

**Project Document Format for non-CPAP Countries or Projects outside a CPAP**

**United Nations Development Programme  
Country: Occupied Palestinian Territory**

**Project Title** Rehabilitation of the Agro -Industrial Park - the Whole Sale Market Road in Jericho

**UNDAF Outcome(s):**

1. Advancing Peace through Regional Cooperation.
2. Enhancing Palestinian Economic Development opportunities.
3. Improving access and service delivery.

**Expected CP Outcome(s):**  
*(Those linked to the project and extracted from the CP)*

Access to future Agro-Industrial Park enhanced.

**Expected Output(s):**  
*(Those that will result from the project)*

United Nations Development Programme/Programme of Assistance to the Palestinian People.  
(UNDP/PAPP)

**Executing Entity:**

United Nations Development Programme/Programme of Assistance to the Palestinian People.  
(UNDP/PAPP) and Jericho Municipality

**Implementing Agencies:**

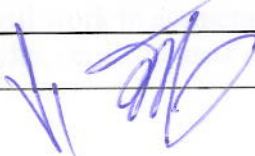
**Brief Description**

As part of the Government of Japan, "Corridor for Peace and Prosperity" initiative, the goal of the project is to build approximately 1.8 kilometers of roadway between the newly built Jericho Whole-sale Market and the proposed Jericho Agro-Industrial Zone. Through the implementation of the project, a higher volume of traffic and larger types of vehicles and trucks will be able to utilize the road to move goods. Moreover, the opening of the road will encourage land owners to construct residential units and businessmen to think of business opportunities. Finally, a little over 8000 workdays will be created through the implementation of the project.

Programme Period:	2008 - 2009
Key Result Area (Strategic Plan)	Infrastructure
Atlas Award ID:	00057171
Start date:	April -
End Date	November 2009
Project ID:	00070540
Management Arrangements	Direct Execution

Total resources required	\$1,596,119
Total allocated resources:	\$1,238,475
Regular	_____
Other:	_____
o Donor	Japan
o Donor	_____
o Donor	_____
o Government	_____
Unfunded budget:	\$357,644
In-kind Contributions	_____

Agreed by (UNDP):



3 APRIL 2009

position to provide capacity building measures to its counterparts, including providing guidelines on the maintenance of the road project.

The project will be implemented advancing the following objectives based upon the Corridor for Peace and Prosperity:

- To establish a viable state for Palestinians accompanied with sustainable economic development through the strengthening of their partnership with neighboring countries.
- The role of the private sector, coupled with the development of the public private partnership (PPP) is crucial in achieving sustainable economic development. In the West Bank, agriculture and agro-industry could be a driving force for sustainable economic development.

Thus, building “access roads between urban centers and their surrounding areas and also roads that connect to commercial crossing points” is the priority focus of the transport section of the PRDP and is in line with the Jericho Regional Development Study.

Finally, while road projects by definition are not employment generation projects, UNDP/PAPP will attempt to introduce methods of implementation in order to increase the number of direct workdays generated through this project.

### III. RESULTS AND RESOURCES FRAMEWORK

#### Intended Outcome as stated in the Country Programme Results and Resource Framework:

Assign a number to each outcome in the country programme (1, 2,...).

#### Outcome indicators as stated in the Country Programme Results and Resources Framework, including baseline and targets:

#### Applicable Key Result Area (from 2008-11 Strategic Plan):

Partnership Strategy: Municipality of Jericho

Project title and ID (00070540) (ATLAS Award ID - 00057171): Rehabilitation of the Agro -Industrial Park - the Whole Sale Market Road in Jericho

