SITE-VISIT MINUTES

"DESIGN, SUPPLY, INSTALLATION, TESTING, COMMISSIONING AND 3-YEAR OPERATIONS & MAINTENANCE OF FOUR (4) GRID-SCALE BATTERY ENERGY STORAGE SYSTEMS"

Project: Belize Reliant and Resilient Energy Systems (BRRES)
RFB No.: BZ-MFEDI-CEU-539302-CW-RFB
Employer: Government of Belize, represented by the Central Executing Unit, Ministry of Finance

General

These minutes record the site visits for prospective bidders held on 21 and 22 October 2026 under the above RFB, organized by the Central Executing Unit (CEU) with the participation of Belize Electricity Limited (BEL) and GOPA Tech GmbH as Owner's Engineer (OE).

The minutes are issued to all prospective bidders for information only. Nothing in these minutes amends the Bidding Documents; any modification will be issued solely by Addendum. In the event of any inconsistency between these minutes and the Bidding Documents, the Bidding Documents shall prevail.

Sites:

1. San Pedro, Ambergris Caye
2. Dangriga, Stann Creek District
3. Westlake, Belize District
4. Buena Vista, Corozal District

1. SAN PEDRO, AMBERGRIS CAYE

Site: San Pedro, Ambergris Caye
Date: October 21, 2026
Time: 1:30 p.m., Belize Time

Purpose of the site visit

The purpose of the visit was to enable prospective bidders to familiarize themselves with the proposed San Pedro BESS site and surrounding conditions and to review the site-specific information contained in the RFB and its appendices.

Participants were reminded that the information provided in the bidding documents concerning the sites is to be verified by bidders through their own site visits, surveys, and investigations.

The site visit did not amend or modify the Bidding Documents. Any question requiring formal interpretation, clarification, or modification of the RFB is to be submitted through the official procurement clarification process.

Overview of the San Pedro BESS site

The site-specific information contained in the RFB and Appendix B was reviewed in the context of the physical site.

The San Pedro installation is specified at **12.7 MW / 50.8 MWh**, with a **34.5 kV Point of Interconnection**. The proposed BESS plot is approximately **0.40 acre** and approximately **150 feet from the existing substation**, across the town street. The coordinates presented for the proposed site are **17.922359, -87.962046**.

During the visit, attention was drawn to the following existing features and surrounding conditions:

- the Iguana Sanctuary in proximity to the proposed BESS site;
- La Caribeña gas station in proximity to the site;
- the existing BEL infrastructure and proposed interconnection arrangements;
- surrounding neighborhood conditions;
- site access and security considerations;
- the relatively high water table; and
- the logistical constraints associated with transporting equipment through San Pedro.

It was indicated during the visit that the water table may be encountered at approximately **three (3) feet**. Bidders were reminded that they remain responsible for undertaking the investigations necessary for their proposed design.

Site Investigations, Flood and Hurricane Assessment

The availability of geotechnical information for the San Pedro site was discussed. It was noted during the visit that geotechnical information for the site was not available at that time.

The Contractor's responsibility for undertaking the required site investigations and assessments was discussed, including the applicable flood and hurricane assessment requirements.

Participants were reminded to consider the site-specific environmental and physical conditions in developing their proposed design and construction methodology.

Site Development and Safety Considerations

Discussion was held regarding site development and the need for appropriate coordination during construction.

Particular attention was drawn to:

- site safety and security measures;
- accident prevention;
- protection of neighbouring properties and members of the public;
- activities associated with unloading and movement of cargo;
- construction traffic and equipment movement;
- site development requirements;
- existing and potential hazards within and around the site; and
- coordination with the **San Pedro Town Council** and other relevant authorities, as applicable.

It was noted that bidders should take the surrounding neighbourhood and public safety into consideration in developing their site logistics, safety and construction arrangements.

Electrical Interconnection

The proposed connection of the BESS to the existing electrical system was discussed during the site visit.

It was indicated that further information concerning the **Point of Interconnection** would be provided through the formal procurement process.
The existing island electrical arrangement was also discussed, including the existing submarine cable connection serving the island.

Any additional information affecting the technical requirements or electrical interface would be formally communicated to bidders in accordance with the procurement process.

Site Boundaries

The proposed BESS area and available site space were reviewed during the visit.

