



Project Name: Potaro Gardens Inc-Hampton by Hilton Hotel

Address: Parcels 137, 138 & 140, Block # 414115, Zone 414, Plantation Industry, ECD

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Project Overview

Hampton by Hilton Hotel is an investment comprising of 152 superbly designed rooms, guaranteed to give guests a refreshing experience, relaxing and comfortable stay, and exceptional customer service on par with international standards. It is the goal of management to encourage a health, safety and environmental culture among its employees, guests, subcontractors and suppliers, in alignment with the Company's vision, mission and health, safety and environmental policy.

The construction of the hotel will commence in October 2026, and it has been estimated that a capital investment of US \$30,000,000 will be required to cover costs associated with the acquisition of raw materials, construction, preparation of plans, securing permits, furnishings and associated labour costs over a two-year period. The Hotel will occupy a total land area of approximately 7,772.83 m² and will have 7 floors, with the reception area and parking space on the ground floor, a restaurant on the first floor, while the remaining floors will contain rooms of various kinds to cater to the requirements of the guests. Figure 1 shows an architectural design of the hotel.

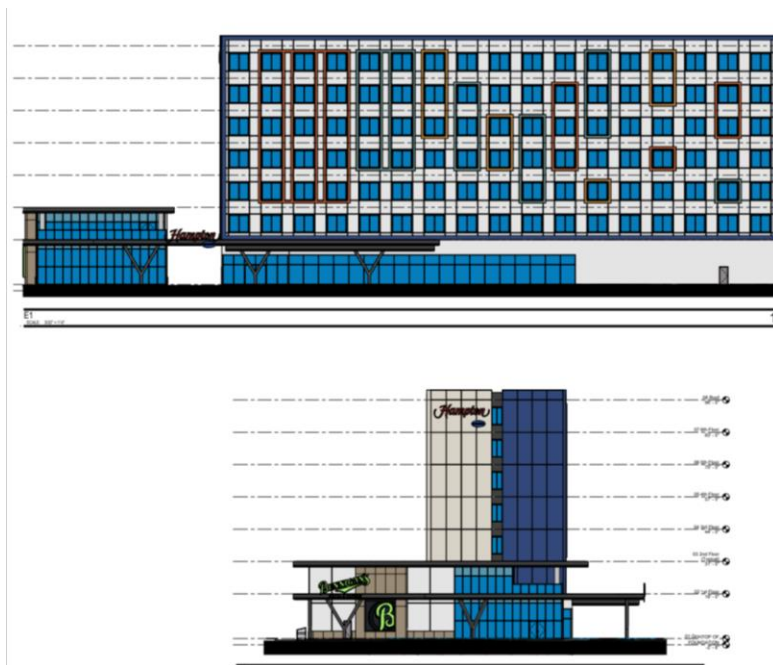


Figure 1: Architectural design of the hotel

Vision Statement

To fill the earth with the light and warmth of hospitality - by delivering exceptional experiences - every hotel, every Guest, every time.

Mission Statement

To be the most hospitable company in the world - by creating heartfelt experiences for guests, meaningful opportunities for team members, high value for owners, and a positive impact in our communities.

Core Values

- ✓ **HOSPITALITY** - We are passionate about delivering exceptional Guest experiences.
- ✓ **INTEGRITY** - We do the right thing, all the time.
- ✓ **LEADERSHIP** - We are leaders in our industry and in our Communities.
- ✓ **TEAMWORK** - We are team players in everything we do.
- ✓ **OWNERSHIP** - We are owners of our actions and decisions.
- ✓ **NOW** - We operate with a sense of urgency and discipline

Health, Safety and Environment (HSE) Policy

The HSE Policy of Hampton by Hilton Hotel has been designed to achieve the vision of the Company, as well as to ensure that current and future health, safety and environmental legislation are adhered to. Hampton by Hilton is committed to complying with all applicable environmental laws and regulations. Team Members are expected to properly handle, store and dispose of all wastes, and to comply with all environmental permits that apply to hotel equipment, operations or facilities.

It is the responsibility of every employee of Hampton by Hilton Hotel to ensure that the HSE policy is adhered to in performance of their respective duties. This policy will be communicated to all employees, guests, suppliers and subcontractors, and will be publicly displayed in the hotel so that other parties may be made aware of it if they desire. The HSE Manager of the Hotel will be responsible for the overall implementation of the HSE Policy.

