

La Quince - PANAMA
Environmental and Social Action Plan (ESAP)

No.	Aspect	Action	Deliverable	Delivery date
PS 1: Assessment and Management of Environmental and Social Risks and Impacts				
1.1	Identification of Risks and Impacts	<ol style="list-style-type: none"> 1. Update the Construction Works Agreement so that the Contractors, prior to the execution of the works, update the environmental and social (E&S) risk profiles for the works in their charge. 2. Require contractors to generate a social report that identifies (i) the institutions and social organizations present in the Project's socioeconomic influence area (Santa Ana neighborhood and CMH Casco Antiguo); (ii) the risks inherent to the roles of each of these institutions and organizations; and (iii) the associated risk and corresponding mitigation actions. 3. Require contractors to produce a "social traffic light" that updates the social risk levels associated with the works, identifying the existence of significant risk events or any given crisis. 	<ol style="list-style-type: none"> 1. Copy of the updated Construction Works Contract. 2. Social Report. 3. Social traffic light. 	<ol style="list-style-type: none"> 1. 30 days after signing the loan agreement. 2. 15 days prior to the start of the construction works. 3. Weekly for the duration of Project construction.
1.2	Emergency Preparedness and Response	<ol style="list-style-type: none"> 1. Prepare an ERP for each of the La Manzana, Casa Balcones, and Casa Patterson buildings, to include the following aspects (i) specific emergency response procedures for natural hazards (earthquakes, hurricanes, tropical storms, floods, subsidence, etc.), human conflicts (vandalism, demonstrations or civil unrest) and technological hazards (fires, explosions, fuel leaks, spillage of dangerous products, and worker and supplier accidents); (ii) qualified emergency response teams; (iii) emergency contacts and communication systems or protocols; (iv) procedures for interaction with local and regional health and emergency authorities; (v) permanent emergency response facilities 	<ol style="list-style-type: none"> 1. Copy of the Emergency Response Plan for the La Manzana, Casa Balcones, and Casa Patterson buildings. 	<ol style="list-style-type: none"> 1. 180 days after signing the loan agreement.

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		and equipment; (vi) evacuation routes and meeting points; (vii) training exercises, and simulations or drills involving other stakeholders; (viii) an annual training program; (ix) a root cause analysis procedure for each major accident or fatality; and (x) a description of corrective actions required to minimize the risk of new occurrences.		
		2. Prepare a specific ERP for the new Casa Korsi and Casa Quijano buildings that addresses the aforementioned aspects.	2. Copy of the Casa Korsi and Casa Quijano Emergency Response Plan.	2. 15 days prior to the start of each building's operation or occupancy stage.
1.3	Crisis Management	1. Prepare a specific Crisis Management Policy that defines governance standards to ensure an appropriate response by the organization to events that endanger or affect Project assets.	1. Specific Crisis Management Policy.	1. 90 days after signing the loan agreement.
1.4	Project's Regulatory Compliance	1. Prepare, through an internal audit or an external independent E&S expert (external audit), a consolidated annual report on the environmental, social, and OHS compliance status applicable to the Project works (IDB Invest Environmental and Social Sustainability Policy, applicable Panamanian regulations, System C actions regarding the defined KPIs).	1. Periodic Environmental and Social (E&S) Compliance Report.	1. Annually over the life of the loan.
1.5	Crisis Communication	1. Develop, in addition to the specific Crisis Management Policy, a Crisis Communications Manual that specifies guidelines for care before, during, and after an emergency.	1. Crisis Communications Manual.	1. 90 days after signing the loan agreement.
PS 2: Labor and Working Conditions				
2.1	Internal Grievance Mechanism	1. Update the grievance mechanism so that it is culturally appropriate, easily accessible at any time, and so that it provides access to other applicable legal or administrative remedies.	1. Updated grievance mechanism.	1. 90 days after signing the loan agreement.

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		2. Adopt the updated grievance mechanism.	2. Evidence of having implemented the mechanism.	2. With each E&S Compliance Report.
PS 4: Community Health, Safety, and Security				
4.1	Fire Protection Systems	1. For each Project building, present certification issued by a professional acceptable to IDB Invest stating that (i) they have been built following the approved L&FS design; (ii) all L&FS devices have been installed according to the design; and (iii) all L&FS devices have been tested according to international requirements.	1. Copy of the certification as per the implementation program.	1. 15 days prior to the start of each building's operation or occupancy stage.
4.2	External Security Policy and Protocols	1. For buildings that require physical security during construction, include in the contracts entered into with security and surveillance companies clauses that allow for (i) conducting reasonable investigations to ensure that security personnel do not have a criminal record and have not been involved in cases of abuse; (ii) verifying details of necessary training on the use of force; (iii) verifying restrictions on the use of firearms; and (iv) identifying details of environmental awareness training, including human rights.	1. Contracts with the security and surveillance companies.	1. 15 days prior to the start of construction of the building in question.
PS 8: Cultural Heritage				
8.1	Cultural Heritage	1. Prepare a Chance Find Procedure.	1. Chance Find Procedure.	1. 90 days after signing the loan agreement.
		2. Prepare an Archaeological Monitoring Plan applicable to all works within known cultural heritage protection areas that require earthworks.	2. Archaeological Monitoring Plan.	2. 90 days after signing the loan agreement. Prior to the start of construction of

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		3. Implement an Archaeological Monitoring Plan for all works within known cultural heritage protection areas that require earthworks. .	3. Monitoring Reports.	new works (Casa Korsi and Casa Quijano). 3. Progress details as part of the regular Environmental and Social Compliance Reports.