

DOCUMENT OF THE INTER-AMERICAN DEVELOPMENT BANK

BELIZE

BELIZE CITY DOWNTOWN REHABILITATION

(BL-T1018)

PLAN OF OPERATIONS

This document was prepared by the project team consisting of: Francesco Lanzafame (ICF/FMM), Team Leader; Juan de Dios Mattos (RDN/CGU); Bernadete Buchsbaum (LEG/SGO); Jorge De Vicente (CID/004); Vanessa Lynch (CID/CBL); Will Bendix (CID/CCR); Mario Castaneda (CID/CES) and Cristiane Vasconcelos (ICF/FMM).

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BASIC SOCIOECONOMIC DATA

For basic socioeconomic data, including public debt information, please refer to the following address:

<http://www.iadb.org/RES/index.cfm?fuseaction=externallinks.countrydata>

ABBREVIATIONS

NICH	City Council, National Institute of Cultural Heritage
PC	Project Coordinator
PPP	Public Private Partnership
PRP	Priority Revitalization Projects
PU	Project Unit
SRP	Strategic Revitalizing Projects
SEA	Strategic Environmental Analysis
TC	Technical Cooperation
TOR	Terms of Reference

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EXECUTIVE SUMMARY

Beneficiary country:	Belize		
Project team:	Francesco Lanzafame (ICF/FMM), Team Leader; Juan de Dios Mattos (RDN/CGU); Bernadete Buchsbaum (LEG/SGO); Jorge De Vicente (CID/004); Vanessa Lynch (CID/CBL) Will Bendix (CID/CCR); Mario Castaneda (CID/CES) and Cristiane Vasconcelos (ICF/FMM).		
Executing agency:	Inter-American Development Bank (IADB), through the Fiscal and Municipal Division (ICF/FMM)		
Target beneficiaries:	National Institute of Cultural Heritage (NICH)		
Sources of funding:	IADB -Japanese Trust Fund for Consultancy Services (JCF)	US\$	640,000
	Local:	US\$	175,000
	Total	US\$	815,000
Objective:	The Technical Cooperation (TC) objective is to support the preparation of a Master Plan for downtown Belize City and the establishment of the proposed Heritage Trust, in order to contribute to its revitalization.		
Execution timetable:	The TC project will be executed in a total period of eighteen (18) months with a disbursement period of twenty-four (24) months, from the date of signature of the contract for international consulting services agreement between the Bank and the Japanese Consulting Firm.		
Special contractual conditions:	None		
Exception to Bank policies and procedures:	None		
Environmental and social review:	The ESR committee reviewed the Project on May 29, 2009 and no negative environmental or social effects were identified. According to the Safeguard Classification Tool, this Technical Cooperation was classified with “C”, meaning that no environmental assessment studies or consultations are required for this category.		
Coordination with other official development finance institutions:	During the analysis there have not been identified similar programs financed by other official institutions.		

I. BACKGROUND AND JUSTIFICATION

A. Main issues

- 1.1 Belize City is the largest city in Belize and the capital of Belize District. The population of Belize City is estimated in 70,800 people. It is located at the mouth of the Belize River on the coast of the Caribbean Sea. Belize City is the country's principal port, the center of its communications and its financial and industrial hub.
- 1.2 The city was severely damaged on October 31, 1961 when Hurricane Hattie swept ashore. It was the capital of British Honduras (as Belize was then named) until the government was moved to the new capital of Belmopan in 1970.
- 1.3 Tourism is becoming one of the main sources of income for the city and the country. Several cruise ships drop anchor outside the port, promoting a new possible source of economic development and employment for local citizens, but also producing environmental and social impacts. The Government of Belize officially recognizes tourism as a national priority sector in its economic development agenda.
- 1.4 The tourism industry is changing the face of downtown Belize City, particularly, the Fort George area which, with its distinctive colonial architecture, is the thriving center for tour guides, craftsmen and other vendors who have set up shops in and around the new Belize Tourism Village¹.
- 1.5 Most Belizeans work in the downtown offices or carry out their trades in downtown streets. Belize City is home to Belize's Central Bank, the country's major banks, insurance companies, marketplaces and the most important business activities of the country. Belize City is the hub for both national and international air, sea and road travel.

