medium to large scale international conventions and exhibitions- ultimately supporting a strategic approach to attract high profile meetings and events that will elevate Nigeria's profile globally.

The center will not only provide an enduring and sustainable legacy, but also support Nigeria's vision of becoming one of the top 20 economies globally. Central Bank of Nigeria's strategic objective for the center is as follows:

- A modern state-of-the-art international conference and exhibition facility that generates economic benefits for Nigeria.
- Become an iconic status for Abuja and Nigeria that is sustainable and timeless.
- Serving as the regions premier meeting place.
- Co-existing in harmony with the environment, culture and physical contexts.

This center highlights the need for public private infrastructural development initiatives to fix the gaps and supplement the dearth and decay in infrastructure. Through this, the Central Bank of Nigeria has opened a new vista with the proposed Abuja International Convention Centre, as a monument of pride for Nigerians.

Project Brief (Inception till date)

The Contract was Awarded to Messrs ITB Nigeria Ltd. 2012 at the Contract Sum of N89,264,171,327.87 (eighty Nine Billion Two Hundred and Sixty Four Million, One Hundred and Seventy One Million Three Hundred and Twenty Seven Naira Eighty Seven Kobo) at an exchange of 136.40 = \$1, based on tendering process and premised Approximate Quantities.

The scope of the project was expanded basically in response to the Client's desire to facilitate the emergence of a Convention facility that would compete favorably internationally; attract world attention to Nigeria as well as symbolize "transformation, emergence, rise," and open up of Nigeria to the world as an international host nation.

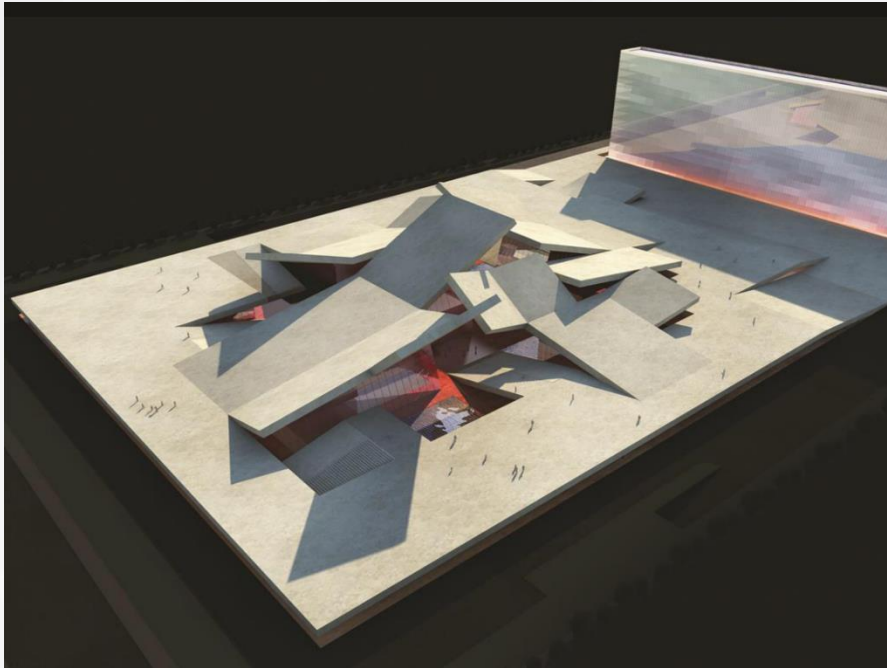
Upon return from bench marking tour, the project was revised and total sum of completion of the project was N225,500,927,454.63 at a rate of N200=\$1.

Several design reviews were held to evaluate for feasibility, technical adequacy and general compliance with requirements, and the relative merits/weaknesses of different concepts assumptions and calculations that led to conclusion were provided and whenever possible, preliminary prototypes, mock-ups were used to convey various concepts Potential risk were highlighted and mitigation plans evaluated.

The May, 2014 design reflected the Client's vision for the ICC and formed the basis for drawings submitted for FCDA approval in September, 2014.

After project suspension, Design was reviewed and the iconic tower removed to cut cost. The new proposal cost is estimated to 175,440,041,266.92 (one hundred and seventy five billion, four hundred and forty million, for one thousand, two hundred and sixty-six naira, ninety-two kobo at exchange rate of N381.0 = \$1). This cost is exclusive of VAT.

