



Project Title: Hotel Construction

Name of Project: Hyatt Place Hotel

Name of Developer: SIR Investments Ltd

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Executive Summary

SIR Investments Ltd a company incorporated under the Companies Act of Guyana proposes to develop a Hyatt Place Hotel to be located at 2441 Block 3 Providence, East Bank, Demerara. This development is in close proximity to the East Bank Public Road and is within the vicinity of the Guyana National Stadium and the Amazonia mall. It is bounded by the Texila American University compound and the Qualfon Guyana Campus. The hotel occupies 2.733 acres of a main five-acre parcel which is accessed off “Red” road. This rectangular site with a north-south orientation is presently provided with boundary walls and is essentially flat with minimal vegetative cover and has an established main drainage course along the roadside boundary. The hotel which has six floors is developed utilising the prototypical concepts provided by the HYATT Corporation. The essential provisions are to serve 136 guest rooms on five upper floors with the Ground floor providing lobby, and lounges. Dining facilities, Business centre, Bar, Meeting rooms and Gymnasium. Also accessed at the ground floor level is an outdoor poolside facility with Bar. Adding to the entertainment provisions of the Hotel is a rooftop lounge with panoramic views of the surrounding areas. The site planning allows for separate secure entry and exit routes for visitors and delivery operations and is set out with defined internal routing for visitors and the related parking areas. The layout provides 140 parking spaces along with loading bays and multiple landscaping areas. The site is to be served by its HV and LV installations, wastewater treatment plant, water storage and gas farm.



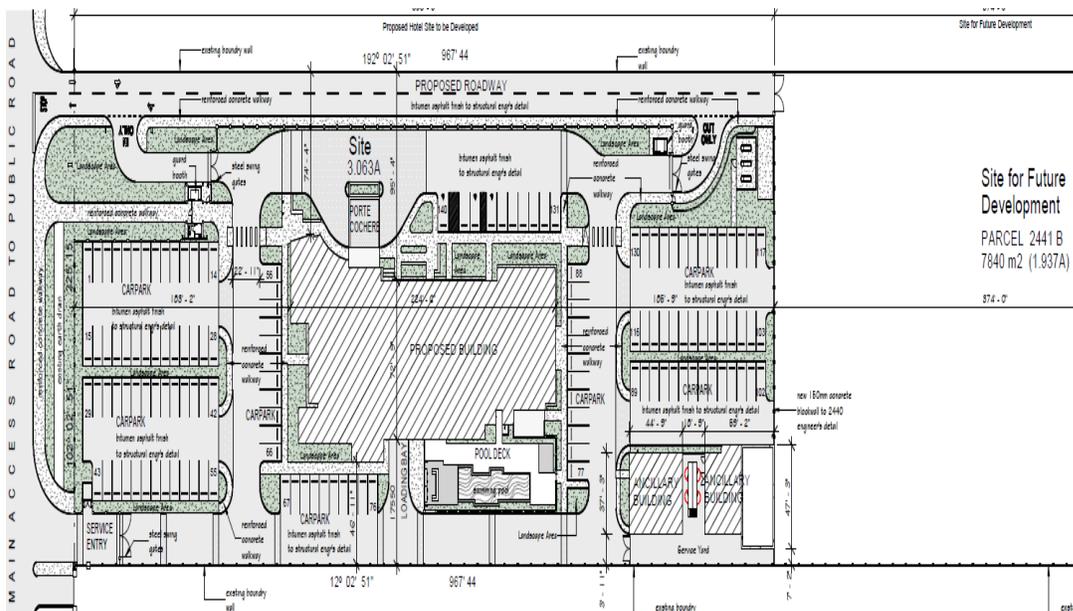
Architect's design of the Hyatt Place Hotel

Site Description

The site identified for the construction of the Hyatt Place Hotel is located at 2441 Block 3 Providence, East Bank, Demerara. The land for the proposed construction is 5 acres of which 2.733 the hotel will occupy. All infrastructure works for the functionality of the hotel will be done according to international best practices ensuring public safety and minimising impacts on the environment.