B. Link with existing operations

- 1.6 While Belize City has historically served as the country's main hub for business travel, it is not realizing its full potential to grow and improve this niche. The volume of this niche market has grown marginally over the past few years. There is a significant opportunity to develop it further.
- 1.7 In recent years, Belize City has improved its infrastructure and several efforts have been directed to develop and upgrade the downtown area. Nevertheless, in order to better coordinate the actions that national and local institutions are undertaking, it is necessary to develop specific instruments such as the Urban Master Plan of the area and an urban rehabilitation program. That is particularly necessary considering its valuable urban heritage and natural landscape, that

¹ In 2007, the Belize tourism sector generated 875,784 visitors, of which 71% were day visitors from cruises. Of the 251,656 overnight visitors received, 95 percent came to Belize for leisure, and 5 percent for business. The Government of Belize officially recognizes tourism as a national priority sector in its economic development agenda.

represents an attraction for tourists and residents generating income and employment for a vast sector of the population. As in most historic urban areas, these elements are tied by a delicate balance that is being affected by the pressure of tourism and urban growth. Moreover, the majority of the colonial buildings need to be restored and protected against damage from fire and hurricanes.

C. Rationale for the proposed program

- 1.8 Conscious of this situation, the Government of Belize is exploring new initiatives and instruments; among them there is one consisting of an innovative proposal for the establishment of an Heritage Trust that would derive its revenues from the cruise ship head taxes and would finance the maintenance of buildings and the provision of services in the downtown area. The Government of Belize has expressed the intention of transforming Belize City into a memorable destination, focusing specifically on cleanliness, entertainment, safety, aesthetics, zoning transportation, retail shopping and heritage development.
- 1.9 The Bank is supporting Belize's efforts, as described above, by working closely with the government and the city authorities in the formulation and implementation of national and local development strategies and programs. In particular, the Bank has approved on November 2008 a loan for the implementation of the *Sustainable Tourism Project (BL-L1003)*. This project contemplates the financing of infrastructure investment and other activities in key geographic areas previously identified by the Government of Belize. In this context downtown Belize City is a priority area of intervention.
- 1.10 The resources allocated to this Technical Cooperation (TC) will finance the preparation of the Master Plan and other studies necessities for the rehabilitation and socio-economic development of Belize City's downtown area, focusing particularly on the preservation of its urban heritage.

II. PROGRAM DESCRIPTION

A. Objective

- 2.1 The main objective of this TC is to support the Government of Belize in the preparation of a Master Plan for downtown Belize City and the establishment of the proposed Heritage Trust in order to achieve its revitalization.
- 2.2 The TC will contribute: (i) to the preparation of an Action Plan for the integral revitalization of Belize City's downtown area; (ii) to the coordination of the efforts made by different stakeholders (public and private); (iii) to the identification of solutions to improve in the accessibility, quality of life and economic vitality of the downtown area in order to benefit both, residents and tourists; (iv) to support the rehabilitation of the area's urban heritage; and (v) to the development of an integrated Blueprint for improving the competitiveness of Belize City as a business and cruise tourism destination.

B. Components

- 2.3 To achieve the above mentioned objectives the TC will have the following components: (i) analysis of available information; (ii) preparation of a Master

Plan for the development of the area; (iii) Blueprint; and (iv) institutional strengthening.

2.4 **Component I: Analysis of available information (US\$69,250).** Under this component, the Bank will select and contract the Japanese consulting firm mentioned in paragraph 4.4 to carry out an analysis of the urban typologies and characteristics of Belize City's downtown area with the definition of investment priorities, kinds of interventions and possible uses (residential, recreational, commercial, business, tourism, mixed uses, etc). The studies will particularly address the matters related to the rehabilitation, safeguard and sustainable use of urban heritage infrastructure. The consulting firm will also carry out the following activities:

- a. Analysis of architectural strengths and quality of urban development in the area.
- b. Analysis of existing limitations to economic and residential development due to weaknesses that need to be addressed.
- c. Revision of the proposed key investment projects, in order to maximize positive socioeconomic impact.
- d. Analysis of existing regulations and institutional mechanisms.

2.5 **Component II: Preparation of a Master Plan for the development of the area (US\$180,000).** Under this component, the Bank will select and contract the Japanese consulting firm mentioned in paragraph 4.4 to carry out the studies and activities necessary to prepare a Master Plan for the development of Belize City. The Master Plan will have an integral approach and reflect a vision of a vibrant city center for Belize City; it should contemplate the following: (i) a better and more sustainable use for existing infrastructure and urban heritage; and (ii) the creation of a more secure and efficient environment for businesses, residences and amenities, for both local residents and visitors. Together with the Master Plan, the TC will identify and propose specific projects (Priority Revitalizing Projects and Strategic Revitalizing Projects) that are priorities for the rehabilitation of the area and will prepare specific feasibility studies for these interventions. It will be important to reflect the essence of Belize, integrating cultural heritage and traditional values into a contemporary context.