As part of its HSE Policy, Hampton by Hilton Hotel commits to:

1. Ensuring hotel and corporate operations fully comply with local health, safety and environmental legislation of Guyana. As such, each team member must understand and comply with local laws
2. Promoting a proactive safety culture among employees where employees understand that workplace safety is a shared responsibility and requires commitment from everyone
3. Implementing and continually improving Occupational Safety and Health programmes and regularly updating them based on lessons learned from audits, incidents and best practices
4. Ensuring leadership takes accountability for safety by driving a positive safety culture through leading by example
5. Engaging employees at all levels through regular safety meetings to identify risks and opportunities for improvement
6. Providing a mechanism for free and honest reporting of all health, safety and environmental hazards, incidents or accidents and having the freedom to stop working if conditions are unsafe
7. Ensuring thorough investigation of all work-related incidents, reporting and implementation of corrective action for injuries, illnesses and near misses
8. Delivering mandatory and comprehensive safety training and refresher courses to employees across all departments
9. Providing personal protective equipment (PPE) to all employees as needed
10. Encouraging resource conservation through minimisation of energy, water and materials use
11. Implementing a system of waste segregation throughout the entire hotel and restaurant's operation
12. Reducing, reusing and recycling the materials utilised by the hotel where possible and practical
13. Ensuring continued compliance with regulation and company HSE policies by conducting risk-based audits, self-assessments and third- party verifications

Project Description

Site Description

The proposed Hampton by Hilton hotel is strategically located along the Aubrey Barker Extension corridor within a rapidly developing commercial and mixed-use area. As illustrated in Figure 2, the site benefits from close proximity to several major business, international organization and hospitality hubs, including the Eugene F. Correia International Airport, CARICOM Secretariat, Arthur Chung Conference Centre, and ExxonMobil Headquarters. The property also benefits from direct connectivity to the Ogle–Eccles Highway network, enhancing accessibility to Georgetown and surrounding commercial districts. The land in proximity to the hotel is mostly vacant, with one house being built more than 100 meters away. Access to the Hotel will be on the north side of the building with easy access from the Aubrey Barker Extension corridor.



Figure 2: Map showing project location and surrounding land uses

Project Design

Design / Pre-construction phase

Prior to the commencement of major construction activities, comprehensive pre-construction planning was undertaken as a critical component of the project's development process. This phase involved defining key roles and responsibilities for each stage of implementation and identifying all relevant stakeholders, including potential contractors, suppliers, utility providers, and government agencies. Preliminary site preparation activities such as land clearing and the installation of perimeter fencing were conducted. The project site encompasses approximately 2.79 acres and is presently dominated by low-lying vegetation, including grasses and shrubs. To facilitate development, an estimated 95% of this vegetation will be cleared during the initial construction phase.

Pre-construction planning also included engineering and site assessments to inform the structural design and construction methodology for the hotel. These assessments, conducted in 2023 informed decisions relating to foundation requirements, including the drilling of piles and caissons, excavation for pad and strip footings, and other structural considerations necessary to support a stable foundation. Planning for temporary construction infrastructure and site logistics was also completed during this phase. Construction access to the site will be facilitated from the north-western corner of the property, where temporary staging areas, site offices, storage facilities and material laydown areas will be established. Construction exiting will occur from the north-eastern corner of the site to support traffic circulation during the construction phase. In addition, planning for supporting infrastructure including drainage systems, telecommunication infrastructure, power connections and underground septic system were undertaken as part of the overall site development process.

Construction Phase

The construction phase of the proposed Hampton by Hilton hotel will involve a series of staged activities beginning with another phase of site clearing and preparation, followed by foundation works, structural development, installation of building systems, exterior works and interior finishing. Construction activities are expected to employ approximately 125 full-time workers over

the duration of the project, including machine operators, labourers, steel erectors, welders, masons, carpenters, plumbers, electricians, roofers and other specialized tradespersons. Initial construction activities will include the clearing of vegetation and organic material, securing of the site perimeter, and establishment of temporary site offices, storage facilities and material laydown areas. Foundation works will then be undertaken, including the drilling of piles and caissons, excavation for pad and strip footings, and reinforced concrete works required to support the structure.

