

SB

PD - AAN - 846

ISN 33397

w/o Etc. Summary

CLASSIFICATION

PROJECT EVALUATION SUMMARY (PES) - PART I

Report Symbol U-447

1. PROJECT TITLE SENEGAL PATTE D'OIE Redrafting Recommendations Special Evaluation (PES PART I)			2. PROJECT NUMBER 685-0226	3. MISSION/AID/W OFFICE SENEGAL
6. KEY PROJECT IMPLEMENTATION DATES A. First PRO-AG or Equivalent FY 79 B. Final Obligation Expected FY 83 C. Final Input Delivery FY 83			4. EVALUATION NUMBER (Enter the number maintained by the reporting unit e.g., Country or AID/W Administrative Code, Fiscal Year, Serial No. beginning with Nc. 1 each FY) <input type="checkbox"/> REGULAR EVALUATION <input checked="" type="checkbox"/> SPECIAL EVALUATION	
6. ESTIMATED PROJECT FUNDING A. Total \$ 538 B. U.S. \$ 1.3			7. PERIOD COVERED BY EVALUATION From (month/yr.) Sept. 28, 1979 To (month/yr.) Sept. 30, 1982 Date of Evaluation Review 16 September, 1982	

B. ACTION DECISIONS APPROVED BY MISSION OR AID/W OFFICE DIRECTOR

A. List decisions and/or unresolved issues; cite those items needing further study. (NOTE: Mission decisions which anticipate AID/W or regional office action should specify type of document, e.g., airgram, SPAR, PIO, which will present detailed request.)	B. NAME OF OFFICER RESPONSIBLE FOR ACTION	C. DATE ACTION TO BE COMPLETED
<u>Physical Rehabilitation</u>		
1. Undertake joint inspection with SICAP and POHA* of all grant funded activities completed to date and prepare an inspection report noting quantity and quality of work performed.	USAID.E	November 1982
2. Prepare a letter of certification at the end of the final (plantation) sub-contractor warranty period for activities financed under the original grant agreement that all scheduled rehabilitation has been satisfactorily accomplished and that a program for regular project maintenance and repair will be drawn up by SICAP.	SICAP	June, 1983
3. Amend PROAG by Implementation Letter to permit use of the balance of the grant funds to repair additional structurally deteriorated housing units with priority to be given to replacement of defective roofing and to extend the PACD for this project to the end of the one year warranty period following this supplemental construction.	USAID/GOS	September 1982
4. Undertake a final joint project inspection with SICAP and POHA following completion of all grant funded rehabilitation activities and before the PACD.	SICAP POHA USAID	August 1989

* Patte d'Oie Homeowners Association (POHA)

9. INVENTORY OF DOCUMENTS TO BE REVISED PER ABOVE DECISIONS

<input type="checkbox"/> Project Paper	<input type="checkbox"/> Implementation Plan e.g., CPI Network	<input type="checkbox"/> Other (Specify)
<input type="checkbox"/> Financial Plan	<input type="checkbox"/> PIO/T	_____
<input type="checkbox"/> Logical Framework	<input type="checkbox"/> PIO/C	<input type="checkbox"/> Other (Specify)
<input checked="" type="checkbox"/> Project Agreement	<input type="checkbox"/> PIO/P	_____

10. ALTERNATIVE DECISIONS ON FUTURE OF PROJECT

A. Continue Project Without Change

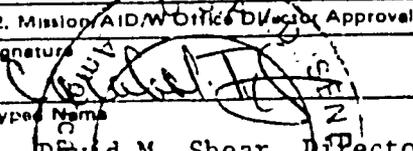
B. Change Project Design and/or Change Implementation Plan

C. Discontinue Project

11. PROJECT OFFICER AND HOST COUNTRY OR OTHER RANKING PARTICIPANTS AS APPROPRIATE (Names and Titles)

USAID/Engineer Barnabas Mosley
 RHUDO/Regional Housing Officer, Amy U. Nolan
 SICAP/Director General, Ahamdou M. Gaye
 SICAP/Project Architect, Serigne Mbaye
 POHA Representatives