INTENDED OUTPUTS	OUTPUT TARGETS FOR (YEARS)	INDICATIVE ACTIVITIES	RESPONSIBLE PARTIES	INPUTS
<p><b>Output 1: Service to future Agro-Industrial Park Enhanced.</b></p> <p><b>Baseline:</b> Current three meter road not adequate to meet current &amp; future commercial traffic including heavy vehicles.</p> <p><b>Indicators:</b> Existence of adequate road to accommodate traffic including heavy vehicles</p> <p><b>Baseline:</b> (If available, indicate figure) No. of vehicles utilizing the road prior to road construction</p> <p><b>Indicators:</b> Volume of traffic utilizing the road</p> <p><b>Baseline:</b> % or no. (if available, indicate figure) of direct and indirect beneficiaries using the road</p> <p><b>Indicators:</b> % or no. of direct and indirect beneficiaries using the road</p>	<p>Targets (less than year 1)</p> <ul style="list-style-type: none"> <li>- Adequate road to accommodate traffic successfully constructed</li> <li>- Volume of traffic after the intervention increase by %</li> <li>- % of additional people benefiting from the road following construction.</li> </ul>	<ol style="list-style-type: none"> <li>1 Hiring of Project personnel <ul style="list-style-type: none"> <li>▪ Recruitment</li> </ul> </li> <li>2 Construction Works <ul style="list-style-type: none"> <li>▪ Survey Works</li> <li>▪ Tendering</li> <li>▪ Evaluation</li> <li>▪ CAP/ACP</li> <li>▪ Awarding</li> </ul> </li> <li>3 Miscellaneous <ul style="list-style-type: none"> <li>• Security costs, transportation, etc.</li> </ul> </li> </ol>	<ol style="list-style-type: none"> <li>1. UNDP/PAPP</li> <li>2. UNDP/PAPP in Cooperation with the Municipality of Jericho</li> <li>3. UNDP/PAPP</li> </ol>	\$1,596,119

#### IV. ANNUAL WORK PLAN

Year: 2009

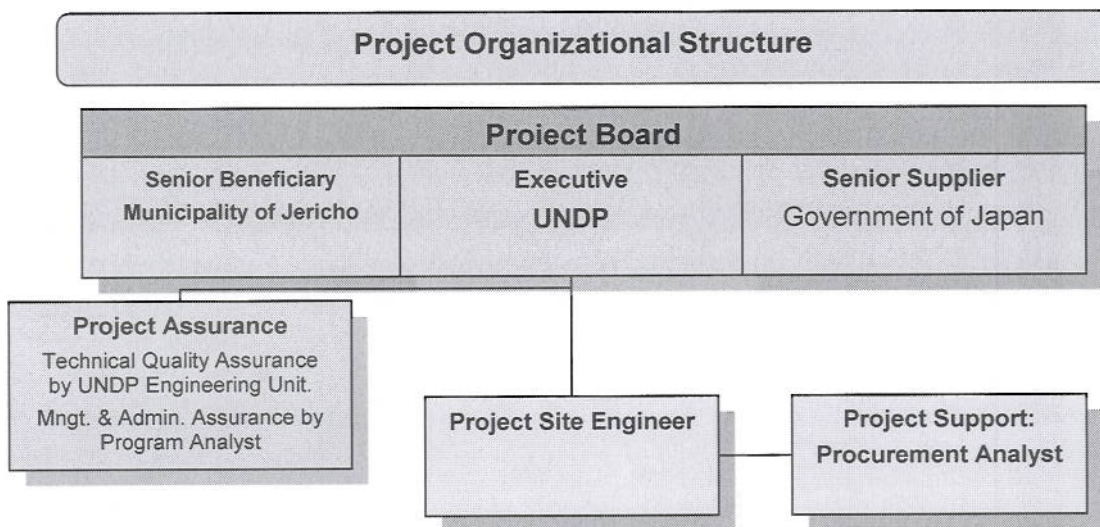
EXPECTED OUTPUTS <i>And baseline, indicators including annual targets</i>	PLANNED ACTIVITIES <i>List activity results and associated actions</i>	TIMEFRAME				RESPONSIBLE PARTY	PLANNED BUDGET		
		Q1	Q2	Q3	Q4		Funding Source	Budget Description	Amount
<p><b>Output 1: Service to future Agro-Industrial Park Enhanced.</b> Current three meter road not adequate to meet current &amp; future commercial traffic including heavy vehicles.</p> <p><b>Indicators:</b> Existence of adequate road to accommodate traffic including heavy vehicles</p> <p><b>Baseline:</b> (if available, indicate figure) No. of vehicles utilizing the road</p>	1. Hiring of Project Personnel -Recruitment	X	X			UNDP/PAPP	Government of Japan	Site Engineer	\$33,500
	2. Construction Works -Survey Works - Tendering - CAP and ACP -Awarding of Contract	X	X			UNDP/PAPP, Municipality of Jericho	Government of Japan	Construction Works	\$1,440,200
	3. Miscellaneous -Security, transportation, site plan.		X			UNDP/PAPP	Government of Japan	Miscellaneous	\$18,000
	4. GMS -GMS		X			UNDP/PAPP	Government of Japan	GMS 7%	\$104,419

