

**REPUBLIC OF ARMENIA**  
**MINISTRY OF LABOR AND SOCIAL AFFAIRS**  
**SOCIAL PROTECTION ADMINISTRATION II PROJECT**  
**LOAN N 5398-AM**

**ENVIRONMENTAL AND SOCIAL MANAGEMENT PLAN**  
**REHABILITATION OF PREMISES**  
**FOR NOR NORK UNIFIED SOCIAL SERVICES TERRITORIAL CENTER**

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## PART A: GENERAL PROJECT AND SITE INFORMATION

<b>INSTITUTIONAL &amp; ADMINISTRATIVE</b>			
Country	Republic of Armenia		
Project title	Social Protection Administration II Project (SPAP II) Rehabilitation of Premises for Nor Nork Unified Social Services Territorial Center (USSTC) in Yerevan		
Scope of site-specific activity	<p>The scope of rehabilitation works at the construction site includes: demolition and reconstruction of roof and partitions to increase seismic resistance, construction of internal engineering networks, installation of doors, installation of external doors and windows, strengthening of inter-floor coverings with concreting and reconstruction of internal walls and ceilings, as well as internal finishing works, mounting of internal infrastructure (heating, ventilation, and communication networks), construction of wheelchair ramps and reconstruction of the stairs, finishing and thermal insulation of external walls, construction of slab with regulated drainage around the building (Annex 3).</p> <p>The 1<sup>st</sup> floor (356.4 sq.m.) and the 2<sup>nd</sup> floor (361.3 sq.m.) of the 2-story building have been fully allocated (717.7 sq.m.) for the establishment of the USSTC (Annex 1).</p> <p>The existing building underwent expert technical examination for structural integrity. Based on the results of the investigation, the technical condition of the building is assessed as satisfactory, and the implementation of major repair and modernization works is technically possible, provided that the instructions for strengthening the building are fulfilled.</p>		
Institutional arrangements (WB)	Task Team Leaders: Lucia Solbes Castro	Safeguards Specialists: Darejan Kapanadze, Environment Lusine Gevorgyan, Environment David Jijelava, Social Sonya Msryan Social	
Implementation arrangements (RoA)	Implementing entity: Ministry of Labor and Social Affairs (MLSA)	Works supervisor: (TBD)  MLSA: Gevorg Nazaryan, Environment Gayane Hakobyan, Social	Works contractor: (TBD)
<b>SITE DESCRIPTION</b>			
Name of institution whose premises are to be rehabilitated	Nor Nork and Avan Unified Social Services Territorial Center (USSTC) in Yerevan		
Address and site location of institution whose premises are to be rehabilitated	<p>717.7 sq.m. of the 1st and 2nd floors of the building of the school N133 at 35/22 Moldovakan Street, Nor Nork administrative district, Yerevan.</p> <p>The building is of public significance, and the area is a state-owned land plot for common use. The document confirming the real estate acquisition right is the Certificate of State Registration of the Rights over Real Estate N 27042021-01-0237, issued on April 27, 2021. (Annex 2).</p> <p>The property is attached to the RoA Ministry of Labor and Social Affairs based on the RoA Government Decision No. 1856-A from 26.11.2020 and transfer-acceptance act dated on 02.04.2021. The certificate defines the property rights of the RoA MLSA over the public area of 717.7 sq.m. of school building 7 at 35/22 Moldovakan Street, Nor Nork.</p>		
Who own the land Who uses the land (formal/informal)?	<p>According to the RoA certificate on state registration of ownership rights over real estate No.27042021-01-0237, the landowner of the 2.0376 ha of land occupied by the school is the Republic of Armenia. The operational significance of land is “for public construction”. (Annex 2)</p> <p>The allocated premises are nonresidential; thus the rehabilitation works will not entail any physical displacement (relocation or loss of shelter) or economic displacement (loss of assets or access to assets that leads to loss of income sources or means of livelihood).</p>		

<p>Description of physical and natural environment around the site</p>	<p>The premises allocated for the USSTC are in the lively part of Nor Nork administrative district. There are residential houses, stores and other buildings nearby. The road leading to the center is asphalted. There are trees or bushes that may be hindering the construction works. The construction company have to undertake all necessary measure to protect trees and or apply to the Yerevan Municipality for permit on removal. The design documents do not suppose any tree removal from the territory.</p> <p>The external electricity, water supply, sewage disposal and natural gas supply networks of the future USSTC are currently in place and will remain unchanged. The internal communication network (intranet, phone, security system) and infrastructure - electrical wiring and water pipelines will be fully replaced.</p> <p>The civil works will not interfere with the everyday life of nearby residents or public transportation, as well as the activity of the nearby stores. There is enough space for parking construction vehicles and machinery on the territory adjacent to the future USSTC and for establishing temporary storage for building materials and construction waste (for example, in the basement of the building), if necessary.</p> <p>Construction works will take about 6 months from the start (the exact duration will be defined by the construction permit).</p> <p>The project's Social and Environmental Specialists have visited and pre-screened the site.</p>
<p>Locations and distance for material sourcing, especially aggregates, water, stones?</p>	<p>The necessary aggregates and other construction materials are available from nearby vendors and wholesale trade centers.</p> <p>Water required for construction works is available inside the building and is supplied by "Veolia Jur" CJSC.</p>
<p><b>LEGISLATION</b></p>	
<p>National &amp; local legislation &amp; permits that apply to project activity</p>	<p>The following Armenian legislation defines a legal framework applicable to project activities:</p> <p>- <b>RoA Law on Ambient Air Protection (1994).</b></p> <p>Article 11, Paragraph 2:</p> <p>"2. To prevent the spread of dust emissions outside the construction site during the construction works (reconstruction, rehabilitation, demolition, main and on-going renovation works) of buildings and structures, as well as physical (including those engaged in entrepreneurial activities) and legal entities performing dust emission-related activities shall:</p> <ol style="list-style-type: none"> <li>1) fence the construction sites, cover the buildings and structures with an impermeable membrane of the height corresponding to the construction;</li> <li>2) wash the tires of vehicles leaving the construction site;</li> <li>3) transport sand, cement, plaster, gravel, other bulk materials, soil masses, as well as construction waste in vehicles covered with dust-impermeable covers;</li> <li>4) in case of positive air temperature, water the construction site, except for the streets under repair and reconstruction, regularly during the day, excluding the penetration of waste water outside the boundaries of the construction site;</li> <li>5) use devices and technologies that exclude dust emission when performing grinding works;</li> <li>6) store sand, cement, plaster, gravel, other bulk materials, soil masses, as well as construction waste in closed areas or cover with impermeable membrane;</li> <li>7) transport construction waste to specially designated places for their disposal and along a specially defined route." <p>- <b>RoA Law on Waste Removal and Sanitary Cleaning (2004)</b></p> <p>Article 6, Paragraph 2</p> <p>"2. The entities generating construction and large-scale waste are exempted from the waste collection fee, in case the mentioned waste is transported and disposed of with their own means, on the basis of the permit envisaged under Paragraph 4 of Article 8 of this Law or the agreement concluded with the persons envisaged in Paragraph 3 of the same Article in the manner prescribed by the legislation."</p> </li></ol>

Article 8, Paragraphs 3-5:

"3. In accordance with the requirements set forth by the Council of Elders, a legal entity or an individual entrepreneur can collect and dispose of construction and large-sized waste on the basis of the waste collection and disposal permit envisaged under this article.