Participants raised the matter of the definitive site boundaries. It was indicated that additional information regarding the boundaries was expected and would be shared with bidders once available through the applicable procurement channel.

Bidders were reminded that any information subsequently affecting the requirements of the Bidding Documents would be formally communicated in accordance with the procurement process.

BESS/Substation Interface and Cable Route

The proposed BESS site is located across the street from the existing BEL substation. The RFB requires the **34.5 kV and control cables to be installed using horizontal directional drilling beneath the town street**, with a minimum five-foot cover and two spare ducts.
The BESS also has a specific system-restoration function associated with the island grid and submarine cable, including black-start and cable re-energization.

For safety purposes, participants were advised during the Pre-Bid Meeting that the substation would be viewed from outside its perimeter rather than entering the operating facility.

Access, Transportation Route and Logistics

Following the inspection of the proposed BESS site, the participants travelled from the proposed BESS location to a **potential point of entry for the transportation and delivery of BESS equipment**.

The purpose of traversing the route was to allow prospective bidders to observe the physical conditions between the proposed BESS site and the potential point of entry. The route traversal allowed participants to view the local streets, available road widths, turning conditions, intersections, adjacent development, and other physical constraints that could affect the movement of equipment to the proposed BESS site.

The following transportation and logistics considerations were reviewed and observed:

- the route between the potential point of entry and the proposed BESS site;
- street widths and available clearances;
- road alignments and turning conditions;
- intersections and constrained sections of the route;
- potential requirements for escorts and traffic management;
- restrictions that may affect the dimensions and weight of transported equipment;
- possible transportation windows and local approvals;
- the capacity and suitability of the potential landing and unloading area;
- the need to coordinate transportation activities with the relevant local authorities; and
- the effect of the route conditions on equipment selection, delivery sequencing and installation planning.

The RFB identifies the Southern Barge Terminal as the approved landing point and sets out additional logistical considerations, including shallow channel draft, limited ground-bearing capacity, narrow streets, tight turns, limited island crane capacity, mandatory escorts, transportation windows, traffic-management requirements, and Town Council approvals. The route traversal allowed bidders to observe local conditions relevant to their logistics planning.

Prospective bidders were reminded that they remain responsible for verifying the route, dimensions, clearances, transportation restrictions, equipment-handling requirements, permits and approvals necessary for their proposed delivery arrangements.

The route traversal and identification of a potential point of entry were provided to assist bidders in understanding the local conditions. They did not constitute approval of a bidder's proposed transportation methodology, equipment configuration, barge arrangement, unloading procedure, or final logistics plan.

Observations Along the Route

During the traversal, prospective bidders were given an opportunity to observe the streets and access conditions that may affect the transportation of BESS equipment from the potential point of entry to the proposed site.

The route was reviewed in relation to:

- the physical dimensions of the proposed BESS containers and associated equipment;
- vehicle and trailer turning requirements;
- movement through constrained road sections;
- temporary traffic-control requirements;
- crane and unloading arrangements;
- transport sequencing;
- possible temporary restrictions or local coordination requirements; and
- the practicality of transporting larger containerized equipment through San Pedro.

No transportation methodology was approved during the visit. Each bidder remains responsible for developing and demonstrating a workable logistics and mobilization strategy in accordance with the RFB.

Works and Responsibilities Reviewed

The turnkey scope applicable to San Pedro includes surveys and investigations; detailed civil, structural, electrical, protection, SCADA, fire, and thermal design; applicable permits; supply and installation of the BESS and balance-of-plant equipment; elevated platforms; hurricane hardening; roads, fencing, lighting and drainage; MV cable installation; and the San Pedro HDD works.

Participants were reminded that the contractor scope also includes testing and handover activities, including FAT, SAT, capacity and round-trip-efficiency testing, grid-forming and black-start testing, reliability testing, SCADA integration, training, manuals and as-built documentation.

Closing

Following the inspection of the proposed BESS site, the external viewing of the BEL substation and the route traversal to the potential point of entry, the San Pedro site visit was concluded.

2. DANGRIGA BESS SITE, STANN CREEK DISTRICT

Site: Dangriga/Sarawee, Stann Creek District
Date: October 22, 2026
Scheduled Time: 9:00 a.m.

