



Concept Environmental and Social Review Summary

Concept Stage

(ESRS Concept Stage)

Date Prepared/Updated: 12/14/2020 | Report No: ESRSC01753



BASIC INFORMATION

A. Basic Project Data

Country	Region	Project ID	Parent Project ID (if any)
Turkey	EUROPE AND CENTRAL ASIA	P175894	
Project Name	Seismic Resilience and Energy Efficiency in Public Buildings Project		
Practice Area (Lead)	Financing Instrument	Estimated Appraisal Date	Estimated Board Date
Urban, Resilience and Land	Investment Project Financing	4/5/2021	9/16/2021
Borrower(s)	Implementing Agency(ies)		
Republic of Turkey	Ministry of Environment and Urbanization, General Directorate of Construction Works		

Proposed Development Objective

The proposed Project Development Objective (PDO) is to enhance the seismic safety and resilience, and to improve the energy efficiency performance, of central government buildings in Turkey

Financing (in USD Million)	Amount
Total Project Cost	200.00

B. Is the project being prepared in a Situation of Urgent Need of Assistance or Capacity Constraints, as per Bank IPF Policy, para. 12?

No

C. Summary Description of Proposed Project [including overview of Country, Sectoral & Institutional Contexts and Relationship to CPF]

This Project aims to enhance the seismic safety and resilience, and to improve the energy efficiency performance, of central government buildings in Turkey.

The proposed Project is expected to include two components: (i) investments in central government buildings for seismic strengthening and improvement of energy efficiency; and (ii) project implementation support and technical assistance. The existing project implementation unit (PIU) in MoEU's General Directorate for Construction Works,



which currently implements the Energy Efficiency in Public Buildings Project (EEPBP), would assume overall responsibility for the Project and serve as the main implementing agency.

A short description of each component is provided below.

Component 1: Seismic strengthening and energy efficiency improvement in central government buildings (~US\$195 million IBRD). Under this component, MoEU would support the renovation of central government and central-government affiliated buildings (i.e., public buildings under central line ministries, such education facilities and hospitals). The exact nature of the works associated with structural strengthening will be determined in the design stage, but these works may include strengthening of foundations, addition of structural elements etc. In addition to the renovation of buildings, some financing under this component may be used for the demolition and new construction of critical buildings that were deemed uneconomic to renovate. The identification and prioritization of buildings for inclusion in the Project would be based on the Turkish KAYES database, which covers more than 100,000 public buildings and aims to categorize and prioritize public buildings based on their seismic risk, and MoEU's database of public buildings. MoEU would hire consultants to prepare structural studies, detailed energy audits, detailed designs and technical specifications/bills of quantity, and hire renovation works contractors, and construction supervisors.

Component 2: Implementation support and technical assistance. This component will support project implementation and technical assistance activities, such as supporting an advisory board to provide technical advice to the PIU (this may include university professors, practicing engineers etc who are well connected to national and international best practices for seismic risk reduction); preparation of guides or design templates to help Project implementation; developing case studies to document investment costs, measures implemented, and lessons learned; support for updating regulations related to building renovations, if found to be needed during implementation; comprehensive training program for building renovations for design/construction firms; data collection and investment planning; and support program management.

The team will discuss with the client during preparation the potential to include a Contingent Emergency Response Component in the Project. If a CERC is included, the ESMF will need to include appropriate provisions should the CERC be activated.

D. Environmental and Social Overview

D.1. Detailed project location(s) and salient physical characteristics relevant to the E&S assessment [geographic, environmental, social]

Turkey is geographically located between Asia and Europe, a crossroad of the Balkans, Caucasus, Middle East, and eastern Mediterranean with a population of 83 million and 783,356 km² area. Located in Eurasia, the country is between the Black, Mediterranean, Marmara and Aegean Seas, bordering with Bulgaria, Greece, Syria, Iraq, Iran, Armenia and Georgia. Seventy five percent of its population lives in urban areas, and there are 81 provinces across the country. Turkey is an upper-middle income country, with the world's 19th largest economy with a Gross Domestic Production (GDP) that reached US\$753.7 billion in 2019 according to the TurkStat.



