

PROJECT PREPARATORY TECHNICAL ASSISTANCE

A. Justification

1. The project preparatory technical assistance (PPTA) is necessary for the Amochhu Land Development and Township Project to (i) review the project's technical, economic and financial viability; (ii) review and update safeguard measures; (iii) review civil works contract documents and ensure they meet ADB's criteria; (iv) prepare the consulting package for the project implementation consultant (PIC) and support their recruitment; (v) undertake financial and procurement assessments of the implementing agency; (vi) prepare all requirements to meet the processing criteria for a loan project; and (vii) support loan start up activities.

B. Major Outputs and Activities

2. The major outputs and activities are summarized in Table A3.1.

Table A3.1: Summary of Major Outputs and Activities

Major Activities	Expected Completion Date	Major Outputs	Expected Completion Date
Core team mobilization	1 Aug 2016	Inception Report	15 Aug 2016
Technical assessment	31 Aug 2016	Design Feasibility Report	15 Nov 2016
Finalize initial tender documents	30 Sep 2016	30% works tender floated	31 Oct 2016
Review of PIC submission 1	30 Sep 2016	PIC RFP issued	15 Oct 2016
		First Interim Report	15 Oct 2016
Safeguards assessment	31 Oct 2016	Loan safeguard documents	31 Oct 2016
Economic appraisal	30 Nov 2016	Economic analysis report	30 Nov 2016
Financial assessment	30 Nov 2016	Financial management report	30 Nov 2016
Support bid evaluations	31 Aug 2017	Second Interim Report	30 Nov 2016
PPTA Completion	31 Dec 2017	Final Report	30 Nov 2017

PIC = project implementation consultant; PPTA = project preparatory technical assistance; RFP = request for proposal.
Source: Asian Development Bank.

C. Cost Estimate and Proposed Financing Arrangement

3. The PPTA is estimated to cost \$550,000 equivalent, of which \$500,000 equivalent will be financed on a grant basis by ADB's Technical Assistance Special Fund (TASF-V). The government has been advised that approval of the PPTA does not commit ADB to financing any ensuing investment project. The government will provide counterpart support in the form of counterpart staff, office accommodation, office supplies, secretarial assistance, domestic transportation, communication and internet facilities for consultants, surveys, and other in-kind contributions. The detailed cost estimate is presented in Table A3.2.

Table A3.2: Cost Estimates and Financing Plan
(\$'000)

Item	Total Cost
Asian Development Bank^a	
1. Consultants	
a. Remuneration and per diem	
i. International consultants (17 person-months)	380.6
ii. National consultants (6 person-months)	26.4
b. International and local travel	40.0
c. Reports and communications	2.0
2. Workshops, training, seminars, and conferences ^b	
a. Facilitators	0.3
b. Training program	0.3
c. Venue and misc. expenses	1.4
3. Surveys	5.0
4. Miscellaneous administration and support costs	2.0
5. Contingencies	42.0
Total	500.0

^a Financed by the Asian Development Bank's Technical Assistance Special Fund (TASF-V).

^b Workshops, training, seminars, and conferences

Purpose	Venue
Consultation and information dissemination	To be determined

Source: Asian Development Bank estimates.

D. Consulting Services

4. The PPTA will be implemented over a period of 18 months tentatively from 1 August 2016 to 31 December 2017. Eight individuals comprising six international consultants and two national consultants will be engaged to provide 23 person-months of inputs. Additional consultants would be engaged to address specific unforeseen issues as they arise. Table A4.3 summarizes the consulting services requirement for the individuals.

Table A3.3: Summary of Consulting Services Requirement

Positions	Person-Months Required
International	
Team Leader and Urban Engineer	6
Economist and Financial Management Specialist	3
Procurement Specialist	2
Environmental Safeguards Specialist	2
River Engineer	3
Urban Designer	1
National	
Economist and Financial Management Specialist	3
Social Development Specialist	3

Source: Asian Development Bank

5. DHI-Infra has engaged a consulting firm to prepare feasibility studies, detailed designs, bid documents and environmental and social impact assessment for the project. Hence, individual specialists will be engaged using the individual consultant selection method to expedite their recruitment so they would be able to coordinate with the consultants who are

engaged by DHI-Infra and to (i) assist DHI-Infra with reviewing and facilitating improvements to the firm's outputs to ensure they meet required standards, including (a) designs, cost estimates and procurement documents; and (b) environment and social safeguard documents; (ii) prepare necessary documents for ADB's appraisal; (iii) support DHI-Infra in recruitment of the PIC and contracting of civil works packages; and (iv) support ADB with preparing necessary loan documents. The outline terms of reference for the PPTA consultants are described in paras. 6-12.

6. **Team Leader and Urban Engineer** (international, 6 person-months) will: (i) manage the PPTA team and ensure quality control of outputs; (ii) review existing detailed designs and suggest improvements, (iii) prepare all PPTA outputs and loan documents; (iv) recommend project implementation monitoring and control systems; (v) assist DHI-Infra with evaluating bid submissions and reviewing detailed designs; and (vi) recommend staffing levels and positions for the implementation agency and PIC.

