GAFSONS INDUSTRIES LIMITED

Project Summary

Project Title:

Gafsons Industries Limited - Multicomplex retail and wholesale facility inclusive of Manufacturing, Fuel storage and Power generation.

Company Name:
Gafsons Industries Limited – Mc Doom Mega Complex

Address:
Plot 'GIL' Plantation Rome, East Bank Demerara.

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Gafsons Industries Limited – Mc Doom Complex

1. Site Description

Location:

Gafsons Industries Limited's Mc Doom Mega Complex is located at Plantation Rome, East Bank Demerara, within the Mc Doom–Houston–Agricola industrial corridor. The entire facility sits on approximately 32.916 acres of land.

Main buildings and bond structures occupy 20 acres and serve as the company's central operational, administrative, and warehousing hub, and the remaining 12.916 acres house additional bond structures.

The site stretches from the East Bank Demerara Public Road and proceeds eastwards. Main access to the compound is provided via two concrete bridges on the north end of the property, which connect directly to the main public access road. The complex is bounded by industrial and commercial establishments at Houston to the north, mixed residential and light commercial developments to the south, residential structures at the West boundary at Agricola, and drainage canals to the north, west, and south which facilitate the controlled discharge of stormwater from the site. Lands occupied by Guyana Shore Base can be found on the east boundary.

The total area available for business operations amounts to approximately 366,000 sq. ft., consisting of:

- Covered area: 276,000 sq. ft., subdivided into:
    - Warehouse space: 91,000 sq. ft.
    - Office space: 25,000 sq. ft.
    - Retail space: 160,000 sq. ft.

2. Site Layout and Infrastructure

The Mc Doom Complex is designed as a self-contained industrial facility, with operations organized into distinct functional zones. The three-storey main building, which is located centrally within the compound, accommodates the Self-Service Department on the ground floor, a Home goods Store on the first floor and strictly administrative offices on the top floor.

Along the western boundary (left side when facing north) are eight various storage bonds - Bonds 1 through 8 are used primarily for warehousing but bond # 8 also houses a small light duty Aluzinc corrugator machine serving orders from McDoom only. A detailed listing of the bonds, their dimensions and their contents are herewith attached to this project summary.

1. Bond 8, referred to as the Corrugator Bond (zinc cutting area), is positioned toward the southern end of this row. Immediately adjacent and slightly east of these bonds are:
   a. the pump room,
   b. water storage tanks,
   c. office buildings housing the transportation department, and the bond manager's office,
   d. the mechanical workshop,
   e. a Flat Pack storage area,
   f. A 22,100-liter diesel fuel storage tank, and
   g. A specially constructed sound-attenuated generator house aligned sequentially from north to south as per the official site plan – please see attached.

The fuel tank and generator area are located approximately 150 ft (45.7 m) from the nearest residential area, separated by a thick concrete wall and the western drain which forms a natural buffer between industrial and residential zones. Similarly, the Corrugator Bond (Bond 8) is approximately 100 ft (30.5 m) from the Agricola residences.

On the eastern side (right of the compound) lies the cement, steel, and tile storage bond. Internal driveways and paved access lanes interconnect all structures, providing safe and efficient circulation for vehicles, customers, and staff.

Power

3. Surrounding Land Use and Receiving Waters

The immediate surroundings of the Mc Doom Complex include industrial and commercial activities to the north (Houston) and mixed residential and commercial developments to the south and west (Mc Doom and Agricola). The Western Drain, running parallel to the property boundary, serves as the primary surface-water receptor, separating the compound from adjacent residences and conveying runoff into the larger regional drainage network.

The site's layout and drainage infrastructure effectively contain stormwater, emissions, and operational runoff within the property boundary, ensuring environmental compliance and minimizing potential off-site impacts.

4. Operational activities

The Mc Doom Complex is the principal operational and administrative headquarters of Gafsons Industries Limited, serving as the company's largest and most dynamic hub. It integrates retail, manufacturing, warehousing, logistics, and administrative divisions within one multi-structured facility.

The compound is strategically located along the East Bank of Demerara, accessible to major transportation routes, allowing efficient customer service, supply chain management, and product delivery to various regions of Guyana.