The project has a national scope and will be available to all central government buildings and the central-government affiliated buildings in Turkey. The identification and prioritization of buildings for inclusion in the Project would be based on an MoEU database, which covers more than 100,000 public buildings and aims to categorize and prioritize public buildings based on their seismic risk. The procedures for identifying, prioritizing, and selecting the buildings (including eligibility criteria) as well as the definition of eligible investments will be described in the Project Operations Manual (POM). It is anticipated that the Project will support interventions covering education buildings (pre-primary and tertiary), dormitories, hospitals and public administrative buildings. The exact locations of the sub-projects will not be known before appraisal. However, the majority of project sites are expected to be on government-owned land in urban, peri-urban locations around the country. At this stage, it is anticipated that between 50 and 250 buildings could be renovated/reconstructed under the project. Main social and environmental risks and impacts are expected to be associated with civil works. Affected vulnerable groups within the scope of the project shall be determined during project preparation.

D. 2. Borrower’s Institutional Capacity

The Ministry of Environment and Urbanization is the main authority issuing environmental permits and governing the national EIA process of the country. According to the EIA Regulation of Turkey, renovation of buildings (including public buildings) and the construction of public buildings do not fall into the Annex lists of EIA Regulation. Thus, the scope of the project is exempted from the national EIA process. Moreover, during project preparation the exact list and location of the public buildings to be renovated will not be known. Therefore, an ESMF would need to be prepared to provide guidance to the project implementing entity for fulfilling the requirements of the national environmental law and WB ESSs.

MoEU’s General Directorate of Construction Works (GDCA), who manages the ongoing Turkey Energy Efficiency in Public Buildings Project (EEPBP, P162762), will assume overall responsibility for the Project and serve as the main implementing agency. The EEPBP project implementation unit (PIU) at GDCA will manage the implementation of the activities of the proposed project. The PIU currently includes an environmental and social specialist. However, since the EEPBP was prepared and is being implemented under the WB safeguards policies and not the ESF, the PIU will need some additional support and capacity building to ensure adequate implementation of the WB ESF requirements in this project. Accordingly, the PIU will need to recruit additional E&S staff to meet the needs of the proposed project. Furthermore, the World Bank task team will provide needed training to ensure that the required capacities are adequately developed.

II. SCREENING OF POTENTIAL ENVIRONMENTAL AND SOCIAL (ES) RISKS AND IMPACTS

A. Environmental and Social Risk Classification (ESRC) Moderate

Environmental Risk Rating Moderate

The environmental risk is assessed as moderate at this stage. However, the risk rating will be re-assessed during project preparation, when more information is available regarding the potential scale and extent of the demolition and new construction. In general, the environmental impacts from the project are expected to be positive given that the energy consumption will be reduced, and the seismic resilience of the public buildings will be increased. However, the renovation and construction activities may entail potential adverse environmental impacts due to dust and noise generation, vehicle and machines emissions, generation of construction waste, hazardous material and waste including oil, grease, hydrocarbons, old electrical appliances, asbestos-containing materials, lead-based paints, etc. as

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well as OHS issues. The sub-projects are expected to be implemented in the existing public lands in the urban and peri-urban areas. In the case where culturally important buildings will be renovated, those will need special permits from the respective authorities where the protection measures will be identified, and the renovation activities will need to be implemented accordingly. Therefore, the impacts related to the project are expected to be temporary, reversible and manageable through the application of the national laws as well as the use of the World Bank Environmental, Health and Safety Guidelines (EHSGs) and Good International Industrial Practices (GIIP). Since the exact locations and the works to be done in the public buildings will not be known before the appraisal stage, an Environmental and Social Management Framework (ESMF) will be prepared. The ESMF will include guidance and procedures for identifying and mitigating associated risks/adverse impacts, as well as monitoring and implementation arrangements that would ensure adequate implementation of the ESF requirements. However, as per the ESF, the scale and extent of the renovation/ re-construction activities and the location settings may require, in addition to ESMPs, the preparation of site-specific Environmental and Social Impact Assessment (ESIAs) to ensure proper identification of site-specific risks and impacts. The provisions of the above mentioned ESIAs/ ESMPs will be incorporated into the bidding documents and the contractor's contract for each sub-project.