4. Waste collection and disposal permits can also be issued to construction and large-scale waste collection fee-payers for self-collection and disposal of waste.

5. The permit for the collection and disposal of waste is granted by the Head of the community under the conditions and procedure approved by the Council of Elders of the community."

*In case of Yerevan Municipality, the construction waste disposal place is assigned by Municipality in the issued construction permit. The construction company will transport and dispose of construction waste at a designated location, by entering into a contract with a firm operating the dumpsite.*

**- RoA Law on Environmental Impact Assessment and Expertise (2014)**

The law defines types of activities that are subject to environmental impact assessment and state expertise.

*According to this law, the construction of a new building, as well as the rehabilitation works of Nor Nork USSTC are not subject to Environmental impact assessment and expertise (the construction area is less than 1500 sq.m)*

**- RoA Land Code (2001)**

In accordance with this law, as well as WB Operational Policies/Banking Procedures (OP/BP) Clause 4.12, the rehabilitation works of Nor Nork USSTC will not cause resettlement and displacement problems. According to paragraph 5 of Article 36, the fertile soil layer is removed and used for the improvement of less productive soils. However, earthworks are not planned here; therefore, there are no applicable provisions in terms of soil protection.

**- RoA Law on Urban Development (1998)**

This law defines the principles of urban development activity in the Republic of Armenia, regulates the relations related to that activity.

*According to this law, it is required to obtain a construction permit for the rehabilitation of the existing premises.*

**- Decision N405 of the Council of Elders of Yerevan dated 16.03.2012 "On defining the order of additional conditions for the implementation of the norms defined by urban planning normative-technical documents".**

In accordance with the procedure of this decision, the following additional conditions are defined in the field of urban development activities within the administrative boundaries of the city of Yerevan, in addition to the existing norms defined by the urban development normative-technical documents (Paragraph 6 of the Regulation):

- 1) inclusion of the form and conditions of the organization of the construction site in the architectural-design project,
- 2) organization of the construction site envisaged by the architectural-design project agreed upon in accordance with the procedure set forth by the legislation of the Republic of Armenia no earlier than one month before the start of construction works,
- 3) provision of the necessary awareness and conditions for the protection of the safety, rights and legal interests of road users as well as other persons in the area adjacent to the construction site,
- 4) ruling out of pollution and waste accumulations in the areas of common areas outside the construction site,
- 5) organization of measures to protect trees, bushes and green areas (green plantations, vegetated areas, plots of land intended for green plantations or vegetated areas) and reduce the impact of construction works on them in the construction site and adjacent areas of common use.

<b>PUBLIC CONSULTATION</b>	
When / where the public consultation process will take /took place	<p>As soon as cleared by the WB the draft ESMP will be disclosed through the webpage of MLSA (<a href="http://www.mlsa.am">www.mlsa.am</a>), as well as the SPAP II Facebook page in Armenian and English languages (refer to Attachment 4. for the public consultation announcement).</p> <p>Public consultation on the draft ESMP will be announced through the media accessible for local stakeholders and held after disclosure of the draft ESMP.</p> <p>Brief information on the planned works and contact information of the contractor for addressing questions and grievances will be placed at the work site and/or in its immediate surroundings.</p>
<b>ATTACHMENTS</b>	
<p>Attachment 1: Site plan and photo documentation</p> <p>Attachment 2: Ownership certificate</p> <p>Attachment 3: Conclusion on the technical condition of the building</p> <p>Attachment 4: Minutes of Public Consultation Meeting (to be provided)</p> <p>Attachment 5: Design Permit</p> <p>Attachment 6. Construction Permit</p> <p>Attachment 7. GRM logbook</p>	

**PART B: SAFEGUARDS INFORMATION**

<b>ENVIRONMENTAL /SOCIAL SCREENING</b>			
	<b>Activity/Issue</b>	<b>Status</b>	<b>Triggered Actions</b>
Will the site activity include/involve any of the following?	A. Building rehabilitation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If "Yes", see Section A below
	B. New construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If "Yes", see Section A below
	C. Individual wastewater treatment system	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If "Yes", see Section B below
	D. Historic building(s) and districts	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If "Yes", see Section C below
	E. Acquisition of land <sup>1</sup>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If "Yes", see Section D below
	F. Hazardous or toxic materials <sup>2</sup>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If "Yes", see Section E below
	G. Impacts on forests and/or protected areas	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If "Yes", see Section F below
	H. Handling / management of medical waste	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If "Yes", see Section G below
	I. Traffic and Pedestrian Safety	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If "Yes", see Section H below
	J. Social Risk	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If "Yes", see Section I below

<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
General Conditions	Notification and Worker Safety	<ul style="list-style-type: none"> <li>(a) The local construction and environment inspectorates and communities have been notified of upcoming activities;</li> <li>(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);</li> <li>(c) All legally required permits have been acquired for construction and/or rehabilitation;</li> <li>(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;</li> <li>(e) Workers' PPE will comply with international good practice (always hardhats, as needed masks and safety glasses, harnesses and safety boots);</li> <li>(f) Appropriate signposting of the sites will inform workers of key rules and regulations to follow.</li> </ul>
A. General Rehabilitation and /or Construction Activities	Atmospheric Air Quality	<ul style="list-style-type: none"> <li>(a) During interior demolition debris-chutes shall be used above the first floor;</li> <li>(b) Demolition debris shall be kept in controlled area and sprayed with water mist to reduce debris dust;</li> <li>(c) During pneumatic drilling/wall destruction dust shall be suppressed by ongoing water spraying and/or installing dust screen enclosures at site;</li> <li>(d) The surrounding environment (sidewalks, roads) shall be kept free of debris to minimize dust;</li> <li>(e) There will be no open burning of construction/waste material at the site;</li> <li>(f) The tires of vehicles leaving the construction site shall be thoroughly washed;</li> <li>(g) Dust-impermeable covers to transport sand, cement, plaster, gravel, other bulk materials, soil masses, and construction waste shall be used in vehicles;</li> <li>(h) Construction site shall be regularly watered and it should be ensured that the waste water does not penetrates beyond the boundaries of the construction site. Devices and technologies that prevent the emission of dust when performing grinding works shall be used;</li> <li>(i) Sand, cement, plaster, gravel, other bulk materials, soil masses, and construction waste shall be stored in closed areas or be covered with impermeable membrane;</li> <li>(j) Construction waste shall be transported to specially designated disposal site using a specially defined route.</li> </ul>
	Noise Level	<ul style="list-style-type: none"> <li>(a) Construction noise will be limited to restricted times agreed to in the permit;</li> <li>(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;</li> <li>(c) Modern construction equipment with low noise generation indicators shall be used and ensured that they operate in normal technical condition;</li> <li>(d) Engines of technical equipment and motor vehicles shall be periodically checked and adjusted.</li> </ul>
	Water Resources Quality and Management	<ul style="list-style-type: none"> <li>(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;</li> <li>(b) The sprinkler volumes shall be calculated to prevent surface flows and provide sufficient water only for dusting.</li> </ul>