Access to the site during this phase will be from the north-west, with the staging areas and site trailers and offices to the west side of the site. A separate construction exit will also be established along the north-eastern section of the site to facilitate the efficient flow of construction vehicles, equipment and materials. Mechanical, electrical, plumbing and fire protection systems will also be installed throughout the hotel's rooms, common areas and amenity spaces. Additional works will include the construction of curbs, sidewalks and driveways, landscaping, pool facilities and exterior amenity spaces, followed by interior finishing works and the installation of fixtures, furnishings and operational equipment necessary for hotel operations.

Construction activities will require the use of temporary power supplied through both generators and temporary connections from the Guyana Power and Light (GPL) network. Telecommunications infrastructure provided by One Communications Guyana will also form part of the project's supporting infrastructure during development and operation. The construction phase is expected to last for two years, from October 2026 to October 2028.

Operational Phase

Upon completion of construction, the Hampton by Hilton hotel will operate on a 24-hour basis and will provide accommodation, dining and related hospitality services. Operational activities will include guest check-in and check-out services, housekeeping, laundry operations, compound cleaning and routine maintenance of the hotel and its amenities. The operational phase is expected to employ approximately 40 people, comprising both full-time and part-time staff.

The hotel will consist of 152 rooms and will include common areas, amenity spaces, pool facilities and supporting administrative and service areas. Each room will be outfitted with standard

hospitality fixtures, furnishings and appliances necessary for guest accommodation and comfort. As part of the project's consideration of energy efficiency measures, the integration of solar energy infrastructure is also being considered for future development.

Restaurant facilities will form part of the hotel's operations and will support food preparation and dining services for guests and visitors. Supporting infrastructure required during operations will include telecommunications services provided by One Communications Guyana, electricity supplied primarily through the national grid with backup power from a 1200 kVA generator, and water supplied through the Guyana Water Incorporated (GWI) network. Sewage and wastewater generated during operations will be managed through an underground septic system and associated wastewater control measures.

Site Utilities

Electricity

Electricity for the hotel and restaurant operations will be supplied primarily through the Guyana Power and Light (GPL) network. A 1200 kVA generator set will also be utilised to provide backup power during periods of power outages. In addition, the incorporation of solar energy infrastructure is being considered as part of future site development.

Water

Water for the hotel and restaurant operations will be supplied through the Guyana Water Incorporated (GWI) distribution network, while water required for drinking will be purchased. No groundwater wells are proposed as part of the development.

Potential Environmental Impacts & Mitigation Strategies

While the generation of contaminants during project development is unavoidable, the primary objective of the prevention and mitigation strategies is to ensure that effluent discharges, waste disposal practices, and air and noise emissions remain within allowable regulatory limits and with minimal environmental impacts. This approach prevents the creation of significant environmental pollution risks and avoids conditions that may constitute a nuisance to surrounding receptors.

Accordingly, the sections below outline the potential impacts that may arise during the construction and operational phases of the project. These impacts can be effectively prevented, minimised, or controlled through the implementation of appropriate preventive and mitigation measures.

Air Quality

In keeping with the objective of ensuring the hotel's operation does not result in undue distress and discomfort to guests and surrounding businesses and residents, it is essential that management is cognizant of the indoor and outdoor air quality risks which may arise from the hotel's construction and operation.

It is anticipated that residents of the hotel are more likely to be impacted by indoor air quality since most of their time will be spent inside the hotel rather than in the immediate external environment of the hotel. Indoor air quality concerns may arise from materials used, for example in carpeting and soft furnishings, use of cleaning chemicals, elevated moisture levels in the indoor environment and the exchange between outdoor and indoor air.

As it relates to outdoor air quality, of primary concern is the presence of fugitive dust and exhaust emissions. Fugitive dust emissions will result from construction activities and the stockpiling and use of construction materials, especially those which are light weight and have a smaller

aerodynamic diameter such as sand and cement. Due to the nature of this project's activities, the release of fugitive dust is unavoidable; however, this occurrence will be short term and is expected to last only for the duration of construction and in cases where major hotel renovations may be conducted in the future.

The release of exhaust emissions will result from the use of the generator, equipment/machinery and vehicles entering and leaving the hotel's compound. Since these are fuel burning equipment, the emission of oxides of nitrogen, sulphur dioxide, carbon dioxide and carbon monoxide (in instances of incomplete combustion of fuel) will result. Volatile organic compounds (VOCs) may be present in indoor and outdoor air from activities such as use of aerosols, solvents, paints and during refueling of the generator.

