

# Restoration of Theatre and Municipality Building in Tskaltubo Sub-Project

Tskaltubo Municipality

# Environmental and Social Screening and Environmental Management Plan

WORLD BANK FINANCED

**REGIONAL DEVELOPMENT PROJECT 2 (RDP 2)** 

May, 2014

# Environmental Screening and Classification of Subproject

The Sub-project (SP) area is located in West Georgia, Imereti Region, town Tskaltubo. The SP envisages restoration-rehabilitation of Tskatubo Municipality Administration (Gamgeoba) building facade and interior and rehabilitation of the theater building facade situated in Tskaltubo, in the central park area.

Tskaltubo municipality administration is located in orthogonal two-level building with internal yard. Reconstruction project envisages façade change in particular cornice changes and ornament changes in cornices. Inside of top built on portal there will be arranged technical floor for placing clock mechanism. SP envisages rehabilitation of interior, repairing works for corridors, working rooms, walls, floors, ceilings, replacement of electrical wiring, replacement of existing wooden windows with plastic, and replacement of timber door blocks with MDF blocks. Existing computer cabling will be replaced and water closet will be repaired. SP envisages arrangement of heating system on natural gas with constructing boiler house(3X4m) outside the building on the back wall.

Reconstruction of theatre building façade envisages dismantling of existing facing and replacing with new light travertine facing on the main façade, the rest of the façade will be plastered and partially faced with natural granite stone. Facing of the main staircase will be of natural granite stone and greenery will be arranged on the both side of staircase.

Has sub-project a tangible impact on the environment?	The SP has tangible positive social impact.
What are the significant beneficial and adverse environmental effects of sub-project?	The SP is expected to have a long term positive social impact through improving living conditions of the local population. Upgrade of the visual appearance of the town will improve quality of life and optimize the social and economic development. The expected negative environmental and social impacts are likely to be short term and typical for small to medium scale rehabilitation works in urban landscape: noise, dust, vibration, and emissions from the operation of construction machinery; generation of construction waste; disruption of traffic and pedestrian access.
May the sub-project have any significant impact on the local communities and other affected people?	<ul> <li>No new land take and resettlement are expected.</li> <li>The long term positive social impact will be beneficial (improvement of local population's living conditions, better traffic safety conditions, improved convenience of travelling, increased tourist flow).</li> <li>Negative impacts are short term and limited to the construction site. They are related to the possible disturbance described above.</li> </ul>

### (A) IMPACT IDENTIFICATION

### **(B) MITIGATION MEASURES**

Were there any alternatives to the sub-project design considered?	Given that the subproject envisages rehabilitation of the existing buildings, no alternatives have been considered.
What types of mitigation measures are proposed?	The expected negative impacts of the rehabilitation works can be easily mitigated. The contractor will be responsible for the waste disposal at the permitted location, use the quarry materials from the licensed quarries only, prevent water and soil from pollution (fuel spills due to equipment failure, concrete spills etc.), avoid disturbance of population (noise, dust, emissions) through proper work/supplies scheduling, good maintenance of the construction machinery, etc.
What lessons from the previous similar projects have been incorporated into the sub-project design?	N/A
Have concerned communities been involved and have their interests and knowledge been adequately taken into consideration in sub-project preparation?	Tskaltuboi population was informed about the upcoming urban regeneration plans in a meeting held in Tskaltubo Governor's office in town Tskaltubo (05.06.2012) and generated positive reaction of the beneficiary community. Subproject-specific EMP was made available for Tskaltubo population and, along with EMPs for other SPs in Tskaltubo, was discussed in a consultation meeting on May 28, 2014.

# (C) RANKING

The project has been classified as environmental Category B according to the World Bank safeguards (OP 4.01) and requires Completion of the Environmental Management Checklist for Small Construction and Rehabilitation Activities.

