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GOVERNMENT OF SIERRA LEONE

REQUEST FOR EXPRESSIONS OF INTEREST (CONSULTING SERVICES – FIRMS SELECTION)

Sierra Leone
Resilient Urban Sierra Leone Project (RUSLP)
Grant No.: D8420-SL

Issue date: 15th June 2022

Assignment Title: Consultancy Services for the development of Spatial Development Plans for Six (6) Secondary Cities in Sierra Leone

Reference No.: SL-MOFED-288395-CS-QCBS

The Government of Sierra Leone has received financing from the World Bank toward the cost of the Resilient Urban Sierra Leone Project and intends to apply part of the proceeds for consulting services.

Sierra Leone's Medium-Term National Development Plan (2019-2023) underscores the importance of spatial planning by stating that: 'lack of awareness and recognition of the importance of effective land management and spatial planning in the implementation of development projects and programs has resulted in reduced internal rates of return on urban investment, creation of diseconomies agglomeration and negative externalities which impede economic growth and prosperity. Furthermore, urban growth and expansion have occurred in Sierra Leone without proper strategic and detailed land use plans, public service infrastructure, and community services.

The Town and Country Planning Act (TCPA, Cap. 81) mandates the preparation of planning schemes on defined planning areas. However, the Cities have grown beyond statutory planning areas necessitating the need for inter-planning area planning and inter-local authority planning. These Spatial Development Plans for the six (6) Secondary Cities is therefore an attempt for comprehensive town planning in the Provinces.

The consulting services ("the Services") thus aims to develop Municipal Structure Plans for six cities, including Bo, Makeni, Kenema, Koidu, Bonthe, and Port Loko. The outputs of this assignment should serve as frameworks for long-term planning and expansion management of the region. It is recognized that since the enactment of the TCPA, no

comprehensive spatial plan has been developed in the six cities and municipalities and most plans have remained unimplemented.

The objectives of the assignment are therefore to:

- a) provide a framework for Municipality growth and development for the six cities;
- b) provide a framework for guiding planning and development control;
- c) link spatial development and economic development of the six beneficiary cities and municipality, by providing short, medium, and long term investment strategies and implementation plans;
- d) provide short, medium, and long term strategies for enhanced resilient development of the six cities and municipality;
- e) Assess the technical and institutional capacity of local councils in the preparation and implementation of spatial plans.

The duration of the assignment is 18 (eighteen) calendar months.

The consultant is expected to:

1. Prepare Structural Plans for each of the six beneficiary cities and municipalities.

Among other things the structure plans shall engage with the following:

- a) ***Historical growth analysis of the Planning Area:*** This provides an overview of how the City or Municipality has developed over time giving prominence to key population, planning, residential, economic, and infrastructure developments and growth drivers over time;
- b) ***Assessment of the Planning Area:*** Assess the status quo and changes overtime on population, informal urban economy, industry, and commerce, traffic, transportation cost and networks and drainage, household incomes, real estate markets/housing and land prices, solid waste management environment, infrastructure (roads, water, sewerage, power, railways, airports, telecommunications), tourism and recreation.
- c) ***Existing Situation, Principles and Vision:*** This must state the spatial vision, analyzed the status quo, challenges, capacity, opportunities, and constraints to show the link between proposals and the status quo.
- d) ***Spatial Development Strategies:*** Strategies to be used by the City Councils to guide growth in their cities or municipality and perform development control functions.
- e) ***Spatial land use base map for the Planning Area:*** This deals with planning proposals for various land uses in-cooperating layers of information on physiographic features and areas of outstanding natural beauty, land use zoning on *informal urban economy, industry and commerce, traffic, transportation networks, real estate/housing, drainage, solid waste management Environment, infrastructure (roads, water, sewerage, power, railways, airports, telecommunications), tourism and recreation.*
- f) ***Environment Protection and resilient development:*** *Assessment of short term, medium, term and long-term resilient strategies;*