Social Risk Rating

Moderate

The social risk is assessed as moderate. Renovation of existing government buildings for seismic resilience and energy efficiency will have standard, temporary and site-specific construction impacts. Social risks and impacts are associated with labor and working conditions, occupational health and safety (OHS), community health and safety and cultural heritage. Turkey has a good OHS legal framework, however there is a risk that potential issues may arise during project implementation due to weak enforcement. The likelihood of significant land acquisition or physical resettlement impacts is assessed as low and a precautionary Resettlement Framework (RF) will be prepared to mitigate these risks to cover potential impacts in subprojects where reconstruction may require some land acquisition which could lead to economic and physical displacement. project is not expected to have any significant impacts on vulnerable groups. The World Bank Sexual Exploitation, Abuse and Harassment (SEAH) tool has been applied to assess and the sexual exploitation and abuse (SEA) and sexual harassment (SH) risks, and were assessed as low at this stage. MoEU has limited experience with the ESF standards, including preparing and implementing a Stakeholder Engagement Plan (SEP), Resettlement Framework (RF) and Labor Management Procedures (LMP). The PIU will be provided with training and support during preparation and will be furnished with relevant Terms of References for the preparation of ESF instruments, including hiring of subject matter experts. The environmental and social staff in the PIU will be responsible for continuous monitoring of construction works to assure compliance with the Environmental and Social Management Framework (ESMF), RF and the LMP, as well as to oversee the implementation of the SEP throughout the Project.

B. Environment and Social Standards (ESSs) that Apply to the Activities Being Considered

B.1. General Assessment

ESS1 Assessment and Management of Environmental and Social Risks and Impacts

Overview of the relevance of the Standard for the Project:

This standard is relevant. The project will finance the renovation, and re-construction, of existing government buildings and central government affiliated buildings for improving seismic resilience and energy efficiency. These interventions will reduce and prevent loss of life and damage to infrastructure during earthquakes and will result in substantial energy savings. The central government and central-government affiliated buildings will be selected on

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transparent eligibility criteria set out by MoEU and the Bank, and documented in the Project OM. The exact locations and technical details of the sub-projects are not known at this stage. Moreover, the extent of the renovation/ re-construction activities and the location settings will be assessed during project preparation to determine the sub-projects' exact footprint size. Furthermore, the renovation and re-construction activities are expected to generate typical construction associated impacts such as construction waste generation and disposal due to demolition, handling and disposal of asbestos waste where relevant, other hazardous waste generation and disposal due to the replacement of old electrical appliances with energy efficient ones, dust formation, impacts on air quality, and noise, as well as occupational health and safety and community health and safety adverse impacts. Renovations and re-construction activities are not expected to have any large-scale, significant or irreversible negative impacts, and there may be land acquisition of a limited scale during re-construction where new land plots may be required to rebuild the public facilities. Physical displacement is not expected. Large labor influx to project sites is also not expected and the SEA/SH risk is assessed as low. The project will implement SEA/SH mitigation measures including a Code of Conduct for workers, a mechanism to report SEA/SH cases and training and awareness sessions for project workers and affected communities. Some of the buildings to be renovated may be cultural heritage structures. In such cases, necessary permits from the Ministry of Culture and Tourism and other relevant government authorities would need to be secured before any renovation works. Therefore, the impacts related to the project are expected to be temporary, reversible and manageable through the application of the national laws as well as the use of good international industrial practices. Therefore, it is considered that the site-specific impacts can be mitigated through Environmental and Social Management Plans (ESMPs) prepared, reviewed, consulted upon and disclosed for the sub-projects.

Since the details of the sub-projects and renovation sites are not known at this stage, the risks and impacts outlined above will be addressed in the ESMF, RF, SEP and LMP to be prepared by MoEU during project preparation. The ESMF and the LMP will guide the preparation of site-specific ESIA, ESMPs, and Contractor's Labor Management Plans (Contractor's LMPs) through the screening procedure, assessment of the anticipated environmental and social impacts associated with the project activities, monitoring requirements as well as roles and responsibilities for ensuring effective implementation of the ESMF requirements throughout the project duration. The project will not finance any sub-projects categorized as High or Substantial environmental and social risk such as sub-projects that may require significant involuntary land acquisition and physical displacement and those that may have impacts on sensitive receptors such as schools, hospitals, urban settings with tight space, heavy traffic and high population. The ESMF will provide a screening mechanism to ensure such activities are screened out.