12. Mission/AID/W Office Director Approval

Signature 

Typed Name David M. Shear, Director

Date

<u>LIST DECISIONS</u>	<u>NAME OF OFFICER RESPONSIBLE FOR ACTION</u>	<u>DATE ACTION TO BE COMPLETED</u>
<u>Sand Stabilization Program</u>		
5. Continue surveillance and maintenance of plantation areas for five (5) years beyond end of one year Eaux et Forêts contract warranty period.	SICAP and POHA*	June, 1987
<u>Project Maintenance</u>		
6. Proceed with series of interlocking actions as follows to ensure the creation and financing of a program for continued maintenance and repairs to Patte d'Oie including correction of any remaining hidden construction defects. The following recommendations would be initiated and administered jointly by SICAP and the Patte d'Oie Homeowners Association.		
a) Require of SICAP, the preparation annually of a maintenance plan and budget responsive to the routine and project maintenance and repair needs of Patte d'Oie.	SICAP and POHA	November 1982
b) Patte d'Oie management and maintenance fee (currently 11%), of which 9% management fee, 2% maintenance fee) as necessary to reflect more realistically project maintenance costs. (This should be based on results of 4a)	SICAP and POHA	November 1982
c) Amend PROAG by Implementation Letter to commit balance of unliquidated grant funds, if any remaining following action 3, to the Patte d'Oie project maintenance budget.	USAID and SICAP	August 1983
<u>HG Loan Repayment</u>		
7. Provide limited services of financial analyst to SICAP to assist SICAP and USAID to reconcile HG loan repayment accounts and to regularize the monthly payments process in accordance with the loan documents.	USAID/RCO	September 1982

* : Patte d'Oie Homeowners Association (POHA)

11

<u>LIST DECISIONS</u>	<u>NAME OF OFFICER RESPONSIBLE FOR ACTION</u>	<u>DATE ACTION TO BE COMPLETED</u>
8. Prepare and have executed between appropriate GOS and USAID representatives an implementation agreement to carry out the terms of rescheduling agreement executed 26 August 1982 between GOS and GOUS as regards the HG 001 payment of arrearages and monthly payments schedule.	GC/HUD USAID/ECON*	November 1982
<u>General</u>		
9. Conduct joint annual project inspection for three (3) years following project completion date (PACD).	SICAP POHA	August 1984 August 1987
10. Participate in final annual project inspection with SICAP and POHA and prepare memorandum to close project files.	USAID/E RHUDO/WA	August 1987

SENEGAL PATTE D'OIE HIG
REHABILITATION PROJECT
685-0226

13. SUMMARY

The Senegal Patte d'Oie HIG Rehabilitation Project represents a major element of a process approved September 28, 1979 between AID and GOS:

- 1/ to resolve or compensate planning and construction defects in the US built 669 unit Patte d'Oie Housing Project (685-HG-001) and
- 2/ to assure payment of loan arrearages and resumption of monthly loan servicing by GOS on the US government guaranteed loan which financed Patte d'Oie. (See Attachment A and B).

The purpose of the rehabilitation project has been to execute physical reconstruction of pre-identified structurally deteriorated housing units, to build a new school facility to replace the defective existing structure and to execute a sand stabilization program, all done in order to establish a sound physical base on which regular on-going maintenance would be effective to maintain value.

At the time of this first regular evaluation, the physical reconstruction and plantation activities have been essentially completed. The workmanship, subject to a final inspection and acceptance by the USAID Engineer appears satisfactory to the Evaluation team and has been finished six months ahead of the PACD (September 30, 1982). Interviews with project residents reveal no problems or issues with the work completed. No serious problems or delays were encountered during construction.

