

TERMS OF REFERENCE

CONSULTANCY TO PREPARE ENVIRONMENTAL AND SOCIAL IMPACT ASSESSMENT (ESIA) FOR THE GREATER KUMASI INDUSTRIAL CITY AND SPECIAL ECONOMIC ZONES PROJECT - GHANA ECONOMIC TRANSFORMATION PROJECT (GETP) (P166539)

1.0 BACKGROUND

The World Bank is providing funding support to the Government of Ghana (GOG) for the implementation of the Ghana Economic Transformation Project (GETP). The overall development objective of the project is to promote private investments and firm growth in non-resource-based sectors. The guiding principle of the Project is to promote and strengthen a growth model that is conducive to economic transformation, to achieve higher rates of investment and productivity growth across the economy, especially in non-resource-based sectors. The Project has four components as follows:

Component 1 - Enabling investments: This component will focus on improving the enabling business environment, investment attraction capacity and quality infrastructure support system for companies that want to invest and grow their businesses in Ghana.

Component 2 - Crowding-in investments: Promoting spatial and industrial planning and development: This component will focus on enhancing the Government's programs in investment promotion and spatial development (including Special Economic Zones), thereby addressing the constraint to access quality industrial land in the country.

Component 3 - Accelerating Entrepreneurship and Micro Small and Medium Enterprise (MSME) growth: This component will support entrepreneurship and MSME growth in non-resource-based sectors, addressing specifically the limited development of the MSME and entrepreneurship support ecosystem, including early-stage financing.

Component 4 – Project Management and Evaluation: This component will finance project management activities including fiduciary responsibilities, procurement, safeguards, communication, and dissemination, as well as monitoring and evaluation of project implementation and its impact. This will include capacity building for the Project Coordinating Unit (PCU), the Economic Transformation Unit and the Resource Mobilization and Economic Relations Division (RMERD) within the Ministry of Finance (MOF).

1.2 Greater Kumasi SEZ and Industrial City Project under GETP

The Ministry of Trade and Industry (MoTI), an implementing ministry under GETP plans to commence phase I of the Greater Kumasi Industrial City and Special Economic Zone Project on approximately 600-acre Boankra land at Ejisu in Kumasi. This is one of the main Government of Ghana's industrial transformation agenda. The following will constitute the scope of works under this initial phase 1 to be financed under GETP to ensure smooth and effective operations of the Industrial City and Special Economic Zone:

1. Administration and office building complex;
2. Offsite and onsite roads including peripheral and internal roads with drainage system;
3. Firefighting facilities (including but not limited to fire hydrants, sprinkler and foam systems);
4. Electricity sub-station; and
5. Security post and entrance.

The GETP intends to understand the environmental and social impacts and risks associated with the implementation of this phase of the project by engaging a consultant to carry out environmental and social impact assessment and prepare the necessary environmental and social impact statement.

2.0 OBJECTIVES OF THE ASSIGNMENT

2.1 The Main Objectives of the Environmental and Social Impact Assessment (ESIA)

To assess the environmental and social impacts and risks associated with the design, construction and operations of the phase 1 of the Greater Kumasi Industrial City and Special Economic Zone Project and propose practical and effective mitigation measures to prevent or reduce any potential negative implications of the project. The ESIA is also aimed at carrying out scoping, defining baseline scenarios, predicting environmental and social risks and impacts, and developing a comprehensive management and monitoring plans to avoid, mitigate or remedy significant impacts and risks and enhance project benefits.

2.2 The specific objectives of the assignment are to:

- a) Undertake environmental and social scoping of issues with regards to the project site for this assignment;
- b) Prepare a scoping report for clients review and approval from EPA and assist in the publication of scoping notices in national newspapers;
- c) Carry out evaluation of project options and advise on the most appropriate option taking into account environmental and social considerations;
- d) Conduct field visits and document existing environmental and social baseline information in the project areas and their surrounding areas;
- e) Review national, regional and international policies, legal and administrative frameworks relevant to the development of the project;
- f) Conduct project public consultations and describe and assist in disclosure requirements;
- g) Identify the environmental and social impacts and risks of the project and propose feasible mitigation and enhancement measures to address such impacts;
- h) Outline Environmental and Social Commitment Plan (ESCP) and define the institutional structure to guide the implementation of the ESCP;
- i) Provide a set of recommendations for the project design to avoid and/or minimize the environmental and social risks and impacts and maximize the positive impacts of the project; and
- j) Prepare Environmental and Social Impact Statement (ESIS) for the Greater Kumasi Project.

