

## **PROJECT SUMMARY**

**Name of Project: King's Hotel & Residences**

**Name of Developer/ Company: LEHR Inc.**

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## **Executive Summary**

Based on the needs of the hospitality industry and our feasibility study, the idea of a hotel was birthed which will provide one of a kind in Georgetown. The hotel will be nine stories high with sixty one rooms and three café and bars which will be on the ground, eighth and ninth floors. A taxi service will be set up, also there would be a banqueting hall/conference room. The hotel will be equipped with two 750 kva generators that will automatically switch on when there is a power outage by GPL. Also there will be large parking facility about a minute away that will accommodate a number of vehicles. It will be a well secure parking facility. All these services would greatly benefit customers and local residents.

## **Site Description**

The present land is currently a construction site for the below mention hotel which is bounded by two main roads, one on the western side and one on the northern side. On the east is business premises and the southern side have residential properties. It is approximately 10,000 square feet in size and is located in the town of Georgetown, Region 4. The present site is a residential area with all utilities and waste management system in place. Commercial waste garbage bins would be utilized for the disposal of the hotel waste which will be collected by the local council or private provider.

## **Project Design**

Stage 1- Land clearing and pile driving- use of greenheart wood piles.

Stage 2- Formation of pile caps with concrete and steel rebars

Stage 3 – Steel Superstructure

Stage 4- Enclosures with concrete blocks and solid concept roof. Also finishing touches with wood and ceramic tiles.

The utility service for water will be provided by Guyana Water Inc. And electricity will be generated by GPL. The waste generated during the building process will be mainly ‘builder’s waste’ would be stored in containers and disposed of at land filling sites as per local regulations.

## **Project Duration**

The duration of the project for each stage is as follows:

Clearing of the land- 2 weeks

Preparation of the land- 2 months

Pile preparation/ drilling- 4 month

Concrete Foundation- 6-8 weeks

Steel super structure- 8-12 weeks

Enclosures (external work) – 6-8 months

Interior work (painting, plumbing, electricals, fixtures etc)- 4-6 months

## **Financial Investment**

The capital investment for this project is US \$15 million approximately. The number of employees for the foundation stage is 10-15, the enclosures would require about 60 workers.

When the building is completed, there would be recruitment of staff to fill the necessary vacancies based on the needs of the business. This should be approximately 80 employees to cover rotational shifts seven days a week.

## **Potential Impacts on the Environment during Construction and Operation**

During construction and operation of King's Hotel and Residences, environmental impacts will be generated. The developer of this project will guarantee that impacts will be minimized or decreased during the construction and operation of the hotel. The proposed mitigation measures -for environmental impacts will adhere to all requirement of the EPA. The following are the potential impacts and mitigation measures of this project that will be addressed in full during pre-construction and construction stages, and to lesser extent throughout operation.

### **Air Quality**

Dust screens on the project site perimeter will limit the amount of dust produced by the cement works, material transportation vehicles, and site preparation activities. The health of the workforce and the purity of the air will be impacted by the importation of high-quality materials that strictly do not contain asbestos or other harmful materials. Throughout the

project activities, all employees will be utilizing the necessary protective gear. While the project is being built, there is a chance that medium-level dust generation will occur, which won't have a significant effect on the local air quality. It is anticipated that the majority of these effects will be confined and that they can be mitigated or averted. Impacts from standby generators will occur.

### **Air Quality Mitigation Measures**

The access roads will be appropriately stabilized to minimize dust during the movement of materials by vehicles. All material stockpiles will be adequately covered, preventing any loose material from being swept away from wind or rain. Dust screens will be erected around construction zone and water suppression method will be used. Also generators will be enclosed with stack above the highest building in the area.

### **Noise and Vibration**

During the construction phase, the primary sources of noise and vibration will be fuel-powered generators and heavy-duty construction and pile driving equipment. These effects are inevitable and are anticipated to be localized and transient. With lower drop heights, resilient mats to absorb impact falling, built-in sound suppression systems of mechanical equipment during construction, vehicles transporting materials within the construction site, and material loading and unloading, the developer will use international best practices to

control noise and vibration at the work site. In the case of a power loss during building and operation, a generator will be employed.

### **Mitigation measures for noise and vibration**

To reduce noise pollution from traffic, it is recommended to transport materials from building sites during off-peak hours. Additionally, silencers, mufflers, acoustically dampened panels, and acoustic sheds or shields for equipment or when a generator will be used can be used.

Noise levels will be maintained within the EPA's specified limit of 90 decibels during the day and 75 decibels at night. Wherever possible, night works will be avoided. Electric-powered equipment will be used instead of diesel- or pneumatic-powered equipment.

### **Surface and Ground Water**

Concrete placement, foundation excavation, and construction equipment will all produce Waste water. Nevertheless, throughout operation of the hotel, wastewater will be produced from the kitchen, wash basins etc; this will be treated and then released into water bodies.

During operation, no dangerous chemicals will be employed. Also Grease trap will be implemented.

### **Mitigation measures for surface and ground water**

The release of treated wastewater will adhere to the EPA's and the Guyana National Bureau

of Standards' discharge limit. Puran's Brothers, a licensed sanitation service provider in the area will collect the site's domestic sewage. Wastewater generated from the service areas will be treated on-site before being safely discharged into nearby water bodies via drains. There will be about 20 gallons of waste oil per week that will be generated from the kitchen and generator. Generator fuel will be store in the generator fuel tank at the capacity prescribe by the manufactures.

### **Solid and Liquid Waste**

Waste will be produced by the project both during building and operation. The developer's will guarantee that waste produced during development and operation is handled in compliance with EPA regulations.

### **Mitigation measures for solid and liquid waste**

Waste generated during construction and operation will be collected and transferred to a Haags Bosch landfill by Puran's Brothers sanitation service provider; waste will be separated into organic wastes, inert waste, and non-hazardous waste. To reduce the amount of material that needs to be disposed of, as much as feasible of the excavated material will be reused on-site. During construction, a sufficient number of temporary restrooms will be set up at the site and serviced on a weekly basis.

## **King's Hotel and Residences Environmental Compliance and Monitoring Plan**

The primary goal of the Developer is to achieve stringent compliance with environmental rules and ongoing oversight and management through its organized approach to environmental monitoring and compliance of the project. The principal objective is to carry out this project in a manner that fully complies with the strict legal standards established by the Environmental Protection Agency (EPA) and to minimize any negative effects on the surrounding environment. The observant monitoring and compliance commitments are made from the very beginning of the project and continue for the duration of the contract, demonstrating a commitment to continuous improvement. The plan supports the idea that maintaining environmental compliance requirements is a shared duty among all parties involved, including employees, contractors, and subcontractors. During both the building and operating stages, it is critical to maintain and improve the current high level of compliance and to aggressively prevent any instances of environmental non-compliance. Moreover, the organization emphasizes the importance of closely monitoring a range of environmental factors, including air and water quality, noise and vibration levels, waste management procedures, and quality of life. These monitoring operations follow globally accepted best practices and are conducted strictly in compliance with EPA regulations. Throughout the duration of construction and continuing operations, possible environmental consequences are constantly reviewed, mitigated, and minimized in this all-encompassing approach.