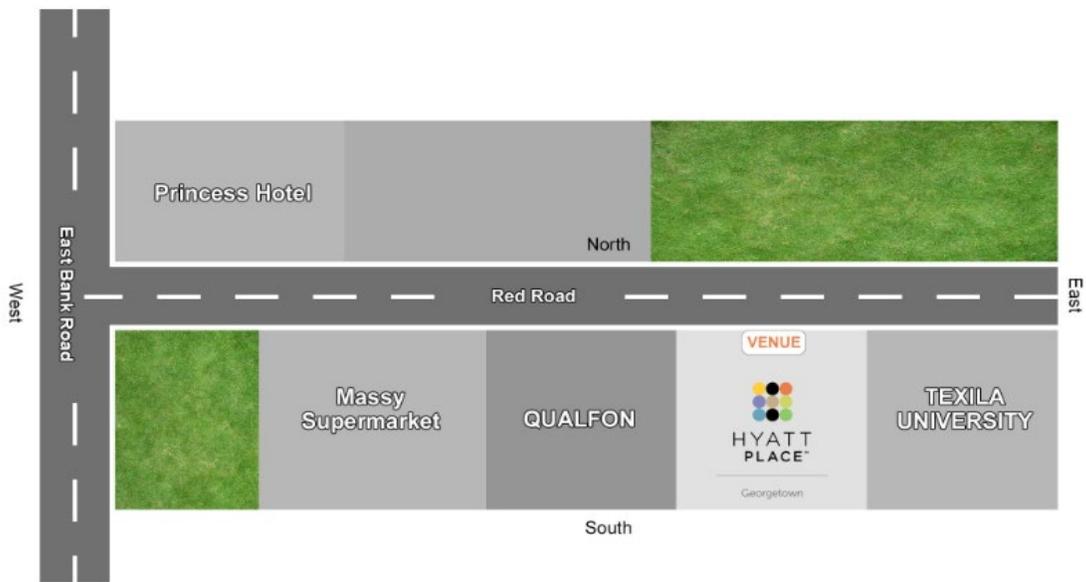
Site Context Plan in relation to existing development



Site Plan of the Hyatt Place Hotel



Ariel views of the site for Hyatt Place Hotel



Plan showing access to Hotel

Project Design

Overview

Hyatt hotel chain has reached a franchise agreement with SIR Investments Guyana to bring the first upscale brand four-star Hyatt Place to Guyana to boost the tourism and hospitality sector but is specifically geared toward expanding the brand's footprint. Moreso, as international travel demand continues to ramp up and the hotel sector is expected to grow exponentially in the coming years, Hyatt Place Georgetown Demerara will be positioned to serve the needs of Guyana's middle to upper-class corporate clientele, business corporates and leisure travellers. Located at Providence on the East Bank of Demerara, the facility will be situated 22 miles away from the Cheddi Jagan International Airport, while Georgetown, the commercial centre will be only 15 minutes away. The architecture of the building was designed and engineered using green engineering technology in keeping with the Low Carbon Development Strategy (LCDS). The developmental budget for the project is approximately 35 million US dollars and is financed through a private bank loan. In light of the aforementioned, the implementation of the hotel facility will follow the standard four-phased approach used in the construction sector. They are as follows:

- Design phase.
- Pre-construction phase
- Construction phase
- Operation phase

Design Phase

As with many construction projects, the conceptual design for the Hyatt Place Hotel was an iterative process with the goal of balancing cost, quality and timely delivery of the project. Several architectural designs and construction materials were examined during the design process, but the ultimate output was a six-story structural steel frame structure. The project's engineer has completed all architectural and structural drawings which have been submitted to all regulatory agencies for approval. Obtaining all essential construction permits from the Neighbourhood Democratic Council (NDC), Environmental

Protection Agency (EPA), and Central Housing and Planning Authority was also a crucial step in this procedure (CH&PA). The duration of this phase is expected to take five months.

Pre-Construction Phase

This phase will entail site development activities such as removing all vegetation, plants and small trees from the site where the hotel will be constructed as well as subgrade excavation. All internal and external reinforced concrete drains will be built during this stage and allowing the plot to be backfilled to the necessary building levels. Also, the bridge to access the site will be constructed along with the fence. Approximately 40,000 cubic yards of white sand will be required to bring the site up to design grade during these works. As a result, sand trucks and small wheel loaders (bobcats) will be common on the job site during this phase. This phase is planned to last for two months.