<p>prior to road construction</p> <p><b>Indicators:</b> Volume of traffic utilizing the road</p> <p><b>Baseline:</b> % or no. (indicate figure) of direct and indirect beneficiaries using the road</p> <p><b>Indicators:</b> % or no. of direct and indirect beneficiaries using the road</p> <p>Targets (less than year 1)</p> <ul style="list-style-type: none"> <li>- Adequate road to accommodate traffic successfully constructed</li> <li>- Volume of traffic after intervention increase by %</li> <li>- % of additional people benefiting from the road following construction.</li> </ul>														
TOTAL	1,596,119													

## V. MANAGEMENT ARRANGEMENTS

UNDP will assign a Program Analyst from its staff to follow up on all managerial, including administrative and financial issues related to the project. In addition, UNDP will assign an Engineering Analyst to manage and handle the daily technical monitoring of the project. Finally, a qualified and experienced site engineer will be hired for the duration of the project to manage the on-site works on a daily basis. Both the UNDP Program & Engineering Analyst will be responsible for the project's overall assurance.

A **project board** will be established to follow up the works implemented by UNDP. The members of the board will include the Government of Japan as the donor, a representative of the Municipality of Jericho, and UNDP/PAPP as the implementing partner. This board will meet every month or exceptionally upon request by committee members, to review priorities and progress towards expected results.



The UNDP will utilize its standard Management, Procurement, Contracting, and Financial procedures in the implementation of the project. The project will be tendered locally and through UNDP procurement web site portal. A public tender opening will occur in which all relevant parties may be present. UNDP's procurement unit will evaluate the tender and only upon approval from UNDP Contracts, Assets, and Procurement Committee will a contract be awarded to the winning contractor.

The UNDP will monitor and supervise all construction works on a daily basis and will be responsible for verifying all works and the issuance of payments to contractors based upon actual works performed. The UNDP will have upper supervision on all works implemented.

The UNDP may coordinate the technical specifications of the works with the relevant Palestinian Counterparts to ensure that the works are in line with the master plan of the community.

Through this mechanism UNDP will directly execute all project activities. The project budget would cover the costs of the Site Engineer and UNDP's General Management Services fees shall be a fixed 7%.

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## VI. MONITORING FRAMEWORK AND EVALUATION

In accordance with the programming policies and procedures outlined in the UNDP User Guide, the project will be monitored through the following:

### Within the annual cycle

- An Issue Log shall be activated in Atlas and updated by the Project Manager to facilitate tracking and resolution of potential problems or requests for change.
- Based on the initial risk analysis submitted (see annex 1), a risk log shall be activated in Atlas and regularly updated by reviewing the external environment that may affect the project implementation.
- Based on the above information recorded in Atlas, a Project Progress Reports (PPR) shall be submitted by the Project Manager to the Project Board through Project Assurance, using the standard report format available in the Executive Snapshot.
- a project Lesson-learned log shall be activated and regularly updated to ensure on-going learning and adaptation within the organization, and to facilitate the preparation of the Lessons-learned Report at the end of the project
- a Monitoring Schedule Plan shall be activated in Atlas and updated to track key management actions/events

### Quarterly

- **Progress Report.** A Bi-Monthly Progress Report shall be prepared by the Project Manager and shared with the Project Board and the Outcome Board.
- **Monthly Summary Report.** A monthly summary report, including pictures, will be provided to the donor with a status update.

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## VII. LEGAL CONTEXT

The administration of this project shall be governed by UNDP rules and regulations.

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## VIII. ANNEXES

**Project Proposal:** Includes project goals, objectives scope of works, draft implementation work plan, potential project risks, environmental impact, and Budget.

**Bill of Quantities:** Copy of Initial Bill of Quantities related to project scope attached.

**Terms of Reference:** TOR for Project Site Engineer



## **PROJECT NAME:**

### **Rehabilitation of Agro -Industrial Park - the Whole Sale Market Road in Jericho**

#### **Goal:**

To provide reliable & suitable access for the movement of people, goods, and services between the Palestinian town of Jericho (new vegetable market) and the future project site of the Jericho Agro-Industrial Zone.