2.6 The consulting firm will develop the Master Plan through the following activities:

- a. Identification of possible development scenarios for the area. The scenarios will reflect: (i) different combinations of possible uses for the area, such as: tourism, residential, commercial, business; and (ii) the interests of local and national institutions, residents, private sector, owners of residential and commercial buildings, users of the area, etc. These scenarios will be discussed between all the actors involved in the project in order to identify the best option for the downtown sustainable development. The Master Plan will reflect this vision and will represent the instrument for its achievement.
- b. Master Plan preparation. The Master Plan must include specific strategies and instruments in the following areas: (i) urban development; (ii) social

sustainability; (iii) economic development; (iv) environment; and (v) implementation and financing.

2.7. Component III: Blueprint for improving the competitiveness of Belize City as an important business and cruise tourism destination (US\$36,000). Under this component, the Bank will select and contract one individual consultant to develop a blueprint for improving the competitiveness of the city. The Blueprint will identify: (i) opportunities and challenges for growth and improvement of business tourism as a niche market in Belize City; (ii) synergies between business and cruise tourism, and the market potential for further developing these niche markets *in tandem*; (iii) high priority business opportunities and the drivers for encouraging local and foreign investment in a wider spectrum of tourism attractions and experiences; and (iv) initiatives enhancing a sense of authenticity of the city that meet tourists' expectations and facilitate export-ready considerations for the business and cruise tourism niche market segments. The blueprint will be a living document developed for a three-year window. It will need to be reviewed and updated by local leaders on an annual basis. This will ensure its on-going relevance and use as a continuous improvement planning document. The Blueprint will help to inform collective action by public and private sectors for positioning Belize City as an emerging business tourism and important cruise tourism destination. The Blueprint can also serve as an important input to the broader Tourism Master Plan process that is being initiated by the Belize Tourism Board and the Ministry of Tourism & Civil Aviation in 2009.

2.8 Component IV: Institutional strengthening (US\$89,750). Under this component, the Bank will select and contract the Japanese consulting firm mentioned in paragraph 4.4 to provide institutional strengthening to local and national agencies (City Council, National Institute of Cultural Heritage -NICH-, Ministry of Tourism), which will be responsible for the approval and implementation of the Master Plan and the specific projects. The consulting firm will devote particular attention to the issues related to heritage preservation, maintenance and sustainability. This proposal will be the base for the design of a Public Private Partnership (PPP) for the financing, development and management of specific projects, in order to accelerate dynamism and enrich the process of developing the area.

Expected Results

- 2.9. The TC will represent a contribution for the urban development of the city and the tourism sector. In particular the Master Plan will represent an instrument to improve the management of the area, preserve the urban heritage and identify specific urban rehabilitation and development projects. The participation and collaboration, during the project implementation, of the national and local institutions responsible for the management of the area (Advisory Team) will reinforce the appropriation of the project ensuring its adoption and implementation.
- 2.10. The TC will also represent a direct support to the execution of the *Sustainable Tourism Project (BL-L1003)* contributing in the identification of strategic projects that will allow combining tourism and urban development. The Master Plan of

Belize City Downtown will also represent an input for the preparation of the National Sustainable Tourism Master Plan as Belize City Center is one of the four priority areas identified by the project.

- 2.11. Finally the development and adoption of the Master Plan will promote the participation of private sector investment in urban and tourism development.

III. BUDGET

A. Cost

- 3.1 The amount of the contribution is estimated in US\$640,000 from the resources of the Japanese Trust Fund for Consultancy Services. The amount of local counterpart² is estimated in US\$175,000 according to the following Budget:

Table 1 – Cost Budget (US\$)

<i>Category</i>	<i>JFC</i>	<i>Local Counterpart</i>	<i>Total</i>
Honorarium	375,000	175,000	550,000
International (29.4 months x10,000)	294,000		
National (32.4 moths x (2,500)	81,000	175,000	
Travel and per diem	150,000		150,000
Travel	36,000		
Per diem	114,000		
Overhead (i)	80,000		
Overhead	80,000		80,000
Other Expenses	35,000		35,000
Equipment(ii)	20,000		
Workshops	15,000		
TOTAL	640,000	175,000	815,000

(i) For consulting firms only. To be estimated as a percentage (up to 150%) over the honoraria costs. This amount shall cover all administrative and logistics support required.

(ii)The resources of the TC will finance the procurement of the goods necessary to carry out the activities by the consultants. These resources, however, will not be more than the 15% of the total cost of the project.