	Social safeguards screening information	Yes	No	
1	<sup>1</sup> Is the information related to the affiliation, ownership and land use status of the sub-project site available and verifiable? (The screening cannot be completed until this is available)			
2	Will the sub-project reduce people's access to their economic resources, such as land, pasture, water, public services, sites of common public use or other resources that they depend on?		✓	
3	Will the sub-project result in resettlement of individuals or families or require the acquisition of land (public or private, temporarily or permanently) for its development?		•	
4	Will the sub-project result in the temporary or permanent loss of crops, fruit trees and Household infra-structure (such as ancillary facilities, fence, canal, granaries, outside toilets and kitchens, etc.)?		•	
	nswer to any above question (except question 1) is "Yes", then OP/BP 4.12 Invo tettlement is applicable and mitigation measures should follow this OP/BP 4.12 a	•		
	settlement Policy Framework	-		

# PART A: GENERAL PROJECT AND SITE INFORMATION

INSTITUTIONAL & ADMIN						
Country	Georgia					
Project title	Restoration of Theatre and Municipality Building in Tskaltubo					
Scope of site-specific activity	Tskaltubo municipality Administration is located in orthogonal two -storey building with internal yard. Reconstruction project envisages façade change in particular cornice changes and ornament changes in cornices. Inside of top built on portal there will be arranged technical floor for placing clock mechanism. SP envisages rehabilitation of interior, repairing works for corridors, working rooms, walls, floors, ceilings, replacement of electrical wiring, replacement of existing wooden windows with plastic, and replacement of timber door blocks with MDF blocks. Existing computer cabling will be replaced and water closet will be repaired. SP envisages arrangement of heating system on natural gas with constructing boiler house(3X4m) outside the building on the back wall.					
	Reconstruction of theatre building façade envisages dismantling existing facing and replacing with new light travertine facing on the main façade, the rest of the façade will be plastered and partial faced with natural granite stone. Facing of the main staircase will be of natural granite stone and greenery will be arranged on the bo side of staircase.					
Institutional arrangements (WB)	Task Team Lead Ahmed Eiweid			guards Specialist: rejan Kapanadze		
Implementation arrangements (Borrower)	Implementing entity: Municipal Development Fund of Georgia	Works su Consu comp EptisaSer Ingenie Spa	ulting pany vicios de ria S.L.	Works contractor: (tbd)		
SITE DESCRIPTION	]	<b>^</b>				
Name of institution whose premises are to be rehabilitated	Tskaltubo Municipality	,				
Address and site location of	Tskaltubo, Rustaveli st	reet #25				
institution whose premises						
are to be rehabilitated						
Who owns the land? Who uses the land (formal/informal)?	Municipal property					

Description of physical and natural environment, andof the socio economic context around the site	<ul> <li>Tskaltubo, an administrative center of Tskaltubo Municipality, is located on the bank of the river Tskaltubostskali, at 120 m altitude above the sea level. It was established as the town in 1959 with the population of 16,8 thousand (as of 2002). It is well known as the balneotherapeutic health resort. Tskaltubo is located at 10 km distance from Kutaisi, and at 250 km distance from the Tbilisi City.</li> <li>Tskaltubo is rich with hydro resources, the main artery of which is the river Rioni with its tributaries – rivers Tskaltubo and Gubistskali. Ground waters play immense role in formation of the engineering-geological conditions of the survey area. Here several aqueous horizons and complexes are distinguished.</li> <li>Tskaltubo is a resort, with focus on balneotherapy for circulatory, nervous, musculoskeletal, gynaecological and skin diseases, but since the 1970s its repertoire has included "speleotherapy", in which the cool dust-free environment of local caves is said to benefit pulmonary diseases (including bronchial asthma).</li> <li>Number of the Tskaltubo Municipality population as of 2002-2006 is rather stable, it has not significantly decreased, just by 0,9%, and according to the available data amounts to 71381 (females - 37696; males -34193).</li> <li>Building of the Tskaltubo Municipality Gamgeoba is located in urban area, near the central park. Tskaltubo theater is located on the</li> </ul>
Locations and distance for material sourcing, especially aggregates, water, stones?	<ul> <li>central park area.</li> <li>Average distance of transportation of local construction materials will be around 10 km.</li> <li>Water and power supply will be available at the construction site from the municipal water and power supply systems.</li> <li>Construction waste will be disposed at Kutaisi municipal landfill.</li> </ul>
LEGISLATION	
National & local legislation & permits that apply to project activity	<ul> <li>The subproject has been classified as low risk Category B according to the WB policies and the EMF. Tskaltubo municipal authority approved the SP.</li> <li>Georgian legislation does not require any type of environmental review, approval, or permitting for the subproject. Though according to the national regulatory system,</li> <li>(i) construction materials must be obtained from licensed providers,</li> <li>(ii) if contractor wishes to open quarries or extract material from river bed (rather than purchasing these materials from other providers), then the contractor must obtain licenses for inert material extraction,</li> <li>(iii) if contractor wishes to operate own concrete plant (rather</li> </ul>