	Soil quality	<p>(a) Construction materials will be placed on an impervious hard surface;</p> <p>(b) To reduce the possibility of leakage of petroleum products from construction equipment, it is necessary to maintain proper technical condition of the equipment and machines;</p> <p>(c) Vehicle and machinery servicing and fueling shall be done in a confined space on an impermeable surface.</p>
	Waste management	<p>(a) Waste collection and disposal pathways and sites shall be identified for all major waste types expected from demolition and construction activities;</p> <p>(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;</p> <p>(c) Construction waste will be collected and disposed of at the landfill designated by Yerevan Municipality;</p> <p>(d) The records of waste disposal will be maintained as proof for proper management as designed;</p> <p>(e) Whenever feasible the contractor will reuse and recycle appropriate and viable materials (except asbestos).</p>
H. Traffic and Pedestrian Safety	Direct or indirect hazards to public traffic and pedestrians by construction activities	<p>(a) In compliance with national regulations, the contractor will ensure that the construction site is properly secured, and construction-related traffic regulated. This includes but is not limited to:</p> <ul style="list-style-type: none"> <li>▪ Signposting, warning signs, barriers and traffic diversions: site will be clearly visible, and the public warned of all potential hazards;</li> <li>▪ Traffic management system and staff training, especially for site access and near-site heavy traffic. Provision of safe passages and crossings for pedestrians where construction traffic interferes;</li> <li>▪ Adjustment of working hours to local traffic patterns, e.g. avoiding major transport activities during rush hours or times of livestock movement;</li> <li>▪ Active traffic management by trained and visible staff at the site, if required for safe and convenient passage for the public;</li> <li>▪ Ensuring safe and continuous access to office facilities, shops and residences during renovation activities, if buildings stay open for public.</li> </ul>
I. Social risk	Public relationship management	<p>(a) Consult local community to identify and proactively manage potential conflicts between an external workforce and local people;</p> <p>(b) Raise local community awareness about sexually transmitted disease risks associated with the presence of an external workforce and include local communities in awareness activities;</p> <p>(c) Inform the population about construction and work schedules, interruption of services, traffic detour routes and provisional bus routes, blasting and demolition, as appropriate;</p> <p>(d) Limit construction activities at night. When necessary, ensure that night work is carefully scheduled, and the community is properly informed, so they can take necessary measures;</p> <p>(e) At least five days in advance of any service interruption (including water, electricity, telephone, bus routes), inform the community through postings at the work site, at bus stops, and in affected homes/businesses;</p>



		<p>(f) Address concerns raised through the Grievance Redress Mechanism established by the Employer within the designated timeline within the scope of the Contractor's liability;</p> <p>(g) To the extent possible, work camps should not be located in close proximity to local communities;</p> <p>(h) Siting and operation of worker camps should be undertaken in consultation with neighboring communities.</p>
	Labor management	<p>(a) The Contractor will recruit unskilled or semi-skilled workers from local communities to the extent possible. Where and when feasible, worker skills training should be provided to enhance participation of local people;</p> <p>(b) The Contractor will provide adequate lavatory facilities (toilets and washing areas) in the work site with adequate supplies of hot and cold running water, soap, and hand drying devices;</p> <p>(c) The Contractor will raise awareness of workers on overall relationship management with local population; establish the code of conduct in line with international practice.</p>
	GRM management	<p>The GRM establishes a formal grievance procedure that allows individuals, communities, and/or civil society organizations to submit grievances, potential negative impacts, and request redress of construction activities. For that purpose:</p> <p>(a) Local liaison person within the Contractor's team is assigned to be in charge of communicating with, receiving and registering requests/complaints from the local population.</p> <p>(b) GRM liaison persons are also appointed from the organization implementing technical control and the PCU. All contact information is posted on the construction site.</p> <p>(c) GRM shall be published and advertised locally in a visible place at the entrance to the construction site by posting an information board.</p> <p>(d) GRM contact persons undertake to record all verbal and written complaints received in the prescribed format. The complaint registration format is presented in <b>Appendix 6</b>.</p> <p>(e) The GR mechanism will be regularly reviewed, updated and improved to ensure the effectiveness and relevance of the mechanism to the current situation and context.</p> <p>(f) Received feedback and grievances will be considered and included in the reports.</p>

## PART D: MONITORING PLAN

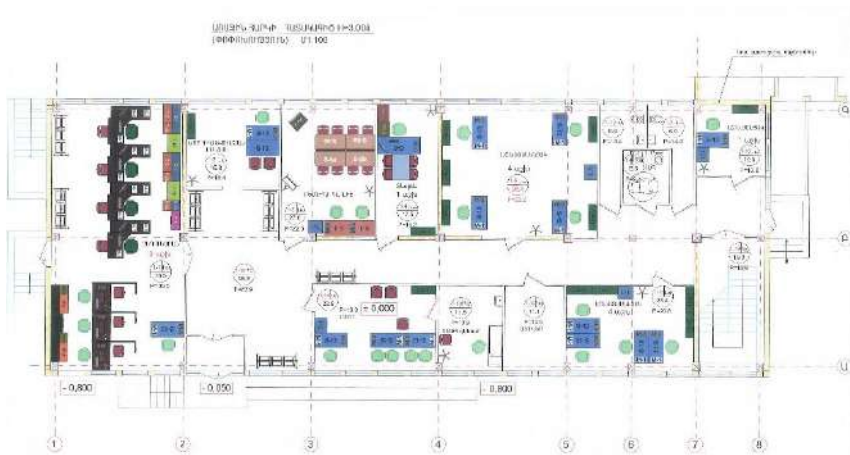
<b>Activity</b>	<b>What</b> (Is the parameter to be monitored?)	<b>Where</b> (Is the parameter to be monitored?)	<b>How</b> (Is the parameter to be monitored?)	<b>When</b> (Define the frequency / or continuous?)	<b>Why</b> (Is the parameter being monitored?)	<b>Who</b> (Is responsible for monitoring?)
<b>CONSTRUCTION PHASE</b>						
Provision of construction materials	Purchase of construction materials from the registered suppliers	Supplier's office or warehouse	Verification of labels of the materials and/or certificates	During the conclusion of supply contracts	Ensure reliability of construction materials and their safety for human health	MLSA/ Technical Supervision Company
Generation of construction waste	<ul style="list-style-type: none"> <li>- Temporary storage of construction waste in allocated areas;</li> <li>- Timely disposal of waste to a landfill site for construction waste.</li> </ul>	<p>Construction site</p> <p>Waste disposal at a landfill site for construction waste</p>	<p>Letter from Yerevan Municipality with regard to allocating a waste disposal site,</p> <p>Relevant agreement with the Manager of the waste disposal site</p> <p>Inspection of activities</p>	Undeclared inspections during work hours	<ul style="list-style-type: none"> <li>- Prevent pollution of territory;</li> <li>- Avoid accidents at the construction site due to scattered fragments of construction materials and debris;</li> <li>- Retain esthetic appearance of the construction site and its surroundings.</li> </ul>	MLSA/ Technical Supervision Company
Accumulation of household waste	<ul style="list-style-type: none"> <li>- Placing waste bins in the construction site;</li> <li>- Agreement with the municipality for regular out-transporting of waste.</li> </ul>	Construction site	Inspection of activities	Undeclared inspection during work hours	Avoid pollution by household waste.	MLSA/ Technical Supervision Company
Transportation of construction materials and waste	<ul style="list-style-type: none"> <li>- Technical condition of vehicles and machinery;</li> <li>- Confinement and protection of truckloads with lining;</li> </ul>	<ul style="list-style-type: none"> <li>- Construction site;</li> <li>- Routes of transportation</li> </ul>	Inspection of roads adjacent to the construction	Selective inspections during work hours	<ul style="list-style-type: none"> <li>- Limit pollution of soil and air from emissions;</li> <li>- Limit nuisance to</li> </ul>	MLSA/ Road Police