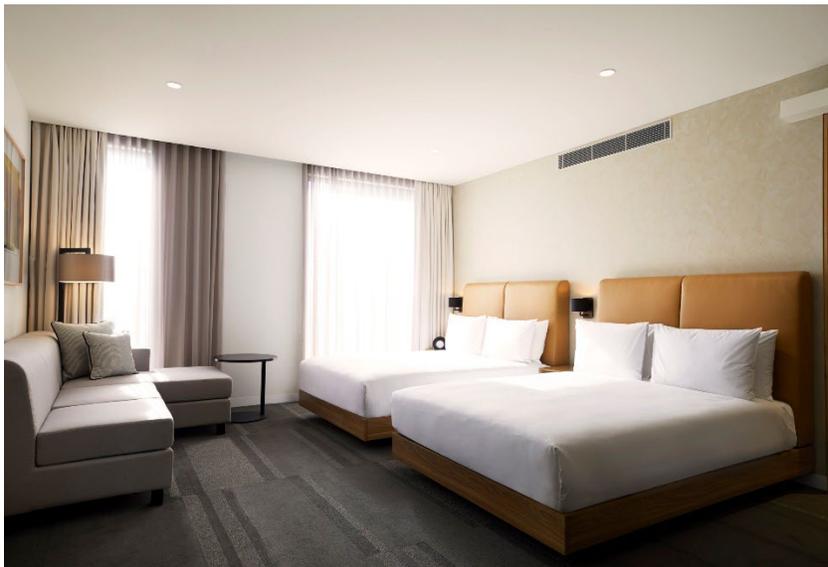
Construction Phase

The hotel will be 152,550 square feet (225 feet (L) x 113 feet (W) x 6 storeys) and will utilize materials consistent with international standards and specifications including but not limited to mass and reinforced concrete, concrete blocks, bricks, pavers, glass, timber, structural steel, plastic and composite materials. The sub-structure and super-structure works will commence in this phase simultaneously with the external works. It is anticipated that during Construction 250 to 300 persons would be employed, 95% of which are expected to be Guyanese nationals. It is expected to have the building completed in February 2024. The duration of this phase is expected to be twenty months.

Operation Phase

The operational phase of the project will entail the services provided by the 136 guest room options, disability outfitted rooms, restaurant and bar, meeting rooms, social lounge, fitness centre, pools, internet and communication links, room service and guest laundry and spacious parking spaces. The facility's main source of electricity will be provided by the Guyana Power and Light (GPL). In the event of a power outage, a standby generator will be in place to accommodate the transition. Also, the facility will be connected to the

Guyana Water Inc (GWI) water supply network. However, fixed water storage infrastructure will be in place to facilitate emergency needs. SIR Investments Ltd will utilize the services provided by the Guyana Telephone and Telegraph Co Ltd (GTT) for all communications and data requirements. Wastewater generated during the operation of the facility will be treated via a wastewater treatment plant before final discharge. Faecal sludge will be contained via a septic system and periodically emptied by a local sanitation service provider. Likewise, solid waste will be contained and managed onsite via storage receptacles and will be retrieved regularly by a contracted local sanitation service provider for final disposal at an authorised solid waste facility. Approximately 70 to 80 permanent jobs with several part-time roles would be created, 90% of which are expected to be Guyanese nationals. The design life for the project is 100 years.



Architect's design of a self-contained room

Environmental Impacts

The majority, if not all, of the project's impacts will occur during the pre-construction and construction periods. These effects, as well as the necessary mitigation and control methods, are discussed below.

Exhaust Emissions and Fugitive Dust (Air Quality)

The project has the potential to generate considerable amounts of dust, which could have a negative impact on the air quality in the project region. Most of these effects, however, are likely to be localized and can be avoided or eliminated. Dust will be generated from a variety of sources during construction, including vehicles transporting aggregates, truck loading and unloading, excavation activities, the construction and operation of support facilities such as material stockpiles, and debris deposits from vehicles exiting the construction zone.

Impacts associated with Fugitive Dust

Construction activities, soil type, moisture content, and wind speed will all have an impact on dust generation during dry periods. Long-term exposure to dust pollution can cause respiratory and ocular irritations in workers and the general population. Dust emissions may also impair workers' and road users' lines of vision, increasing the risk of car accidents and other safety concerns. Wind can also cause dust to be created from material stockpiles, especially in dry conditions. These effects are manageable and expected to be localized and short-term. They can have serious consequences if not managed properly.