Project Design as Awarded (Nov 2012)



The total built up area at inception was 54,000m²

Facility Specification

Plenary	▪ 1,500 Seats
Theatre	▪ 6,000 Seats
Banquet hall	▪ 4,000 Seats
Convention Hall	▪ 8,500sqm Configurable seating
Meeting Rooms	▪ 190 room
Floor Area	▪ 5 Star Hotel, 500 rooms ▪ Retail and restaurant

Previous Revised Design (Feb 2014)

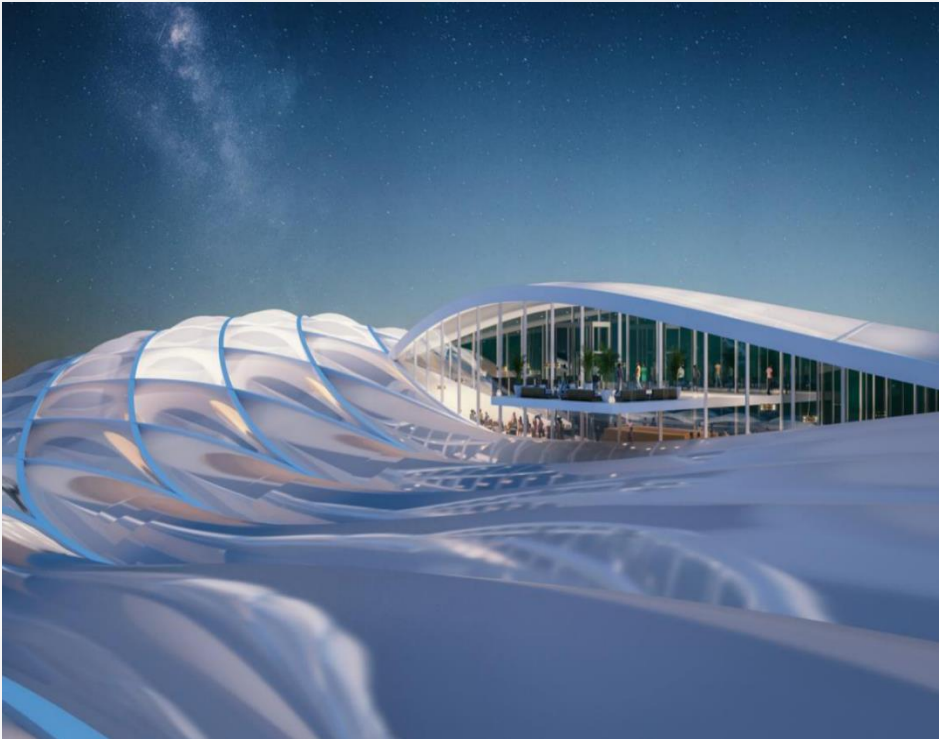


The total built up area after review and inclusion of the iconic tower was 135,280m²

Facility Specification

Convention Hall	▪ 10,000 Seats
Auditorium	▪ 1,500 Seats
Banquet Hall	▪ 4,000 Seats
Meeting Rooms	▪ 160 rooms
Floor Area	▪ 73,000sqm; 6,000 car parks
Iconic Tower	▪ 200m Tall with a rotating restaurant
Built up area	▪ 135,280m ²

Current Proposed Design (April 2020)



The current design
total built up area
is 111,269m²

Facility Specification

Main Hall	▪ 7,500 Seats (Max.)
Auditorium	▪ 1,500 – 2,000 Seats
Banquet Hall	▪ 4,000 Seats
Convention Hall	▪ 8,500sqm Configurable seating
Meeting Rooms	▪ Over 120 meeting room
Floor Area	▪ 60,832sqm; Over 2,000 car parking space
Built up area	▪ 111,269m ²

Spatial Area Analysis/Comparison

Key Functions	Revised Design (Post Benchmarking Tour) - Area	Current Proposed Design - Area
Exhibition Hall	4,500	5,405
Convention Hall	8,124	8,322
Auditorium	2,286	2,377
Auditorium Lobby	1,115	4,308
Auditorium Service	5,259	3,682
Pick up Lobby	3,180	-
Restaurant & Cafeteria	777	1,374
Meeting Room	2,215	3,302
Kitchen & Back of House	3,795	3,778
Storage	3,237	2,029
Backstage	527	645
Staff Office and Canteen	1,000	1,653
Corridor & Circulation	2,171	4,910
Lift & Stairs	1,583	2,237
WC	1,011	1,011
Technical Area	4,876	4,606
Driver Hall & Parking	88,524	61,632
Total	135,280	111,269

Cost Effective Functional Areas

01

Auditorium/Lobby

- The Auditorium lobby size has been increased to serve multiple purposes.
- The pick-up lobby was also totally eliminated, therefore making the Auditorium lobby bigger.
- An extra restaurant was added to the design.
- Lobby is now well positioned to serve both the main hall and auditorium.

