



PROJECT Summary

Phoenix Clinicare is a medical center with a pharmacy, a doctor's clinic, X-RAY department and laboratory services, complemented with a small café.

On the second floor, we have 6 doctors' offices and upper floor with living quarters.

The project from construction will take approx.. 12 months. With a contractor and 10 workers working everyday, 6/7 days.

The total cost of construction is estimated at 80,000,000.

The x-ray department will be hosting a digital Xray while the lab will host a small laboratory package with blood chemistry and hematology equipment.

All precautions from the standards department and ministry of health are strictly followed, to ensure none to very little radiation exposed to staff patients and the environment.

Name of Project/ Company: Phoenix Clinicare Inc.

Name of Developer: Dr. Vanita Ally

Date: 2023/July 09

Contact: 592 6157724

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Prepared by: Dr. Vanita Ally

The area for the proposed clinic is on the roadside surrounded by residential lots.

Water through Guyana Water authority connection is in place and the Guyana Power and Light (GPL) will be facilitating electricity to the building. A generator of appropriate necessity will back this up.

Please see the building plan, approved by the standards department and Ministry of Housing for additional information.

Project Design

Phoenix Clinicare is a medical center with a pharmacy, a doctor's clinic, X-RAY department and laboratory services, complemented with a small café.

On the second floor, we have six doctors' offices and upper floor with living quarters.

The project from construction will take approx... 12 months. With a contractor and 10 workers working every day, 6/7 days.

The bottom floor will house the X-ray room, with a digital X-ray, the lab with its necessary compartment rooms. Please see attached building plan for visual depiction.

Water through Guyana Water authority connection is in place and the Guyana Power and Light (GPL) will be facilitating electricity to the building. A generator of appropriate necessity will back this up.

All precautions from the standards department and ministry of health are strictly followed, to ensure none to very little radiation exposed to staff patients and the environment. Waste generated from the clinic, X-ray department and Laboratory will be disposed of according to the laws of Guyana via the Guyana Solid waste Management at Ministry of local government.

Other domestic waste will be disposed of locally, via CEVON's waste.

The X-ray rooms all have 6 inches solid cast concrete walls and lined as well with gypsum lead lined sheets all around. The floors both top and bottom are solid casted 6 inches.

All protective gears will be made available to staff and patients, which includes lead lined aprons and protective sheaths.

Lead lined glass for the viewer's cabin will be in place. All advice is from the standard's department at ministry of health.

During construction, there will be 10 carpenters and 1 contractor working. At the completion of the building and starting of the X-ray unit and laboratory, there will be one x-ray technician,

one receptionist, two laboratory technicians and one receptionist, as well as a nurse and pharmacy assistant.

The pharmacist will be visiting on a daily basis, while at least one doctor will be on site during working hours.

Phoenix Clinicare Inc. will be an all in one place for quality healthcare for the community at large. It will include a laboratory, an X-ray, a pharmacy, clinic and six doctors' offices for specialized doctors to service the community. In addition, a café will be hosted on the bottom flat.

Construction should take approx... 8to 10 months, while the x-ray preparation should take approx... 3 months.

The potential effects to the environment from this project is radiation to humans.

This will be mitigated by the use of lead lined walls, solid cate concrete walls and lead lined PPE's (personal protective equipment), all in compliance with the standards department of the ministry of health.

A handwritten signature in black ink, appearing to read "Samia Akhy". The signature is written in a cursive style with a large initial 'S' and a stylized 'A'.



Government of the Co-operative Republic of Guyana
Environmental Protection Agency



**Environmental
Protection
Agency - Guyana**

ENVIRONMENTAL PROTECTION AGENCY (EPA) - GUYANA

ENVIRONMENTAL AUTHORISATION SCREENING DECISION

Project Name: Phoenix Clinicare Inc

Type of Project: Medical Facility

Location of Project: Lot 6, Springlands, Corriverton, Berbice

Project Description

Phoenix Clinicare Inc. is a three-story medical facility currently in the process of construction and is estimated to be completed within one (1) year. This facility focuses on the implementation of a Pharmacy, medical clinics, a laboratory that will conduct blood chemistry and haematology, an X-ray department, living quarters, and a small café.

The ground floor caters to the pharmacy, the examination room, a café, and an X-ray room which will consist of a digital X-ray. The room will be constructed with 6-inch solid cast concrete walls lined with gypsum lead sheets. The second floor will have six (6) doctors' offices; while the third floor will be the living quarters.

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2. There is potential for smoke/gas emissions during the operation of the standby generator. However, air emissions will be negligible since a modern generator will be purchased where the emissions emitted are expected to be within the Guyana National Bureau of Standards (GNBS) limit and the frequency of use (standby). Additionally, the developer shall regularly service the generator following the manufacturer's specifications to operate the equipment at optimal levels at all times and have the exhaust stalk extend two (2) meters above the tallest nearby building.
3. The potential for radiation exposure from equipment that will be used in the X-ray department is low to non-existent since the facility will have appropriate mitigation measures, that is, the X-ray room will have six (6) inches of solid cast concrete walls, floor, and roof and will be lined with gypsum lead lined sheets. Additionally, PPEs will be provided to staff and patients while a lead-lined glass will be used for the viewer's cabin.
4. There is a potential for noise emissions during the construction phase from the use of a ransom, plane, or hammer. However, this is negligible considering the duration of such activities. A noise assessment was conducted at the construction site and the average noise reading recorded was 58.4 dB which is within the residential daytime limits of 75 dB as established by the Guyana National Bureau of Standards (GNBS).
5. The only water discharge from the facility will be grey water from the use of the washroom facility and hand wash stations, as such there is a low significance of impact to water quality.
6. There is a potential for the production of hazardous waste during the operation phase, these include sharps and waste oil during maintenance of the generator. Sharps will be stored in approved containers and appropriately disposed of by Berbice Regional Health Authority. While, the waste oil generated from the servicing of the generator will be collected, stored, and/or reused in keeping with the Agency's Hazardous Waste Guidelines.
7. All Solid waste will be placed into garbage receptacles to be disposed of by a private waste collection company (Cevons Waste Management).

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Conclusion and Recommendations

It can be concluded that there are no identifiable significant environmental impacts likely to be generated from this project considering the location, scale, and duration of the operation. Therefore, no further environmental studies such as an Environmental Impact Assessment (EIA) or Environmental Management Plan (EMP) are required. The implementation of the best applicable environmental management practices will be required. These will become enforceable upon the issuance of an Environmental Authorisation for the project.

It is therefore recommended that this project be published to provide the opportunity to persons who may be affected by the proposed project to appeal against the Agency's decision within thirty (30) days of the said publication.

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