Mitigation measures to reduce potential impacts associated with Fugitive Dust

To limit the influence of dust on the project environment, equipment that produces large amounts of dust should be located away from people's homes and workplaces. Dust masks, respirators, and other appropriate personal protective equipment would be required for personnel working in dusty areas (e.g., stockpile area, cement ransom, or ready-mix service). During dry months, the access route should be checked for dust particles that may become airborne as vehicles and equipment pass by. If dust pollution occurs, soaking will be used on a regular basis. When transporting material, the loaded truck tray should be covered to reduce dust emissions. To prevent wind influence on materials, the material stockpile should be kept to a minimum height. For materials susceptible to wind, a maximum stockpiling height of 10 feet is recommended, while for materials impervious to wind, a maximum stockpiling height of 15 feet is recommended.

To prevent any loose material from being carried away by wind or rain, all material stockpiles must be adequately covered.

Exhaust emissions

The usage of diesel and/or gasoline-fueled heavy-duty equipment will result in combustion emissions during construction. Combustion emissions will be small, temporary, and limited to the region surrounding building activity. It is also believed that emissions will be unavoidable.

Mitigation measures to reduce potential impacts associated with exhaust emissions

Maintaining construction equipment in accordance with manufacturer's standards so that it runs at maximum efficiency and emits the least amount of pollution. A maintenance log for equipment/machinery must be used to document all maintenance actions. Once dormant, all equipment and machinery must be shut off.

Noise

During the construction phase, noise will be created mostly by fuel-powered generators and heavy-duty equipment and machinery. These consequences are unavoidable, and they are expected to be brief and confined.

Impacts associated with Noise

Noise-induced hearing loss can occur when noise levels exceed the globally acceptable standard of 90 dB. Noise levels exceeding the bearable limit of 72 dB can cause weariness, exhaustion, low morale, and decreased productivity.

Mitigation measures to reduce potential impacts associated with noise

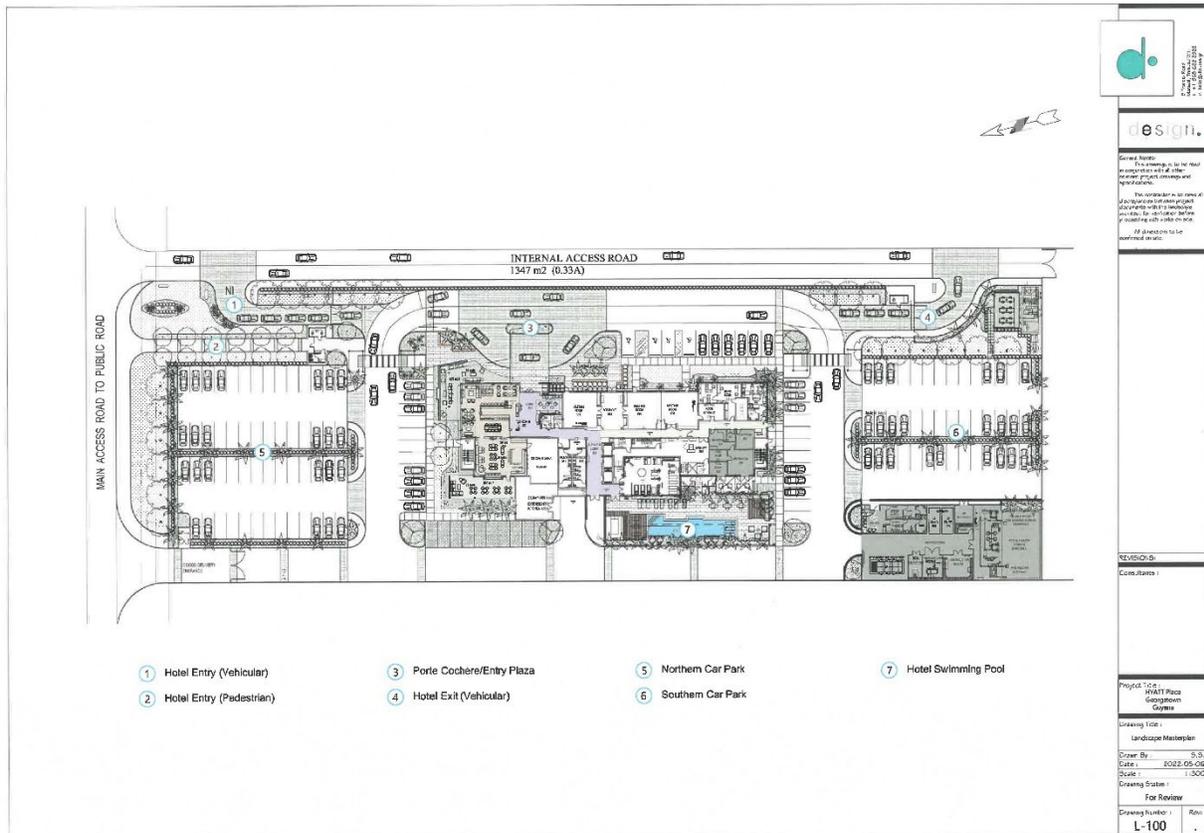
The Developer will mitigate the potential consequences of noise during the construction period by maintaining noise levels below the EPA's set limit of 90 decibels during the day and 75 decibels at night. Using best practices on-site to reduce occupational noise levels and providing staff with noise protection equipment. Obtaining hearing protection, such as earplugs, for personnel who are exposed to excessive noise. Wherever possible, efforts will be taken to ensure that machinery and equipment are operating efficiently and that the manufacturer's mandatory muffler devices have been fitted. To the greatest extent possible, night work will be avoided.

