Posted on: 2020-12-21T00:00:00.00-04:00

DB Reference N°: IDB-P628431-12/20

Country: Bahamas

Institution: Inter-American Development Bank

Sector: Land administration and management, Urban Planning and Management

Deadline: 2021-01-12T00:00:00.00-04:00

Status: Published

Loan N°./Financing: ATN/JF-17982-BH

Project: Capacity Strengthening for a More Resilient Bahamas

Title: BEO: Consultancy for the development and piloting of a Toolkit for preparing an urban Land Use Plan in the Family Islands

---

Borrower/Bid No:

Operational Consulting Services – Bank Executed Operation (BEO)

Name: Capacity Strengthening for a More Resilient Bahamas

DESCRIPTION: Consultancy for the development and piloting of a Toolkit for preparing an urban Land Use Plan in the Family Islands

Deadline: 12 January 2021

FOR FURTHER DETAILS, GO TO: HTTP://BEO-PROCUREMENT.IADB.ORG/HOME

AND FIND SELECTION NO. BH-T1078-P003

REQUEST FOR EXPRESSIONS OF INTEREST

CONSULTING SERVICES

Selection # as assigned by e-Tool: BH-T1078-P003

Selection Method: Full Competitive

Country: *Bahamas*

Sector: Disaster Preparedness, Recovery & Reconstruction

Funding – **ATN/JF-17982-BH**

Project #: BH-T1078

TC name: Capacity Strengthening for a More Resilient Bahamas

Description of Services: Consultancy for the development and piloting of a Toolkit for preparing an urban Land Use Plan in the Family Islands

Date for submission: January 12th, 2021

Link to TC document: https://www.iadb.org/projects/document/EZSHARE-98527652-22?project=BH-T1078

The Inter-American Development Bank (IDB) is executing the above-mentioned Technical Cooperation with the Government of The Bahamas (GoBH). For this operation, the IDB intends to contract consulting services described in this Request for Expressions of Interest. Expressions of interest must be delivered using the IDB Portal for Bank Executed Operations (http://beo-procurement.iadb.org/home) by January 12th, 2021 5:00 P.M. (Washington D.C. Time).

The consulting services ("the Services") objectives are:

Coastal urban/sub-urban areas in The Bahamas play a key role in the socioeconomic activities through the generation of economic, social, and cultural activities, diffusion of innovation, concentration of specialized labor, and provision of educational and recreational services. Because all urban/sub-urban areas of the country lie in the coastal area, the Bahamas is highly vulnerable to coastal hazards and risk, including hurricanes which put at risk both economic activities and associated infrastructure along the coast of both New Providence and the Family Islands. The Bahamas' vulnerability to natural hazards is likely to worsen with climate change, which is projected to exacerbate storm surges and floods linked to more frequent and extreme, as well as slow-moving hurricanes. Given its low-lying topography, additionally, the country is highly vulnerable to Sea Level Rise (SLR) with impacts likely to include increased coastal flooding and erosion, mangrove retreat and loss of associated ecosystem services, decreased seagrass bed productivity, and saltwater intrusion into the small lenses of fresh groundwater.

Urban/suburban areas in the Family Islands present particularly complex and interrelated challenges in terms of their high natural hazard and climate change-associated risks, limited infrastructure, scarce land, and under-resourced capacity for urban planning and resilient infrastructure design and implementation. Overcoming the challenges of these coastal urban and sub-urban areas in the Family Islands requires the development of a customized approach to land use and infrastructure planning in a Family Island context, and capacity building of public officers at the national and local levels.

As a response to these challenges, the Bank will support the country, to develop and pilot Toolkit for preparing an urban Land Use Plan in the Family Islands.

The consultancy services included:

- To provide technical support for the GoBH to develop and pilot a Toolkit for preparing an urban Land Use Plan in the Family Islands.

- The Toolkit for Land Use Plan preparation will seek to incorporate climate coastal hazard and risk aspects through national/international scientific inputs, as well as local communities/citizens' experiences from past hazard events, that will allow a better understanding of the risks that the coastal urban/semi-urban areas in the Family Islands face given their exposure to natural hazards in a changing climate.

