

ENVIRONMENTAL AND SOCIAL ACTION PLAN

City Express II (#29520)

May 6, 2010

Item	Action	Completion Indicator	Timetable
PS1: Social and Environmental Assessment and Management Systems			
1	City Express will formalize its existing review process of screening potential Environmental and Social (E&S) impacts arising from the development of new hotels. The review will aim at timely identification and review of the potential risks, and risk control and mitigation measures. The review will include (i) potential economic and physical displacement associated with land acquisition, and compliance with IFC's Performance Standard (PS) 5, (ii) site-specific biodiversity assessment (if applicable), (iii) potential discovery of cultural property, (iv) Structural and LF&S compliance with local and international standards (e.g. NFPA), and (v) safety during construction.	(i) Existence of a review procedure/protocol to screen potential E&S impacts for new projects (ii) Sample of screening to the projects demonstrating E&S requirements	(i) Six months after disbursement (ii) First project developed after disbursement.
2	City Express will develop an E&S policy applicable to all construction-phase contractors and will ensure that tender documents and all construction contracts include the requirement for appropriate labor and an OHS (Occupational Health and Safety) management.	(i) Existence of City Express E&S Policy for Contractors (ii) Copy of the construction contract or contract-model which includes labor and an OHS management requirements (iii) Sample tender documents and contracts demonstrating requirement for subsequent projects	(i) 6 Months after First disbursement (ii) 9 months after first disbursement (ii) First project developed after first disbursement.
PS3: Pollution Prevention and Abatement			
3	City Express will ensure that where hotel development and operation occurs in cities without municipal waste water treatment plants, appropriate water treatment systems will be included in hotel design and construction.	Demonstrated assessment of municipal waste water treatment capacity and where necessary inclusion of waste water treatment in hotel design Waste water complies with IFC and local requirements	As projects develop, for new hotels To be reported annually in the AMR.
PS4: Community Health, Safety and Security			
4	City Express will guarantee compliance with an international standard for Life and Fire Safety (e.g. NFPA, Spanish code) and structural safety and will conduct a post-construction audit to confirm that construction was in compliance with such standards and to check the correct installation and functioning of all fire protection equipment.	Submit post-construction audit reports by an accredited Fire safety and structural engineer that the hotels comply with the local and an international standard for Life and Fire Safety (e.g. NFPA, Spanish code). If required corrective actions should be defined and implemented. (i) For first project after disbursement (ii) Subsequent projects	(i) Upon completion of the first hotel developed after First disbursement. (ii) To be reported annually in the AMR.