Potential Impacts

The severity of health impacts, associated with poor indoor and outdoor air quality, will depend on the type of air contaminant in question, the dose (concentration of air contaminant a person is exposed to), the duration and frequency of exposure.

While the health impacts associated with poor indoor air quality among hotel staff may be as a result of prolonged exposure, guests are likely to be impacted by acute exposures resulting in headaches, irritation of the ears, nose and eyes, allergic reactions and respiratory system discomfort. In addition to the impacts, more serious illnesses such as cancer of the lungs and toxic poisoning have been linked to prolonged exposure to poor indoor air quality.

Particulate matter and exhaust emissions released during combustion of fossil fuels have been known to result in health problems primarily associated with the respiratory system in humans. Further, physical impacts such as the presence of wind-blown dust on buildings, are common impacts from the construction phase.

Since mitigation measures will be implemented to reduce the severity of air quality impacts associated with the hotel's activities, and the fact that the emissions are expected to be short term, the overall impact of the hotel's construction and operation are expected to be low.

Mitigation Measures

To maintain healthy indoor air quality, it is essential that indoor spaces remain at a comfortable temperature and free from irritants, mold, mildew, and other airborne contaminants. The following measures will be implemented to ensure a safe and comfortable indoor environment:

- Routine maintenance and cleaning of all air-conditioning units to promote adequate air circulation and ventilation.
- Regular building and equipment maintenance, including the cleaning and flushing of shower heads, to discourage microbial growth such as mold, mildew, and bacteria.
- Use of environmentally friendly paints and cleaning agents with low or no solvent content. All such products will be tightly sealed when not in use and stored in a well-ventilated area to minimize VOC emissions.
- Procurement of carpeting free from irritants, based on manufacturers' specifications. All carpeting will be unrolled and aired in a well-ventilated space prior to installation, and newly carpeted rooms will be aired for a minimum of 24 hours.
- Daily dusting and/or vacuuming of soft furnishings and carpets, with special attention to high-traffic areas.
- Designation of non-smoking rooms and non-smoking sections within the hotel and restaurant to prevent indoor exposure to tobacco smoke.

To minimise outdoor air emissions and protect ambient air quality during construction and operation, the following measures will be applied:

- Wet suppression of stockpiles during construction activities, where practical, to reduce dust emissions.
- Prohibition of open mixing of concrete, as cement particles are easily dispersed by wind.
- Regular preventive maintenance of machinery and equipment, including the generator, in accordance with manufacturers' specifications to reduce exhaust emissions.
- Construction of the generator exhaust stack in accordance with good engineering practice for appropriate stack height and dispersion efficiency.
- Limiting vehicle idling times to reduce unnecessary emissions.

- Implementation of safe fuel handling procedures to prevent spills and leaks that may release VOCs.
- Ensuring adequate ventilation when using solvents, aerosols, and paints to minimise VOC exposure and emissions.

Water Quality

Effluent will be generated from routine day-to-day activities, including the use of washroom, kitchen, and laundry facilities, as well as general compound maintenance such as washing the building and yard areas. If discharged directly into the environment, this effluent can contaminate waterways through the introduction of pollutants such as phosphates, chlorine, and trace heavy metals. To avoid these impacts, all activity-related effluent will undergo appropriate pretreatment prior to release.

Potential Impacts

The discharge of untreated effluent into the environment can result in contamination of waterways, particularly where phosphate-based cleaning agents or fuel residues are present. In stagnant or slow-moving water bodies, high phosphate concentrations may lead to eutrophication, which can severely disrupt aquatic ecosystems. Additionally, the release of fuel-contaminated effluent can cause fish kills, strong malodour, and broader ecological disturbance.

Mitigation Measures

The best approach to decreasing the release of effluent into the environment is to minimise its generation. Hampton by Hilton aims to balance the need for reliable water supply, while simultaneously avoiding wastage of water. Therefore, the following mitigation measures will be implemented:

- Regularly inspecting faucets, showers, toilets, and pipes to detect and repair leaks promptly.
- Exploring the installation of water-saving devices such as self-closing taps, low-flow shower heads, low-flush or dual-flush toilets
- Promoting responsible water use throughout the facility to reduce unnecessary effluent generation.
- Preventing, as far as possible, the direct entry of effluent into internal drains and external waterways.
- Directing effluent from compound washing to an oil-water separator to remove residual fuel or lubricants, especially from areas near the generator room.
- Connecting all kitchen drainage lines to the grease trap to remove fats and oils.
- Routing kitchen effluent from the grease trap to the oil-water separator for additional removal of residual oil and grease prior to discharge into the external drain.
- Ensure the septic tank is designed in accordance with GNBS standards.
- Ensure the grease trap and oil-water separators are designed and operated in accordance with EPA guidelines.
- Maintain all pretreatment systems regularly to ensure optimal performance and compliance.