#### **Objectives:**

1. To asphalt approximately 1.8 Kilometers of road way with a width of 20 meters.
2. To provide immediate job opportunities to the unemployed living in the Jordan Valley region.
3. To create approximately 18,876 workdays (depending on final scope of works)
4. To enhance accessibility and provide alternative access to the Agro-Industrial Park.

#### **The Project Scope:**

The overall scope of the project is to utilize labor intensive means as much as possible in the asphaltting of approximately 1.8 kilometers of roadway between the newly built Jericho Vegetable Market and the proposed Jericho Agro-Industrial Zone. While the majority of the project activities due to the nature of the works will require heavy machinery, UNDP where possible, will employ labor intensive means in implementing certain activities. *Supposing the entire value of the works is forthcoming from the donor, the following activities would be implemented to meet the above result:*

- Excavation and road preparation works.
- Asphaltting of road includes one meter shoulder each side, two meter sidewalks each side, six meters road asphaltting each side, and a two meter median strip. In total the road will be 20 meters wide.
- Construction of a storm water canals and culverts as required.
- Construction of Sidewalks. (depending on final Scope of Works)
- Construction and Installation of Curbstones. (depending on final Scope of Works)
- Road furnishings including painting, signs, cat eyes, guard rails, etc. (depending on final Scope of Works)

It should be noted that only activities related to the storm water canals, sidewalks, and installation of curbstone will have acceptable levels of labor to categorize this activity an employment generation project.



2009/04/07



The estimated quantities as provided by the Municipality of Jericho and estimated Unit prices that have been revised by UNDP in coordination with the Municipality. The overall cost estimate for the road works (US \$1,870,800) and sidewalks (\$306,700) is US\$2,177,500. As for the road, it is estimated at US\$1,039 per meter run.

It is anticipated that approximately 18,876 workdays will be created through this project, most of which will be created through the construction of sidewalks and culverts, and the laying of curbstones.

In addition, unskilled workers will be recruited from the town of Jericho and communities located in the Jordan Valley. Notices and announcements will be placed in villages informing residents of the project and employment opportunities. The contractor will also be informed that unskilled labor must come from the area and this will be stipulated in the information for bidders.

All works associated with the project are dependent upon the receipt by UNDP of all licenses and permits by the legal authority to implement the works. The Municipality of Jericho has informed UNDP that all legal documents required for the works are within the Municipalities jurisdiction and thus will not be required.

As for potential requirements related to the Palestinian Authority, the Municipality, if required, will submit necessary applications needed to the line ministry for approval.

However, if the maximum value of the project is not available, and based upon a new budget estimate provided by the donor, UNDP and the Municipality of Jericho have agreed to the below option for purposes of implementation.

### **Alternative Options to the Original Project Scope:**

The figures provided in the above assessment are based upon the entire road plan as provided by the Municipality. However in case funds are not sufficient to cover the costs of the entire works, UNDP proposes the following option for implementation and funding.

#### **Recommended Option:**

Complete the entire 1.8 kilometer road; however, remove two items from the BOQ, including the curbstone (Item #11) and Sidewalks, and all Road Furniture (Item #13) except for Pavement Painting. The road will be 16 meters wide of asphalt, of which 12 meters are driving lanes, 2 meters are for the median strip, and 2 meters for shoulders. All sections will be separated by boundaries that are painted. An additional meter width of base coarse will also be installed on both sides of the road in order to protect the asphalt. Quantities were adjusted accordingly. Additional reductions were made for the water and telecommunications lines. This option will reduce the total budget by US \$769,361. **This is the preferred alternative option**, for the road will be completed all the way to the Agro-Industrial Park.