02

Structural Footing

- Reduced foot print of the building to cut off excesses from 1.5m to 1.2m without altering the structural integrity of the building.



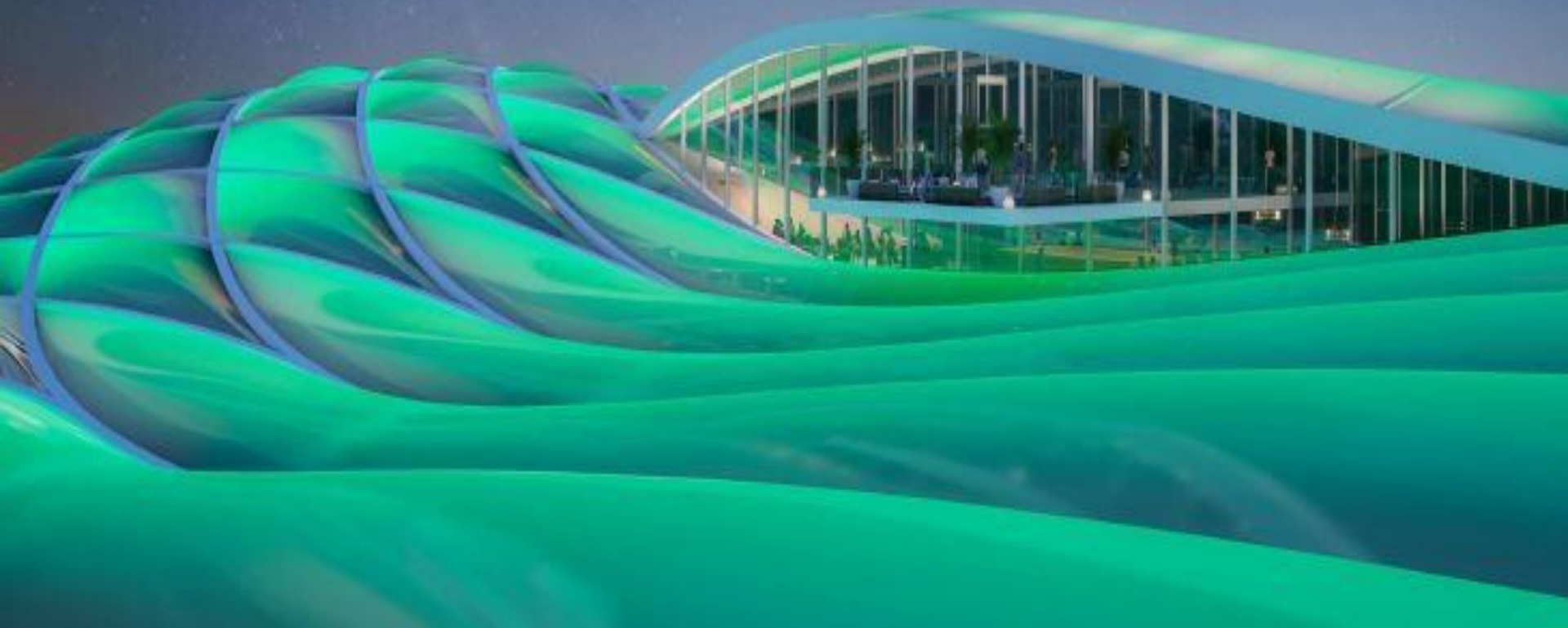






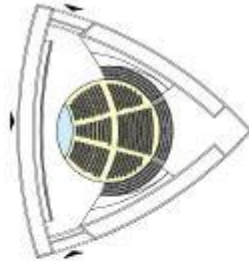
Roof showing LED
Light impression
with the Sky
Restaurant

Roof showing LED
Light impression
fitted to match the
Nigeria's national
color

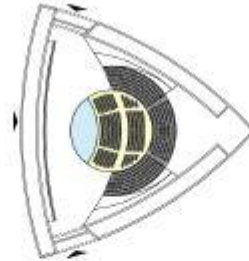


Auditorium

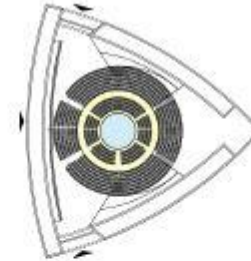
Auditorium showing multiple interior furnishing patterns for multiple and different usage.



