

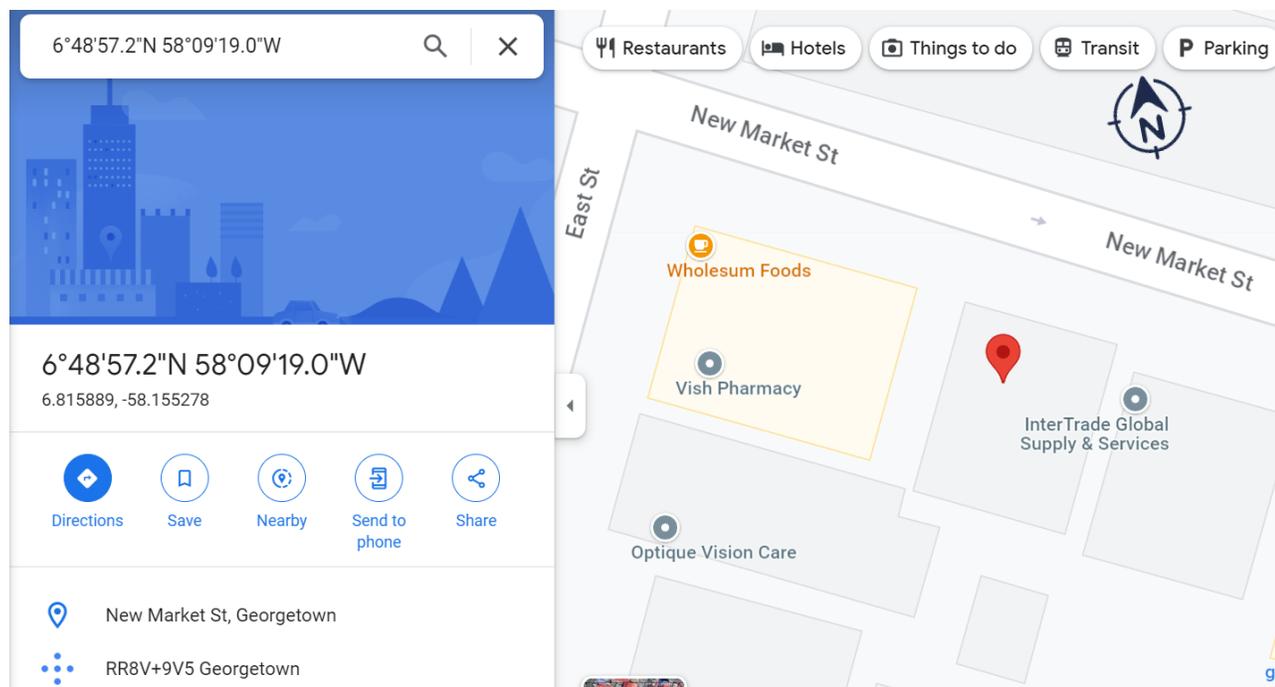


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Date Prepared:	June 9,2023
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The project proposes the establishment of a state-of-the-art facility, 'Optique Eye Hospital', at Lot 350 New Market Street, North Cummingsburg, Georgetown.

Optique Eye Hospital is an ancillary company to the already well-established Optique Vision Care (Sister Company) which currently has five (5) locations. Optique Eye Hospital will be strategically positioned to offer preoperative and postoperative assessments as well as other distinct ophthalmological services. Optique Eye Hospital uniquely sources its referrals and clientele through the sister company's (Optique Vision Care) existing network and clientele.

Optique Eye Hospital has been legally registered as a limited liability company (LLC) since November 14, 2019. In order to establish a fully functional eye hospital, the company has recently purchased a land at Lot 350, New Market and East Streets, North Cummingsburg, Georgetown or coordinates $6^{\circ}48'57.2''N$ $58^{\circ}09'19.0''W$ on the map which measures approximately 0.235 acres. The land is situated North-Easterly of the Optique Vision Care headquarters but is connected at the back thereby allowing the property of the proposed building to be merged with the existing establishment (Optique Vision Care).



Map showing Optique Eye Hospital's Location in New Market Street or Coordinates $6^{\circ}48'57.2''N$ $58^{\circ}09'19.0''W$

Optique Eye Hospital is located in the heart of a Commercial Zone surrounded by businesses. The Georgetown Public hospital is also in the vicinity but we don't foresee that we would affect the hospital or any surrounding businesses.

While the Atlantic Ocean is to the North and the Demerara River to the West of our location it's not at in the direct vicinity, 4.8 KM away from the Atlantic and 6.5 KM away from the Demerara River.

The topography of the land is flat consisting of a mixture of clay on the lower layers and sand filling to the top. No significant flora or fauna has its natural habitat on or near the construction site.

	<50 meters	50m-100m	101m-500m	501m-1000m	>1km
Sensitive ecosystems e.g. Wetlands/Mangroves					✓
Protected Areas					✓
Major Water Courses					✓
Threatened or endangered flora and fauna					✓
Residences	✓				
Place of Worship	✓				
Schools	✓				
Hospitals	✓				
River / Sea Defence					✓
Other – State					

Table showing the Proximity to Major Ecosystems, protected areas and make up of the surrounding area.



Image of Optique Eye Hospital Building.

The Management of Optique Eye Hospital intends to construct a four-storied building on 2,573 Square Feet of Land space consisting mainly of steel concrete & Glass which will house its hospital project.

The eye hospital - Phase 1 includes property and land acquisition; land clearing and preparation; acquisition of equipment; construction and outfitting; procurement of equipment; construction management and supervision; and medical supplies.

The ground floor of the project will consist mainly of consultation rooms, diagnostics testing, and a general reception area to meet the needs of patients.

