

INTEGRATED SAFEGUARDS DATA SHEET

IDENTIFICATION / CONCEPT STAGE

Report No.: ISDSC18029

Date ISDS Prepared/Updated: 16-May-2016

I. BASIC INFORMATION

A. Basic Project Data

Country:	Ghana	Project ID:	P160138
Project Name:			
Team Leader(s):	Emmanuel Nkrumah, Inga Afanasieva		
Estimated Date of Approval:	30-Dec-2016		
Managing Unit:		Lending Instrument:	IPF
Financing (in USD Million)			
Total Project Cost:	3.2	Total Bank Financing:	0
Financing Gap:	0		
Financing Source			Amount
Global Partnership on Output-based Aid			3.2
Environment Category:	U - Not Rated (for all adjustment operations except for SECA)		

B. Project Development Objective(s)

The project development objective is to increase access to clean, convenient and safe public toilets for the population of Kumasi.

C. Project Description

The project will have two components:

Component 1: OBA subsidy to support construction and rehabilitation of public toilets by private operators (US\$ 3 million). This component will subsidize the cost of converting 70 public toilet facilities to water closet technology (by means of demolishing the old facilities and building the new ones) and rehabilitation of existing 38 public toilet facilities that use water closet system but require renovation to meet the service standards.

Under this component, KMA will contract private operators to convert (demolish old facilities and construct new ones) 70 public toilets to water closets and rehabilitate existing 38 water closets in various parts of Kumasi. The client feels this is a reasonable number of toilets to pilot the PPP arrangement. Based on the pre-feasibility study, it is assumed that the project will be implemented under a BOOT arrangement. KMA will compile site packages (lots) of toilet facilities in urban and residential areas. The facilities in each lot will range from poor residential areas to more affluent

urban areas with various levels of customer traffic to ensure fair distribution of lots that combine sites with both high and low revenue potential. The high revenue sites are expected to compensate the low revenue sites through some degree of cross-subsidization, but as overall coverage is needed, operators will not be allowed to bid for individual sites. Bidders will submit business plan proposals for one or several contracts which will include estimates of project cost and the level of subsidy required to build and operate the facilities under the BOOT arrangement. The final selection of private operators will be made by KMA, and is likely to be based on an assessment of value for money, such as lowest bid as calculated by project cost multiplied by percentage subsidy required. The bids will also be assessed for technical feasibility, commercial viability, operator's experience of similar projects, ability to raise required capital, etc. The technical assistance for structuring and evaluating the PPP process will be provided by IDA-supported PPP Project. The screening criteria and project implementation support arrangements will be finalized during project preparation.

Component 2: Independent Verification (US\$ 200,000). This component will support the establishment of baseline and targets for private operators applying for OBA grants. The IVA will assist in the setting of output targets; conduct output verification according to the technical standards specified by KMA, including verifying billing and revenue collection at facilities under operation; prepare output verification reports recommending subsidy payments to operators meeting targets; and analyze socio-economic indicators before and after subproject investments.

Under this component, KMA will procure the IVA to verify that the outputs under the project meet the technical standards. The Output Verification Reports (OVRs) prepared by the IVA will represent the basis for disbursement. The OVRs will include information on public toilets design and construction, operation and maintenance that will allow KMA to ensure that the private operators meet the minimum technical specifications and quality service standards.

D. Project location and salient physical characteristics relevant to the safeguard analysis (if known)

The project location is a very urban environment- Kumasi- which is one of the largest towns in Ghana, after Accra. In this setting, there are no forests and unlikely to be any natural habitats.

E. Borrower's Institutional Capacity for Safeguard Policies

The borrower's capacity to implement safeguards remains low and although EPA exists at the regional levels and certainly in Kumasi, they normally do not participate directly in projects due to their work-load and mandate. The PIU for the project will therefore recruit an environment and social specialist whose terms of reference would be to i) ensure that any environmental and social clauses and specifications are put in the bidding documents for contractors; ii) ensure that the EMPs and RAPs are completed (and in some cases implemented) prior to appraisal. iii) provide capacity building/training to the contractors to ensure they are well aware of the safeguards requirements of the project and have the relevant expertise to monitor safeguards during all phases of the construction; iv) supervise the work of the contractors with enough regularity to ensure that any negative impacts are mitigated appropriately and in a timely fashion; v) Monitor and report on all environmental and social issues to the Bank and the Ministry in a timely manner to ensure that the appropriate mitigation measures are put in place as quickly as possible.