3.0 SCOPE OF WORK

The following constitute the scope of works under the consultancy but not limited to:

- a) Conduct field assessment and establish baseline environmental (bio-physical, social) description of the project setting including both the direct and indirect areas of influence. This should include but not limited to the following aspects; water quality, overview description of the vegetation and other natural characteristics of the Boankra land section of the project areas, flora and fauna and other animal groups, population (including identification of vulnerable groups), economic activities, air quality conditions, climatic conditions, amongst others;
- b) Provide detail baseline hydrological information for the site taking into account the anticipated works and their implications on the hydrology of the area;
- c) Identify and review national, regional and international policies (including the World Bank Safeguard Policies), legislations and institutional frameworks governing social and environment management and relating to the project;
- d) Carry out analysis and evaluation of possible project alternatives in terms of environmental and socio-economic considerations, project design and lay outs, onsite and offsite infrastructure proposal and

location consideration for the project. The following factors should be considered in the analysis of alternatives:

- sites location and project footprint orientation;
 - alternative ancillary services;
 - construction methodology;
 - operations; and
 - the analysis will include a “without project” option and explain why alternatives were or were not adopted.
- e) Carry out stakeholder identifications and identify and hold consultative meetings with key stakeholders in the project focusing on the issues relating to Special Economic Zones and Industrial Parks establishments and operations;
- f) Carry out analysis of the various sub-activities to be undertaken in the project and map out key environmental and social impacts of the project in terms of their extent, duration and reversibility. The ESIA should provide matching feasible mitigation measures for such impacts;
- g) Assess HIV/AIDS and other STI potential impacts of the project and propose measures to address such concerns during project implementation;
- h) Assess noise and vibration effects associated with the construction and operation of the proposed project. The assessment process should focus on various activities including construction related traffic movements; construction operations and the future operations of the project;
- i) Assess the interactions and potential cumulative environmental and social risks and impacts with current and future development activities in the area;
- j) Carry out waste assessment from the project construction and operations/implementation and develop a waste management plan with emphasis on resource efficiency and circular production;
- k) Carry out occupational health and safety assessment during the construction and operations of the project in line with OHS requirements in line with internationally acceptable practices and standards such as in World Bank’s General EHS Guidelines;
- l) Assess the direct and indirect impacts of the planned project activities on the environment and propose mitigation measures;
- m) Analyse existing data regarding Gender-based Violence (GBV), including data on partner/non-partner sexual violence and physical violence, Sexual Exploitation and Abuse/Sexual Harassment (SEA/SH), intimate partner violence, family violence, early marriage, and harmful traditional practices, especially those particularly at risk of being exacerbated by project implementation;
- n) Assess the availability and accessibility of safe and ethical GBV response services, including medical care, psychosocial services, legal aid, protection services and livelihood opportunities;
- o) Assess in the project areas water supply and sanitation, infrastructure; and social services, including public health and access to full range of sexual and reproductive health services, especially for women and girls;
- p) Propose a Monitoring Plan with clear monitoring indicators and institutional roles to be used in tracking the implementation and compliance of the proposed mitigation measures;
- q) Prepare Environmental and Social Management Commitment (ESCP) detailing measures for addressing potential negative environmental and social impacts of the project. In addition, the ESCP should clearly identify institutional roles, responsibilities and costs in addressing the mitigation measures that will be proposed in the ESIA; and
- r) Prepare Environmental and Social Impact Assessment (ESIA) Report covering all the above scope of the assignment and comply with the outline provided in this ToR.

4.0 METHODOLOGY OF ASSIGNMENT

The method to be adopted for carrying out the assignment must be participatory and include:

- Development of tools for consultation and data gathering including guided questions, focused group discussion and stakeholder map showing the different stakeholders interested and affected by the project.
- Field visits, collections and analysis of baseline data/information;
- Consultation of various interested and specialized organisations, individuals and groups especially project affected persons (PAPs).
- Public hearing in consultations with EPA.
- Documentation and disclosure of agreed or contentious issues for resolution.

5.0 MAIN OUTLINE OF THE ESIA

1. Executive Summary
2. Legal and Institutional Framework
3. Project Description
4. Baseline Data
5. Environmental and Social Risks and Impacts
6. Mitigation Measures
7. Analysis of Alternatives
8. Monitoring and Design Measures in compliance with World Bank ESHGs.
9. Key Measures and Actions for the Environmental and Social Commitment Plan (ESCP)/Environmental and Social Management Plans (ESMP)
10. Public Consultation and Disclosure
11. Appendices

6.0 DELIVERABLES

The consultant shall submit the following reports:

1. Draft Scoping Report detailing the scope of the ESIA assignment with detail outline in compliance with World Bank Safeguard Policy Framework for the Client, EPA and World Bank review.
2. Final Scoping Report incorporating the comments from the Client, EPA and the World Bank.
3. Draft Environmental and Social Impact Statement (ESIS) detailing the outcome of the environmental and social impact assessment covering all the areas under the scope of this assignment for Client, other stakeholders, EPA and World Bank review.
4. Final Environmental and Social Impact Statement (ESIS) incorporating the comments from the Client, other stakeholders, EPA and the World Bank.