The stated project purpose of undertaking the immediate physical construction and plantation has been commendably achieved by the Société Immobilière du Cap Vert (SICAP), the implementing agency in conjunction with the USAID Engineering Office. The key, however, to the long-term success of this project and the basic assumption made for it to achieve its purpose is a sustained program of regular maintenance by the Project Administrator, also SICAP. (Attachment C). In view of this necessity, the evaluation team has geared its recommendations to assure to the maximum extent possible, that an effective project maintenance plan and budget is established and ongoing.

14. EVALUATION METHODOLOGY

The purpose of this regular evaluation is to measure progress achieved and to identify any factors which might recommend alteration or addition to project design to fully achieve project goals and objectives.

The outline for project evaluation as defined in the PP Evaluation Plan (pg 26) and the PROAG annex, Section III. Project Reporting and Evaluating has been followed in the preparation of this report. The outline emphasizes two basic areas of assessment:

1. To evaluate the overall impact of the project in terms of (a) applicability of project techniques to projects under similar ecological conditions; (b) stabilization of US/GOS relations.
2. To assess normalization of GOS loan servicing on the Patte d'Oie HG-001 project including a review of the status of arrearages and the record of regular monthly loan payments.

The evaluation team undertook a site inspection, documentation review in SICAP and USAID and a series of interviews to gather data for the evaluation.

Key agencies and individuals participating in or contributing to the evaluation and the review of its recommendations included:

USAID

- Mr. David M. Shear, Mission Director
- Mr. Barnabas Mosley, Engineer
- Mr. Abdoulaye Barro, Assistant to Engineer
- Mr. Doug Franklin, Controller
- Mr. Assad Kader, Financial Analyst
- Mr. Edmund Auchter, Chief Econ & Commercial Unit
- Mr. Mamadou Jallow, Evaluation Officer.

Government of Senegal/Société Immobilière du Cap Vert (SICAP)

- Mr. Ahmadou Malick Gaye Director General
- Mr. Serigne Mbaye, Project Architect
- Mr. Samba Ndoye, Director of Finance
- Mr. Ibrahima Koité, Chief of Maintenance Services
- Mr. Mara, Technical Director

Inspection des Eaux & Forêts du Cap Vert

- Mr. Coly Bâ, Inspector

Patte d'Oie Housing Project

- Mr. Dame Ndao, Assistant to the Director of Patte d'Oie School
- Five families residing in Patte d'Oie interviewed during project inspection.

Patte d'Oie Homeowners Association (POHA)

- Mr. Cheikh Tidiane Diallo, Secretary General
- Mr. Mohamadou El Bachir Dia, Vice President.

RHUDO/WA

- Mr. Michael J. Lippe, Assistant Director
- Ms. Amy U. Nolan, Regional Officer.

15. EXTERNAL FACTORS

The continued success of the project was, at the time of project design, and still is based upon on on-going program of regular repairs and routine maintenance to be undertaken by SICAP. A confident picture was presented in the PP economic analyses of SICAP's ability to fully meet this financial responsibility using the 11% maintenance charge included in monthly lease-purchase payments and a monthly surplus after US dollar loan payments of approximately CFA 2 million or \$9756 at the rate of exchange (1979 : CF 205 = US\$ 1.00).

Unfortunately, the economic conditions on which the feasibility of the project was based have reversed in the last few years with the CFA losing more than 32% of its value against the US dollar (1982 : CFA 300 = US \$ 1.00). The consequence of this reversal puts SICAP in a negative monthly cash flow situation for Patte d'Oie as of March 1982 of:

CFA 12,042,462	Total monthly collections lease-purchase payments
1,633,483	less 11% SICAP management and maintenance fee
<hr/>	
10,408,979	Balance.
12,613,267	Monthly Loan Servicing
<hr/>	
(2,204,288)	Negative monthly cashflow

In spite of these conditions, SICAP continues to make monthly loan payments on the Patte d'Oie 685-HG-001 through Citibank/Dakar to the US Investors, assuming itself the financial burden of the local currency shortfall against the US dollar obligations. There are a few irregularities in its manners of payments which will be discussed later.