Movement of construction machinery	- Respect of the established hours and routes of transportation.	of construction materials and wastes.	object in the direction of the movement route		local communities from noise and vibration; - Minimize traffic disruption.	
Maintenance of construction equipment	- Washing of cars and construction equipment outside the construction site or at maximum distance from natural streams; - Refueling or lubrication of construction equipment outside the construction site or at the predetermined confined area.	Construction site	Inspection of activities	Undeclared inspections during work hours	- Avoid pollution of water and soil with oil products due to the operation of equipment; -Timely localize and decrease expected damage in case of fire.	MLSA/ Technical Supervision Company
Workers' health and safety	- Provision of constructors with working clothes and PPE; - Strict compliance with the rules of construction equipment operation and usage of PPE; - Availability of labor safety training and instruction records; - First aide medical kits and fire extinguishers are available at work site.	Work site	Inspection of activities and documents	Entire period of construction works	Reduce the probability of traumas and accidents	MLSA/ Technical Supervision Company
Traffic and road safety	- Presence of traffic regulation and warning signs as needed; - Construction site demarcated/fenced, and all construction activities confined to the site; - No construction materials and waste piled up or scattered outside the construction site	Roads adjacent to the construction site	Visual inspection	Entire period of construction works	- Prevent the violation of interests of the passengers and/or pedestrians because of the construction works; - Minimize direct or indirect hazards to public traffic and pedestrians by construction activities..	MLSA/ Road Police
Construction site re-cultivation and landscaping	Final cleaning of the construction site and access roads and landscaping-greening of the area as required.	Construction site Access roads	Visual inspection	Final stage of works	Reduce loss of aesthetical value of the landscape due to construction activities	MLSA/ Technical Supervision Company

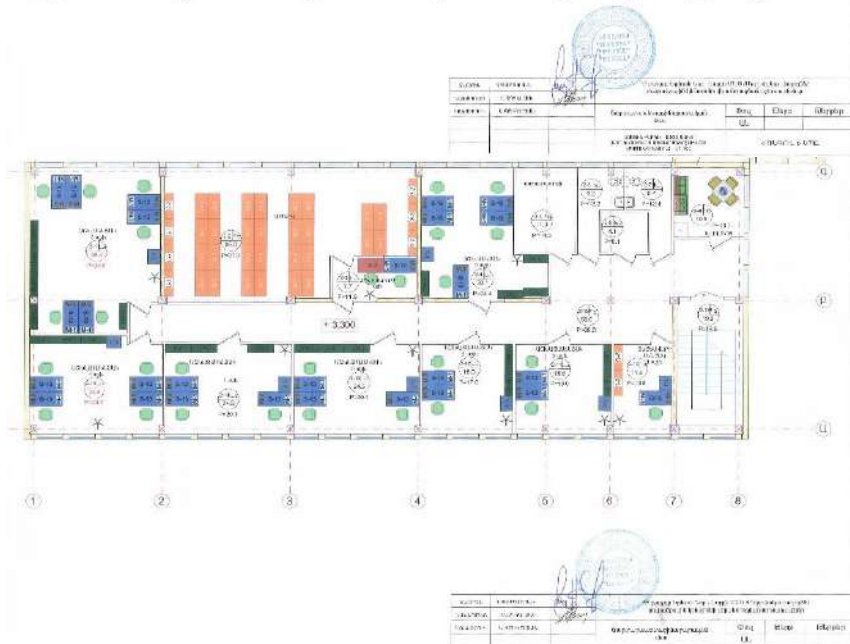
						Yerevan Municipality
Public information and grievance redress	Information board installed at the work site carrying: - the name of works provider (contractor), works commissioner (MLSA), and works financing Project (SPAP); - contact information / hotline in MLSA for local communities to refer complains on the nuisance caused by construction works;- GRM register in place and operational.	Field office of the contractor and construction site	Inspection of information board at the construction site; verification of the presence of GRM logbook at worksite, adequacy of entries, and effectiveness of handling complaints	Before and during the construction works	Communicate with the residents or employees as well as other stakeholders of the area adjacent to the construction site and register the complaints	MLSA/ Technical Supervision Company
<b>OPERATION PHASE</b>						
Operational waste management	- Organized collection of household waste generated during office operation inside USSTC; - Arrangements in place and operational for removal of household waste from USSTC.	Premises of the USSTC	Site inspection	Total period of operation of the USSTC	Ensure sanitary safety and favorable conditions for USSTC staff and visitors	USSTC administration
Maintenance of internal building systems	Electric wiring and water/sewage pipes maintained in good operating condition.	Premises of the USSTC	Periodic check-ups	Total period of operation of the USSTC	Exclude risks of electric shocks, short circuits, and leakage of pipes	USSTC administration
Improved space (premises)	Exterior area of the building kept clean and groomed	Premises of the USSTC	Visual Inspection	Total period of operation of the USSTC	Ensure favorable social impact of the improved premises on the beneficiaries attending the center	USSTC administration
Emergency preparedness	Presence of fire localization system, and emergency back-up system for the case of failure of the boiler-based heating system	Premises of the USSTC	Periodic check-ups	Total period of operation of the USSTC	- Reduce risks for the staff and visitors of the USSTC;	USSTC administration