Operating hours are as follows:

- Monday to Friday : 7:30 a.m. – 5:00 p.m.
- Saturday : 7:30 a.m. – 2:00 p.m.

The complex consists of three main floors in the central commercial building, with multiple surrounding bonds, workshops, storage facilities, and manufacturing areas on the western and eastern side of the compound.

Ground floor

The Ground Floor serves as the core of the company's retail operation, featuring separate divisions as follows:

a. Fishing Department

b. Sanitary ware department

c. Paints department

d. Flat- pack department

e. PVC department

f. Electrical and lighting department

g. Ironmongery department

h. Tools department

i. Tiles department

j. Windows department

This floor also accommodates the wholesale Department, which handles bulk sales of construction and building materials such as cement, concrete blocks, zinc sheets, ridging, steel rods, pipes and related hardware supplies.

Each department maintains a corresponding bond or warehouse on the western side of the compound for product storage and customer pickup. Collection of small items are completed in-store from small stock kept onsite, whereas bulk and special orders are prepared for customer pickup through bonded dispatch areas.

Middle floor

The Middle Floor showcases the company's home and lifestyle divisions, specializing in:

- Household furniture and décor
- Office furnishings and supplies
- Gym and fitness equipment

This level operates primarily as a display and retail showroom. Sales staff manage customer service, quotations, and order coordination, while clerical staff prepare invoices and liaise with the warehouse for order fulfillment.

Administrative office

The Administrative section is located on the top floor and houses the company's central management offices, including:

- Offices of the Executive Chairman, Chief Financial Officer, Director of Purchasing and the Deputy Chief Executive Officer
- The Property Manager
- Payables department
- Costing Department
- Accounts and Finance Department
- Human Resources Department
- Construction department
- Occupational Safety and Health department
- Clerical and Administrative staff
- Senior cashiers

The Mc Doom Complex collectively employs approximately 1,500 personnel, encompassing sales, operations, manufacturing, and administrative divisions.

1. Manufacturing – Corrugator bond

The corrugator bond is situated on the western side of the Mc Doom Complex; it functions as the manufacturing and production division for roofing and sheet metal fabrication which plays a key role in converting raw metal coils into finished roofing materials according to standard guidelines and customer specifications.

The bond houses five (5) primary production machines, designated workstations, and a dispatch area. The production workflow follows a linear sequence of raw material intake, coil preparation, machine processing, quality inspection, and finished goods delivery.

Machine and equipment overview

(a) **Corrugator Machine**:

- **Function:** Converts flat metal coils into corrugated roofing sheets.
- **Process:** Sheets are fed from coils into the roller system, where metal is pressed into wave-like profiles for roofing use.
- **Output:** Approximately 1,000 sheets per day under normal operation.
- **Use:** Popular among customers for traditional roofing due to its strength and water run-off efficiency.
- **Operation**: One machine operator assisted by a porter for stacking and labeling finished sheets.

(b) **Trapezoidal corrugator Machine :**

- **Function:** Produces trapezoidal roofing sheets, characterized by angular ridges instead of curved corrugations.
- **Output:** Approximately 600 sheets per day.
- **Use:** Ideal for commercial buildings and large sheds where higher rigidity is required.
- **Operation**: One operator monitors alignment, cut length, and coating uniformity. Finished sheets are moved to the delivery bay via forklift.

(c) **Ridging Machine:**

- **Function:** Manufactures ridge caps the top covering component for the joint of two roofing sheets on a roof's peak.
- **Output:** Approximately 100 pieces per day.
- **Use:** Used to seal the topmost seam of roofs, providing weather resistance and a clean finish.
- **Operation:** Compact machine requiring manual feeding of pre-cut sheets; products are manually inspected and stacked.

(d) Standing Seam Machine:

- **Function:** Fabricates standing scam roofing panels, an advanced profile that interlocks without visible fasteners.
- **Use:** Popular in high-end commercial and residential projects due to its seamless finish and superior leak resistance.
- **Process:** Utilizes roll-forming technology to shape continuous panels from metal coils; panels are cut to precise lengths.
- **Operation:** Machine operator ensures seam accuracy, while the clerical staff logs custom orders and delivery details.