IV. EXECUTIVE AGENCY AND EXECUTIVE MECHANISM

A. Executing agency and mechanisms

- 4.1 The Bank will act as executing agency; it will be responsible for the development and implementation of this TC and for hiring all the consulting services. To support the implementation of the TC, the Government of Belize has appointed the Ministry of Tourism as a local counterpart, giving it the mandate to act as the local Project Coordinator for the Government of Belize (PC). The PC will: (i) coordinate locally the participation and involvement of all the relevant government actors, (ii) coordinate the activities of a local unit created for the Project (see par. 4.2), (iii) orient the activities of the international consultants on specific aspects; and (iv) facilitate the organization and development of the activities in Belize.
- 4.2 To support the execution of the TC, the PC will carry out its work in collaboration with a local Project Unit (PU), formed for this purpose and composed of a multi-disciplinary team comprising representatives of relevant local and national

² The local counterpart will be in-kind.

government agencies. The PU will include representatives from the City Council, National Institute of Cultural Heritage (NICH), and the Institute of Archeology (IOA). Other national entities that the PC consider appropriate, including the Central Building Authorities and private sector institutions, may also join the PU.

- 4.3 Additionally, the project will have an Advisory Team. The PC will help identify a list of institutions that will be invited to integrate this team to encourage their participation and collaboration with the activities of the TC (e.g. Ministries of: Economic Development, Housing, and Natural Resources, Environment and Industry). The members of the Advisory Team will receive information about the implementation of the activities and the results achieved in order to coordinate and complement efforts in the relevant areas of the project.
- 4.4 The international consultant services financed under this TC, and specified in Component I, II and IV, will be carried out by a Japanese Firm that will bring technical assistance through a team of international and local experts. The international team will cover, at least, the following thematic areas: urban development, cultural heritage, engineering, urban economist, social development, and environment. This team can be complemented and supported by a team of local experts. Component III, "Blueprint to improve the competitiveness of Belize City as a business and cruise tourism destination", will be carried out by an individual consultant who meets the qualifications and expertise as per the Terms of Reference that will be drafted for this consultancy. The local counterpart team will cooperate with the consultants in the execution of the TC project.
- 4.5 During the execution of the project public consultations will be held in order to present and discuss the Master Plan, to local community and institutions. The PU will collaborate with the Japanese consulting firm to organize and carry out the consultations.

B. Execution period

- 4.6 The execution period of this TC will be 18 months and the disbursement period will be 24 months, from the date of signature of the contract for international consulting services agreement between the Bank and the Japanese Consulting Firm.

C. Procurement

- 4.7 Procurement of goods and consultant services will be carried out in accordance with procedures established in the "Policies for the procurement of works and goods financed by the Bank" (GN-2349-7) and the "Policies for the Selection and Contracting of Consultants financed by the Bank" (GN-2350-7) (see Annex III-Procurement Plan).

V. MONITORING AND EVALUATION

A. Technical and basic responsibility

- 5.1 The Fiscal and Municipal Division (ICF/FMM) will be responsible for the technical supervision as well as for disbursement.

B. Reports

- 5.2 The consulting firm will prepare four reports: (i) the first report, three weeks after the contract signature, will contain the agreed work plan, the eventual priorities identified to be included in the project and to be presented to the IADB, the complete list of international and local consultants; (ii) the second, two months after the contract signature, will include a first diagnostic and proposal; (iii) third report, after six months of the contract signature, will include a first draft of the final proposal of Master Plan, Priority Revitalization Projects (PRP) and Strategic Revitalizing Projects (SRP) (refer to Component II: Preparation of Master Plan), to be presented to the IADB, stakeholders as well as the specific projects at the pre-feasibility level; and (iv) the final report with the complete proposal and projects at the feasibility level.

VI. PROGRAM BENEFITS AND RISKS

A. Program benefits

- 6.1 The most important benefit of the project resides in the better utilization of existing city's infrastructure and other underutilized resources of the deteriorated downtown area. For a viable return, the project proposes an integral recuperation of the physical and social environment, the promotion of productive activities and the attraction of new residents, users and businesses in the area.

B. Risks

- 6.2 The main risks of the project are:
- a. The lack of political will to create adequate institutional and managerial mechanisms to support the downtown rehabilitation and the approval and implementation of the Master Plan. To mitigate this risk, the TC, in accordance with local institutions, has foreseen the construction of a Public-Private Partnership model.
 - b. The lack of investors' motivation. However, the interviews realized and the analysis of the experiences already developed in the country (including the creation of the Tourist Village in Belize City downtown and the modernization of tourist infrastructure) have demonstrated a strong interest in investing in the area. Investors, themselves, have articulated a couple of associations to promote and implement urban revitalization, particularly related to tourism development.