The PIU, with the support of technical and supervision consultants, will oversee the preparation of the site-specific ESIA, ESMPs and Contractor's LMPs. The sub-project specific ESIA/ ESMPs will be a part of the bidding documents and subsequently become part of the construction contract. The awarded contractors will be responsible for the implementation of the ESIA, ESMPs and LMPs, as well as setting up a Grievance Mechanism (GM) for for the project workers; alongside the project level GM established by the MoEU's. MoEU will be responsible for the review and approval of all documents and the quality of each the ESIA, ESMP and Contractor's LMP, and overall SEP implementation and site-specific Resettlement Plans (RP), if needed. MoEU will also be responsible to closely monitor the effective implementation of the site-specific ESIA documents and report the status of implementation to the Bank, as agreed in the Environmental and Social Commitment Plan (ESCP) to be prepared by the client.



Since the re-construction activities will be carried out in existing facilities used by government employees and citizens, there will be temporary disruptions for these users. These will be minimized and managed by timing and phasing works to the extent possible, traffic planning around sub-project sites, timely dissemination of information, collecting feedback through a grievance mechanism, and a proactive stakeholder engagement campaign to raise public awareness about seismic resilience and energy efficiency among women and men, as well as community safety measures identified (such as phased work schedule and traffic planning) to meet the requirements of ESS4 incorporated into the site-specific ESIA/ ESMPs. This information dissemination, stakeholder engagement and grievance mechanism principles and activities will be outlined in the Stakeholder Engagement Plan (SEP) to be prepared by MoEU and implemented by MoEU.

Areas where “Use of Borrower Framework” is being considered:

Borrower’s framework is not being considered for this project. However, the proposed operation will comply with relevant national legal and regulatory requirements.

ESS10 Stakeholder Engagement and Information Disclosure

Directly impacted stakeholders are identified as public sector workers/employees and users of services located in central government buildings, as well as residents and business owners residing or operating close to these government buildings. Additionally, civil society organizations working on seismic resilience and energy efficiency, community leaders, local government representatives and those residing or working in the sub-project areas are also considered stakeholders (other interested parties). Additional stakeholders, including any vulnerable and disadvantaged groups, will be identified and mapped during the project preparation phase. The SEP will cover different modalities for engagement with different stakeholders.

The renovation of central government buildings is not subject to national EIA regulation. There is no formal stakeholder engagement process required under national legislation. MoEU will prepare a SEP to meet the requirements of ESS10 and to ensure engagement with identified stakeholders throughout the project, and use the project as an opportunity to proactively raise awareness and provide training on seismic resilience and energy efficiency to the general public and to MoEU staff. The Bank’s ESF team will guide the Borrower in its efforts to bridge the gaps raised between national law and Bank standards. The project already includes intermediary monitoring and evaluation indicators for number of persons trained on seismic resilience and energy efficiency (disaggregated by gender) and percentage of project beneficiaries reporting an improvement in building safety and comfort level (disaggregated by gender).

MoEU has established a project-level grievance system for EEPBP, which receives grievances at four levels – at the contractor level, the supervision consultant level, the regional office level (through Provincial Directorates) and the PIU level. Given that the PBEE project has newly started its implementation and civil works/retrofitting works have not started yet, the GM is not functional yet in receiving or responding to any inquiries or grievances. As the PBEE GM becomes operational and monitoring indicates certain areas for improvement, the GM will be strengthened as necessary to respond to the needs of both the EEPBP and the SREEP projects to resolve and administer grievances to be encountered during renovation of central government buildings.

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B.2. Specific Risks and Impacts

A brief description of the potential environmental and social risks and impacts relevant to the Project.

ESS2 Labor and Working Conditions

Project workers include direct workers and contracted workers. MoEU would hire consultants to prepare structural studies, detailed energy audits, detailed designs and technical specifications as direct workers; and hire renovation works contractors and construction supervisors as contracted workers. It will be assessed during project preparation if primary supply workers, as per ESS2 definition, would be engaged. Community workers will not be engaged under the project. MoEU staff who will be engaged in the project activities are civil servants and they will remain subject to the terms and condition of their public sector employment. Only ESS2 provisions on OHS, and prohibition of child and forced labor shall apply to civil servants engaged under the project.