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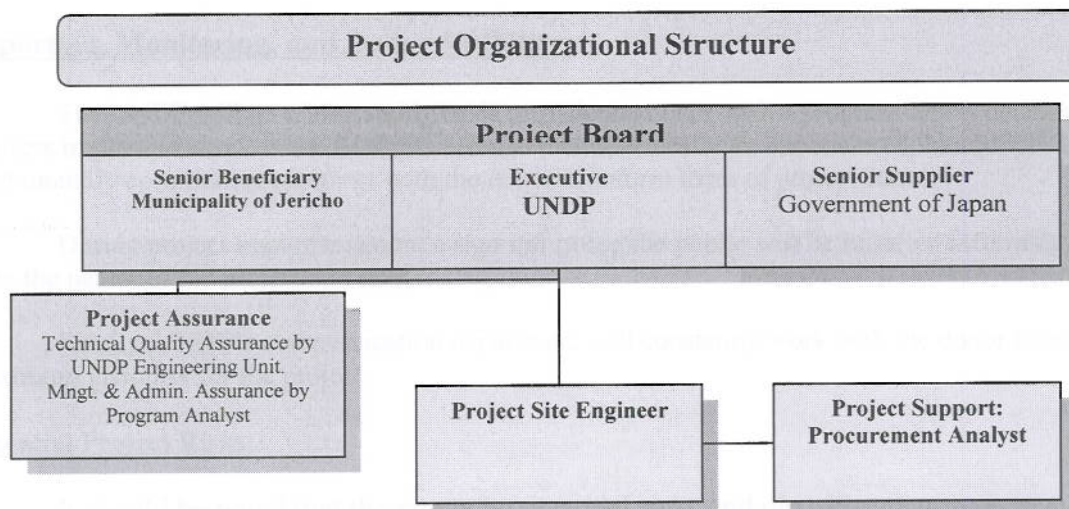


While there are other options available to implement the works, such as completing one side of the road, however, the Municipality and UNDP believe it will be counterproductive for the long term.

### **Implementation & Management Approach:**

UNDP will assign a Program Analyst from its staff to follow up on all managerial, including administrative and financial issues related to the project. In addition, UNDP will assign an Engineering Analyst to manage and handle the daily technical monitoring of the project. Finally, a qualified and experienced site engineer will be hired for the duration of the project to manage the on-site works on a daily basis. Both the UNDP Program & Engineering Analyst will be responsible for the project's overall assurance.

A **project board** will be established to follow up the works implemented by UNDP. The members of the board will include the Government of Japan as the donor, a representative of the Municipality of Jericho, and UNDP/PAPP as the implementing partner. This board will meet every month or exceptionally upon request by committee members, to review priorities and progress towards expected results.



The UNDP will utilize its standard Management, Procurement, Contracting, and Financial procedures in the implementation of the project. The project will be tendered locally and through UNDP procurement web site portal. A public tender opening will occur in which all relevant parties may be present. UNDP's procurement unit will evaluate the tender and only upon approval from UNDP Contracts, Assesses, and Procurement Committee will a contract be awarded to the winning contractor.

The UNDP will monitor and supervise all construction works on a daily basis and will be responsible for verifying all works and the issuance of payments to contractors based upon actual works performed. The UNDP will have upon supervision on all works implemented.



UNDP and the Municipality will begin to clarify the risks and issues at hand, especially the issue of the Beduoin community and will work to ensure that once the works begin this issue will have been resolved.

**Environmental Impact:**

During this phase of the project there is limited environmental impact expected. Movement of heavy machinery through residential communities may cause some air and noise pollution until an alternative route to the site is opened. In addition, there will be limited impact on flora, fauna, and animals living in the area.

**Budget:**

The below table provides a line by line description of budget items and associated costs.

This budget option covers the entire length of the road (1.8 kilometers), however, the implementation of curbstones and sidewalks will be removed, as well as most road furnishings except painting. Also we have reduced the quantities pertaining to the water and telecommunication lines. The preliminary estimated budget including 7% GMS fees is as follows.

<b>Budget Line Description:</b>	<b>Est. Budget (\$)</b>
UNDP Site Engineer:	\$33,500
Construction Road works.	\$1,440,200
Miscellaneous (security, transportation, Survey, Site Plan, etc):	\$18,000
Sub-Total:	\$1,491,700
GMS: 7%	\$104,419
<b>Total:</b>	<b>\$1,596,119</b>

- Be advised that UNDP calculates that the cost of each kilometer is approximately \$1 million US dollars.
- \*\* Any changes to the budgeting of the project will require a change in the scope of work to the project.