Waste Management

Hotels typically generate an average of about 1 kg of waste per guest per night during operation; however, the total volume produced is directly proportional to guest occupancy. Consequently, waste quantities will fluctuate throughout the year, with the highest levels expected during peak seasons. To ensure proper waste management, the company will implement the 3Rs strategy, reduce, reuse, and recycle, wherever practicable.

During both the construction and operational phases, Hampton by Hilton Hotel will generate a combination of non-hazardous and hazardous waste. Anticipated non-hazardous solid waste includes construction debris such as concrete, wood, and steel; packaging materials and office

waste such as plastic, cardboard, and paper; plastic and glass bottles from beverage consumption; empty detergent, shampoo, and conditioner containers; aluminum cans; and organic kitchen waste such as fruit and vegetable peelings and leftover food. Liquid non-hazardous waste, primarily in the form of used cooking oil, will also be generated from restaurant operations.

Hazardous waste will arise from both construction and ongoing hotel activities. These materials include end-of-life electrical and electronic equipment, used lead-acid batteries, and waste oil, such as fuel and lubricants, produced during servicing and maintenance of the generator and company vehicles.

Potential Impacts

Waste generation is an inevitable byproduct of development activities and is largely influenced by consumption rates and patterns. The concern, however, lies not in the waste itself but in the consequences of poor waste management. When waste is improperly handled, it can pose significant risks to human health, degrade environmental quality, and increase operational burdens on businesses.

The environmental impacts of improper waste disposal can occur across multiple media, i.e. water, soil, and air. When hazardous waste is dumped on land, soil contamination may occur, affecting plant growth, soil microorganisms, and overall soil productivity. Contaminants can also leach into groundwater, compromising drinking water supplies and increasing the cost and complexity of water treatment. In other cases, waste may be directly disposed of into waterways, where it can deplete oxygen levels, disrupt aquatic ecosystems, and diminish the aesthetic value of the surrounding environment.

Improper disposal of solid waste commonly leads to the proliferation of rodents, insects, and other disease-carrying organisms. This not only creates malodour and unsightly conditions but also increases public health risks. Additionally, attempts to dispose of waste by burning can release toxic emissions that contribute to severe respiratory distress. Many waste streams contain plastics and other materials that emit harmful substances such as dioxins and polychlorinated biphenyls when burned. These impacts are especially severe for individuals with pre-existing respiratory conditions, such as asthma, who are more vulnerable to airborne pollutants.

Mitigation Measures

The waste hierarchy identifies waste avoidance as the preferred option for sustainably managing waste; however, since waste production is unavoidable, Hampton by Hilton plans to implement a system of waste reduction, reuse and recycling where possible. As such, the following measures will be implemented:

- Implementation of a hotel-wide waste segregation system as the first step in diverting reusable or recyclable materials from the landfill.
- Sensitisation of guests and employees on the importance of proper waste separation.
- Provision of separate disposal receptacles to facilitate separation of different waste streams.
- Storage of all non-hazardous solid waste in a covered skip for collection and disposal at least twice weekly by an EPA-Authorised disposal company, with daily disposal during peak occupancy periods.
- Collection of organic kitchen waste, and separation of fruit and vegetable peelings, leftover food (but no meat) for composting.
- Utilisation of nutrient-rich compost, to ameliorate soil in landscaped areas and locations designated for planting flowers and ornamental vegetation
- Storage used cooking oil from kitchen operations for collection and reprocessing by Cevons Waste Management
- Management of all hazardous waste categories appropriately to minimise environmental and health impacts.
- Storage of waste oil produced from maintenance and servicing of the generator in properly sealed containers and in a bunded area; pending collection by an EPA-Authorised facility
- Collection of used lead-acid batteries (ULABs) and end-of-life electronic waste by EPA-authorized scrap metal operator (s) for export and recovery

Noise

Noise refers to any sound that is undesirable, disturbing, or annoying to an individual; however, the threshold at which sound becomes noise, is dependent on the sensitivity of the recipient. Threshold values for noise emissions into the environment, have been set by the Guyana National Bureau of Standards (GNBS), which specifies allowable daytime and nighttime limits for specific zones (e.g., residential, commercial, industrial).