Since the number and location of sub-projects are not known at this time, it is not possible to estimate the number of workers that will be employed under the project. Given that sub-project sites will be existing government buildings, most likely located in urban areas, no large-scale labor influx or worker accommodation is expected. The World Bank Sexual Exploitation, Abuse and Harassment (SEAH) tool has been applied and the SEA/SH risks are assessed as low.

Turkey is party to a multitude of International Labor Organization (ILO) conventions, which is in line with ESS2 requirements. National Labor Law includes provisions on non-discrimination, freedom of association, minimum employment age, child and forced labor, occupational health and safety and dispute resolution. Risks related to child/forced labor are not foreseen. The borrower will develop an LMP to address ESS2 requirements, both for direct and contracted workers. The LMP will guide the preparation of site-specific Contractor's Labor Management Plans (Contractor's LMPs).

For Occupational Health and Safety (OHS), Turkey has undergone a reform in recent years to improve its national OHS system by adapting a set of international and regional standards into its national level requirements. In addition to ILO ratification, Turkey has also passed a Law No. 6331 on Occupational Health and Safety in 2012. The OHS Law governs workplace environments and industries (both public and private) as well as all classes of employees including part-time workers, interns, and apprentices. The legislation is comprehensive and is generally applicable across all sectors and many industries. The Ministry of Labor, Family and Social Services has a Labor Inspectorate that enforces the law and conduct regular OHS and labor audits. The construction contractors shall be subject to national OHS legislation. MoEU will include provisions in line with the World Bank Group Environment, Health and Safety (EHS) Guidelines in its bidding documents for contractors, including OHS criteria for bid selection. MoEU will also ensure that the sub-project contractors develop Occupational Health and Safety Plans, which will include risk assessment, procedures on safety, training, monitoring, incident investigation and reporting. The Bank will also review the above OHS Plans and advise on related gap-filling measures that might be required to ensure effective implementation of these plans. Potential risks related to COVID-19 to workers at construction sites shall be mitigated by implementing the latest COVID-19 protection guidelines and best practices. Contractors will be contractually required to monitor and enforce safety plans.

ESS3 Resource Efficiency and Pollution Prevention and Management



This standard is relevant since the anticipated project activities will include renovation and construction activities of public buildings. Potential negative impacts associated with these activities could be attributed to dust and noise emissions, generation of construction waste, wastewater, and , hazardous materials and waste (oil, grease, hydrocarbons, old fluorescent bulbs, old appliances, asbestos containing materials , lead-based paint) . The above construction impacts are considered to be temporary and reversible through the use of national regulatory requirements and the application of the WB group EHS general and sector specific guidelines and other good international industrial practices. In this respect, the ESMF and sub-project ESIA/ESMPs will address i) establishing and adhering to general good housekeeping, ii) emissions (including dust, noise, etc.) control, and iii) proper waste management including hazardous, solid and construction waste management. Measures to ensure resource efficiency (water, energy, construction material) will be also included in the ESMF and will be further detailed in the respective ESMPs prepared for specific sub-project sites.

ESS4 Community Health and Safety

This standard is relevant. Community health and safety risks are based on construction phase impacts of sub-projects, such as noise and air quality, traffic management and temporary road closures and construction waste management. Large scale labor influx and worker accommodation are not expected. The ESMF and the SEP will identify stakeholders and the likely impacts of construction on community health and safety, as well as mitigation measures, monitoring and reporting requirements. Site-specific ESIA/ESMPs will include measures addressing disturbance of the community members as well as the staff in the buildings in addition to traffic management measures/plans that will cover management of traffic safety risks, accident prevention, training programs, relevant stakeholder engagement activities and site safety awareness and access restrictions, depending on the level of risk. The design of the new buildings and buildings renovation, should include universal access, where technically and economically viable. In addition, the design should include adequate life and fire safety measures.

The contractors will be required to appoint a focal person who will keep local communities informed of project implementation schedule, expected impacts and other issues of interest for them.

At this stage, security forces are not foreseen to be utilized within the Project but during preparation when environmental and social risks are better assessed in the ESMF, usage of security forces will be reassessed. The World Bank Sexual Exploitation, Abuse and Harassment (SEAH) tool has been applied and the SEA/SH risk was assessed as low. The contractors will be required to implement the Code of Conduct (CoC) and train its employees on the prohibition of SEA/SH. As a part of stakeholder engagement activities, communities will be made aware of the project CoC and channels where they can report SEA/SH cases.