Purpose of the Site Visit

The purpose of the visit was to allow prospective bidders to familiarize themselves with the proposed Dangriga BESS location and review the physical site against the relevant RFB requirements, Appendix B site information and associated access, design and implementation considerations.

Bidders remain responsible for independently verifying the site information through their own surveys and investigations.

Overview of the Dangriga Site

The Dangriga BESS requirement is **10.8 MW / 43.2 MWh**, with a **22 kV Point of Interconnection**. The site coordinates presented are **16.972490, -88.284910**, identified as the Sarawee location. The proposed BESS plot is approximately **0.28 acre** and approximately **120 feet from the existing substation**.

Access is identified through the Hummingbird Highway, approximately 46 miles from the Port of Big Creek.

Site Conditions Reviewed

During the site visit, the participants reviewed the RFB requirements and site-specific considerations in the context of the physical location.

These included:

- coastal conditions and significant hurricane exposure;
- requirement for an elevated platform;
- vegetation clearing and grubbing;

- potential Forestry permitting, where required;
- site drainage and flood considerations;
- site access;
- proximity to the existing BEL substation; and
- the physical area allocated for the BESS works.

The RFB materials also identify ongoing works on the Thomas Vincent Ramos Highway and indicate that the Coastal Plain Highway is flood-prone from June through November.

Grid and Substation Interface

The Dangriga installation is intended to serve as a southern-region restoration anchor, operating in grid-forming mode in coordination with local diesel/hydro resources.

The weaker southern network requires protection and power-quality coordination with BEL.

Participants reviewed the relationship between the proposed BESS plot and the existing BEL substation in relation to the future interconnection.

Access, Site Layout and Constructability

Access and constructability were reviewed in relation to:

- movement of equipment to the proposed site;
- clearing of the BESS plot;
- internal circulation requirements;
- equipment placement;
- crane and equipment-replacement access;
- road and drainage requirements; and
- interface with existing utility infrastructure.

Matters relating to the permanent access route, including the existing dirt track along the northern boundary, legal right-of-way, road widening, drainage/culvert works, vegetation removal, and existing utility poles and overhead conductors, have been raised through the formal clarification process. No interpretation or confirmation of these matters was provided during the site visit; responses will be issued through the formal clarification process and, where required, by Addendum.

Applicable Turnkey Requirements

The full turnkey requirements reviewed in relation to the site include:

- topographical survey;
- geotechnical investigation;
- flood-related investigations;
- detailed design;
- BESS and associated electrical equipment;
- protection and SCADA;
- metering and earthing;
- elevated platforms;
- hurricane hardening;
- roads;

- fencing;
- lighting;
- drainage; and
- MV connection to the existing BEL substation.

Closing
After reviewing the proposed BESS plot, access, vegetation, existing substation interface and other relevant site conditions, the visit was concluded.

3. WESTLAKE BESS SITE, BELIZE DISTRICT

Site: Westlake, Belize District
Date: October 22, 2026
Scheduled Time: 11:00 a.m.

Purpose
The visit provided prospective bidders an opportunity to review the proposed Westlake BESS location, access, existing generation and substation environment, and relevant physical conditions against the site-specific information contained in the RFB and Appendix B.

Bidders remain responsible for independently verifying the site information through their own surveys and investigations.

Overview of the Westlake Site
The Westlake BESS requirement is **10.8 MW / 43.2 MWh**, with a **22 kV Point of Interconnection**. The coordinates presented for the site are **17.467768, -88.295710**. The proposed BESS plot is approximately **0.29 acre**, approximately **150 feet from the existing substation**. Access is via the George Price Highway, approximately 10 miles from the Port of Belize.

Existing Site and Operational Environment
Westlake was identified as a **brownfield site within an operating BEL generation and substation compound**. Work within the compound will therefore be subject to BEL site rules and permit-to-work arrangements.

The site-specific conditions reviewed included:
- low-lying coastal terrain;
- high water table;
- flooding exposure;
- need for elevated platforms;
- drainage requirements;
- existing operating electrical infrastructure; and
- construction within an active generation/substation environment.

Existing Generation and Fuel Facilities
Participants reviewed the proximity of the existing **30 MW diesel generating unit and associated fuel-handling facilities**, located approximately 400 feet south of the proposed BESS location.