(e) **Compactor Machine:**

- **Function:**
  A metal compressor is utilized to compact metal waste and scrap materials generated from production activities such as zinc cutting, coil trimming, and panel fabrication.
- **Process:**
  All waste and offcuts are collected from the production area and compressed into dense bales, allowing for easier handling, accurate weighing, and efficient space utilization. The compressed bales are stored at the rear of the building in a designated storage zone specifically assigned for temporary waste accumulation.
- **Handling & Transport:**
  Once a sufficient quantity has been accumulated, the compressed metal waste is loaded onto trucks. Each truckload is weighed, logged, and transported to the company's Land of Canaan Manufacturing Complex, where it is either further

processed, recycled, or securely disposed of in accordance with environmental and operational guidelines.

- **Waste materials**

  Short ends of corrugated sheets and ridgins from the production process are collected and sorted according to size. Larger pieces are sold at discount prices to customers while those that are too small are compacted and sold as scrap.

  These machines generate very small decibels of noise outside of the immediate factory environment.

All staff wear company-issued Personal Protective Equipment (PPE) and operate under strict supervision to maintain safety and efficiency

2. Power supply and backup system

The Mc Doom facility receives its primary electrical supply from the Guyana Power & Light (GPL) grid through a 1,000 KVA transformer that distributes power across all operational departments, including wholesale, manufacturing, and administrative areas.

To ensure uninterrupted operations, the site is equipped with a Mann 750 KVA automatic generator, which provides full-site backup power in the event of a GPL outage. The generator activates automatically upon power loss, maintaining continuous functionality of critical systems such as lighting, machinery, computer networks, and security infrastructure.

- Fuel Tank Capacity: (diesel)
- Servicing: Every 250 hours of runtime
- Backup Unit: 844 KVA generator (currently under repair)

Both generators are installed in a soundproof and well-ventilated generator room, fitted with exhaust pipes extending approximately 40 feet above roof level for emission dispersal. This sound-attenuated containment room has been inspected by the EPA and passed for acceptable decibel levels vis a vis the surrounding community. It is also fitted with fire extinguishers and sand buckets in case of any fire.

3. Workshop and fuel management.

The Workshop Division is responsible for the maintenance, repair, and fueling of:

- 29 Forklifts
- 28 Company vehicle
- 30 Machinery equipment

The workshop also manages a 3000 litres mobile diesel tank used for transferring fuel to construction machines, or to company equipment.
A fixed storage tank with a capacity of approximately 22,100 liters supplies the mobile unit.

The on-site fuel tank is used exclusively for company vehicles and equipment, including forklifts, trucks, and other internal machinery. It is not accessible to the public and functions solely to support internal logistical and operational needs.

Tank Location:
As shown on the attached site plan, the tank is positioned adjacent to the Pump House, occupying a compact section of the yard measuring approximately 20 ft × 10 ft.

Surrounding Features:
The tank area is located near the administrative office building and driveway, with a canal situated to the north, safely separated from the tank by a concrete barrier and containment wall.

The tank area is equipped with an oil/ water separator and is surrounded by a retaining wall, equipped with fire extinguishers and sand buckets in case of fire. Spill kits are readily available should any accident occur.

5. Health, Safety, and Emergency Response

Safety is a top priority at the Mc Doom Complex. The company employs a dedicated Health and Safety Officer responsible for:

- Enforcing OSH and internal safety protocols
- Conducting routine safety inspections
- Overseeing the use of PPE by all staff
- Organizing fire drills and emergency response training.

The compound is equipped with:

- Two fully functional fire trucks
- Backup water tanks and a ring main fire system
- Fire alarms and sprinkler systems in all bonds and administrative areas
- First-aid kits and emergency stations strategically placed throughout the facility.

6. Security Operations

The Security Department maintains strict control over personnel and goods entering and exiting the compound.
Responsibilities include:

- Conducting vehicle and goods inspections
- Monitoring CCTV and alarm systems
- Overseeing fire drills and safety exercises
- Maintaining security records and incident logs.

Security personnel are trained in emergency response and coordinate with the Health and Safety Unit during drills or actual incidents.