On the other hand, the schedule for payment of loan arrearages by the GOS Ministry of Economy and Finance in the amount of 10 fixed amount semi-annual payments of US \$ 184,555.50 for a total of \$1,845,550 as set forth in the settlement Agreement has not been maintained. This is a result of general deterioration of the Senegalese economy and rescheduling of government debts (January 1, 1980 and proposed January 1984). To date two consecutive semi-annual payments for July 1, 1981 and January 1, 1982 in the amount of \$184,555.10 each have not been made. These payments would fall within the debt consolidation period (1 July 1981 - 30 June 1982) as set forth in the GOS/GOUS agreement regarding the rescheduling of debts and executed 26 August 1982 (See attachment D and E).

16. INPUTS

The project grant agreement for the rehabilitation of Patte d'Oie committed the US to a grant of US\$ 1.3 million and the GOS to a contribution of not less than 127 million CFA at a time when the exchange rate was 205 CFA = US\$1.00.

Since the project has consisted of almost all local currency costs, save for US commodity purchase of roofing materials (about \$320,000), it has benefited enormously from the strong increase of US dollar value against the CFA franc. The consequence is an estimated project savings or unliquidated grant balance of approximately 36,673,729 Frs CFA or US\$103,306.28 (US\$ 1.00 = 355 FCFA 15 Sept. 1982).

Documentation of SICAP's expenditures to meet the GOS commitment of financial participation in the project was not immediately available at USAID or SICAP. The only clear evidence of GOS expenditure is SICAP's payment for transport of the roofing material from the port to the construction site at an estimated cost of CFA 1,500,000. Other expenditures would include construction supervision and overhead if these were not passed through for recovery from sub-contractors.

In the execution of the structural rehabilitation and plantation, the only significant delay experienced was in project startup. SICAP lacked the working capital to undertake the project without an advance (s) on the grant from AID. This problem led USAID Controller to abandon the PP-proposed use of the Fixed Amount Reimbursement (FAR) system and institute per Implementation Letter No. One a process for issuing advances and reporting disbursements Attachment F).

SICAP's management of the contractor selection process and job supervision was well done as evidenced by the quality and timeliness of the work. The only major material supply problem came up with the sole commodity purchase for the project, the Derbigum roofing material. The local representative and distributor wanted to use Belgium supplier. After some investigation by AID, a US supplier offering comparable quality and sufficient quantity was identified, the purchase made and delivered in two somewhat delayed shipments. Despite slow delivery, SICAP had the roofing work essentially completed before the rainy season which was the critical issue.

The on-going maintenance aspect of the project is a GOS/SICAP responsibility. In view of changed economic conditions earlier mentioned, the PP input assumption that sufficient GOS/SICAP funds would be available for continued maintenance in Patte d'Oie at the level required is no longer assured.

As indicated above, the once monthly surplus in the conversion of Frs CFA lease purchaser payments to US dollars loan repayments has become a monthly shortfall. The 11% management and maintenance fee charged monthly by SICAP to the lease-purchasers includes 9% for management services to cover loan collections and HG loan repayment and only 2% for project maintenance. This 2% represents about 296,996 Frs CFA per month or 3,563,952 Frs CFA per annum (US \$ 9899 at current rates) which is totally insufficient to provide even a minimum routine maintenance program.

17. OUTPUTS

In measurable accomplishments, 504 units have been reroofed; 15.039 square meters of wall and foundations were repaired or replaced; 18.102 square meters of exterior unit walls waterproofed; a 6 unit-1 administrative unit elementary school

built with a sanitary block; and 3 hectares of filao planted for sand stabilization. The PP called for SICAP certification on all work completed as an indication of their acceptance of the rehabilitated structures as a maintenance responsibility. As of the date of the evaluation, no certification had been prepared during or following construction. SICAP representatives indicated no problem in executing such certification(s).