- c. The experience developed with similar projects shows that some social segment can feel threatened by the urban renovation, especially socially and economically vulnerable groups who lived in the deteriorated buildings or working as street vendors capturing marginal tourism income. To mitigate this risk the TC has included a component of Social Sustainability which aims to include these groups as beneficiaries of the project. Additionally, the creation of a communication and public awareness system will disseminate information to all stakeholders and the community to promote their participation.

VII. ENVIRONMENTAL AND SOCIAL STRATEGY

- 7.1 The ESR committee reviewed the Project on May 29, 2009. No negative environmental effects were identified. According to the Safeguard Classification Tool, this Technical Cooperation was classified with "C" meaning that no environmental assessment studies or consultation are required for this category.
- 7.2 The TC includes the preparation of a Strategic Environmental Analysis (SEA) which will: (i) recompile information on whether there are any informal settlements (i.e. squatter settlements) in the area as well as identify environment strengths that can help the project succeed; (ii) evaluate the current land tenure situation in the area (especially transaction costs for buying/selling inheritance and registration of land); (iii) support the design of the Master Plan and the identification and design of the PRP and other proposed activities; it will include water drainage/sewage, water supply, solid waste issues (also in relation with the reefs nearby), etc; and (iv) analysis of the impact of the proposed activities and tourism on the environment and the prevention and mitigation of natural disasters.

VIII. CERTIFICATION

- 8.1 I hereby certify that this operation was approved for financing under the Japanese Trust Fund for Consultancy Services (JCF) through a memorandum dated on April 17, 2009 and signed by Rintaro Tamaki, Director-General of the International Bureau, Ministry of Finance, Japan. Also, I certify that resources from the Japanese Trust Fund for Consultancy Services (JCF) are available for up to US\$640,000 in order to finance the activities described and budgeted in this document. This certification reserves resources for the referenced project for a period of five (5) calendar months counted from the date of signature below. If the project is not approved by the IDB within that period, the reserve of resources will be cancelled, except in the case a new certification is granted.
- 8.2 The commitment and disbursement of these resources shall be made only by the Bank in US dollars. The same currency shall be used to stipulate the remuneration and payments to consultants, except in the case of local consultants working in

their own borrowing member country who shall have their remuneration defined and paid in the currency of such country. No resources of the Fund shall be made available to cover amounts greater than the amount certified herein above for the implementation of this Plan of Operations. Amounts greater than the certified amount may arise from commitments on contracts denominated in a currency other than the Fund currency, resulting in currency exchange rate differences, for which the Fund is not at risk.

BM
11/5/09

Peter Solhis pp

5/Nov/09

Marguerite S. Berger
Chief
Grants and Cofinancing Management Unit
VPC/GCM

Date

IX. APPROVAL

Approval:

Vicente Fretes Cibils

Vicente Fretes Cibils, Chief Division, ICF/FMM

Nov 10, 2009

Date

VoBo:

Caroline Clarke

Caroline Clarke, Country Representative,
CID/ CBL

Nov 6, 2009

Date

LOGICAL FRAMEWORK

Objective	Indicators	Means of verification	Assumptions
Goal			
Contribute to the sustainable development of Belize City Downtown.	Country prepares, approves and implements the plan.	Adoption and implementation of the recommendations and results of the Master Plan by local and national institutions responsible for the management of the area.	<ul style="list-style-type: none"> i) Political commitment and capacity of the Government of Belize and City Council to support the rehabilitation of the area and the implementation of the Master Plan. ii) No sudden Natural Disaster.
Purpose			
Support the government of Belize in the preparation of a Master Plan for downtown Belize City.	<ul style="list-style-type: none"> i) Identification of strategic projects for the rehabilitation and revitalization of the area (Dec. 2010). ii) Elaboration of strategy and instruments for the preservation and rehabilitation of urban heritage. iii) Elaboration of a proposal for the efficient institutional management of the area. iv) Master Plan completed, discussed with key groups, including the IDB and approved by the City Council (June 2011). 	<ul style="list-style-type: none"> i) Master Plan completed including each of the following dimensions: urban, environmental, social, cultural, and economic, as well as in all legal, institutional, security and communication aspects. ii) Project progress reports and its acceptance from local counterpart. iii) Record of meetings with civil society and private sector. iv) Adoption of new strategy and legislative changes. v) Improved dialogue and collaboration between public and private sector. 	<ul style="list-style-type: none"> i) Support from national and local government institutions.
Components			
1. Urban development Preparation of Master Plan	Master Plan completed (Dec. 2011).	Master Plan approved by the local counterpart and the	Establishment of a local counterpart that will