	<ul> <li>the contractor must prepare technical report on inventory of atmospheric air pollution stationary source and agree with the Ministry of Environment and Natural Resources Protection (MoENRP);</li> <li>(iv) Construction waste must be disposed on the Kutaisi municipal landfill in accordance with written agreement with the Solid Waste Management Company of Georgia Ltd. under the Ministry of Regional Development and Infrastructure.</li> </ul>				
	Copies of extraction licenses (if applicable), agreed technical report on inventory of atmospheric air pollution for operating concrete plants (if applicable), and waste disposal agreement will be attached to this EMP once the contractor is selected and mobilized to the work site.				
	GOST and SNIP norms must be adhered.				
PUBLIC CONSULTATION					
When / where the public consultation process will take /took place	Tskaltubo population was informed about the upcoming urban regeneration plans in a meeting held in Tskaltubo Governor's office in Tskaltubo (05.06.2012) and generated positive reaction of the beneficiary community.				
	SP-specific EMP was made available for Tskaltubo population and, along with EMPs for other SPs in Tskaltubo, was discussed in a consultation meeting on May 28, 2014.				
ATTACHMENTS					
Attachment 1: Site plan / photo					
Attachment 2: Minutes of Public Consultation Meeting Attachment 3: Construction permit (as required)					
Attachment 3: Construction permit (as required) Attachment 4: Agreement for construction waste disposal					
Other permits/agreements – as					

Information on works supervisor, works provider (contractor), and the attachments will be provided later, prior to mobilization of a selected works provider to a work site

## **PART B: SAFEGUARDS INFORMATION**

	Activity/Issue	Status	<b>Triggered Actions</b>
	A. Building rehabilitation	Yes [] No	See Section A below
	B. New construction	[] Yes [] No	See Section A below
ite	C. Individual wastewater treatment system	[] Yes [] No	See Section <b>B</b> below
	D. Historic building(s) and districts	[] Yes [] No	See Section C below
nvolve e	E. Acquisition of land <sup>1</sup>	[] Yes [] No	See Section <b>D</b> below
?	F. Hazardous or toxic materials <sup>2</sup>	[] Yes [] No	See Section E below
	G. Impacts on forests and/or protected areas	[] Yes [] No	See Section <b>F</b> below
	H. Handling / management of medical waste	[] Yes [] No	See Section G below
	I. Traffic and Pedestrian Safety	Yes [] No	See Section H below

<sup>&</sup>lt;sup>1</sup> Land acquisitions includes displacement of people, change of livelihood encroachment on private property this is to land that is purchased/transferred and affects people who are living and/or squatters and/or operate a business (kiosks) on land that is being acquired. <sup>2</sup> Toxic / hazardous material includes but is not limited to asbestos, toxic paints, noxious solvents, removal of lead paint, etc.