Surface Water

Earthworks linked with construction activities such as foundation excavation and primary and secondary drains may cause soil erosion and sedimentation. Improper waste disposal (liquid and solid) and fuel/lubricant management might also endanger surface water, which the Developer will prevent.

Mitigation measures to reduce potential impacts associated with surface water pollution

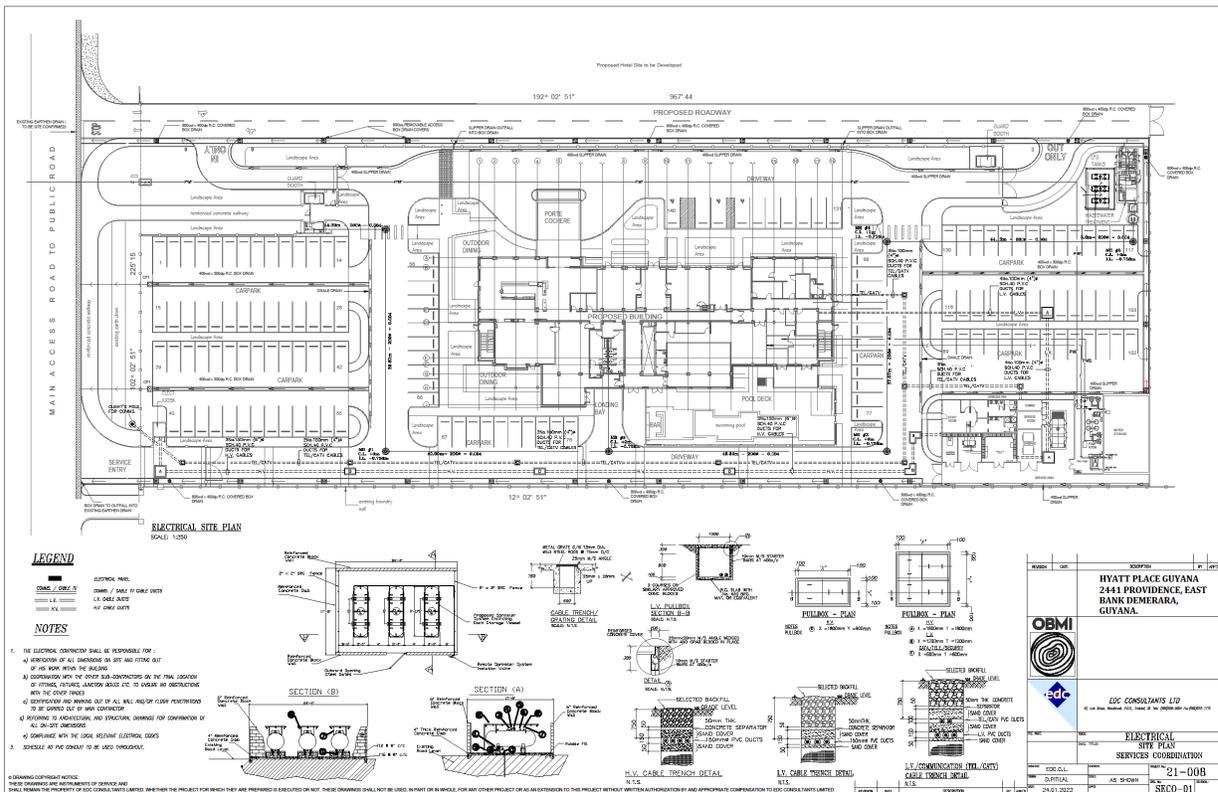
To prevent excessive dirt deposits and protect watercourses and quality, the developer must find and appropriately cover material stockpiles and excavated materials in a specified area away from water bodies. Waste storage stockpiles or stockpiled material must be positioned at least 10 meters away from any watercourse and surrounded by a toe berm. Reduce and contain suspended sediment (also known as Non-Filterable Residue) in the construction zone. During concrete pours, adopt adequate containment measures to guarantee that uncured concrete or concrete leachate does not enter any watercourses or drainage systems. Sediment traps are one means of prevention. To prevent hydraulic fluid and/or fuel leaks from entering water bodies, place pumps and generators on bermed polyethylene sheeting. Ensure that a perimeter reinforced concrete drain is built in the early stages of the project to collect all runoff.