Economies realized through contract negotiation and the increased value of the US dollar grant in a CFA economy permitted USAID to expand in a small way the project output. CFA 15,300,000 was put into additional wall and foundation repairs; the new school has been furnished at a cost of CFA3,186,700 and the SICAP project architect, Serigne Mbaye, was sent to the US for one-month AID training program in low-cost shelter development for an estimated cost of \$8,000.

The plantation scheme, originally planned for 7 hectares wrapping around the north-northwest boundaries of the site, was redesigned and executed by the Senegal Department of Waters and Forests (Inspection des Eaux et Forêts), the local experts in sand stabilization. They were selected to carry out this component based on their experience (and cost efficiency) in successfully conducting extensive and stabilization projects along more than 150 kilometers of coastline. The scheme they have planted and which they feel should be adequate to hold back drifting sands, is comprised of only 3 hectares of planting divided among three locations on the north-northwest boundaries of the site. According to the Senegal Water and Forest Department, the plantation requires basically little maintenance beyond keeping intact protective fencing to keep out animals. Watering is discouraged as the seedlings become dependent on the water resulting in a higher percentage of loss during the long dry season.

Physical Rehabilitation Recommendations

- 1 and 4. Undertake an interim (November 1982) and final (August 1989) official project inspection noting quantity and quality work performed.
2. Require SICAP certification on all work accomplished that deferred maintenance completed and that a plan for continued maintenance and repair will be drawn up by SICAP.

Sand Stabilization Program Recommendation

3. Continue surveillance and maintenance of plantation areas for five (5) years beyond end of Eaux et Forêts guaranty period.

18. PURPOSE

The project purpose as defined in the project logframe (Attachment C) was/is to help GOS correct Patte d'Oie deterioration sufficiently so it will continue to maintain the neighborhood and service the HG loan. EOPS conditions cite the following indicators for verification that the purpose has been achieved:

- a) Tree plantations stabilize moving sand sheet,
- b) SICAP continues required maintenance from Patte d'Oie revenues,
- c) Arrearages are paid; loan payments continue.

While the EOPS conditions are still to be considered a good description of what will exist when the project purpose is achieved, it is still too early to assess significant progress toward each EOPS condition:

a) Tree plantation Scheme

The Senegal Department of Waters and Forests estimates five years growth with minimal maintenance (fencing repair and dead tree replacement) will be necessary to determine the success and replicability of the plantation scheme.

b) SICAP Project Maintenance

The major assumption upon which success of the rehabilitation project is based is the institution by SICAP of a regular program of project maintenance (which would also include the tree plantation areas). The project's ecological setting and generally deficient construction, not all of which was repaired or replaced will necessitate more than routine maintenance to avoid any future repetition of serious project deterioration.

Among the original loans documents for Patte d'Oie is the Administration Agreement by which SICAP accepted the responsibilities as Project Administrator. Article V of this Agreement requires SICAP to service, maintain, repair and keep in good working order the following. In actual fact, several items have been delegated to other more appropriate parastatals:

<u>Item</u>	<u>Responsible Parastatal</u>
(i) Sewage treatment plant and sanitary sewage system	SONEES
(ii) Roads, sidewalks and paths within the project	Le Service Voirie, Dakar (roads) and SICAP.
(iii) Storm sewage system	SONEES
(iv) Public landscaped areas, parks, and recreation facilities	SICAP
(v) Garbage and grass collection	SICAP
(vi) All other related facilities (Public street lighting)	SENELEC.

Project inspection revealed that little routine maintenance is being done currently on the common areas as evidenced by deterioration of roads and sidewalks, and the public lighting system; sand covering many of the circulation paths, sidewalks, mounding in recreation areas like the school yard and burying utility meters for the housing blocks; and some problems with the management of the sewage treatment plant.