Objective	Indicators	Means of verification	Assumptions
<p>with identification of:</p> <ul style="list-style-type: none"> i) Environmental Analysis (SEA). ii) Solutions to: parking, vehicular congestion, viability, pedestrian areas and equipped public spaces. iii) Strategic revitalization projects. iv) Mechanisms for appropriate management of the area. v) Mechanisms and instruments for the preservation of the urban heritage. vi) New regulatory framework for the development and management of the area. 		<p>Bank and presented to the approval of the Belize authorities.</p> <p>Deliver of a proposal for cultural heritage preservation and management.</p> <p>Deliver of SEA.</p>	<p>support the international consulting team in the development of the required activities.</p>
2. Tourism Blueprint.	<p>Identification of opportunities and challenges for improvement of Belize tourism market (June 2010).</p>	<p>Delivery of Blueprint and approval from the IDB and local counterpart.</p>	<p>Establishment of a local counterpart that will support the international consulting team in the development of the required activities.</p>

DETAILED BUDGET

Category	Number of Months	Cost per Month (US\$)	JFC (US\$)	Local Counterpart (US\$) (i)	Total (US\$)
Component 1 - Analysis of the existing situation	11.4		69,250	35,000	104,250
National Honorarium	5.7	2,500	14,250	0	14,250
International Honorarium	5.5	10,000	55,000	0	55,000
Counterpart Honorarium	0.00	0	0	35,000	35,000
Component 2: Master Plan Preparation	28.8		180,000	70,000	250,000
National Honorarium	14.4	2,500	36,000	0	36,000
International Honorarium	14.4	10,000	144,000	0	144,000
Counterpart Honorarium	0.00	0	0	70,000	70,000
Component 3: Blueprint	6.9		36,000	20,000	56,000
National Honorarium	4.4	2,500	11,000	0	11,000
International Honorarium	2.5	10,000	25,000	0	25,000
Counterpart Honorarium				20,000	20,000
Component 4: Institutional strengthening	17.2		89,750	50,000	139,750
National Honorarium	7.9	2,500	19,750	0	19,750
International Honorarium	7.0	10,000	70,000	0	70,000
Counterpart Honorarium	0.00	0	0	50,000	50,000
Travel and per diem			150,000	0	150,000
Travel			36,000	0	36,000
Per diem			114,000	0	114,000
Overhead2 (ii)			80,000	0	80,000
Overhead			80,000	0	80,000
Other Expenses			35,000	0	35,000
Equipment3 (iii)			20,000	0	20,000
Workshops			15,000	0	15,000
TOTAL			640,000	175,000	815,000

- i. See note 2
ii. For consulting firms only. To be estimated as a percentage (up to 150%) over the honoraria costs. This amount shall cover all administrative and logistics support required.
iii. Can be up to 15% of the total cost of the TC.

PROCUREMENT PLAN

General information

Country: Belize

Borrower: Government of Belize

Executing agency: Inter America Development Bank

Project name: Belize City Downtown Rehabilitation

Project and loan contract numbers: BL –T1018

Brief description of the project's objectives and components: *The general objective of this project is to support the preparation of a Master Plan for downtown Belize City, and the establishment of the proposed Heritage Trust, in order to achieve its revitalization.*

Estimated Date of project approval: October 30, 2009

Estimated date of the final disbursement: December 30, 2011

A. Introduction

Procurements for the proposed project will be carried out in accordance with the *Policies for the Procurement of Goods and Works Financed by the Inter-American Development Bank* (GN-2349-7), of July 2006; and the *Policies for the Selection and Contracting of Consultants Financed by the Inter-American Development Bank* (GN-2350-7), of July 2006, and with the provisions established in the Technical Cooperation (TC) Agreement and this procurement plan.

B. Procurement Plan

The procurement plan for the Belize City Downtown Rehabilitation which covers the project in its entirety has been agreed between the Bank and Ministry of Economic Development. The plan, which is summarized in Appendix II, indicates the procedure to be used for the procurement of goods, the contracting of works or services, and the method of selecting consultants, for each contract or group of contracts. It also indicates the estimated cost of each contract or group of contracts; the requirement for prior or post review by the Bank; and estimated dates for the publication of specific procurement notices and completion of the contracts included in this project. The procurement plan will be updated annually or whenever necessary or as required by the Bank. The detailed procurement plan is available at:

*Ministry of Economic Development, Commerce, Industry and Consumer Protection
Sir Edney Cain Building
Belmopan City
Belize, Central America
e-mail: econdev@btl.net*

C. Project Procurement

The following is a general description of the procurement planned for the proposed project.