- g) *Short, medium, and long-term economic investment scenarios;*
 - h) *Renewal and redevelopment proposals for informal settlements, with special focus on slum upgrading;*
 - i) *Implementation and Financing Plan:* The planning proposals will be categorized into short-, medium- and long-term projects. Financing issues like costing, resource mobilization, etc. shall be prepared under the implementation section;
 - j) Develop monitoring and evaluation (M&E) framework to ensure effective monitoring and evaluation of implementation plan;
 - k) *Develop zoning regulations for guiding implementation and enforcement of development control;*
 - l) *Defining the necessary statutory framework to ensure adoption and implementation of the Structure Plans and supporting zoning regulations;*
 - m) *The consultant shall evolve a regular MIS (Management Information System) for reviewing and monitoring the implementation of the municipal structure plans*
2. **Preparation of a Town Planning Capacity Development Plan for each of the six beneficiary cities and municipalities.** This task entails conducting a Town Planning needs assessment study of the beneficiary cities and municipality, identifying planning needs, gaps, and remedial actions and strategies of the local council to determine capacity development activities to be financed under Component 1 of the RUSLP.

Consultants should take note that the Expression of Interest must include the following information:

1. Core Business and how it is relevant to the assignment;
2. Number of years in business, both as a registered business entity and in providing services in the sector(s) that are relevant to this assignment;
3. Management structure, number of directors and total number of staff - fulltime, on contract and as associates (however, Key Personnel and their specific experiences are not evaluated at this stage);
4. Financial performance (e.g. turnover and profitability) in the last five years;
5. For each similar assignment undertaken by the firm, it is required to state whether it undertook the job solely, in partnership with other firms (name them and the role of your firm), and name of the client, the duration of the assignment, the number of staff/person-day(s) your firm engaged on the assignment, cost of the assignment (and cost of the project, if available), status of completeness as at time of expression of interest for this assignment, a brief scope of work for the assignment, etc.
6. Firms submitting a joint expression of interest must show information (especially on i to iii above) for each firm separate/distinct from the other(s) as, at this stage, each firm will be evaluated on its own individual merit based on the information submitted to determine its potential value addition to the partnership.

Interested firms **MUST** request for the detailed Terms of Reference (TOR) for the assignment via email request to resilienturbanslp2019@gmail.com

The Project now invites eligible consulting firms (“Consultants”) to indicate their interest in providing the Services. Interested Consultants should provide information demonstrating that they have the required qualifications and relevant experience to perform the Services. The shortlisting criteria are:

- i) core business and years in business,
- ii) relevant experience,
- iii) technical and managerial capability of the firm

The attention of interested Consultants is drawn to Section III, paragraphs, 3.14, 3.16, and 3.17 of the World Bank’s “Procurement Regulations for IPF Borrowers” November 2020 (“Procurement Regulations”), setting forth the World Bank’s policy on conflict of interest. as per paragraph 3.17 of the Procurement Regulations.

Consultants may associate with other firms to enhance their qualifications, but should indicate clearly whether the association is in the form of a joint venture and/or a sub-consultancy. In the case of a joint venture, all the partners in the joint venture shall be jointly and severally liable for the entire contract, if selected.

A Consultant will be selected in accordance with the Quality Cost Based Selection (QCBS) method set out in the Procurement Regulations.

Further information can be obtained at the address below during office hours 0900 to 1700 hours.

Expressions of interest must be delivered in a written form to the address below (in person)

Project Management Unit
Resilient Urban Sierra Leone Project
1st Floor -35 Percival Street
Freetown
Attn: Procurement Management Specialist
Tel: +23278965090

OR

by e-mail to : resilienturbanslp2019@gmail.com

When submitting, please indicate **clearly in the sealed envelope** or **email subject** heading ‘**EOI SPATIAL DEVELOPMENT PLAN FOR SIX (6) SECONDARY CITIES**’. **SUBMISSION WILL BE ACCEPTED** for this assignment by **6th July 2022**.