Lecture Style
1670 Seats



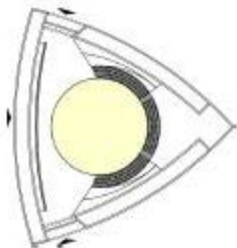
Classical Concert / Theatre Style
1480 Seats



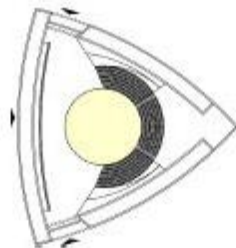
Circus Style
2050 Seats



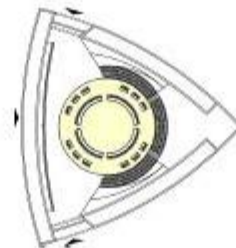
The geometry of the Auditorium allows flexible furnishing patterns for different usage scenarios



Pop Concert, Style
2,500 plus People Standing;



Conference Style,
Min. 1,300 seats



Head of State Meeting

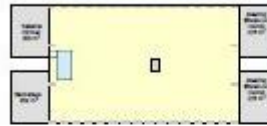


The range of different purposes reaches from Pop-Concerts with audience standing and dancing on the floor to High-Level Meetings of Head of States.

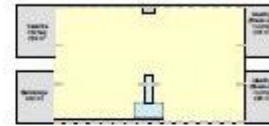
The flexibility allows for high occupancy rates – an essential condition for profitable operation

Main Hall

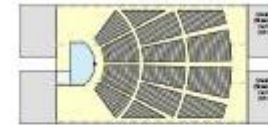
Main hall showing different configurable styles and accommodation



Concert Style
3,000 plus People standing



Concert Style
3,000 plus People standing

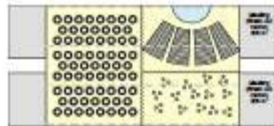


Classical Concert Style
3,000 plus People seated

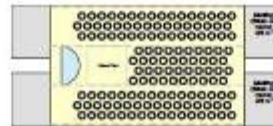


A variety of different furnishing possibilities for different kind of events;

Each of the sections has can be served from backstage areas and satellite kitchens



Corporate Event Style
600 Seats



Wedding Style
1,300 Seats



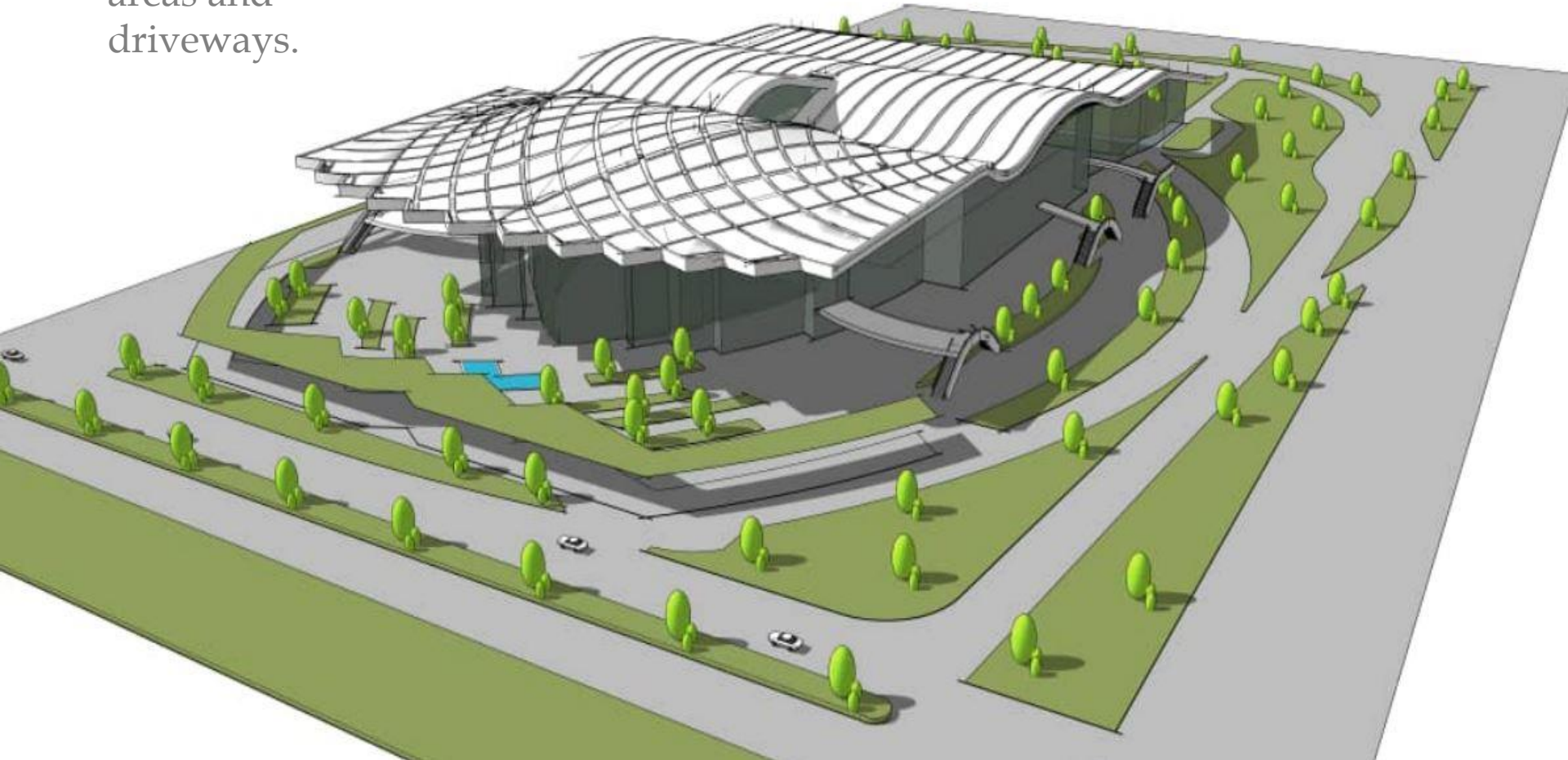
Exhibition Style
(Trade Fair)