Residents complained of lack of response by the SICAP site representative to housing unit maintenance problems such as plumbing repairs, rusted out security locks, broken windows. SICAP's central office said it only responds to written requests submitted through its site representative. The Lease-Sale Contract executed by Patte d'Oie tenant-purchasers obligates the Tenant-Purchaser, after 10 years from the date of signing the contract, to assume full responsibility for maintenance and repairs to his property (Specific Obligations, Section 9, page 112). Since the project has been occupied about 12 years and a percentage of the units are rented, it is probable that tenants don't realize that responsibility of the private areas (housing units and lots) contractually now resides with the owners. In any event, the current system of maintenance for both common and private areas is passive and irregular. SICAP and Patte d'Oie Home Owners Association need to clarify areas of responsibility in terms of maintenance and repairs and develop a reasonable plan and budget to meet these needs.

Discussion with SICAP's Project Architect and Chief of Management Services indicated that they expect continued problems with deteriorated roofing and cracking walls on units that were not selected for repair as part of the rehabilitation project. In fact, several examples of this problem were observed during site inspection. Also there will be a continuing problem of displacement of sand until the plantation scheme is full grown and can provide a protective barrier. They also cited the system of plumbing for the housing blocks to be another area of poor design and construction not treated by the rehabilitation project. The piping is laid in a path running directly underneath all the units from the building hook up on one end through 4 to 6 units. Plumbing problems experienced in one unit often have to be repaired through the floor of another or several others to get at the damaged pipe section.

The need for major repairs to additional units not earlier designated in the rehabilitation survey and the importance of establishing an on-going routine maintenance program prompted the inclusion of the following key recommendations:

Physical rehabilitation recommendation

3. Amend the PROAG to permit use of the grant funds to repair additional structurally deteriorated housing units with priority to be given to replacement of defective roofing.

Project Maintenance Recommendations

4. Proceed with series of interlocking actions as follows to ensure continued maintenance and repairs to Patte d'Oie including correction of any remaining hidden construction defects (USAID action in 4d will depend on SICAP commitment to carry out actions 4a-c):
 - a) Require preparation by SICAP of an annual maintenance plan and budget responsive to routine project maintenance and repair needs;
 - b) Amend Patte d'Oie management and maintenance fee (currently 11%) as necessary to reflect more realistically project maintenance costs. (This should be based on results of 4a);

- c) Commit any unliquidated grant balance following completion of the additional repairs planned (action 3) to the Patte d'Oie project maintenance budget to be developed (action 4a).

The final EOPS condition considers the status of Payment of Arrearages and Regular Loan Payments.

As discussed earlier, SICAP's monthly loan payments to the US Investor are steady although further deterioration of the GOS economy and the sustained weakness of the CFA to the US dollar may threaten the regularity of these payments in the future. There are however a few problems which might be resolved with some short-term accounting assistance to SICAP. While the monthly payments are due on the first of every month, SICAP does not seem to have any fixed date for issuing a payment. Consequently they have, in their random system, missed two payments:

<u>Due date</u>	<u>Amount</u>
December 1, 1980	\$ 38,342.49
October 1, 1981	38,906.80
Accumulated penalty interest to April 2, 1982	4,932.01
	<hr/>
Total Arrears	\$ 82,181.30

Additionally, SICAP payments generally come in for odd amounts, greater or smaller than the scheduled payment amount on the amortization schedule.

The GOS payment of arrearages was current until July 1981. To date, they have missed two consecutive payments (July 1981 and January 1982) for a total arrears of \$369,111.00 not including penalty interest calculations. This recent pattern is the result of GOS debt rescheduling. An implementation plan to carry out the partial rescheduling of HG loan arrearages and any monthly loan payments effected by the conditions of the rescheduling agreement is to be prepared by PRE/HUD/GC.