During the construction phase of the project, sound levels are expected to increase above ambient conditions due to the use of construction equipment and tools and activities such as hammering, drilling and sawing.

Noise will also be emitted from the operation of a single 1200 kVA generator which the company intends to procure. As previously mentioned, the generator will only be operated during periods of power outages.

Finally, during special entertainment events, sound levels may be increased if music is played through an amplifier and loudspeakers. Conversation among patrons present at entertainment events will also contribute to increased sound levels, depending on the number of people present.

The hotel is situated in a commercial/residential zone, near a busy public road (Aubrey Barker Road). As such, although the hotel's construction and operation will add to the existing sound landscape of the area, this will be localised and short-term and is not expected to exceed the GNBS Construction and Commercial limits.

Table 1: GNBS Permissible Limits for Noise Emissions into the Environment

Categories	Daytime Limits in dB (A)	Nighttime Limits in dB (A)
Commercial	80	65
Construction	90	75

Despite assumption of compliant noise levels, mitigation strategies will be implemented during the construction and operation of the hotel.

Potential Impacts

An individual's sensitivity to sound, and the resulting impacts, may vary according to factors such as age, existing health conditions, stress levels, and the time of day. In general, excessive noise can diminish quality of life and, in some cases, lead to physiological effects such as sleep disturbances, reduced concentration, and other adverse health outcomes. Noise can also affect wildlife, often causing species to migrate away from the area. Within the context of hotel operations, elevated noise levels have the potential to reduce property value and negatively affect guest satisfaction, while also diminishing employee productivity.

Mitigation Measures

The emission of noise from construction activities is expected; however, to ensure that the construction of the hotel does not result in undue disturbance, the following measures will be implemented:

- Restriction of construction activities to daytime hours in accordance with GNBS Guidelines for Noise Emissions into the Environment (06:00–18:00 h).
- Scheduling construction works from 07:00 to 17:00h, Monday to Friday, and up to 15:00 h on Saturdays, with no construction on Sundays.
- Installation of noise-control features on the generator, including silencers, mufflers, and a soundproof enclosure, and placement of the unit on a rubberised surface to reduce vibration and noise transmission.
- Servicing and maintenance of the generator in accordance with the manufacturer's specifications to prevent unusual or excessive noise emissions.
- Mandating the use of appropriate hearing protection (e.g., ear mufflers) for all personnel entering the generator room
- Implementation of hotel policies that define specific schedules and maximum allowable sound levels for music and entertainment events in function rooms.
- Soundproofing guest rooms as far as practicable to maintain a peaceful environment and ensure privacy by reducing sound transmission between adjoining rooms.

- Soundproofing staff-occupied areas (e.g., offices) to prevent occupational exposure to elevated noise levels from entertainment events, generator operation, renovation works, or any other noise-generating activities.

Traffic Management

Construction of the hotel will generate a temporary but notable increase in traffic volumes along the Aubrey Barker Road, the primary access routes leading to the project site. Additional vehicle movements will arise from the transport of construction materials, equipment, and supplies, as well as daily worker transportation. Traffic intensity will be highest during peak construction activities such as site preparation, foundation works, and the delivery of bulk materials (e.g., aggregates, steel, prefabricated components). Light-duty vehicles, including cars, pickups and minibuses, will also contribute to daily flows as contractors and supervisory personnel access the site. In summary, the following key traffic characteristics are anticipated:

- Increased frequency of heavy-duty trucks transporting materials.
- Daily movement of worker transport vehicles during morning and afternoon shift changes.
- Occasional mobilisation of specialised equipment (e.g., cranes, compactors, excavators).
- Short-term congestion at the site entrance during peak delivery periods.

Potential Impacts

The anticipated increase in construction-related traffic may result in several short-term impacts. Traffic congestion and reduced road efficiency may occur, particularly during peak hours or when multiple deliveries take place simultaneously. The movement of heavy equipment and trucks can elevate the risk of road accidents involving pedestrians, cyclists, and other road users, and may temporarily obstruct access for nearby residents, businesses, and service vehicles. Vehicle movements will also generate elevated noise and dust emissions, especially along unpaved or partially maintained access roads. In addition, repeated use of these routes by heavy-duty vehicles is likely to accelerate wear and deterioration of road surfaces.