7. Potential Environmental Effects

The operation of the Mc Doom Complex has been evaluated to determine possible effects on the surrounding environment, including land, soil, water, air, and natural resource use. The following outlines the key potential impacts:

a) Land and Soil

All the operating areas are paved with concrete, so there is minimal exposure of soil. The only possible risk would come from accidental fuel or oil spills during refueling or maintenance. However, all such activities are conducted on hard, contained surfaces, greatly reducing the chance of contamination.

b) Water

The compound is bordered by drainage canals that control stormwater flow. There is no discharge of fuel, oil, or production waste into these drains or any natural water source. The fuel tank is installed on a concrete base with a bund wall, preventing any spill from entering the drainage system or nearby canals.

c) Air

Minor emissions occur from the backup generator and machines in the Corrugator Bond. These are limited, short-term, and well-ventilated. The generator is housed in a soundproof, well-ventilated room with exhaust pipes extending above roof level, ensuring emissions are properly dispersed without coming into contact with the neighboring communities.

Noise

Noise is mainly generated from machinery, forklifts, and the backup generator. However, the generator room is soundproof, and noisy operations are limited to normal daytime working hours (7:30 a.m. – 5:00 p.m., Monday to Friday, and until 2:00 p.m. on Saturdays). This ensures that any noise remains at acceptable levels and does not disturb nearby residents.

d) **Waste**

The main waste types include metal offcuts, packaging materials, and general office waste. Metal scraps are compressed and transported to the Land of Canaan Manufacturing Complex for recycling or proper disposal. General waste is collected and disposed of by Pooran Brothers Inc.

No other waste is generated from these manufacturing activities.

Waste from workshop activities is disposed of as follows:

1. Unusable oil rags are burnt in a safe, open area within the compound. This is not a frequent activity.
2. Waste oil from servicing activities is collected in drums and sent to our Land of Canaan facility, where it is used for lubrication on for various machines in the factories.
3. Defective parts are collected and taken to the dump site for disposal.
4. No other waste is generated.

8. Proposed Mitigation Measures:

a. Land and Soil**:**

- Keep all fueling and maintenance activities within paved, bunded areas.
- Conduct routine inspections for leaks or cracks in storage areas.
- Maintain spill kits and absorbent materials at fueling and workshop stations.

b. Water:

- Clean internal and boundary drains and canals regularly.
- Use oil-absorbent pads to capture minor spills if they occur.

- Prevent any wash water or oily residue from entering surface drains.

c. Air and Noise:

- Operate the Mann 750 KVA generator only during GPL power outages.
- Ensure soundproofing and ventilation systems in the generator room remain functional.
- Service generators and equipment at regular intervals to minimize smoke and noise.
- Restrict noisy operations to daytime hours only.

d. Waste:

- Continue metal waste recycling through the Land of Canaan facility.
- Provide clearly labeled bins for segregation of metal, cardboard, and general waste.
- Keep waste storage areas clean, enclosed, and well maintained.

e. Health & Safety:

- Maintain a Health and Safety Officer to oversee environmental and safety compliance.
- Keep fire extinguishers, spill kits, and first-aid stations in all operational zones.
- Enforce the use of PPE and conduct regular safety training and drills for all staff.

Conclusion

Gafsons Industries Limited takes pride in operating the Mc Doom Complex as a model of responsible industrial and commercial development in Guyana. The facility's design, infrastructure, and management systems reflect the company's continued commitment to environmental protection, regulatory compliance, and workplace safety.

All operational activities are conducted within controlled, paved, and well-maintained environments, supported by comprehensive systems for drainage, waste handling, fuel management, and power supply. Preventive measures, such as soundproof generator enclosures, bunded fuel storage, and proper waste segregation, ensure that environmental impacts remain minimal and fully contained within the site.

Through its proactive approach to safety management, staff training, and environmental stewardship, Gafsons Industries Limited reaffirms its dedication to maintaining a clean, safe, and sustainable working environment for its employees, customers, and surrounding communities.

The company remains committed to continuous improvement in all areas of its operations and to upholding the standards set by the Environmental Protection Agency of Guyana, ensuring that the Mc Doom Complex continues to operate responsibly and contribute positively to national industrial growth.