Management of liquid and solid waste

Waste Management Plans will be prepared for each phase to ensure that waste management methods are clearly outlined, given the kind and quantity of wastes to be generated during both stages of the project. Each Waste Management Plan should include a description of the types and volumes of waste that will be generated, waste minimization opportunities, waste management methods, provisions for hazardous waste stream collection, storage, and disposal, and recordkeeping practices, such as manifest and waste tracking forms. The project will generate waste during the construction and operation phase, which, if not effectively managed, can lead to soil and water contamination, contribute to ill health, and detract from the area's attractiveness. This strategy will guarantee that waste created during construction is properly handled and reduced in accordance with EPA rules. Striped vegetation, concrete forms, packaging materials, pallets, plastics, waste oil, filters, lubricants and hydraulic fluids, concrete, food, sewage and wastewater are some of the materials that can be expected to be generated during construction. All waste generated by the project will be carefully managed

in accordance with applicable laws and regulations, corporate policies, and international standards. SIR Investments Guyana's technical and environmental team will perform frequent monitoring and inspections during project construction to guarantee compliance with the plan. Similarly, SIR Investments Guyana will ensure that waste management methods are properly executed during the facility's operations. The Waste Management Plan will incorporate the specific strategies to effectively manage the waste streams generated by the project.



Site Plan Services Coordination

Impacts associated with the improper disposal of waste

Waste heap piles are typically an eyesore and can detract from the aesthetics of any setting. Improper trash disposal, particularly of food waste, can raise the risk of Occupational Safety and Health hazards, as well as produce unpleasant odors and attract vermin. Waste mismanagement can result in secondary pollution and poisoning of land and water.

Mitigation measures to reduce potential impacts associated with improper waste disposal

Reduce the amount of waste that needs to be disposed of. As a result, opportunities for reusing 'waste' materials will be investigated on the spot. Organic waste (vegetation, topsoil), inert garbage (plastics, food boxes, rubber, etc.), and hazardous waste will be separated from each other. Hazardous and inert trash will be kept in covered bins. The Developer shall collect and transport waste generated on the building site to a certified Landfill (Hags Bosch Landfill).

Domestic waste

Littering and burning of waste products will not happen in the construction zone. The Developer will clean up the work area on a regular basis to keep it tidy. Daily cleaning is required. Waste materials will be collected and stored in bins on site. Domestic waste will not be stored on-site for more than 7 days. Weekly, the Developer will transfer garbage to a designated Landfill. Poorly managed rubbish receptacles may contain bugs and even illnesses carrying vectors. Garbage receptacles will be washed regularly.

Sanitary wastewater/sewage waste

At the jobsite, a sufficient number of portable toilets will be installed and serviced on a regular basis (weekly). To avoid secondary entrance and probable pollution/contamination, the waste storage location will be positioned away from the water body.

