

# Project Summary

**Name of Project:** Lakeside Hotel Development

**Name of Developer/Company:** Lakeside Investment Inc.

**Contact Details:** Dr D. Sawh  
Lot C Area E  
Hugh Ghanie Park  
Cummings Lodge  
Greater Georgetown  
Tel/Wattsapp: +447960176442  
Local Contact: +592-621-4601

**Prepared by:** Dr Devindranauth Sawh  
Director  
Lakeside Investment 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 Anna Regina, on the Essequibo Coast as it would boast the only swimming pool for guests and the local residents. There will be forty-two rooms with a bar/restaurant and will have a few local boutique shops on the ground floor. It will also have a spa and beauty salon. A taxi service will be set up, also there would be a banqueting hall/conference room. All these services would greatly benefit customers and local residents.

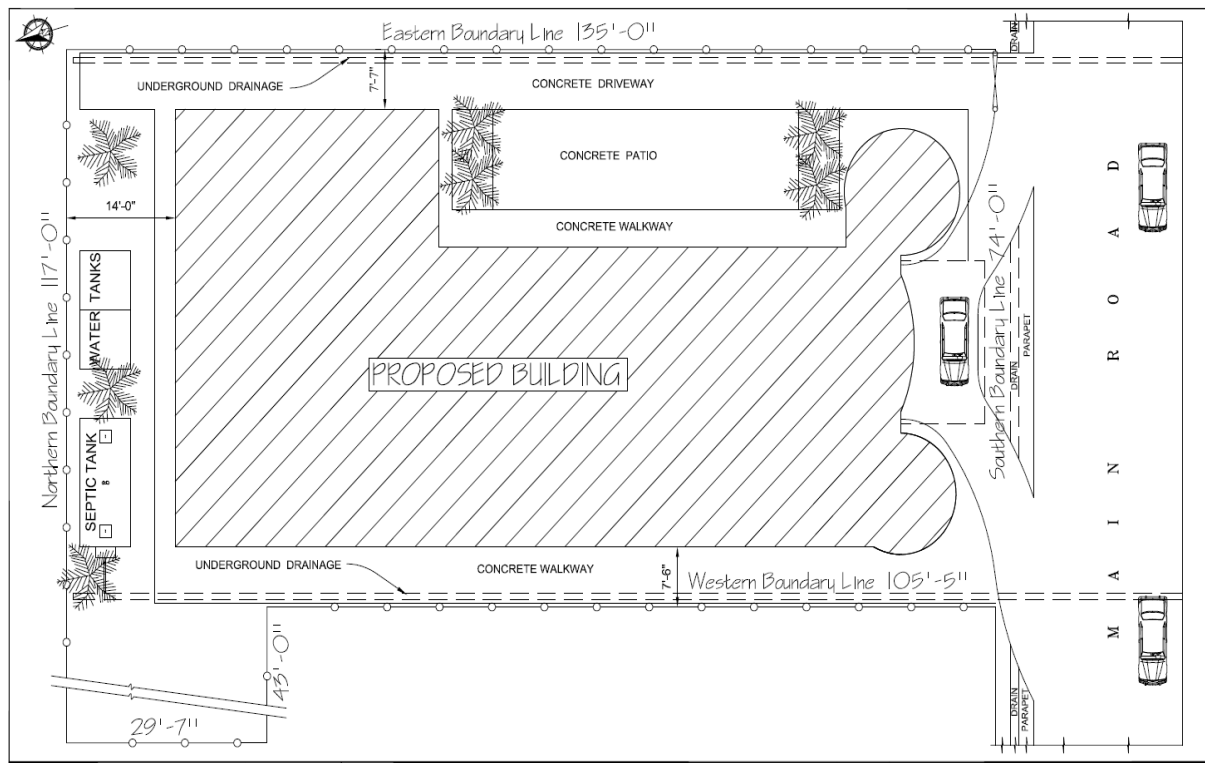
## Site Description

The present land is a vacant lot which is bounded by the main access road on the southern side, the east is a business premises and the western and northern sides have residential properties. It is approximately 10,000 square feet in size and is located in the town of Anna Regina, Essequibo Coast, Region 2.



*Google Map showing proposed site for Lakeside Hotel bordered in red*

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.



**Proposed Site Plan for Lakeside Hotel**

### 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 zinc 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, with some energy coming from solar panels. The waste generated during the building process which will be mainly 'builder's waste 'would be stored in containers and disposed of at land filling sites as per local regulations.



*Three-Dimensional View 1 of Hotel*



*Three-Dimensional View 2 of Hotel*



***Elevated Views of Hotel***

### **Project Duration**

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

Clearing of the land - 2 weeks

Preparation of the land- 2 weeks

Pile preparation/driving - 1 month

Concrete Foundation- 6-8 weeks

Steel super structure- 6-8 weeks

Enclosures (external work)- 4-6 months

Interior work (painting, plumbing, electricals, fixtures etc) – 2-3 months

### **Financial Investment**

The capital investment for this project is US\$ 4 million approximately. The number of employees for the foundation stage is 10-15, then the enclosures would require about 15-20 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 50 employees to cover rotational shifts seven days a week.

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

During construction and operation of the Lakeside Hotel, 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 the requirements of the EPA. The following are the potential impacts and mitigation measures of this project that will be addressed in full during the pre-construction and construction stages, and to a 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. Exhaust from generators will be channeled via a stack away from residents.

### **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 wastewater. 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.

***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. One 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.

**Solid and Liquid Waste**

Waste will be produced by the project both during building and operation. The developer's waste management plan 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 designated landfill by a local 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. A local sanitation service provider will empty the septic tank while it is in use during operation.

### **Lakeside Hotel 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.