7.0 SUPPORT FROM THE CLIENT

The GET Project Coordination Unit (PCU) shall provide the following support to the Consultant:

- i. Access to information and the relevant data and facilitate stakeholder engagement;
- ii. Access to the necessary project documents (PIM, ESMF, RPF, PAD) relevant to the assignment;
- iii. Facilitate meetings with the TIAs with regards to the assignment;
- iv. Dedicate the GETP Environmental and Social Risk Management Specialist (ESRMS) to facilitate the work of the consultant;
- v. Carry out periodic quality and performance reviews of the consultants outputs;
- vi. Liaise with the World Bank for approval of the ESMP; and

vii. Facilitate validation workshops for the assignment.

8.0 REPORTING AND PAYMENT SCHEDULE

The Consultant shall report to the GET Project Coordinator and address feedbacks from the World Bank Project Team, EPA, etc with regards to the execution of this assignment with the following deliverables:

#	Deliverables	No. of Copies	Timelines	Payments (%)
1	Final Scoping Report: Final Scoping Report containing the detail outline in compliance with World Bank Safeguard Policy Framework and incorporating the comments from the Client, EPA and the World Bank.	Fifteen (15) hard copies of the Final Scoping Report and a soft copy in MS Word	Upon submission and acceptance of Final Scoping Report- 3-weeks after contract signing	20
2	Draft ESIA Report: Draft Environmental and Social Impact Statement (ESIS) detailing the outcome of the environmental and social impact assessment covering all the areas under the scope of this assignment for Client, other stakeholders, EPA and World Bank review	Fifteen (15) hard copies of the Draft EIS and soft copy in MS Word	Upon submission and acceptance of draft ESIS - 10-weeks after contract signing	40
3	Final ESIA Report: Final Environmental and Social Impact Statement (ESIS) incorporating the comments from the Client, other stakeholders, EPA and the World Bank.	Fifteen (15) hard copies of the final ESIS and a soft copy in MS Word	Upon submission and acceptance of final ESIA report - 12-weeks after contract signing	40

9.0 DURATION OF ASSIGNMENT

The assignment is for a period of **12-weeks**.

10.0 QUALIFICATION AND EXPERIENCE OF FIRM

The client seeks the services of a Consultancy Firm with at least 10 years of experience in environmental and social assessment, environmental and social safeguards audit and environmental and social management plans for government projects as well as projects funded by development partners such as the World Bank, Africa Development Bank and the EU.

10.1 Team Composition & Qualification Requirements for the Key Experts

The Consultants must have the following expertise and skills:

- 1. Team Lead/Environmental Assessment Specialist** – Must have a minimum of Master’s Degree in environmental science, environmental engineering, or social sciences with at least 15 years post

qualification experience with other trainings in Environmental and Social Impact Assessment. In addition he/She must:

- a. He or she must have at least 10 years' experience in conducting ESIA studies for large scale infrastructure development projects;
- b. Have experience in environmental assessment, environmental and social safeguards audit and environmental and social management plans;
- c. Have good knowledge of the World Bank safeguards policies and Ghana's environmental laws;
- d. Have a good understanding of the public sector system and community engagement; and
- e. Have experience in environmental assessments for industrial areas/zones or parks in developing economies such as Ghana.

2. Social Development Specialist - Must have a minimum of Master's Degree in Sociology, Anthropology, Development Studies or any of the relevant Social Sciences from a recognized university. In addition he/she must have:

- a. A minimum of ten (10) years post qualification experience in environmental and social assessment studies;
- b. Experience conducting environmental and social assessment for industrial zones/areas/parks projects;
- c. Experience in the preparations of ESIA, ESMP and RAP/ARAP for World Bank funded projects.
- d. Good knowledge of the World Bank Safeguards policies, social protection and procedures as well as national environmental policies, legislation and procedures.

3. GIS Specialist - The specialist must have a degree in Geographical Information Systems (GIS) or land use planning or mapping or Surveying. He/she should have experience of at least 7 years in using applications such as ArcView and associated packages for production of maps using appropriate technologies such as GPS. Experience in conducting ESIA.

4. Ecological Economist/Natural Resources Specialist - The specialist must possess at least a postgraduate degree in botany, ecological economics, natural resources or related field. He/she should have experience of at least 10 years in ecological valuations studies focusing on choices of options regarding changes in land uses for given ecosystems.

11.0 REPORTING

The Consultant shall report and submit all documents on an official cover letter to the GET Project Coordinator with regards to the execution of this assignment.

- **Client Address:**

**The Project Coordinator
Ghana Economic Transformation Project (GETP)
Ministry of Finance (MoF)
Shippers House, 3rd Floor
GPS Address: GA 078 -6244.**