HG Loan Repayment Recommendations

7. Provide limited services of financial analyst to SICAP to reconcile HG loan repayment accounts and to regularize process of monthly payments.
8. Prepare and have executed between appropriate GOS and USAID representatives an implementation agreement to carry out the terms of the debt rescheduling as regards the HG out loan.

19. GOAL/SUB-GOALS

The program or sector goal was to resolve the US/GOS dispute over Patte d'Oie so that AID programs might continue in Senegal without the Patte d'Oie issue coming up again.

Relations between the US and GOS were stabilized by the commitment of AID grant funds to rehabilitate Patte d'Oie and GOS executing a Settlement Agreement to recommence and bring current regular loan payments. Both parties have honored their commitments. The project rehabilitation has been completed ahead of schedule and with extra improvements approved by USAID. The GOS has continued loan payments through SICAP and, until the recent government debt rescheduling, made regular semi-annual payment of arrearages.

In general, GOS and USAID have developed a close working relationship in the last 2 to 3 years. This is clearly evidenced by the successful 1980 "Joint Assessment and Planning" exercise to guide AID activities in Senegal during the 1980's. Also collaboration is apparent in the preparation of the 1983 CDSS.

Specifically, a new initiative by GOS/USAID in the shelter sector would be the most concrete confirmation that ill-will generated by the Patte d'Oie experience has finally been put to rest. With the "urban population growing at roughly twice the rate of the general population" (CDSS 1983), the question of need does arise. To be consistent with the USAID development strategy which is primarily directed toward development of the agriculture sector, and AID's strategy for decentralized development and equitable distribution of services, a new shelter/urban infrastructure initiative might be suitably considered for the rapidly growing small towns of Sine-Saloum and the Senegal River Basin.

20. BENEFICIARIES

The tenant-purchasers (and renters) in Patte d'Oie, a population of approximately 6690 inhabitants are the direct beneficiaries of this project. The rehabilitation effort together with an on-going maintenance program should assure value appreciation of the units in which, the tenant-purchasers are investing monthly payments toward eventual ownership.

The GOS/SICAP have also benefited in that without this investment of funds to address accumulated deferred maintenance to structures, physical abandonment and financial loss of units was assured.

21. UNPLANNED EFFECTS

Not pertinent at this time.

22. LESSONS LEARNED

One of the important causes of structural deterioration in Patte d'Oie was its construction on a largely unvegetated site approximately 2500 meters from the ocean with no protection against the advance of a wide sheet of shifting sands and sand dunes directly north of the project.

AID policy requiring an environmental examination to determine negative impact of a project and to incorporate protective environmental measures in project design did not exist at the time (1968) of the project design for Patte d'Oie. The current Environmental Approval process would hopefully prevent the lack of environmental planning evidenced in the Patte d'Oie project.

The Senegal Department of Waters and Forests representative when asked to comment on lessons learned, recommended that any future construction projects in Senegal on sparsely vegetated sites should have a plantation scheme designed under their supervision and completed at the borders of the site 6 to 12 months in advance of any construction; furthermore, that project design should require plantation of common areas and individual lots to stabilize any open areas within the project following completion of construction.

23. SPECIAL COMMENTS OR REMARKS

None

Attachments

- A. PROAG Patte d'Oie Rehabilitation Project 685-0226 (page 1-10)
- B. Settlement Agreement - Patte d'Oie Housing Investment Guaranty Project, 685-HG-001 (page 1-5)
- C. Project Paper Logframe, Patte d'Oie Rehabilitation Project 685-0226 (page 1)
- D. Agreed Minute on the Consolidation of Debts for the Republic of Senegal Paris, 13 October 1981.
- E. Agreement Between the US and Republic of Senegal Regarding the Consolidation of Rescheduling of Certain Debts, Dakar 26 August 1982.
- F. Implementation Letter 1, Patte d'Oie Rehabilitation Project 685-0226 (page 1-)
- G. Implementation Letter 2, Patte d'Oie Rehabilitation Project 685-0226 (page 1)