The first floor will house laser treatment areas, doctors and nurses lounge, and executive lounge for VIP patients, and a post operation area.

The second floor will house pre-operation room, Operating rooms, Sterilization & scrubbing rooms, medical storage and nurse's station.

The third floor will partially house the administration areas, Conference room, laundry room, reception and storage as well as utilized to store equipment when necessary.

The respective floors are expected to consist of the basic amenities such as additional ready-to-use medical supplies, toilets, and toiletries, etc. Other provisions include utility services such as electricity cabling, breakers, telephone PBX systems, air conditioning systems, IT networking, Wi-Fi infrastructure, and security alarms and surveillance systems.

Please see the attached drawing of Site plan/maps of the Project with technical specifications.

The capital investment for the project is \$461.3 M which will employ approximately 30 persons during the Construction phase and 15 Permanent employees once operationalize, including doctors, nurses, and other skilled personnel.

The project planning team schedule weekly meetings to ascertain the actions required to complete the project successfully. Some matters addressed weekly includes scheduling and Gantt Chart preparation, identifying a project supervisory consultancy firm or contractor-builder, fabricator, and major suppliers of materials and related services. Additionally, commencing the land development and preparation, streamlining arrangements for concessions (duty-free) for materials procured; and arranging for administrative support, transportation and logistical support to be made available in anticipation of project kick-off are all addressed.

Our team is also very careful in Assessing the potential impacts of the Project on the surrounding area. During our project meetings we did not find any significant environmental impacts since the site isn't located in a sensitive ecological or hydrological area and doesn't consists of activities that would pose a risk to the surrounding neighborhood.

However, we do anticipate the regular impacts during construction such as Noise (Sound Pollution) and Dust (air pollution). Our team has thus proposed several impact mitigation methods such as Barricading the Construction site to keep the workers safe and prevent citizens from wandering onto the construction area thus preventing them from being at risk of falling objects etc. The use of construction mesh around the building to protect the neighbors from dust and other falling objects. The neighbors will also be notified ahead of time of any significant noise pollution that may arise during construction.

Possible Environmental Impacts and Mitigation Measures during Construction and Operation of Optique Eye Hospital.

Impact Area	Potential Environmental Impact	Mitigation Measures
<p>Air Quality</p> <ul style="list-style-type: none"> - Fugitive Dust - Exhaust emissions - Noise • Name & specs of generator 	<p>Dust can disperse in community.</p> <p>Excess fumes/smoke</p> <p>Affect neighbors/workers</p> <p>Perkins Generator</p>	<p>Wind breaks/mesh & barriers around construction site and spraying water to keep down dust/sand.</p> <p>Regular maintenance/servicing of construction machines.</p> <p>Schedule noisy activities during times that would less likely cause disturbances e.g. During regular business hours and not late nights and early mornings. Supply Noise cancelling PPE's for construction workers.</p> <p>Diesel 50KVA</p>
Soil/Land	Soil Erosion	Implement barriers to prevent soil/ sediment run off to nearby drains or neighbors.
<p>Water Quality Management</p> <p>-Surface & groundwater</p>	Run off to nearby drains	Store all construction materials that may cause pollution in a safe storage area. Barriers to prevent concrete run off to near by drains.
Fuel, Lubricants and Chemicals Management	Spills and Leaks	Store fuels, lubricants and chemicals in designated areas with proper containment and labeling to prevent leaks, spills and accidents from occurring. Proper PPE's for construction works etc.

		gloves, Safety glasses, face mask where necessary etc.
Waste Management		
-Medical Waste	Contaminants escaping	Medical waste will be segregated into Hazardous and Non-hazardous components and safely contained at point of generation. Infectious waste is stored in impervious red containers/bags and disposed as mandated by the standards and technical services (MOH). Puran Brothers (medical waste department) will be contracted to handle all medical waste.
-Domestic Waste	Affect surrounding areas/clog drains	Normal Waste disposal companies will be utilized such as Cevons/Purans to uplift and dispose garbage.
- Sanitary wastewater/sewage waste	Run off in drains or neighbors	Existing sewage system will be utilized to dispose of sewage waste.
- Construction Waste	Clog drains and cause build ups	This will be disposed by using skip bins from Cevons or Purans to dispose of construction waste.
- Concrete Waste	Clog drains and cause build ups	This will be disposed by using skip bins from Cevons or Purans to dispose of construction waste.
Health and Safety Measures	Workers/Public Health and safety	Ensure that all workers and visitors to the site has the appropriate PPE's including Safety goggles, Hard hats, gloves, safety boots etc.
	Health Care workers safety	

		Ensure training is provided for health care workers in the proper use of PPE's and handling of medical equipment. Proper disposal of hazardous/medical waste.
General Health and Safety Concerns	Safety of workers and general public	Safety signs around building, Fire Extinguishers, sand buckets, establish evacuation procedures, emergency exits, First aid kits on all floors, provide appropriate PPE's.

The hospital will utilize the services of the main utilities suppliers in Guyana:

1. Guyana Power & Light for our electricity, we will however have our own backup generators on site.
2. Guyana Water Inc. to provide water for general use
3. GTT for our Telephone/PBX systems & Internet connections

During the construction phase general construction waste will be generated, this will be disposed of by utilizing the services of one of the Waste Disposal providers example Cevons, Purans etc.

The waste expected to be generated during operations are as follows:

TYPE OF WASTE	AMOUNT (METRIC TONS)
FOOD WASTE	0.52 METRIC TONS
REGULAR TRASH	0.9303 METRIC TONS
MEDICAL WASTE/Blood products waste	0.664 METRIC TONS