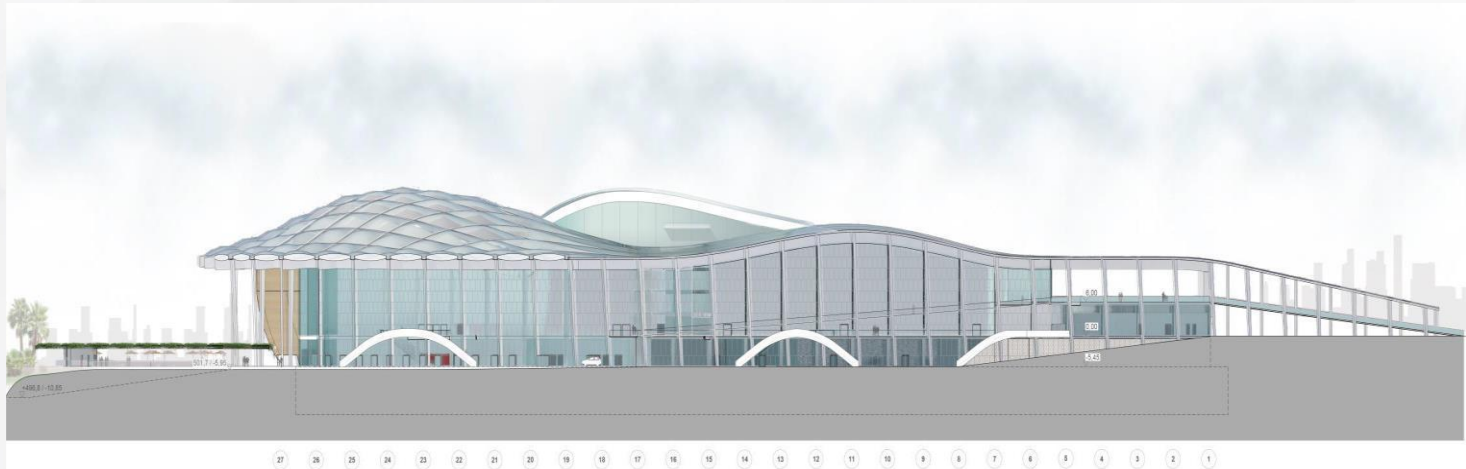
In conjunction with a big workshop next to the Back-of-House area, Trade Fairs and Product Exhibitions can take place.

