

ESTÁCIO II (#31080)– ENVIRONMENTAL AND SOCIAL ACTION PLAN

	Action	Deliverable	Deadline
Social and Environmental Assessment and Management Systems			
1.	Environmental and Social Management Program Estacio will develop a formal Environmental and Social Management Program (ESMP) with plans and procedures to address, at a minimum, the following aspects: (i) Energy consumption; (ii) Water consumption; (iii) non-hazardous and hazardous waste management; (iv) wastewater management; (v) laboratory safety: hazardous materials management; ventilation systems operation; etc , (vi) occupational health and safety and; (vii) any other relevant aspects identified in the risk identification phase of the management system.	a) Final ESMP documentation in form and content acceptable to IFC b) Evidence of management approval and implementation	a) December 15, 2011 b) Together with first AMR
Life and Fire Safety			
2.	Life and Fire Safety (L&FS) System Design For all buildings scheduled for construction or renovation, engage professional services of a qualified Life and Fire Safety Engineer acceptable to IFC to prepare Master Plan (engineering design) and post construction inspections to verify that the system was installed as designed. Life and fire safety design shall be responsive to one international life safety code and the Brazilian life safety code. The design shall comply with the Life and Fire Safety requirements of the IFC General EHS Guideline.	Signed contract for professional services to perform the L&FS system design and post construction inspection and certification of as-built system.	Prior to start of construction or renovation activities in all projects
3.	Certification of Life and Fire Safety System Design Provide third party certification by a qualified professional acceptable to IFC that the design and construction of life and fire safety systems for new constructions or renovations comply with the specifics of IFC life and fire safety guidelines.	Certification prepared and submitted to IFC by the qualified professional	Prior to start of construction or renovation activities in all projects
4.	Certification of Life and Fire Safety System Construction The designer shall provide a professional certification affirming that facility construction faithfully incorporates all elements of the life and fire safety design previously certified to IFC.	Certification prepared and submitted to IFC by the qualified professional as described above.	Prior to start of construction or renovation activities in all projects
5.	Due Diligence of Life and Fire Safety Buildings to be Leased/Acquired As part of acquisition or leasing due diligence process, evaluate the condition of all buildings with regards to aspects covered in Decree 46076-2001 – Tables 5 and 6 D, E, and F (Regulamento de Seguranca Contra Incendio- Estado de Sao Paulo), documenting the results of the evaluation and gaps identified. Contractually address gaps with owners, focusing on high risk life and fire safety factors.	Results of life and fire safety due diligence for all new leases or acquisitions.	With all AMRs
Emergency Preparedness and Response Plan			
6.	Develop and implement emergency preparedness and response plans for all of its facilities. Emergency plans will respond to the needs of life and fire safety requirements and include training on emergency evacuation, use of fire equipment, and other applicable aspects identified by experienced emergency planning specialists in the planning process.	Documented evidence of implemented plans at all buildings	December 15, 2011
Fire Drills Program			
7.	The company will develop and implement a training plan to ensure that all students and employees are knowledgeable of existing emergency procedures and emergency contingency plans, including evacuation routes and organize and implement a fire drill program in all of its buildings.	Documented evidence of implemented plans at all buildings	December 15, 2011