					- Avoid disruption of USSTC's operation and a nuisance to staff and visitors.	
Operation and maintenance of heating and ventilation systems	Regular servicing of the entire heating and ventilation systems being undertaken	Premises of the USSTC	Periodic check-ups	Total period of operation of the heating and ventilation systems	Maintenance of heating and ventilation systems in safe and operable condition	USSTC administration

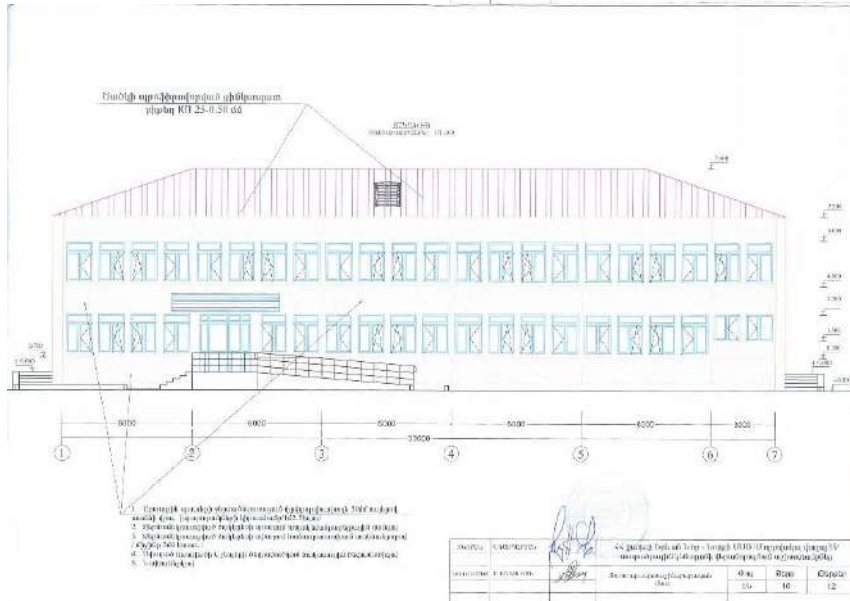
# Attachment 1. Site plan, map and photo documentation of premises before repair



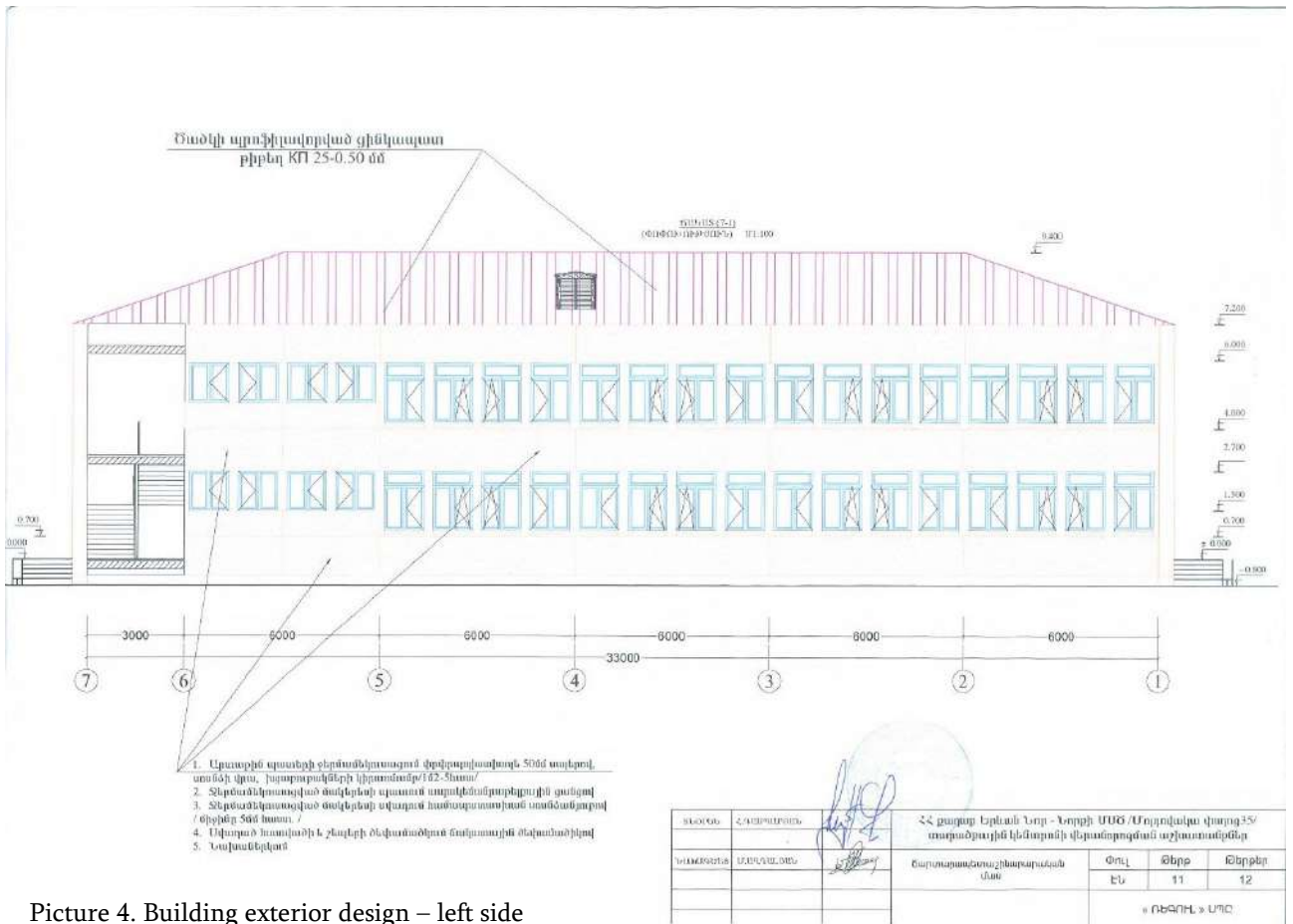
Picture 1. Interior design 1<sup>st</sup> floor