The RFB information highlights the need to consider NFPA 855/fire-separation requirements and the interface of the BESS works with existing generation operations.

The broader system function identified for Westlake includes supporting black start and cranking of the Westlake generating unit.

Interconnection and Construction Interface

The proposed BESS installation will interface with the existing BEL substation.

Participants reviewed the physical relationship between the BESS plot and the substation, together with considerations relating to:

- electrical interconnection;
- cable routing;
- protection;
- metering;
- earthing;
- existing operations;
- equipment access;
- construction sequencing; and
- coordination of works within BEL's operating compound.

The general project arrangements require all EPC works inside BEL substations to be coordinated with BEL in relation to outages, permits to work, protection settings and energization.

Access and Logistics

Access to Westlake is via the George Price Highway. The RFB information identifies ongoing road works on the George Price Highway between Belize City and Hattieville as a logistics consideration.

The RFB's wider logistics provisions for mainland sites require consideration of dangerous-goods handling and documentation, road and bridge works, and required heavy-haul or oversized-load permits.

Civil and Environmental Considerations

Specific attention was given to the conditions affecting the civil solution, particularly:

- high groundwater;
- flooding;
- platform elevation;
- drainage;
- site grading;
- foundation design;
- site roads and access; and
- hurricane resilience.

The general Employer's Requirements include Category 5 hurricane design and flood-resilience requirements applicable to the BESS installations.

Closing

Following the physical inspection and review of the BESS plot, existing generation and fuel-handling

facilities, substation interface, access and other relevant site conditions, the Westlake site visit was concluded.

4. BUENA VISTA BESS SITE, COROZAL DISTRICT

Site: Buena Vista, Corozal District
Date: October 22, 2026
Scheduled Time: 2:30 p.m.

Purpose

The purpose of the visit was to allow prospective bidders to review the physical conditions of the proposed Buena Vista BESS site and assess the site-specific information provided in the RFB and associated appendices.
Bidders remain responsible for independently verifying the RFB site information through their own surveys and investigations.

Overview of the Buena Vista Site

The Buena Vista BESS requirement is **10.8 MW / 43.2 MWh**, with a **34.5 kV Point of Interconnection**.

The coordinates presented are **18.236122, -88.523073**. The proposed BESS plot is approximately **0.45 acre** and approximately **150 feet from the existing substation**. Access is via the Philip Goldson Highway, approximately 70 miles from the Port of Belize.

Site Conditions Reviewed

The following site-specific considerations from the RFB were reviewed at the location:

- hurricane-wind exposure;
- localized flooding;
- vegetation clearing;
- plot boundaries and available area;
- site access;
- relationship with the existing BEL substation; and
- neighboring residential properties

Particular attention was drawn to the residential neighbors to the east of the proposed BESS plot and the associated noise and community health and safety considerations.

Grid Role and Interconnection

The Buena Vista BESS is intended to act as a northern-region grid-forming reference supporting restoration after outages.

The site is also in proximity to the CFE/Mexico interconnection. Protection coordination at **34.5 kV** is therefore an identified consideration.
Participants reviewed the relationship between the proposed BESS location and the existing substation in the context of the proposed electrical interconnection.

Access and Constructability

Access to the site and the ability to transport, install, maintain and replace the proposed BESS equipment were considered in the context of the physical location.

Matters relating to the permanent access route, including whether the existing minor road along the western side connecting to the main road to the south may be used, widened or upgraded, and whether the junction may be modified for the design vehicle and required turning radius, have been raised through the formal clarification process. No interpretation or confirmation of these matters was provided during the site visit; responses will be issued through the formal clarification process and, where required, by Addendum.

Environmental and Community Considerations

The site is inland but remains subject to hurricane winds and localized flooding.

Environmental, social, health and safety planning for the site will therefore need to account for the physical conditions and the nearby community. The RFB requires the bidder's technical submission to address site-specific ESHS risks as part of the applicable environmental and social management documentation.

Logistics

Access from the Port of Belize is identified through the Philip Goldson Highway, with the RFB noting road works along the Ladyville-Gardenia section.

The mainland logistics requirements also identify dangerous-goods handling and documentation, heavy-haul/oversize permits and ongoing road/bridge works as matters bidders must incorporate into their logistics planning.