Mitigation Measures

The mitigation measures required to address potential traffic-related concerns are primarily focused on managing vehicle movements during the construction phase, as this stage presents the greatest level of risk. Therefore, to ensure safe, efficient, and minimally disruptive traffic conditions during construction, the following measures will be implemented:

- Development and enforcement of a comprehensive Traffic Management Plan (TMP) outlining designated haul routes, delivery schedules, speed limits, and traffic-control procedures.
- Establishment of staggered delivery schedules to ensure material deliveries occur outside of community peak hours, thereby reducing congestion and minimising conflicts with local traffic patterns.
- Deployment of trained flagmen at the site entrance and other critical points to guide vehicle movements and enhance road-user safety.
- Routine maintenance of construction vehicles to ensure they remain roadworthy and compliant with safety standards.
- Employment of licensed and properly trained drivers and equipment operators.
- Application of water to unpaved roads during dry periods and enforcement of speed limits to reduce dust and noise emissions.
- Installation of clear warning signs, directional markers, and speed-limit indicators along haul routes and at the site entrance.
- Provision of advance notice to nearby residents and businesses regarding major deliveries, temporary road closures, or changes in traffic patterns.

Environmental Monitoring

A monitoring programme for air quality, noise, and water quality will be developed to verify that emissions and effluent discharges remain within the limits stipulated by the EPA through the environmental permit. This programme will provide insight into the effectiveness of the

implemented mitigation measures and generate evidence-based data to demonstrate ongoing compliance.

Cumulative Impacts

The concerns related to waste, noise, water and air quality resulting from the hotel's construction and operation may add to existing environmental impacts in the commercial zone of Aubrey Barker Road, Cummings Lodge. As depicted in table below, existing businesses and activities in the area, already contribute to waste generation, effluent discharges and air and noise emissions.

In the absence of mitigation measures, the construction and operation of the hotel can significantly exacerbate the environmental impacts existing in the vicinity of the hotel. However, the Hampton by Hilton hotel's contribution to these is expected to be negligible due to the robust mitigation measures which will be implemented.

Environmental Impact	Existing Contributors to Impact
Air Emissions	Construction of Houses in the immediate environs of the Hotel, which is still largely undeveloped; Exhaust emissions from vehicles on Aubrey Barker Road and generators used at other businesses and residences
Effluent Discharge	Residences and other commercial operations generate which may be discharged with or without treatment
Noise Emissions	Traffic on Aubrey Barker Road,; other construction activities; businesses and residents with generators, compressors, and other noise-producing equipment
Waste Generation	All residences and businesses
Traffic Congestion	Residents and other commercial entities during construction activities; Access roads providing alternative route from Aubrey Barker Street and into the Cummingslodge area.

Fire Safety & Emergency Response

The safety of guests, staff and visitors is a top priority for Hampton by Hilton. The company will engage with the Guyana Fire Service to receive the necessary directives on the appropriate fire safety and prevention strategies for the hotel during its operation. Basic firefighting equipment such as fire extinguishers, fire alarms and fire hoses will be strategically located throughout the hotel. Further, an assessment will be done to determine the type of fire most likely to occur in each location to ensure that the most appropriate fire extinguisher is situated in that vicinity. A chart, like the one outlined in figure 5, will be consulted to aid in the decision-making process.

Fire Extinguisher Type						
Fire Type		Powder	Foam	CO ²	Water	Wet Chemical
CLASS A	Solids (e.g. wood, plastic, paper)	✓	✓	✗	✓	✗
CLASS B	Flammable Liquids (e.g. solvents, paint, fuels)	✓	✓	✓	✗	✗
CLASS C	Gases (e.g. butane, propane, LPG)	✓	✗	✗	✗	✗
CLASS D	Metals (e.g. lithium, magnesium)	✓	✗	✗	✗	✗
ELECTRICAL	Equipment (e.g. computers, servers, TVs)	✓	✗	✓	✗	✗
CLASS F	Cooking Oils (e.g. cooking fat, olive oil)	✗	✗	✗	✗	✓
Some examples of businesses that may need this extinguisher		Outdoor locations, garages, welding workshops, forecourts.	Schools, offices, hotels, shops, hospitals, apartments.	Offices, server rooms.	Schools, hospitals, shops, apartment blocks.	Kitchens, canteens, restaurants.

