

OFFICE OF THE VICE-CHANCELLOR



COMMISSIONING OF DIAMOND JUBILEE HALL

ADDRESS BY:

PROFESSOR NANA ABA APPIAH AMFO
VICE - CHANCELLOR, UNIVERSITY OF GHANA

THURS. JAN. 30, 2025

DIAMOND JUBILEE HALL

UNIVERSITY OF GHANA

Pro Vice-Chancellors,

Registrar,

Deans, Directors and Heads of Department,

Faculty and Staff,

Dear Students,

Ladies and gentlemen,

1.0 Background

Today marks a momentous occasion in the history of this University as we gather here to commission the Diamond Jubilee Hall. This remarkable project stands as a testament to our collective commitment to providing innovative, sustainable, and cost-effective solutions to the pressing issue of student accommodation. Operationalizing this project ultimately translates to our pursuit of *Transformative Student Experience* which is the first Strategic Priority of the University.

The journey to this day began in September 2022 when the decision was made to address the acute shortage of student accommodation through an ambitious and forward-thinking approach. The Diamond Jubilee Hall is not merely a building; it is

the product of innovation, collaboration, and the application of cutting-edge construction methodologies. Through the adoption of a unique Construction Cost-Saving Model, we were able to reduce the overall project cost by an impressive 45%, while upholding the highest standards of quality, safety, and functionality.

2.0 THE INFRASTRUCTURE DEVELOPMENT COMMITTEE

An Infrastructure Development Committee chaired by the Pro Vice-Chancellor responsible for Research, Innovation and Development (RID) was set up to roll out this initiative using Internally Generated Funds (IGF) from research overheads. The Committee consisted of representatives from PDMSD, Finance Directorate, Logistics Directorate and a private consultant. The construction was supervised by PDMSD.

3.0 THE CONSTRUCTION MODEL

The success of this project lies in the application of a unique Construction Cost-Saving Model developed by Dr. George N. S. Mends, the Project Manager.

The Construction Cost-Saving Model integrates management contracting methodologies, agile project management, fast-

tracking and value engineering principles. By employing this model, we were able to streamline processes, enhance flexibility, and maximize value, ensuring that the Diamond Jubilee Hall was delivered efficiently and at a fraction of the typical cost.

4.0 PROJECT PHASE AND TIMELINES

This project was part of the Africa Integras buildings, however, we are all aware of the litigation that gripped this project. After a successful settlement of the issues, after I assumed office, the current University Administration, after careful consideration and consultations, took the decision to return to site and complete the hostel in order to augment the existing accommodation for students. Work therefore commenced in September 2022 and completed in January 2025.

5.0 PROJECT COST AND FINANCING

The estimated cost of the project was US\$4.7million which translates to GHC76.6million. The total amount spent currently amounts to GHC55million. This cost includes construction and furnishing. In spite of the extensive additions (variations) made to the project and the fluctuation in prices of construction inputs, the

team managed to keep cost down. This is very commendable given the history of ballooning cost of construction projects in the University and the country as a whole.

It is worth noting that since the return to site, the project has been wholly financed by the University through internally generated funds (IGF).

6.0 FACILITIES CONTAINED IN THE HALL

This magnificent Diamond Jubilee Hall contains:

- 264 rooms housing two students per room, with two rooms sharing a common bathroom.
- 184 rooms housing four students per room, with shared washrooms for each floor.
- Four kitchenettes strategically positioned on each floor to serve residents.
- Reading rooms to foster academic pursuits.
- Television rooms for relaxation.
- Offices for the management of the hall to ensure smooth operations.

- Supporting amenities such as a washing bay, maintenance unit, tank farm, and all requisite utilities to create a comfortable and self-sufficient living environment for students.

It is worth noting that this project involved the remodeling of an existing uncompleted building, transforming it into this modern facility. This approach aligns with our goal of utilizing resources efficiently which epitomizes our commitment to the University's fifth Strategic Priority "*Sustainable Resource Mobilization and Stewardship*".

7.0 OPERATIONALISATION

Dear students, I am happy to announce that the Diamond Jubilee Hall is ready for immediate occupancy. In the coming days you will be duly informed of the modalities to get a bed.

The University Management has given approval for the Diamond Jubilee Hall to be jointly managed by UGEL and the PDMSD.

8.0 ACKNOWLEDGEMENT

Distinguished ladies and gentlemen, this milestone would not have been possible without the collaborative efforts and unwavering commitment of Management, various individuals and teams.

Special acknowledgment goes to:

- Dr. George N. S. Mends, whose innovative model has redefined how we approach construction projects, providing a blueprint for future endeavours.
- Professor Felix Asante, Pro Vice-Chancellor for Research, Innovation and Development and Chair of the Infrastructure Development Committee for his innovative mobilisation of funds to enable this project to succeed.
- The Physical Development and Municipal Services Directorate & Logistics Directorate for their immense support
- Subcontractors who assisted in delivering this magnificent edifice

9.0 CONCLUSION

In conclusion, as we officially commission the Diamond Jubilee Hall, let us celebrate this remarkable achievement as a symbol of what we can accomplish through innovation, collaboration, and

dedication. This facility will not only contribute to the Transformative Students Experience but will also serve as a benchmark for sustainable and cost-effective development across the University and beyond.

To our students, I urge you to make the most of this facility, nurturing an environment of learning, growth, and mutual respect.

Thank you all for being a part of this historic moment. May the Diamond Jubilee Hall be a Hall of Distinction, serving generations to come.

Prof. Nana Aba Appiah Amfo

Vice-Chancellor

January 30, 2025