Construction Waste

For a period of 14 days, building debris and other garbage will not be allowed to accumulate on the work site. To avoid accumulation, the developer will remove it twice weekly. The Developer is aware that the site's storage capacity is limited, and that storing enormous stockpiles is not ideal. The developer will look at all options for reducing, reusing and recycling building waste as deemed feasible.

Concrete Waste

For 48 hours following placement, fresh concrete will be kept away from any authorized watercourse. Cement or new concrete containers or lorries will be washed at a designated location. Only licensed and designated disposal locations will accept concrete waste, including wastewater from batching or cleaning. All cement-contaminated effluent from cleaning or mixing will be treated as poisonous and kept out of any watercourse for at least 48 hours to allow the pH of the water to return to normal.

Cleared Vegetation

During mobilisation, the Developer will stockpile cleared vegetation and other debris in the construction zone before transporting it to the Designated Landfill.

Fuel, Lubricants and Other Hazardous Materials

Because fuel and lubricants are classed as hazardous substances, special consideration must be given to their transportation, handling, and storage. During project construction, appropriate management actions will be implemented to reduce risks to the environment and human health, as well as to avoid contamination of nearby surface waterways. Any fuel storage onsite will be placed at a safe distance from the surface waterways, site office, and work areas. Long-term storage spaces will be covered to keep rain out and will have secondary containment and an impervious base. Fuel will be delivered to work areas as needed or in small quantities during project building and operations to reduce the danger of spills. Signage, fire extinguishers, and/or sand buckets will be put in and around the fuel storage locations during both phases. The type of fuel contained in tanks should be labeled, and 'No Smoking' and 'Highly Flammable' should be prominently

displayed. Fuel storage containers will be checked for leaks on a regular basis during both phases. When handling fuel during both phases, extra caution will be taken to avoid spills and leaks. Drip pans will be installed under the equipment during both rounds of refilling to prevent contamination and subsequent fuel runoff due to leaks. Regular maintenance will be performed during both stages to ensure the proper working of machines and equipment and to prevent needless leaks. Spill kits will be accessible during both phases in the event of spills. Workers, mechanics, and other personnel will be instructed on the correct use of spill kits, as well as the safe handling of fuel and lubricants, during both phases. A simulation spill clean-up exercise is included in the training in proper fuel management methods.

Health and Safety Management

Employees, contractors, visitors, and the general public may be exposed to health and safety concerns as a result of the project's activities. SIR Investments Guyana will ensure that plans to handle health and safety hazards unique to construction and operation activities are included in the Health, Safety, Security, and Environment (HSSE) Plan during the construction period. During the hotel's operations, SIR Investments Guyana shall guarantee that suitable HSSE safeguards are in place for its guests and employees. Identification of health and safety hazards, mitigation measures to protect workers and the public, risk categorization, HSSE procedures, training, and other controls and mitigation measures (for example, personal protective equipment, training, management programs etc) will all be part of the plans. Onsite, the HSSE Plans will be available to ensure that workers understand the hazards unique to construction and operation activities, as well as how to prevent mishaps, the implementation of the applicable plans will limit or minimize health and safety implications.

Traffic Management

The hotel construction will result in an increase in traffic on nearby roadways. Although the Ministry of Public Works and the Guyana Police Force are responsible for traffic control on public roadways, it will be an important concern for the project. SIR Investments Guyana will produce a Traffic Management Plan for the project's construction period and

will take steps during the operational phase to guarantee that traffic to and from the hotel is properly managed. All drivers will be briefed on safe driving techniques as part of the traffic management plan. Traffic warning signs will be placed near the project site, especially during construction. When heavy transport vehicles arrive and exit the site, traffic control such as a traffic marshal will be used.

When carrying huge and heavy construction equipment or materials, traffic escorts such as the Guyana Police Force will be utilized. Heavy machinery and commodities will not be transported during peak hours and changing schedules so that certain heavier vehicles can drive at night to relieve traffic congestion during the day.

Conclusion

SIR Investments Guyana is pursuing the development of a property under the Hyatt franchise for the establishment of the Hyatt Place Hotel at Providence, East Bank Demerara, Guyana. The Hyatt brand is anticipated to position the project as one of the leading hotel developments in Guyana. The project will capitalize on Hyatt's customer base and internal management systems to drive the market share and promote exposure. The development will not only target travelling professionals and stakeholders associated with Guyana's emerging oil and gas sector but persons travelling for leisure and tourism.