# PART C: MITIGATION MEASURES

ACTIVITY	PARAMETER	MITIGATION MEASURES CHECKLIST
0. General	Notification and	(a) The local construction and environment inspectorates and communities have been notified of upcoming activities
Conditions	Worker Safety	(b) The public has been notified of the works through appropriate notification in the media and/or at publicly accessible sites
		(including the site of the works)
		(c) All legally required permits have been acquired for construction and/or rehabilitation
		(d) The Contractor formally agrees that all work will be carried out in a safe and disciplined manner designed to minimize impacts on
		neighboring residents and environment.
		(e) Workers' PPE will comply with international good practice (always hardhats, as needed masks and safety glasses, harnesses and safety boots)
		(f) Appropriate signposting of the sites will inform workers of key rules and regulations to follow.
A. General	Air Quality	(a) During interior demolition debris-chutes shall be used above the first floor
Rehabilitation		(b) Demolition debris shall be kept in controlled area and sprayed with water mist to reduce debris dust
and /or		(c) During pneumatic drilling/wall destruction dust shall be suppressed by ongoing water spraying and/or installing dust screen
		enclosures at site
Construction		(d) The surrounding environment (sidewalks, roads) shall be kept free of debris to minimize dust
Activities		(e) There will be no open burning of construction / waste material at the site
		(f) There will be no excessive idling of construction vehicles at sites
	Noise	(a) Construction noise will be limited to restricted times agreed to in the permit
		(b) During operations the engine covers of generators, air compressors and other powered mechanical equipment shall be closed,
		and equipment placed as far away from residential areas as possible
	Water Quality	(a) The site will establish appropriate erosion and sediment control measures such as e.g. hay bales and / or silt fences to prevent
		sediment from moving off site and causing excessive turbidity in nearby streams and rivers.
	Waste management	(a) Waste collection and disposal pathways and sites will be identified for all major waste types expected from demolition and
		construction activities.
		(b) Mineral construction and demolition wastes will be separated from general refuse, organic, liquid and chemical wastes by on-
		site sorting and stored in appropriate containers.
		(c) Construction waste will be collected and disposed properly by licensed collectors
		(d) The records of waste disposal will be maintained as proof for proper management as designed.
		(e) Whenever feasible the contractor will reuse and recycle appropriate and viable materials (except asbestos)
<b>H</b> Traffic and	Direct or indirect	(a) In compliance with national regulations the contractor will insure that the construction site is properly secured and construction
Pedestrian Safety	hazards to public	related traffic regulated. This includes but is not limited to
	traffic and	• Signposting, warning signs, barriers and traffic diversions: site will be clearly visible and the public warned of all potential
	pedestrians by	hazards
	construction	<ul> <li>Traffic management system and staff training, especially for site access and near-site heavy traffic. Provision of safe</li> </ul>
	activities	passages and crossings for pedestrians where construction traffic interferes.
	activities	<ul> <li>Adjustment of working hours to local traffic patterns, e.g. avoiding major transport activities during rush hours or times of livestock movement</li> </ul>
		<ul> <li>Active traffic management by trained and visible staff at the site, if required for safe and convenient passage for the public.</li> </ul>
		<ul> <li>Ensuring safe and continuous access to office facilities, shops and residences during renovation activities, if the buildings stay open for the public.</li> </ul>

# PART D: MONITORING MANAGEMENT PLAN

	What	Where	How	When	Why	Who
Activity	(Is the parameter to be	(Is the parameter	(Is the parameter	(Define the frequency	(Is the parameter	(Is responsible
	monitored?)	to be monitored?)	to be monitored?)	/ or continuous?)	being monitored?)	for monitoring?)
		CON	STRUCTION PHA	ASE		
Supply with construction materials Transportation of construction	Purchase of construction materials from the officially registered suppliers Technical condition of vehicles and machinery Confinement and protection of	In the supplier's office or warehouse Construction site	Verification of documents Inspection	During conclusion of the supply contracts Unannounced inspections during work hours and	To ensure technical reliability and safety of infrastructure Limit pollution of soil and air from emissions;	MDF, Construction supervisor MDF, Construction supervisor,
materials and waste Movement of construction machinery	truck loads with lining Respect of the established hours and routes of transportation			beyond	Limit nuisance to local communities from noise and vibration; Minimize traffic disruption.	Traffic Police
Sourcing of inert material	Purchase of material from the existing suppliers if feasible; Obtaining of extraction license by the works contract and strict compliance with the license conditions; Terracing of the borrow area, backfilling to the exploited areas of the borrow site, and landscape harmonization; Excavation of river gravel and sand from outside of the water stream, arrangement of protective barriers of gravel between excavation area and the water stream, and no entry of machinery into the water stream.	Borrowing areas	Inspection of documents Inspection of works	In the course of material extraction	Limiting erosion of slopes and degradation of ecosystems and landscapes; Limiting erosion of river banks, water pollution with suspended particles and disruption of aquatic life.	MDF, Construction supervisor