1. **Works procurement:** None.
2. **Goods procurement:** The goods to be procured for this project include the following:
 - Computer equipment (hardware) and software for Executing Unit. Inclusive of a laptop, printer/copier/scanner.
3. **Procurement of non-consulting services:** The non-consulting services to be procured by the project consists of facility, equipment rental and supplies for short training workshops to be conducted, as well as international transportation ticket(s) and hotel expenses. Travel will be made using shortest route possible with low cost comparison and quality delivery.
4. **Procurement of consulting services:** Consulting services for the project include:
 - Individual consultants (national and international) to provide services under the three project components: (i) Analysis of available information (ii) Preparation of a Master Plan for the Development of the area (iii) Blueprint for improving the competitiveness of Belize City as an important business and cruise tourism destination

The consulting firms to be hired for the project will be selected using the standard request for proposals (RFP) issued by the Bank. Individual consultants will be selected bearing in mind the provisions established in chapter V of the policy in document GN-2350-7.

Short lists of consultants for consulting services estimated to cost less than US200,000 or equivalent per contract, may consist entirely of national firms.
5. **Operating expenses:** The following operating expenses will be financed by the Bank: training supplies, communication material, and transportation related to the project delivery. General expenses such as office space, communication, stationery and supplies, and utilities will be financed by the local counterpart.
6. **Others:** None.
7. **Advance contracting and retroactive financing:** None.

D. Bank review of procurement decisions

All contracts will be subject to prior review by the Bank in accordance with the Policies for the Procurement of Goods and Works and the Selection of Consultants (Document GN-2350-7), respectively. There will be no prequalification.

E. Domestic preference

Bids offering goods originating in the borrower's country will receive a 15% price preference in contracts requiring international competitive bidding, as established in Appendix 2 of the procurement policies. None.

Appendix 1

Procurement Plan¹

Country: Belize

Borrower: Government of Belize

Executing agency: Ministry of Economic Development, Commerce, Industry & Consumer Protection (MED)

Project name: Belize City Downtown Rehabilitation

Project and loan contract numbers: BL –T1018

Brief description of the project's objectives and components: *The general objective of this project is to support the preparation of a Master Plan for downtown Belize City, and the establishment of the proposed Heritage Trust, in order to achieve its revitalization. It is to be achieved through the implementation of the three key components: : (i) analysis of available information (ii) preparation of a Master Plan for the Development of the area (iii) blueprint for improving the competitiveness of Belize City as an important business and cruise tourism destination.*

Estimated date of project approval: October 30, 2009

Estimated date of signature of technical assistance: December 30, 2009

Estimated date of the final disbursement: December 30, 2011

¹ All project contracts should be included, even if not financed by the Bank, indicating the source of funding in each case.

Project: Belize City Downtown Rehabilitation

ANNEX III
BL-T1018
Page 5 of 6

Project number: BL-T1018

Period included in this Procurement Plan: From: December, 2009 until December, 2011

Ref. No. ²	Description and type of the procurement contract	Estimated Contract Cost (US\$000)	Procurement method ³	Review (ex-ante or ex-post)	Source of financing and percentage		Pre-qualification ⁴ (Yes/No)	Estimated dates		Status ⁵ (pending, in process, awarded, cancelled)	Comments
					IDB %	Local/Other %		Publication of specific procurement notice	Completion of contract		
	1. Goods <ul style="list-style-type: none"> Laptop, Computer, Project/ or Hardware, Printer 	20,000		Ex-ante	100%		No	November 01, 2009	December, 2011	Pending design approval	

² If a number of similar individual contracts were to be executed in different places or at different times, these can be grouped together under a single heading, with an explanation in the comments column indicating the average individual contract amount and the period during which they would be executed. For example, an education project that includes school construction might include an item "school construction" for a total of US\$20 million, and an explanation in the comments column such as: "This encompasses some 200 contracts for school construction averaging US\$100,000 each, to be awarded individually by participating municipal governments over a three-year period between January 2006 and December 2008."

³ **Goods and Works:** ICB: International competitive bidding; L1B: limited international bidding; NCB: national competitive bidding; PC: price comparison; DC: direct contracting; FA: force account; PSA: Procurement through Specialized Agencies; PA: Procurement Agents; IA: Inspection Agents; PLFI: Procurement in Loans to Financial Intermediaries; BOO/BOT/BOOT: Build, Own, Operate/Build, Operate, Transfer/Build, Own, Operate, Transfer; PBP: Performance-Based Procurement; PLGB: Procurement under Loans Guaranteed by the Bank; PCP: Community participation procurement. **Consulting Firms:** QCBS: Quality- and Cost-Based Selection QBS: Quality-Based Selection FBS: Selection under a Fixed Budget; LCS: Least-Cost Selection; CQS: Selection based on the Consultants' Qualifications; SSS: Single-Source Selection. **Individual Consultants:** NICQ: National Individual Consultant selection based on Qualifications; IICC: International Individual Consultant selection based on Qualifications

⁴ In the case of new Policies it applies only for Goods and Works. In the case Old Procurement Policies it applies for Goods, Works and Consulting Services.