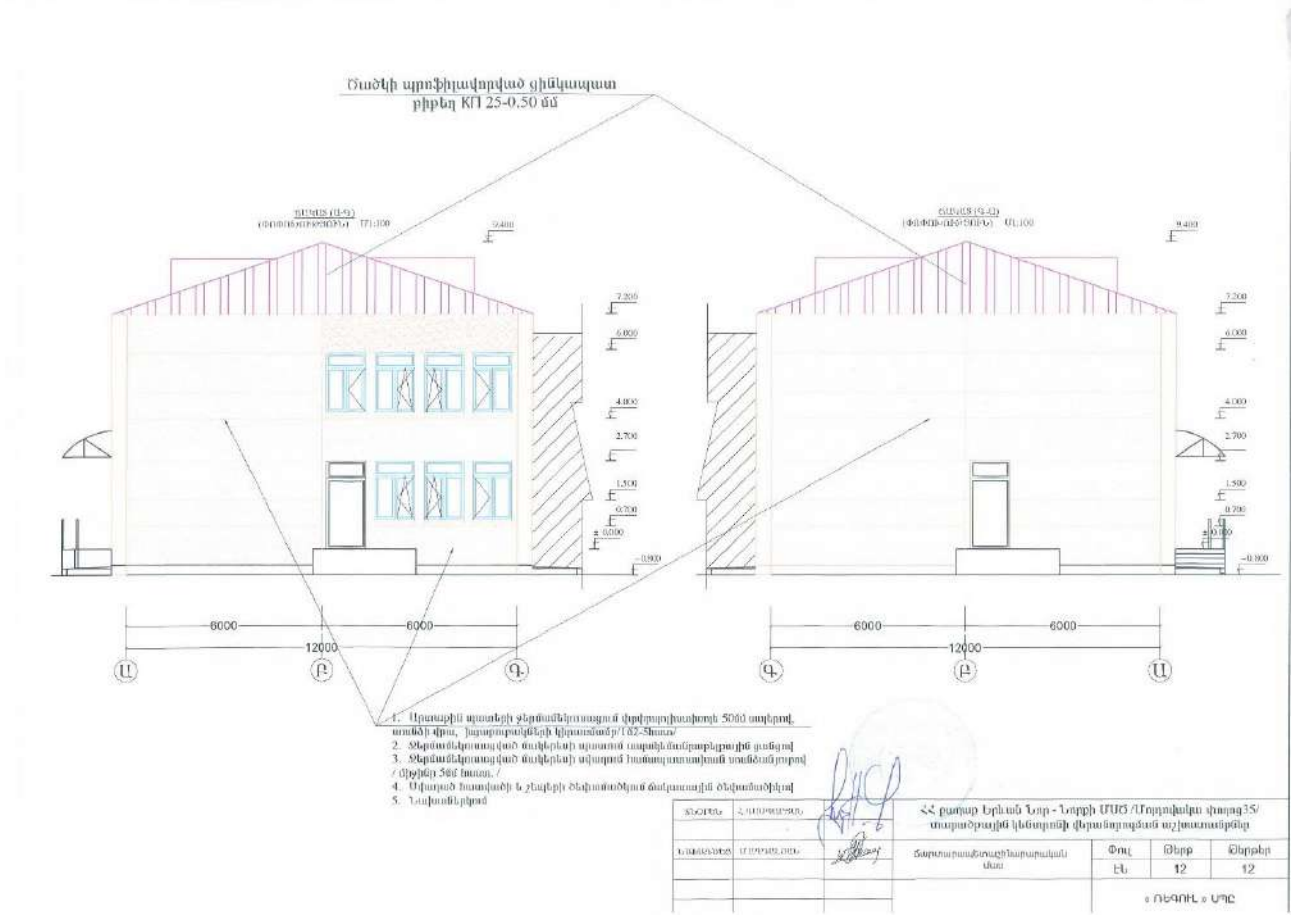
Picture 2. Interior design 2<sup>nd</sup> floor



Picture 3. Building exterior design – right side

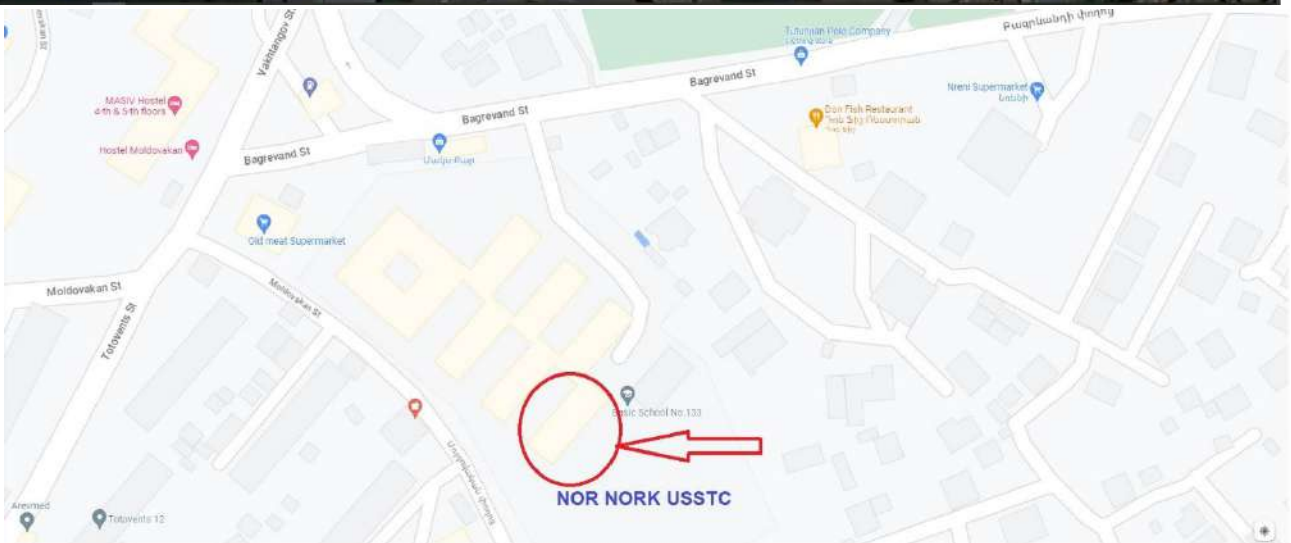


Picture 4. Building exterior design – left side



Picture 5. Building exterior design – back and front sides





Picture 6. Site plan and map





Picture 7. The exterior walls of the building are damaged, windows are broken, and the building is in a deplorable condition. Adjacent to the building there is some self-growing vegetation, which, being located close to the walls, undermines the foundations of the building and may be subject to removal.