Further Exhibition Space is provided in an outdoor area on the roof above the kitchen and Back-of-House Zone

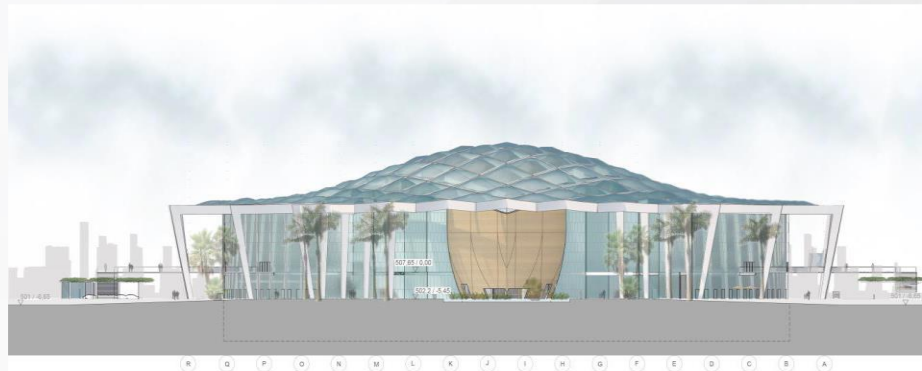
Landscaping
showing green
areas and
driveways.



Elevations



North Elevation



East Elevation

This architectural section drawing illustrates the building's profile and internal layout. The building features a prominent, curved roofline and a series of interconnected spaces. Key areas labeled include the 'Air cooled chiller / Adiabatic dry cooler' on the left, followed by 'Riser tank', 'Die Pump', 'Water Treatment', 'Domestic Water', 'Parking', 'Storage', 'Atrium', 'Main Hall', 'Kitchen', 'Outdoor Exhibition', 'Pylons', 'Kitchen + Reception', 'Waiting Office', 'Foyer', 'Auditorium', 'Auditorium Technical', 'Security Check', and 'Bus'. The drawing also shows the 'Plaza' area with trees and the 'Ramp' leading to the 'Bus' area. The overall design is modern and functional, with a focus on natural light and ventilation.

Architectural section drawing of the National Convention Center. The drawing shows a large, multi-level building with a prominent glass roof structure. The interior is divided into several sections, including a large central hall labeled "Main Hall" and smaller areas labeled "Driver's Hall" and "VIP Parking". The building is surrounded by a landscape featuring palm trees and a "Buffer zone integrated in F.O.D. landscape Mathematical Fire triangle rule". The drawing also indicates "Restaurant Delivery Corridor" and "Bus parking" areas. The building is situated on a site with "Conditioning water / Rain water tank" on either side. The drawing is labeled with "100 21 545" and "100 1 465".



Project Cost (at different revised stage)

S/N	BRIEF DESIGN DESCRIPTION	DATE	COST (NGN)	COST (USD)	EXCHANGE RATE
1	Project as awarded (Cost excludes consultant fee)	November 2012	90 Billion	660 Million	N136=\$1
3	Revised design with 200m high observatory Iconic Tower	February 2015	169 Billion	1.13 Billion	N200=\$1
4	New proposed design (Iconic Tower exclusive)	June 2020	149.7 Billion	394 Million	N380=\$1

Current Design Cost Breakdown (Balance to complete Summary)

S/N	COST CENTRE	ELEMENT	ELEMENT COST	BILL SUMMARY
1	PRELIMINARIES	Preliminaries & General Items	11 800 000 000.00	11 800 000 000.00
2	DEMOLITION	Demolition and Alterations	734 150 000.00	734 150 000.00
3	ABORTIVE WORKS	Abortive Works	5 119 418 472.92	5 119 418 472.92
4	CONVENTION CENTRE	Structural Works Balustrades Ext, Int Walls & Partitions Façade Finishes Timber and Metal Doors Aluminum Doors and Windows Fittings and Fixtures Floor Finishes Terraces and Roof Terrace Ceiling Finishes Wall Finishes Mechanical Installations Electrical Installations	66 854 465 322.00 413 000 000.00 1 708 008 485.00 7 297 310 000.00 1 873 724 920.00 5 905 000 000.00 9 560 000 000.00 5 849 014 679.00 2 445 197 694.00 5 244 637 321.00 6 133 928 342.00 19 886 573 338.00 22 290 504 929.00	155 461 365 030.00
5	EXTERNAL WORKS	Site Clearance Drives and Parking Landscaping Ancillary Buildings Fencing and Gates Storm Water Drainage Site Furniture	18 428 912.00 436 188 839.00 1 582 490 013.00 90 000 000.00 81 000 000.00 54 000 000.00 63 000 000.00	2 325 107 764.00
6	SUB-TOTAL			175 440 041 266.92
7	LESS : PREVIOUS PAYMENT			25 732 678 751.39
8	BALANCE TO COMPLETE (EXCLUSIVE OF VAT)			149 707 362 515.53

Why Are We building A Convention Centre?