⁵ This column "Status" should be used for retroactive procurement and for procurement plan updates.

Project: Belize City Downtown Rehabilitation

Project number: BL-T1018

Period included in this Procurement Plan: From: December, 2009 until December, 2011

Ref. No. ²	Description and type of the procurement contract	Estimated Contract Cost (US\$000)	Procurement method ³	Review (ex-ante or ex-post)	Source of financing and percentage			Pre-qualification ⁴ (Yes/No)	Estimated dates		Status ⁵ (pending, in process, awarded, cancelled)	Comments
					IDB %	Local/ Other %			Publication of specific procurement notice	Completion of contract		
	2. <u>Civil works</u>											
	3. <u>Non-Consulting services</u>											
	Travel and per diem of authorities	150,000	DC	Ex-post	100%			NO	N/A			
	Workshops	15,000	PC	Ex-post	100%			NO				
	4. <u>Consulting services</u>											
	• Identification, Design & Development Master Plan.	180,000	QCBS	Ex-ante	100%			NO				
	Development of Blueprint	36,000	CQS	Ex-ante	100%			NO				
	Analytical work & studies	69250	QBS	Ex-ante	100%							
	Institutional Strengthening	89,750	QCBS	Ex-ante	100%			NO				
	Project Coordinator (contingencies)	45,000	NICQ	Ex ante			100%					
	Project Technician & Operation Support	-0-	NICQ	Ex ante			100%					
	Project Administrator	-0-	NICQ	Ex-ante								
	Final Evaluation (contingencies)	20,000-	NICQ/	Ex-ante	100%			NO				
	Final Audit (contingencies)	15,000	QCBS	Ex-ante	100%			NO				



GOVERNMENT OF BELIZE
Ministry of Finance
Belmopan, Belize

Please Quote:

Ref:

C/OE/4/01

30 January, 2009

Ms. Carolina Clarke
Country Representative
Inter-American Development Bank
Belize Marina Towers
1024 Newton Barracks
Belize City

Dear Ms. Clarke

Re : BL - T1018

Draft Technical Cooperation (TC) for Belize City Downtown Rehabilitation

In response to Ms. Lemay's letter of letter of 28 January, 2009 on the above subject, please accept this letter as the Government of Belize's formal request for the said Technical Cooperation Study and that for the study to be financed out of Bank's Japan Special Fund / Japan Trust Fund.

Yours sincerely,


Jose A. Waigh
Financial Secretary

cc: Mrs. Yvonne Hdye, CEO Ministry of Economic Development
Mr. Michael Singh, CEO, Ministry of Tourism

RECORD OF THE ENVIRONMENT AND SOCIAL REVIEW (ESR)

ESR 41-09, October 12, 2009

BL-T1018- Belize City downtown rehabilitation Review of PO

1- Key issues, impacts and risks:

The main objective of this TC is the preparation of a Master Plan for the central area of Belize. The specific objectives are: (i) to prepare an action plan for the integral revitalization of the area; (ii) support the existing programs coordinating the efforts of different stakeholders (public and private); (iii) improve the accessibility, quality of life and economic vitality of the area for residents, and tourists; and (iv) support the rehabilitation of urban heritage.

No environmental or social impacts are related to the TC nevertheless specific risks may arise if the master plan does not take into account environmental and social factors when designed.

2- Policies triggered: This operation is expected to trigger OP 703 (B.04 and B.05).

4- Classification: Category C

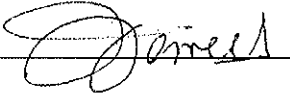
5- Proposed management of impacts and risks: As part of the terms of reference (TORs) of the operation the team has added the following:

- Information on whether there are any informal settlements (i.e. squatter settlements) in Belize city and if there are, how the master plan would take them into account
- Assessment of current land tenure situation in Belize city (especially transaction costs for buying/selling, inheritance and registration of land)
- The sustainability of the proposed operation will require a strategic environmental analysis (SEA) to support the design and preparation of the Master Plan. Like any other planning instrument the master plan will need to be grounded in careful evaluation of potential environmental and social aspects. This SEA will also guide the definition of the different projects to be part of the master plan. The SEA should for instance include water drainage/sewage, water supply, solid waste issues (in relationship with the coral reefs nearby for instance) etc...

The team will also ensure that public consultation will be held to present and discuss the master plan.

5- Required Environmental and Social assessment: Strategic Environmental Assessment

6- Next Steps: None

Approved  Janine Ferretti, Chief, VPS/ESG