F. Environmental and Social Safeguards Specialists on the Team

Gloria Malia Mahama (GSU01)

Nyaneba E. Nkrumah (GEN04)

II. SAFEGUARD POLICIES THAT MIGHT APPLY

Safeguard Policies	Triggered?	Explanation (Optional)
Environmental Assessment OP/ BP 4.01	Yes	<p>This project has two components. Component 1 will trigger an EA since it involves a number of subprojects that focuses on converting 70 public toilets facilities to water closet technology (by means of demolishing the old facilities and building the new ones) and rehabilitation of existing 38 public toilet facilities that use the water closet system. Possible negative impacts under component 1 will be related to waste management, drainage, water quality, construction noise, and worker health and safety. These issues will be further assessed in an ESMF since the particular sites remain unknown. All subprojects will be screened for likely environmental impact and an EMP prepared (generic or individual) to mitigate adverse impacts.</p> <p>Component 2 will not trigger any safeguards. There are no works under this component. The component largely focuses on capacity building and TA- for example, it will finance the establishment of baseline and targets for private operators applying for OBA grants. It will also assist in setting output targets and conducting output verification according to the technical standards.</p>
Natural Habitats OP/BP 4.04	TBD	The OP for Natural Habitats is unlikely to be triggered since the projects are all sited in an urban environment (Kumasi). However, specific site visits will ensure that there are no natural habitat environments near or on site.
Forests OP/BP 4.36	No	Component 1 will finance works in Kumasi, an urban town. There are no forests in Kumasi.
Pest Management OP 4.09	No	Pesticides are not to be funded
Physical Cultural Resources OP/ BP 4.11	TBD	It is possible that there are shrines, grave-yards and other physical cultural resources near or at the sites targetted by the project. This will be assessed and if so an inventory of the cultural resources potentially affected will be done, followed by a plan for consultation and mitigation.
Indigenous Peoples OP/BP 4.10	No	There are no indigenous people in Ghana
Involuntary Resettlement OP/BP 4.12	Yes	Temporary loss of access to existing (working)

		toilets and other facilities is likely to occur during the works. In addition, it is possible that short-term resettlement may occur as workers access the work zones. An RFP will be prepared as part of the project and RAPs will be prepared (as necessary) and implemented prior to the commencement of any works.
Safety of Dams OP/BP 4.37	No	The project will not finance any dams
Projects on International Waterways OP/BP 7.50	No	The works are not on any international waterways
Projects in Disputed Areas OP/BP 7.60	No	The project is not in a disputed area

III. SAFEGUARD PREPARATION PLAN

A. Appraisal stage ISDS required?: Yes

i. Explanation

This is likely a Category B project and an appraisal stage ISDS is required.

ii. Tentative target date for preparing the Appraisal Stage ISDS

27-Jul-2016

B. Time frame for launching and completing the safeguard-related studies that may be needed. The specific studies and their timing should be specified in the Appraisal Stage ISDS.

The appraisal stage ISDS should be completed after the ESMF is done. The project will recruit a consultant to begin this process as soon as possible.

IV. APPROVALS

Team Leader(s):	Name: Emmanuel Nkrumah, Inga Afanasieva	
Approved By:		
Safeguards Advisor:	Name: Maman-Sani Issa (SA)	Date: 31-May-2016
Practice Manager/ Manager:	Name: Alexander E. Bakalian (PMGR)	Date: 03-Jun-2016

¹ Reminder: The Bank's Disclosure Policy requires that safeguard-related documents be disclosed before appraisal (i) at the InfoShop and (ii) in country, at publicly accessible locations and in a form and language that are accessible to potentially affected persons.