7. **Economist and Financial Management Specialist** (international, 3 person-months and national, 3 person-months) will: (i) undertake an economic analysis in accordance with ADB's Guidelines for the Economic Analysis of Projects (1997); (ii) identify the economic risks associated with the investment program and undertaking a sensitivity and risk analysis; (iii) review and advise on the project's long-term financial sustainability; (iv) undertake a financial analysis of the project; (v) prepare the costing of the project; and (vi) undertake a financial management assessment and an integrity due diligence assessment of DHI and DHI-Infra per ADB requirements. The national specialist will support the international specialist.

8. **Procurement Specialist** (international, 2 person-months) will: (i) undertake a procurement capacity assessment of DHI and DHI-Infra; (ii) assess the procurement risk and facilitating appropriate processes to mitigate those risks; (iii) prepare the procurement plan; (iv) undertake training of ADB procurement guidelines and advise on procurement methods for all works; (v) prepare master bidding documents; (vi) assist with initial contracting actions, and supporting DHI-Infra with evaluating bid documents; and (vii) train DHI-Infra staff on ADB procurement guidelines and processes.

9. **Environmental Safeguards Specialist** (international, 2 person-months) the consultant will work closely with DHI-Infra to produce an environmental impact assessment (EIA) document that is acceptable to the government and ADB requirements as describe in ADB's Safeguards Policy Statement, (2009); the EIA prepared by DHI-Infra submitted to National Environment Commission for obtaining environmental clearance will be used as a basis and main document. The consultant will undertake the following activities: (i) assess health and safety impacts; (ii) assess trans-boundary impacts; (iii) assess induced impacts and cumulative impacts; (iv) incorporate social impacts; (v) establishment of grievance redress mechanism; (vi) undertake an additional public consultation after the draft environmental monitoring plan has been formulated; (vii) review adequacy of rapid wild life biodiversity assessment; and (viii) any other tasks to ensure that the EIA prepared by DHI-Infra complies with ADB's environmental requirements as describe in the Safeguards Policy Statement.

10. **River Engineer** (international, 3 person-months) will: (i) review (a) the hydrology of the Amochhu and local tributaries; and (b) the designs of the river training works and land reclamation, and confirm they are designed to appropriate standards or facilitate improvements; (ii) assist with finalizing bid documents; (iii) prepare design review report; (iv) prepare a climate risk and vulnerability assessment for the project; and (v) advise on requirements for a flood early warning system and management plan.

11. **Urban Designer** (international, 1 person-month) will focus on: (i) town planning; (ii) urban design; and (iii) landscape architecture. She/he will review master plan and recommend improvements to ensure maximum use of space, reduction of the carbon footprint, appropriate siting of key infrastructure, efficient mobility, and smart city design. She/he will also review available renderings and advise on (i) appropriate aesthetics using local materials; (ii) making use of natural landscape; and (iii) people-friendly designs (e.g. access, safety, shade, signage, etc.).

12. **Social Development Specialist** (national, 3 person-months) will: (i) carry out a poverty and social impacts assessment; (ii) prepare a poverty and social analysis report in accordance to ADB's Handbook on Poverty and Social Analysis (2012); (iii) undertake gender analysis and confirm the gender classification for the project and if required prepare a gender action plan; and (iv) prepare a summary poverty reduction and social strategy for the project. With regard to the gender analysis, the tasks will include, but not be limited to: (i) assessing the main gender benefits from climate resilience land development; (ii) assessing the benefit from the infrastructure constructed under the project; (iii) identifying potential targeted employment opportunities under the project for women; (iv) assessing and identifying all potential options under the project that could be used to empower women; (v) assessing and identifying main entry points to encourage the involvement and contribution of women in developing the urban master plan for the new urban areas and identifying training needs to empower women; (vi) identifying gender sensitive/friendly urban infrastructure designs. Data and information in the poverty and social analysis report will be presented as much as possible in the form of sex-disaggregated; and (vii) conduct due diligence to confirm category C for involuntary resettlement indigenous peoples.

E. Implementation Arrangements

13. DHI-Infra will be the executing agency for the PPTA. Consultants will be mobilized in a staggered manner with a focus on prioritizing the advance actions on (i) undertaking requisite surveys and investigations, and due diligence on technical and economic matters, (ii) supporting civil works contract procurement, and (iii) recruiting the program implementation consultant. Disbursement under the PPTA will be in accordance with ADB's *Technical Assistance Disbursement Handbook* (May 2010, as amended from time to time). The proposed PPTA processing and implementation schedule is listed in Table A3.4.

Table A3.4: Technical Assistance Processing and Implementation Schedule

Major Milestones	Expected Completion Date
Concept paper clearance (including PPTA)	Jul 2016
Consultant mobilization	Jul 2016
Completion of PPTA	Dec 2017

PPTA = project preparatory technical assistance.
Source: Asian Development Bank.