- Duration of the consultancy 12 months for contract start. Estimated amount: U$240.000.

Eligible consulting firms will be selected in accordance with the procedures set out in the Inter-American Development Bank: *Policy for the Selection and Contracting of Consulting firms for Bank-executed Operational Work* - GN-2765-1. All eligible consulting firms, as defined in the Policy may express an interest. If the Consulting Firm is presented in a Consortium, it will designate one of them as a representative, and the latter will be responsible for the communications, the registration in the portal and for submitting the corresponding documents.

The IDB now invites eligible consulting firms to indicate their interest in providing the services described below in the draft summary of the scope of work and requirements of the intended Terms of Reference for the assignment. Interested consulting firms must provide information establishing that they are qualified to perform the Services (brochures, description of similar assignments, experience in similar conditions, availability of appropriate skills among staff, etc.). Eligible consulting firms may associate in a form of a Joint Venture or a sub-consultancy agreement to enhance their qualifications. Such association or Joint Venture shall appoint one of the firms as the representative.

Interested eligible consulting firms may obtain further information during office hours, 09:00 AM to 05:00 PM, (Washington D.C. Time) by sending an email to Maria Eugenia Roca mariaero@iadb.org cc Hori Tsuneki tsunekih@iadb.org.

Inter-American Development Bank

Country Office Bahamas

Attn: Maria Eugenia Roca

E-mail: mariaero@iadb.org

Web site: www.iadb.org

Draft summary of Terms of Reference

1. **Main Activities**

The activities of this consultancy will include:

a. **Work Plan**. The Firm will prepare, in consultation with the IDB and the national authorities, the work plan under these Terms of Reference. All steps for completing the conceptual framework based on a review of available literature and from consultation with the IDB and GoBH, consulting engagements, the corresponding timelines, the composition of the firm team member, communication and coordination mechanism, and the concrete methodologies of this consultancy to be used, must be laid out in the work plan.

b. **Development of a Pre- and Post-Disaster Land Use Planning Toolkit** for the Family Islands**.**

The consulting firm will:

i. Review all pertinent policies, local laws, regulations, bills, and plans pertaining to Physical Planning in the Bahamas and prepare a Brief on their key provisions and the status of their implementation as it pertains to the country as a whole, and the Family Islands in particular. The Brief shall provide a legal analysis of Physical Planning in both pre-disaster and post-disaster phase, to understand current legal gaps and roles/responsibilities of Government entities. Verification that critical, essential, and life-line infrastructure/land is included in the legal documents shall also be discussed. Land Acquisition, Compensation, and Voluntary/Involuntary Resettlement as it relates to pre- and post-disaster laws shall also be reviewed. The Brief should also highlight any major deviations from international norms in modern development planning, especially as they pertain to incorporation of criteria on sustainability, climate resilience, and post-disaster responsiveness in land use and infrastructure[1]. It should also assess the scope within existing provisions to use such criteria more expressly in the practice of development.

ii. Review international good practices on assessing natural hazard and climate-change-associated hazard risk and exposure, and adaptation in small island and coastal states. Producing a Brief with emphasis on the following: (i) methodologies to identify/analyze natural hazard (including climate-change-associated hazard) and exposure, and physical vulnerability of existing critical infrastructure and buildings (especially homes), assessing them for efficiency, feasibility (data requirements), and cost-effectiveness to apply measures or reducing the climate/disaster risk in the case of the Bahamas; and (ii) methodologies to design and implement corrective adaptation measures (retrofitting and new-build), to enhance the climate resiliency of infrastructure and buildings in the Bahamas.

iii. Develop a Toolkit for producing Pre- and Post-Disaster Land Use Plans for the Family Islands, utilizing in part the outputs from tasks (i) and (ii) above. **The Toolkit shall provide clear guidance for Land Use Plans at the Island Scale and the urban/sub-urban scale.** The Toolkit should take cognizance of the provisions related to Land Use Plan preparation contained in the Planning and Subdivision Act of 2010 (especially Section 17) and associated Regulations. The Toolkit should include among other things:
    a. Methodology and criteria for classifying land uses as urban, sub-urban, and rural in a Family Island context.