# Attachment 2 Premises Ownership Certificate

<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;"> <p><b>ՀԱՅԱՍՏԱՆԻ ՀԱՆՐԱՊԵՏՈՒԹՅԱՆ</b> <b>ՎԿԱՅԱԿԱՆ</b> ԱՆՇԱՌԻ ԳՈՒՅՔԻ ԵՎ ԱՎԱՆՈՒՄԻ ԻՐԱՎԱԿԱՆ ԳՐԱՆՈՒՄՆԵՐԻ ՊԵՏԱԿԱՆ ԳՐԱՆՈՒՄՆԵՐԻ</p> </div> </div> <p style="text-align: center; margin-top: 20px;">Սույն վկայագրով հաստատվում է 27 ապրիլի 2021 թվականին գույքի նկատմամբ իրավունքների պետական գրանցման միասնական մատչելի կատարված առաջարկ գույքի նկատմամբ իրավունքի պետական գրանցումը հետևյալ տվյալներով.</p> <ol style="list-style-type: none"> <li><b>1. ԳՐԱՆՑԿԱԿ ԻՐԱՎՈՒԹՅԱՆ ՍՈՒԲՅԵԿՏ(ՆԵՐ)</b> ՀԱՅԱՍՏԱՆԻ ՀԱՆՐԱՊԵՏՈՒԹՅԱՆ</li> <li><b>2. ԱՆՇԱՌԻ ԳՈՒՅՔԻ ԳՏԱՎԵՐՈՒ ՎԱՅՐԸ ԵՎ ԱՆՎԱՆՈՒՄԸ</b> Երևան, Նոր-Նորք Մոլորակայան փողոց 35</li> <li><b>3. ԳՐԱՆՑՄԱՆ ՀԱՄԱՐ ՀՈՒՔ ՀԱՆԴԻՍԱՑԱԾ ՓԱՏՏԱԾԴԱԹԵՐԸ</b> Երևանի քաղաքապետի 20.11.2002թ. թիվ 2216-Ա որոշում, Հաշվեպահին արժեքի վերաբերյալ 26.11.2002թ. թիվ 12/ՈՒՆ 778 տեղեկանք, ՃՀ առաջադրանք՝ 05.11.2012թ. N 01/18-07/2-52481-1007, Հինաբարության 28.11.2012թ. N 01/18-53651-1151 թույլտվություն, ՀՀ վաստակործան 11.12.2012թ. N 01/19-12/59274-389 ակտ, Գույքի հանձնման-ընդունման ակտ 26.03.2021թ.</li> <li><b>4. ՀՈՐԱՄԱՍԻ ԲՆՈՒԹԱԳՐԵՐԸ</b> Կայստության ծածկագիրը՝ 01-008-0506-0280 Մակերևույթի չափը (հա/մ)՝ 2.0376 Կայստության նշանակությունը՝ բնակավայրերի Գործառնական նշանակությունը կամ հողատեսքը՝ Հասարակական կառուցապատման Գրանցված իրավունքի տեսակը՝ ՍԵՓԱՎԱՆՈՒԹՅՈՒՆ</li> </ol> <p style="text-align: center; margin-top: 20px;"><b>ՎԿԱՅԱԿԱՆ N 27042021-01-0237, գաղտնաբառ՝ IHZYAMIFIMFU</b></p> <p style="font-size: 8px; margin-top: 10px;">Փաստաթղթի ինդուքցիոն և մանրամասնություններ կայքում / ստորագր. Կայստության կոմիտեի www.e-azet.am-ում կայքէջի միջոցով</p>	<p><b>5. ԵՆՆՈՒԹՅՈՒՆՆԵՐԻ ԲՆՈՒԹԱԳՐԵՐԸ</b></p> <p>1) Նպատակային նշանակությունը՝ հաստատվական 2) Քննարկվող երև. տասնմին շինությունների՝</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th>Ը/Ը</th> <th>Կայստության ծածկագիր</th> <th>Տեսակ</th> <th>Մակերես</th> <th>Գրանցված իրավունքի տեսակ</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>01-008-0506-0280-001-001</td> <td>Դպրոց մասնաշենք 1</td> <td>6267.7 քմ</td> <td>ՍԵՓԱՎԱՆՈՒԹՅՈՒՆ</td> </tr> <tr> <td>2</td> <td>01-008-0506-0280-002</td> <td>Արհեստանոց</td> <td>217.2 քմ</td> <td>ՍԵՓԱՎԱՆՈՒԹՅՈՒՆ</td> </tr> <tr> <td>3</td> <td>01-008-0506-0280-003</td> <td>Պահեստ</td> <td>70.5 քմ</td> <td>ՍԵՓԱՎԱՆՈՒԹՅՈՒՆ</td> </tr> <tr> <td>4</td> <td>01-008-0506-0280-004</td> <td>Կայստաբառում</td> <td>29 քմ</td> <td>ՍԵՓԱՎԱՆՈՒԹՅՈՒՆ</td> </tr> <tr> <td>5</td> <td>01-008-0506-0280-001-002</td> <td>Դպրոց մասնաշենք 2</td> <td>728.3 քմ</td> <td>ՍԵՓԱՎԱՆՈՒԹՅՈՒՆ</td> </tr> <tr> <td>6</td> <td>01-008-0506-0280-001-003</td> <td>Դպրոց մասնաշենք 3</td> <td>717.7 քմ</td> <td>ՍԵՓԱՎԱՆՈՒԹՅՈՒՆ</td> </tr> <tr> <td>7</td> <td>01-008-0506-0280-001-004</td> <td>Դպրոց մասնաշենք 4</td> <td>689.3 քմ</td> <td>ՍԵՓԱՎԱՆՈՒԹՅՈՒՆ</td> </tr> <tr> <td>8</td> <td>01-008-0506-0280-001-005</td> <td>Դպրոց մասնաշենք 5</td> <td>725.2 քմ</td> <td>ՍԵՓԱՎԱՆՈՒԹՅՈՒՆ</td> </tr> <tr> <td>9</td> <td>01-008-0506-0280-001-006</td> <td>Դպրոց մասնաշենք 6</td> <td>1105.4 քմ</td> <td>ՍԵՓԱՎԱՆՈՒԹՅՈՒՆ</td> </tr> <tr> <td>10</td> <td>01-008-0506-0280-001-007</td> <td>Դպրոց մասնաշենք 7</td> <td>717.7 քմ</td> <td>ՍԵՓԱՎԱՆՈՒԹՅՈՒՆ</td> </tr> </tbody> </table> <p style="margin-top: 10px;"><b>Լրացուցիչ նշումներ և տեղեկություններ</b></p> <p>Սույն վկայագրով հաստատվում է 06.02.2013թ. ստրաժարովան N 06022013-01-1901 վկայագրի ուղղված տարելույժ: ՀՀ կայստության 26.11.2020թ. N 1856-Ա որոշման և 02.04.2021թ. հանձնման ընդունման ակտի իմրում գույքն ամրագրված է ՀՀ աշխատանքի և սոցիալական հարցերի նախարարության:</p> <p>Գրանցումը իրականացնող պաշտոնատար սանի անունը, ազգանունը՝ ԱՆԻ ԱՐԳԱՐՅԱՆ, Չարդեղյան պաշտոնը՝ Անշարժ գույքի գրանցման միասնական ստորաբաժանման առաջարկ գույքի գլխավոր ուղղորդ</p> <p style="text-align: center; margin-top: 20px;"><b>ՎԿԱՅԱԿԱՆ N 27042021-01-0237, գաղտնաբառ՝ IHZYAMIFIMFU</b></p> <p style="font-size: 8px; margin-top: 10px;">Փաստաթղթի ինդուքցիոն և մանրամասնություններ կայքում / ստորագր. Կայստության կոմիտեի www.e-azet.am-ում կայքէջի միջոցով</p>	Ը/Ը	Կայստության ծածկագիր	Տեսակ	Մակերես	Գրանցված իրավունքի տեսակ	1	01-008-0506-0280-001-001	Դպրոց մասնաշենք 1	6267.7 քմ	ՍԵՓԱՎԱՆՈՒԹՅՈՒՆ	2	01-008-0506-0280-002	Արհեստանոց	217.2 քմ	ՍԵՓԱՎԱՆՈՒԹՅՈՒՆ	3	01-008-0506-0280-003	Պահեստ	70.5 քմ	ՍԵՓԱՎԱՆՈՒԹՅՈՒՆ	4	01-008-0506-0280-004	Կայստաբառում	29 քմ	ՍԵՓԱՎԱՆՈՒԹՅՈՒՆ	5	01-008-0506-0280-001-002	Դպրոց մասնաշենք 2	728.3 քմ	ՍԵՓԱՎԱՆՈՒԹՅՈՒՆ	6	01-008-0506-0280-001-003	Դպրոց մասնաշենք 3	717.7 քմ	ՍԵՓԱՎԱՆՈՒԹՅՈՒՆ	7	01-008-0506-0280-001-004	Դպրոց մասնաշենք 4	689.3 քմ	ՍԵՓԱՎԱՆՈՒԹՅՈՒՆ	8	01-008-0506-0280-001-005	Դպրոց մասնաշենք 5	725.2 քմ	ՍԵՓԱՎԱՆՈՒԹՅՈՒՆ	9	01-008-0506-0280-001-006	Դպրոց մասնաշենք 6	1105.4 քմ	ՍԵՓԱՎԱՆՈՒԹՅՈՒՆ	10	01-008-0506-0280-001-007	Դպրոց մասնաշենք 7	717.7 քմ	ՍԵՓԱՎԱՆՈՒԹՅՈՒՆ
Ը/Ը	Կայստության ծածկագիր	Տեսակ	Մակերես	Գրանցված իրավունքի տեսակ																																																				
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4	01-008-0506-0280-004	Կայստաբառում	29 քմ	ՍԵՓԱՎԱՆՈՒԹՅՈՒՆ																																																				
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9	01-008-0506-0280-001-006	Դպրոց մասնաշենք 6	1105.4 քմ	ՍԵՓԱՎԱՆՈՒԹՅՈՒՆ																																																				
10	01-008-0506-0280-001-007	Դպրոց մասնաշենք 7	717.7 քմ	ՍԵՓԱՎԱՆՈՒԹՅՈՒՆ																																																				