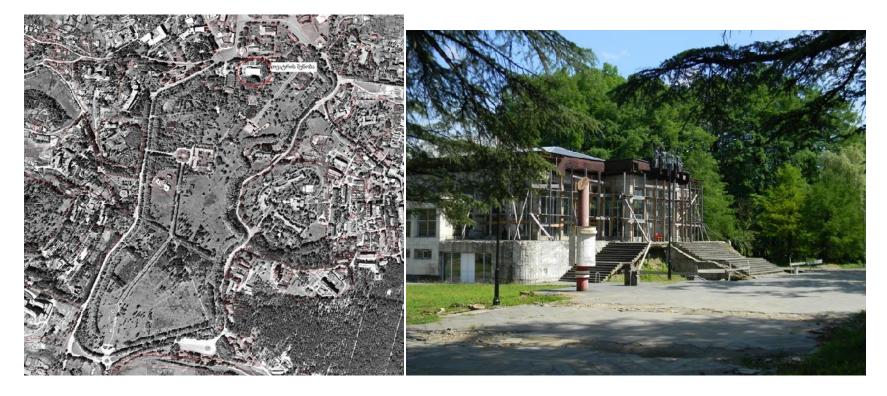
	What	Where	How	When	Why	Who
Activity	(Is the parameter to be monitored?)	(Is the parameter to be monitored?)	(Is the parameter to be monitored?)	(Define the frequency / or continuous?)	(Is the parameter being monitored?)	(Is responsible for monitoring?)
Generation of construction waste	Temporary storage of construction waste in especially allocated areas; Timely disposal of waste to the formally designated locations	Construction site; Waste disposal site	Inspection	Periodically during construction and upon complaints	Prevent pollution of the construction site and nearby area with solid waste	MDF, Construction supervisor
Traffic disruption and limitation of pedestrian access	Installation of traffic limitation/diversion signage; Storage of construction materials and temporary placement of construction waste in a way preventing congestion of access roads	At and around the construction site	Inspection	In the course of construction works	Prevent traffic accidents; Limit nuisance to local residents	MDF, Construction supervisor
Workers' health and safety	Provision of uniforms and safety gear to workers; Informing of workers and personnel on the personal safety rules and instructions for operating machinery/equipment, and strict compliance with these rules/instructions	Construction site	Inspection	Unannounced inspections in the course of work	Limit occurrence of on-the-job accidents and emergencies	MDF, Construction supervisor
		OI	PERATION PHASI	£		
Generation of waste from maintenance of restored places	Collection and regular disposal of household waste	Railway station and Sakrebulo building	Inspection	Throughout operation of the buildings	Prevent pollution of urban area with solid waste	Tskaltubo municipality
Disruption of traffic and pedestrian access during maintenance works	Scheduling of maintenance works in streets at less busy hours and proper signage of maintenance area	Sites of the restored buildings and bridges	Inspection	Throughout operation of the sites	Minimize nuisance to local residents	Tskaltubo Municipality

# Attachment 1. Location and pictures of the SP sites

Building of the Tskaltubo Municipality (Gamgeoba)



# Building of Tskaltubo Theater



## **Attachment 2. Minutes of Public Consultation Meeting**

### Environmental Management Plans for the Urban Development Sub-Projects in Tskaltubo

### Imereti Regional Development Project (RDP 2)

### **Minutes of the Public Consultation Meeting**

### May 28/ 2014

Within the scope of Imereti regional development project public hearing of the Environmental Management Plans was held on May 28/2014 in town Tskaltubo at hotel "Promete" for the following sub projects:

- 1. Restoration of Theatre and Municipality Building in Tskaltubo;
- 2. Restoration and Internal Repairing Works of Train Station and LCG Building and Restoration of Small Size Pedestrian Bridges in Tskaltubo;
- 3. Rehabilitation of Pavement and Storm-water Drain System of Circle Road in Tskaltubo;
- 4. Rehabilitation of Roads, Foot Paths and Storm water Drain System of Central Park and Lake "Tsivi" in Tskaltubo.