b. Methodology and criteria to define and determine land/infrastructure that requires strengthening, protection, restricted/limited further development and/or re-assignment of the land use (including a priority timeframe schedule for action);

c. Methodology and criteria for classifying land uses and easements required for emergency response, including but not limited to Meteorological Monitoring Stations, Emergency Communications and Early Warning Infrastructure, Emergency Evacuation Routes (land and water based) and Emergency Shelters.

d. Methodology and criteria for defining and classifying land uses and easements required for critical, essential, and lifeline infrastructure.

e. Methodology and Criteria required to define the limits of coastal hazard zones (high, limited, etc..) in alignment with the national building code, as well as typical Building Code Practices (ASCE, IBC) or other international best practice.

f. Methodology and Criteria required to define climate change impacts and plan for adaptation to climate change (including transition, strengthening, or resettlement and land-use change plans).

g. Methodology and criteria for reserving and designating land that has lower disaster risk around existing urban/sub-urban areas to facilitate resettlement and construction of communities post-disaster.

h. The minimum information, science data requirements, and indicators to diagnose the current situation with an emphasis on the sustainability and climate resilience of existing land uses and infrastructure viz a viz climate hazard exposure; physical vulnerability, demographic trends; economic trends; and changes in land use over time, including urbanization – identifying adequate proxies from existing sources and institutions as far as possible.

a. The minimum social and socio-economic indicators to diagnose the current situation and international best-practice solutions.

j. The methodology and protocols for ensuring an appropriate combination of various common sources of attribute and graphic information that preserves an acceptable level of interpretive accuracy and precision.

k. Terms of Reference for efficiently and cost-effectively collecting any critical information/data/indicators that are not commonly available from existing sources and institutions in a Family Island context.

ax. Mechanisms and protocols for facilitating inter-sectoral/ministerial coordination, inter-jurisdictional collaboration, and national-local coordination in preparing the Plan (Pre-Disaster and Post-Disaster); including approval timelines and expedited processes post-disaster.

all. Leadership & Roles and Responsibilities Pre- and Post-Disaster regarding Land-Use Planning and Approvals.

n. Criteria for identifying and classifying stakeholders according to hierarchies of ability to influence land use and infrastructure decisions and propensity to be influenced by those decisions.

o. The methodology for classifying existing land use according to at least three categories: Crown land (unencumbered); Private land (unencumbered); and informal settlement.

p. The process for developing a joint vision and objective of the Plan in a Family Island context, including reconciliation with higher level Plans, national objectives, meaningful consultation with different categories of stakeholders, and pursuing land and marine space uses that are conducive with sustainable development.

q. The process for assessing/determining the suitability of any given part of the territory for specific categories of development e.g., tourism and other industries, agriculture, commerce, housing, maritime activity etc.

r. The process and methodologies to inform land use choices (zoning, development rights/intensity, protected areas etc.) and infrastructure design (retrofitting and new) in the Plan that are conducive with bridging the gap between the current situation and past trends on the one hand, and the joint vision that the Plan seeks to portray on the other – to include the methodology and data requirements for conducting a cost-benefit analysis of major alternative solutions.

s. The process and methodological differences when planning a populated and/or geographically larger Family Island and its associated urban/sub-urban area versus a lower populated island or cay that may also be geographically smaller in size.

t. The process and protocols for receiving and incorporating feedback on the draft Plan, leading to its finalization as a draft for approval.

u. Monitoring and evaluation criteria to measure the implementation status and effects of the Plan.

e. Prepare a typical schedule for all the substantive steps in plan preparation described in the Toolkit.

w. Criteria and typical scenarios that would likely enable an area within the Plan to qualify as a Local Study Area under Section 22 of the 2010 Planning and Subdivision Act (including informal settlements, old and dilapidated formal settlement areas, and contaminated brownfield sites) and illustrative special planning policies that may be recommended by the Director of Physical Planning or his designated representative to remedy the major problems within that Local Study Area.