ESS5 Land Acquisition, Restrictions on Land Use and Involuntary Resettlement

The sub-projects will consist of renovation to existing central government buildings on public/state treasury land. Accordingly, it is not expected that the project will involve major land acquisition, restriction on land use or involuntary resettlement. However, MoEU and the World Bank may also agree to funding new construction of critical buildings that are deemed uneconomic to renovate. In such cases, the new construction may require land acquisition either through expropriating private land or utilizing idle state treasury lands in urban/peri-urban areas that might



have issues of informal squatters, albeit less likely. The likelihood of significant land acquisition or physical resettlement impacts under these conditions is assessed as low. Even though the case, this standard will be relevant and MoEU will prepare a precautionary Resettlement Framework (RF) to mitigate these risks should they occur.

ESS6 Biodiversity Conservation and Sustainable Management of Living Natural Resources

This standard is not relevant since the renovation and construction works are mainly expected to cover existing buildings and/or existing public lands in urban and peri-urban areas. The sub-projects that would result in adverse impacts on natural or critical habitats as per the standard will not be eligible for financing. This will be ensured through the screening procedure set out in the ESMF.

ESS7 Indigenous Peoples/Sub-Saharan African Historically Underserved Traditional Local Communities

This standard is not relevant since there are no indigenous groups in Turkey who meet the definition of this standard.

ESS8 Cultural Heritage

This standard is relevant. Some of the government buildings selected for renovation under the project may be registered as cultural heritage/cultural assets in the property inventory. In such cases, MoEU will obtain the relevant permits from related institutions of Ministry of Culture and Tourism before any civil works begin. The relevant permits necessary and the processes to obtain these will be outlined in the ESMF and site-specific Cultural Heritage plans may be required as part of ESIA/ ESMPs. Additionally, in the event that any construction takes place, all construction contracts will include a “Chance Find” clause which will require contractors to stop construction in the event that cultural property sites are encountered during construction.

ESS9 Financial Intermediaries

No financial intermediaries will be part of project implementation.

C. Legal Operational Policies that Apply

OP 7.50 Projects on International Waterways	No
OP 7.60 Projects in Disputed Areas	No

III. WORLD BANK ENVIRONMENTAL AND SOCIAL DUE DILIGENCE

A. Is a common approach being considered?	No
Financing Partners	

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At this stage, there are no other donors supporting the Project, but MoEU indicated the possibility of scaling-up Project financing through co-financing by other development partners. MoEU will let the Bank know if other donors could provide parallel support to the Project. In such a case, a common approach for environmental and social management will be considered.

B. Proposed Measures, Actions and Timing (Borrower’s commitments)

Actions to be completed prior to Bank Board Approval:

The following will be completed prior to Appraisal:

- Preparation, disclosure and consultation on ESMF, LMP, RF and SEP – by March 2021
- Developing an Environmental and Social Commitment Plan (ESCP) – by March 2021

Possible issues to be addressed in the Borrower Environmental and Social Commitment Plan (ESCP):

- Development, disclosure and consultation on sub-project specific Bank approved ESA instruments (ESIAs, ESMFs, Resettlement Plans and, where relevant, cultural heritage plans) before any bidding documents are published
- Inclusion of relevant environmental and social provisions in bidding documents and ensuring contractors’ adherence to the environmental and social instruments
- Monitoring and reporting, including incidents and accidents and contractors’ monthly reports
- Implementation of SEP, with attendant financial and human resources
- Capacity building to enhance the environmental and social performance of the implementing agency on ESF application and ESS compliance

C. Timing

Tentative target date for preparing the Appraisal Stage ESRS

31-Mar-2021

IV. CONTACT POINTS

World Bank

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Borrower/Client/Recipient

Borrower: Republic of Turkey

Implementing Agency(ies)

Implementing Agency: Ministry of Environment and Urbanization, General Directorate of Construction Works

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V. FOR MORE INFORMATION CONTACT

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VI. APPROVAL

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Practice Manager (ENR/Social)	Anne Olufunke Asaolu Recommended on 11-Dec-2020 at 11:14:51 GMT-05:00
Safeguards Advisor ESSA	Agnes I. Kiss (SAESSA) Cleared on 14-Dec-2020 at 23:15:28 GMT-05:00