The primary rationale for developing a new international convention and exhibition centre is to improve Nigeria's capability for hosting medium to large-scale international conventions and exhibition, ultimately supporting a strategic approach to attract high profile meetings and events that will elevate Nigeria's profile globally.

This will not only provide the centre an enduring and substantial legacy but also help in making Nigeria a leading global destination, allowing for important engagement and relationship building that will contribute to the growth and vibrancy of the country.

Facility Mission for the Convention Centre

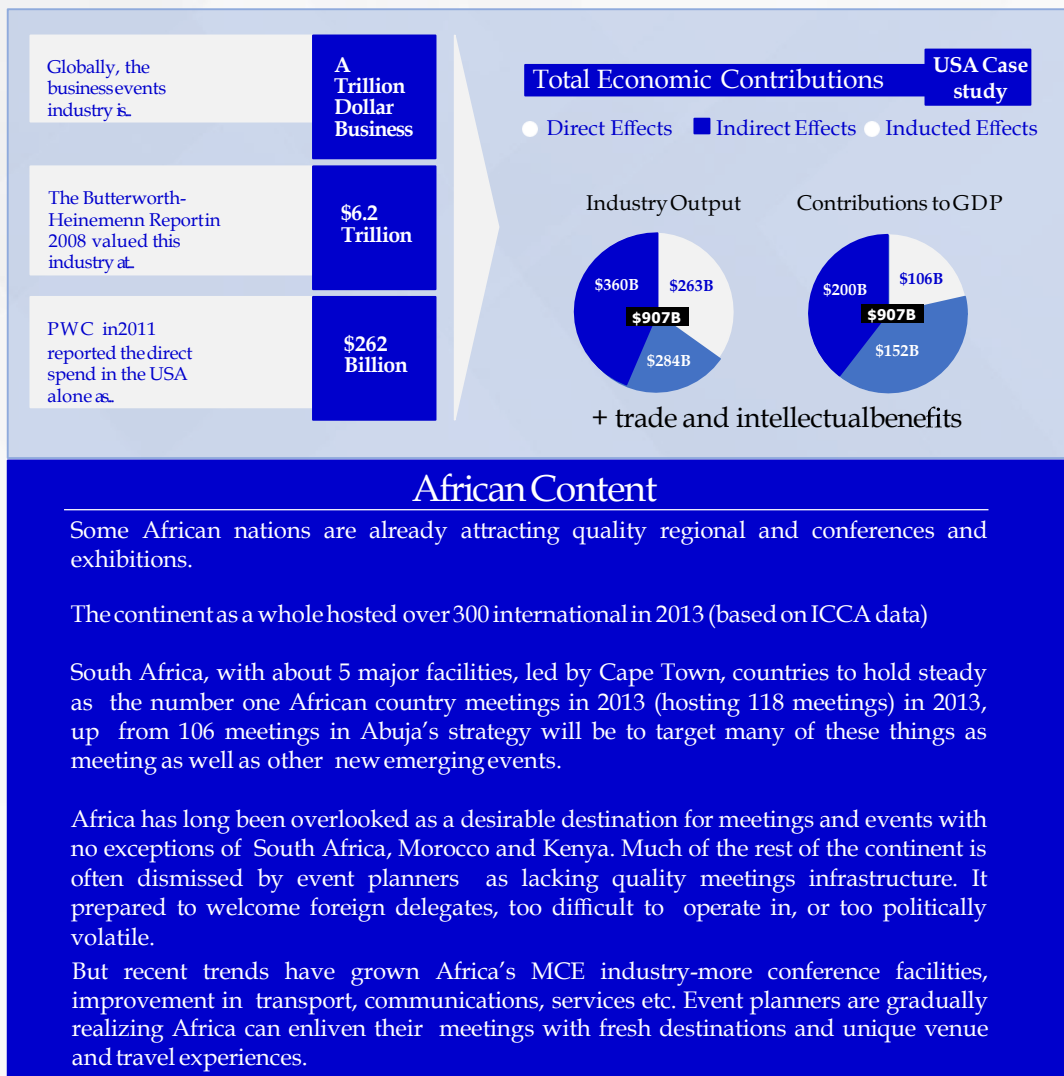
May 2013 Workshop

“ High profile meetings and events that will elevate Nigeria’s profile globally...”