Applicable Turnkey Scope

Participants reviewed the requirements applicable to the site, including:

- surveys and geotechnical investigations;
- flood-related investigation;
- detailed civil and electrical design;
- BESS and balance-of-plant installation;
- medium-voltage equipment and connection;
- protection;
- metering;
- earthing;
- SCADA;
- roads and access;
- fencing;
- lighting;
- drainage;
- hurricane hardening; and
- required permits and approvals.

Closing

Following the inspection of the proposed BESS location, existing substation interface, access,

surrounding properties, vegetation, and other relevant site conditions, the site visit was concluded.

ANNEXES FOR EACH SITE - VISIT RECORD

Annex I - Site Questions and Responses
Annex II- Attendance Sheet, San Pedro BESS Site Visit
Annex III - Attendance Sheet, Dangriga BESS Site Visit
Annex IV - Attendance Sheet, Westlake BESS Site Visit
Annex V - Attendance Sheet, Buena Vista BESS Site Visit

ANNEX I - SITE QUESTIONS AND RESPONSES

Question 1 - Site Boundary Information
Will additional information be provided regarding the definitive boundaries of the proposed BESS site?
Response:
It was indicated that additional details regarding the site boundaries were expected and would be shared with bidders once available through the applicable procurement channel.

Question 2 - Point of Interconnection
Will additional information be provided regarding the Point of Interconnection for the San Pedro BESS?
Response:
It was indicated that the relevant Point of Interconnection information would be provided to bidders through the formal procurement process.

Question 3 - Geotechnical Information
Is geotechnical information available for the BESS site?
Response:
It was indicated during the site visit that geotechnical information for the sites was not available at that time. The Contractor's responsibility for the required site investigations was reiterated.

Question 4 - Flood and Hurricane Assessment
Who is responsible for undertaking the required flood and hurricane assessment for the site?
Response:
It was reiterated that the Contractor is responsible for undertaking the applicable assessment in accordance with the requirements of the RFB.

Question 5 - Contractual Timeline
Will the applicable implementation timeline be formally confirmed?
Response:
It was indicated that the applicable timeline would be communicated through the Addendum.

Question 6 - Earlier Completion
Would additional evaluation points be awarded to a bidder proposing to complete the works earlier than the specified completion period?
Response:
It was indicated that the RFB does not currently provide additional evaluation points for earlier completion. Should any change be made to the evaluation requirements, it would be formally communicated through an Addendum.

ANNEX II - ATTENDANCE SHEET, SAN PEDRO BESS SITE VISIT

Date: October 21, 2026
Site: San Pedro, Ambergris Caye

No.	Bidder/Company	Representative
1	Ingenieros Consultores y Constructores Electromecánicos, ICCE	Allan Valladares
2	Ingenieros Consultores y Constructores Electromecánicos, ICCE	Julio Barahona
3	Titanium Energy	Brandon Troyer
4	Titanium Energy	Jakob Woodruff

ANNEX III - ATTENDANCE SHEET, DANGRIGA BESS SITE VISIT

Date: October 22, 2026
Site: Dangriga, Stann Creek District

No.	Bidder/Company	Representative
1	ICCE	Julio Barahona
2	Sino Soar Hybrid	Yonni Cawich
3	Sunco International	Billy Mira
4	Loopmaster	He Yuejun
5	Loopmaster	Xia Ziyang
6	ICCE	Allan Valladares

ANNEX IV - ATTENDANCE SHEET, WESTLAKE BESS SITE VISIT

Date: October 22, 2026
Site: Westlake, Belize District

No.	Bidder/Company	Representative
1	ICCE	Julio Barahona
2	Sino Soar Hybrid	Yonni Cawich
3	Sunco International	Billy Mira
4	Loopmaster	He Yuejun
5	Loopmaster	Xia Ziyang
6	ICCE	Allan Valladares
7	CEEC Global	Anthony Tian

Annex V - Attendance Sheet, Buena Vista BESS Site Visit

Date: October 22, 2026
Site: Buena Vista, Corozal District

No.	Bidder/Company	Representative
1	ICCE	Julio Barahona
2	Sino Soar Hybrid	Yonni Cawich
3	Sunco International	Billy Mira
4	Loopmaster	He Yuejun
5	Loopmaster	Xia Ziyang
6	ICCE	Allan Valladares
7	CEEC Global	Anthony Tian