①

## Jericho Road- Industrial Area Jericho Work Program

ID	Task Name	Duration	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	
1	RFP for Designs and Tender Documents	40 days	[Gantt bar from Month 1 to Month 2]									
2	Prepare Detailed Designs and tender Documents	30 days	[Gantt bar from Month 2 to Month 3]									
3	Tendering and Contract Award (ITB)	60 days	[Gantt bar from Month 3 to Month 5]									
4	Road Construction	60 days	[Gantt bar from Month 5 to Month 7]									

Task

Split

Progress

Milestone

Summary

Project Summary

External Tasks

External Milestone

Deadline

Project: jericho-road pdf  
Date: Tue 07/04/09

0097222973018

Palestinian National Authority

Ministry of Planning  
Department of Aid  
Coordination And Management



المملكة الوطنية الفلسطينية

وزارة التخطيط  
الإدارة العامة  
لإدارة وتنسيق المساعدات

Ref:

Date: 18/3/2009

Mr. Jens Toyberg-Frandzen  
Special Representative  
UNDP

Subject: Approval for the implementation of the "rehabilitation of the Wholesale Market and Agro-industrial Park Road" in Jericho

Dear Sir,

As per the aforementioned subject we would like to convey our approval and endorsement of the proposed Japanese funding to rehabilitate the Wholesale Market and Agro-industrial Park Road in Jericho area and we would like to emphasize on the need to closely coordinate all works with the Ministry of Local Government and the Ministry of Planning to ensure the leadership and ownership of the PNA.

Please accept the assurances of our highest consideration,

Sincerely yours,

*Cairo Arafat*  
Dr. Cairo Arafat  
Director General

U.R. seen

ATN	JTF	RV	NAA
364F			
REC	18-03-2009		
ACTION	<i>[Signature]</i>		
FILE	<i>[Signature]</i>		

CC/ Representative Office of Japan to PNA  
MOLG  
Mr. Bashar Jumaa

هاتف 8-2402177 (2) (970)، فاكس 2402180 (02)، ص.ب. 54319، القدس / ص.ب. 1336، رام الله  
Telephone (970) (2) 240 2177-8 Fax (02) 240 2180 P.O. Box 54319-Jerusalem / P.O.Box 1336-Ramallah

**BILL OF QUANTITIES:**

**Whole Sale Market to the Agro-Industrial Park  
Rehabilitation of Agro-Industrial Park - The Wholesale Market Road in Jericho**

Item:	Description:	Unit:	Quantity:	Unit Price: \$	Total Price: \$	Est. Labor Content:	Workdays Generated:	Notes
1	Unclassified excavation in the removing existing pavement layers watercourses ditches and Wade relocations all as and where shown on the drawings including grading watering compaction, testing, all tests required and hauling the excavated material either to location for road embankments or to stockpiles or to waste, all according to specifications and as directed by the Engineer.	C.M	38000	4.00	\$ 152,000	10%	760	18 m width
2	Furnishings materials 30cm Topping. Where specified, immediately below the sub grade surface and preparing to be ready to receive the pavement structures and shoulders including all tests required all according to drawings, specifications and direction of the Engineer.	S.M	32400	5.00	\$ 162,000	10%	810	18 m width
3	Construction of the sub-grade layer (200 mm) thick by selected materials (Topping) imported from outside site, works include excavation and removal of unsuitable sub grade materials and preparing the sub grade surface ready to receive the pavement structures and shoulders including all tests required all according to drawings specifications and directions of the Engineer	C.M	8000	6.50	\$ 52,000	10%	260	18 m width
4	Furnishings granular sub-base material 150mm thick after compaction including preparing sub-grade mixing, spreading, compacting and finishing including all tests required all according to specifications drawings cross sections and directions of the Engineer.	S.M	32400	4.00	\$ 129,600	10%	648	18 m width
5	Furnishings crushed aggregate basecourse material class A (20cm) thick after compaction including sub-grade mixing, spreading, or prepared sub-base course or subgrade, compacting and finishing including 7cm BC. Layer for shoulders after laying asphaltic wearing course and all tests required all according to specifications drawings cross sections and directions of the Engineer.	S.M	32400	6.00	\$ 194,400	10%	972	18 m width
6	Furnishings and applying bituminous prime coat (mC-70) or equivalent (rate of application 1.2kg/m <sup>2</sup> ) to previously constructed sub-grade, sub-base or aggregate base course road paved shoulders and sidewalk or concrete pavement all according to specifications drawing and directions of the Engineer.	S.M	28800	1.00	\$ 28,800	5%	72	16 m width
7	Furnishings and applying bituminous tack coat(mC-70 or RC/250) or equivalent (rate application 0.5kg/m <sup>2</sup> ) to previously const-	S.M	28800	1.00	\$ 28,800	5%	128	