As such the facility will focus on International and African regional meetings, suspended by selective domestic events.

The facility may at times forgo certain more commercially lucrative domestic events that do not support this mission of broader economic gain.

Hence, there may be a need for some level of financial subsidy to avoid the temptation to deviate from this mission.



African Content

Some African nations are already attracting quality regional and conferences and exhibitions.

The continent as a whole hosted over 300 international in 2013 (based on ICCA data)

South Africa, with about 5 major facilities, led by Cape Town, countries to hold steady as the number one African country meetings in 2013 (hosting 118 meetings) in 2013, up from 106 meetings in Abuja’s strategy will be to target many of these things as meeting as well as other new emerging events.

Africa has long been overlooked as a desirable destination for meetings and events with no exceptions of South Africa, Morocco and Kenya. Much of the rest of the continent is often dismissed by event planners as lacking quality meetings infrastructure. It prepared to welcome foreign delegates, too difficult to operate in, or too politically volatile.

But recent trends have grown Africa’s MCE industry-more conference facilities, improvement in transport, communications, services etc. Event planners are gradually realizing Africa can enliven their meetings with fresh destinations and unique venue and travel experiences.

Mission/ Vision for a New Convention Centre

Support Nigeria's vision of becoming one of the top 20 economies globally.


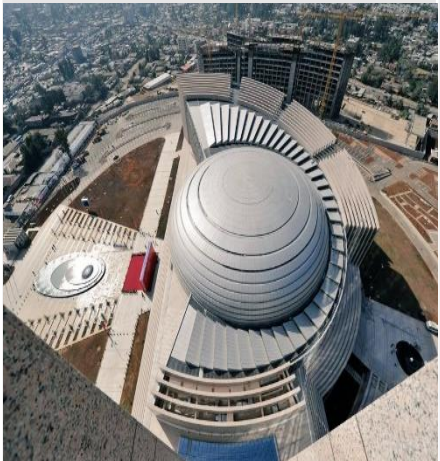
A state of the art facility of highest quality, designed with excellence.

Host events like the World Bank/IMF meetings, African Union summit, World Economic Forum, and other multi- government meetings.



A high-end leisure facility for the promotion of tourism and generation of revenue.

International convention center of world class standard, with convergence and conferencing facility.

Facility Benchmarking

FACILITY NAME	KEY FEATURES / INFORMATION	COST	PICTURE
KIGALI CONVENTION CENTER- RWANDA	<ul style="list-style-type: none"> A 5-star hotel, Radisson Blu Hotel Kigali, with 292 rooms on six floors. Conference center with seating capacity of 2,600. Kigali Information Technology Park, with 32,200 square metres. 	\$300 Million (Opened in 2016)	
AFRICAN UNION CONFERENCE CENTRE - ADDIS ABABA, ETHIOPIA	<ul style="list-style-type: none"> 20 storey office building Conferencing Capacity: 2,500 Main building 99m tall (Tallest structure in Addis Ababa) Plenary chamber with 2,505 person capacity 	\$200 million (Opened in 2012)	

Facility Benchmarking (contd.)

FACILITY NAME	KEY FEATURES / INFORMATION	COST	PICTURE
BIRMINGHAM INTERNATIONAL CONVENTION CENTRE	<ul style="list-style-type: none"> Total built up area of 9,104m² Exhibition Halls of 4,151m² Meeting rooms of 1,927m² Conference auditorium for 1,502 delegates Theatre seating for 2,262 people and maximum capacity of 8,000 delegates 	\$262 Million (Opened in 1991 and renovated in 2016)	
AL HAMRA TOWER	<ul style="list-style-type: none"> Construction of the skyscraper started in 2005 & completed in 2011. The tallest building in Kuwait at 412.6m Location - 13085 Jaber al-Mubarak street, Kuwait city 	\$500 Million (Opened in 2011)	

PROJECT CONSULTANTS

Project Manager	Asset Management Group Limited
Architect	Design Group Nigeria
Quantity Surveyor	el-Rufai and Partners
	Portalla Consultants
Structural Engineer	Yolas Consultants
	Gambalts and Partners Limited
Electrical Engineer	McAdog and Associates
	Interactive Engineering consult Limited
Mechanical Engineer	Dean and Partners
	Unecon Associates