(Non-official translation)

**Republic of Armenia**  
**Certificate of State Registration of the Rights over**  
**Real Estate**  
**Cadaster Committee**

This Certificate confirms the state registration of the rights over real estate in the integrated registry of state registration of rights over real estate on April 27, 2021, by the following details:

**1. Entity(s) of registered right**

Republic of Armenia

**2. The place and name of the real estate**

35 Moldovakan str., Nor Nork, Yerevan

**3. Documents on which the registration is based**

RoA Government Decision No. 1856-A from 26.11.2020 and transfer-acceptance act dated on 02.04.2021.

**4. Land characteristics**

Cadaster Code 01-008-0506-0280

Surface – 2.0376 ha

Target use - residential

Operational use – public construction

Type of registered right – Ownership

**5. Building characteristics**

1) Target use – public

2) Characteristics of the separate buildings;

<b>N</b>	<b>Cadaster Code</b>	<b>Type</b>	<b>Surface</b>	<b>Type of registered right</b>
1	01-008-0506-0280-001-007	School building 7	717.7 sq. m	Ownership

**Additional Notes and Information**

This Certificate is the amended version of the Certificate N06022013-01-1901 issued on 06.02.2013. The property has been attached to the Ministry of Labor and Social Affairs of the Republic of Armenia in compliance with RoA Government Decision No. 1856-A from 26.11.2020 and transfer-acceptance act dated 02.04.2021.

Registering official – Ani Abgaryan

Position – Chief real estate register of united subdivision of the State Committee of the Real Estate Cadaster adjunct to the RoA Government.

**Certificate N 27042021-01-0237**

### **Attachment 3. Conclusion on the technical condition of the building**

#### **SUMMARY**

### **Conclusion on the technical state and feasibility of the rehabilitation of the building 7 of the school N 133 allocated for the establishment of the premises for Nor Nork USSTC, located at 35 Moldovakan str., Nor Nork, Yerevan**

The examination was conducted by "Expertise Center for Urban Development Projects" OJSC (license N 13527) on 09.01.2023.

#### **Based upon the examination results it is concluded that:**

The overall technical state of the building is evaluated as satisfactory. Thus considering the sufficient technical condition of the building, its rehabilitation and modernization technically can be implemented under the following conditions:

1. Demolition and reconstruction of the roof and the partition walls with reinforcement.
2. Reconstruction of the staircases,
3. Demounting of the external entrances, stairs, as well as basements according to the design plan,
4. Thermal isolation of the external walls with energy saving purposes,
5. Internal finishing works, replacement of doors, windows and floors as well as bathrooms renovation works,
6. Replacement of internal network of the water and sewage pipelines,
7. External slabbing with regulated drainage around the building
8. Renovation of yard area.

Implement all the mentioned works in compliance with the agreed design and acting construction norms in the manner prescribed by the law.

Head of the Lab	sign/seal	R. Khachatryan
Engineer	sign/seal	M. Harutyunyan

**Attachment 4. Minutes of Public Consultation Meeting on the Draft  
ESMP**

**ANNOUNCEMENT-INVITATION**

**Open Public Consultation on the Environmental and Social Management Plan of  
Rehabilitation of Premises for Nor Nork USSTC**

Open public consultation on the **Environmental and Social Management Plan (ESMP) of Rehabilitation of Premises for Nor Nork Unified Social Service Territorial Center (USSTC)** will be held on \_\_\_\_\_, at \_\_\_\_\_ at the temporary location of \_\_\_\_\_, Yerevan. “Social Protection Administration II Project” Coordination Unit (SPAP II PCU) of the RoA Ministry of Labor and Social Affairs invites all the stakeholder physical and legal entities to participate in the consultations of this draft document.

You can send your recommendations and observations through [infospap@mlsa.am](mailto:infospap@mlsa.am) electronic mail or submit them to the following address: Office # 361, Government bld. 3, Republic Square, Yerevan, not later than \_\_\_\_\_.

**Documents can be accessed on the website of the RoA Ministry of Labor and Social Affairs –<http://www.mlsa.am> as well as at the following office address: Office # 361, Government bld. 3, Republic Square, Yerevan, tel.: 010 54 16 89.**





**Attachment 7. GRM logbook**

<b>N</b>	<b>Date received</b>	<b>Complainant (Name)</b>	<b>Complainant's contact information</b>	<b>Summary of question/complaint</b>	<b>Response/Resolution</b>	<b>Date response provided/resolution reached</b>	<b>Issues for follow-up</b>	<b>GRM contact person</b>
1.								
2.								
3.								