j. Criteria and typical scenarios that would likely enable an area within the Plan to qualify for the preparation of a Secondary Plan under Section 21 of the 2010 Planning and Subdivision Act (including large vacant or underutilized areas in prime locations, commercial areas that are strategic for urban regeneration, areas targeted for post-disaster reconstruction or resettlement etc.) and illustrative solutions and tools to achieve land assembly, enhanced Rights of way; better urban spatial functionality, and public-private-partnerships that may leverage Crown land/land state.

y. Criteria and typical scenarios that would likely enable an area within the Plan to potentially qualify as a Disaster Zone or Special Economic Recovery Zone under Part III of Disaster Reconstruction Authority Act of 2019, and illustrative solutions and tools to achieve reconstruction, resettlement, and post-disaster economic recovery.

c. **Pilot application to develop an urban Land Use Plan**.

The consulting firm, in close coordination with the national and local authorities, will pilot the Toolkit to prepare a proposed **Land Use Plan for an urban/sub-urban area in one of the Family Islands** determined by the GoBH, including:

i. Review the probable or maximum considerable hazard intensity data [including hurricane wind (km/h) and storm surge (wave/inundation heights)] for the location of focus.

ii. Identify physical vulnerable critical, essential, lifeline, and emergency response infrastructure in the territory under specified criterion. Pay close attention to roads, airports, hospitals, and ports that are essential for the disaster-emergency efforts.

iii. Apply the Toolkit to develop a proposed Land Use Plan for the location of focus being sure to identify retrofitting measures for the existing vulnerable infrastructure (with its indicative cost, benefit, priority, and estimated time frame) as well as additional infrastructure necessary to mitigate climate hazard (including climate change-associated hazards), including hard infrastructure such as seawalls, and green

infrastructure such us mangroves, as well as vertical and horizontal infrastructure for evacuation in case of emergency. The land-use plan shall also clearly indicate which land is "time-sensitive" and may require priority actions to protect, strengthen, restrict, or limit further development, and/or re-assign the land-use (the plan shall include time frames and priorities based on a cost-benefit / risk assessment).

iv. Coordinate and plan with all necessary Government stakeholders to apply the Toolkit to the proposed Land Use Plan.

v. Perform an indicative cost/benefit analysis to validate the major proposals in the Land Use Plan.

vi. Develop in coordination with the National Emergency Management Agency, through community participatory planning process, local/community evacuation plan and public/private sectors' local business continuity plan.

vii. Evaluate the applicability of extract lessons from the pilot application and finalize the Toolkit with the clear guidance for Land Use Plans at the Island Scale and the urban/sub-urban scale.

d. **Capacity building and refinement of the Toolkit**

The Consulting firm will complete this assignment with two further tasks that consolidate the learning from the overall exercise:

i. Design and execute workshops and training sessions for national and local authorities covering the process of Pre- and Post-Disaster Land Use Plan preparation and use of the Toolkit; and

ii. Modify the Toolkit after the workshops/training sessions, incorporating substantive feedback received from the national and local authorities and learning from the Pilot experience - these revisions may cover any aspect of plan preparation including substantive steps, methodological choices, data requirements, sequencing, and timing.

iii. Develop audio-visual (or web based) training materials for national and local authorities.

2. **Characteristics of the Consultancy**

- Consultancy category: Firm. Lump sum.
- Contract duration: 12.0 months. In the RFP, the Bank will define the number and qualifications of the key professionals, among other details.
- Place(s) of work: At country residence of the firm and The Bahamas (as travel permit/ restrictions). Virtual modality.
- Responsible: CCB/CBH
- Requirements: Consulting Firm must be registered in of the and IDB member country. Candidates must be citizens of an IDB Member Country.

[1] There are several general tools and approaches to develop urban/sub-urban territorial development planning e.g. The Emerging and Sustainable Cities Initiative (ESCI) of the Bank (see Methodological Guide at http://www.iadb.org/cities); the Rockefeller Foundation's 100 resilient city (see https://www.rockefellerfoundation.org/100-resilient-cities/); GFDRR's resilient cities (see https://www.gfdrr.org/en/resilient-cities); the World Bank's City Resilience Program (https://www.worldbank.org/en/topic/disasterriskmanagement/brief/city-resilience-program); and UN's Sustainable Cities and Communities (https://www.un.org/sustainabledevelopment/cities/), amongst others.