### Attendants:

- 1. Eka Suladze, Balneoservice;
- 2. Khatuna Maglakelidze, Ltd "Edelvais 2007";
- 3. O. Maglakelidze, Balneoservice;
- 4. Manana Kurtsikidze, NGO "Women information center";
- 5. Murtaz Kankadze, newspaper " AkhaliTsakltubo";
- 6. Mevlud Pailodze, Ltd " Progerss" Director;
- 7. Otar Chitaishvili, Resort and Tourism Management Center-Director;
- 8. Vano Rokva, Tskaltubo Minicipality Sakrebulo, Head of Administration;
- 9. Gultamze Jimsheleishvili, Tskaltubo Municipality Gamgeoba, Senior specialist;
- 10. Tamaz Dzadzamia, Tskaltubo resort;
- 11. GuGuli Ckhaidze, Tskaltubo Municipality Gamgoba;
- 12. Pati Gagoshidze, Tskaltubo Municipality Gamgeoba;
- 13. Grigol Kurashvili, Tskaltubo Municipality Gamgeoba;
- 14. Zviad Khachapuridze, Tskaltubo Municipality Gamgeoba;
- 15. Varlam Tskhakaia Tskaltubo Municipality Gamgeoba;
- 16. Avtandil Gugava, Tskaltubo Municipality Gamgeoba;
- 17. Vakhtang Chirgadze, Tskaltubo Municipality Gamgeoba;
- 18. Teimuraz Pachulia, Tskaltubo Municipality Gamgeoba, Infrastructure Unit;
- 19. Dimitri Sulaberidze, Tskaltubo Municipality Gamgeoba, Infrastructure Unit;
- 20. Ana Rukhadze , environmental safeguard specialist, MDF;
- 21. MerabS vanidze, specialist of West Georgia project monitoring unit, MDF;
- 22. Avtandil Gotsadze, specialist of West Georgia project monitoring unit, MDF;
- 23. Giorgi Mikeladze, program coordination specialist, MDF;
- 24. Mikhail Doiashvili, Eptisa, safety specialist;
- 25. Anzor Babunashvili, Eptisa, engineer.

Meeting was opened by M. Svanidze who introduced attendants with scheduled and ongoing projects within the scope of Imereti regional development project.

Ana Rukhadze presented environmental management plans for 4 SPs which commencement is foreseen in near future. A. Rukhadze discussed issues concerning scheduled works, environment and its eventual impact, mitigation measures, and contractor's environmental obligations. A. Rukhadze provided contact persons information who can be reached by the population in case of claims concerning social and environmental impacts.

The following questions were asked by the attendants:

Questions and remarks	Answers and comments				
What is the approximate period for sub projects implementation?	Attendants were provided information concerning commencement and finalization of scheduled and				
	ongoing projects.				
Are there any dust reduction measures foreseen?	Explanation was provided that each environmental				
Watering of the road will be desirable in order to	management plan includes dust reduction				
reduce dust.	measures, including watering.				
SPs activity overlap resort season commencement.	It was explained that EMP includes measures to				
What kind of mitigation measures will be taken in	reduce noise, also hard heavy machinery operation				
order not to interference resort functioning?	will be implemented only based on preliminary				
	agreed schedule with municipality. Road signs,				
	barriers will be arranged to ensure pedestrians				
	safety and measures will be taken for dust				
	reduction and proper management of the				
	generated waste.				
On time finalization of works near resort zone must	Works schedule will be reviewed within the each				
be paid particular attention, It is necessary to	SP in order to start those objects prior which are				
arrange access roads to healing bath, as well as to	important for serving tourists. Operating healing				
fill trenches.	baths adjacent territory will be irrigated for dust				
	reduction purpose and warning signs and barriers will be arranged.				

Minutes of the Meeting was prepared by Ana Rukhadze, Environmental safeguard specialist, MDF.

May 29 /2014.

### იმერეთის რეგიონული განვითარების პროექტი

ქ. წყალტუბოში დაგეგმილი ქვეპროექტების გარემოსდაცვითი დოკუმენტაციის საჯარო განხილვა

#### 28 მაისი, 2014, ქ

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