Figure 3: Fire Extinguisher Selection Chart

(Source: <https://flammatech.africa/fire-extinguisher-selection-guide/>)

Following construction, at least two persons per scheduled shift will receive first-aid training and will be available to respond in the event of an emergency. Hotel management intends to prioritise

the hiring of individuals already trained in first aid; however, where this is not possible, the company is committed to providing first-aid training to all employees using a phased approach.

An emergency evacuation plan will be posted behind the door of each guest room, office, and other frequently used areas. As part of their induction training, employees will be briefed on the evacuation procedures and sensitised on the appropriate response actions during an emergency. A fire escape will be constructed, and assembly/muster points will be clearly identified. All guests will receive an information package outlining the hotel's emergency response procedures.

Given their proximity and response capabilities, the Festival City Health Centre, located approximately 1.5 miles from the hotel, will be used for minor emergencies. For more serious incidents, such as falls, fractures, or deep lacerations, the Davis Memorial Hospital, located about 3 miles away, will serve as the primary medical facility.

An Emergency Response Plan (ERP) will be developed, detailing step-by-step procedures for responding to fires, spills, medical emergencies, and other potential incidents.

Socio-economic Benefits

According to the World Bank, Guyana's Gross Domestic Product (GDP) growth rate for 2024 was 43.8%, following significant economic expansion over the past several years. While much of this growth has been driven by the oil and gas industry, it has also created opportunities for sustainable development and investment in complementary non-oil sectors, particularly tourism, hospitality, real estate, and commercial services. The establishment of Hampton by Hilton is intended to contribute to this diversification by providing high-quality accommodation and commercial space comparable to international 4- and 5-star hotel standards. The project will inject a capital investment of USD 30 million into the Guyanese economy.

The proposed development will generate social and economic benefits during both the construction and operational phases. During the estimated two-year construction period, the project is anticipated to create approximately 125 full-time construction jobs across a wide range of skilled and unskilled categories. These employment opportunities will be primarily procured from the local construction industry, thereby generating income, supporting livelihoods, and contributing to technical experience and skills development.

The construction phase will also stimulate indirect demand through the procurement of construction materials, transportation services, equipment rentals, fuel supply, waste management services, telecommunications, consulting and other support services. Some materials will have to be sourced internationally, due to local unavailability, however, most of the labour for the construction phase will be sourced locally, with a few targeted skills only available for procurement internationally. The goods and labour procured locally will contribute to local business development.

The transition into the operational phase will provide both short-term and long-term employment opportunities. It is anticipated that the facility will employ approximately 20 full-time employees and 20 part-time employees in areas such as administration, hospitality services, maintenance, security, housekeeping, landscaping, and facility management. This is expected to contribute to the continued expansion of Guyana's hospitality and commercial accommodation sector by

catering to business travelers, expatriates, tourists, and local clients seeking premium accommodation and hospitality facilities.

Additional economic benefits during the operational phase are expected through increased fiscal revenues generated by corporate taxes, employment income taxes, value-added taxes, and other statutory payments associated with both construction and operational activities. Supporting industries, such as maintenance services and tourism-related activities, will also derive benefits, resulting in revenue creation through the operational phase of this project.

The project will also include supporting infrastructure and utility services necessary for successful operation. Temporary construction power will be supplied through a combination of generators and electricity from Guyana Power and Light, while telecommunications services are expected to be provided by One Communications Guyana. Additionally, the developers are exploring opportunities to integrate solar energy technologies into the site, which may contribute to improved energy efficiency and long-term sustainability.

Construction access and staging activities have been planned to minimise disruption and maintain site organisation throughout the development process. Additionally, waste generated during land clearing, construction, and operation will be properly removed, separated for recycling where applicable, and managed through approved sewage and greywater storage systems to minimise adverse environmental and social impacts on the surrounding community. Given the proximity of the construction of homes, this is especially critical to community preservation.

This project is expected to provide significant socioeconomic benefits through capital investment, employment creation, local business stimulation, fiscal contributions, and the expansion of Guyana's premium accommodation and commercial infrastructure. The project aligns with the country's broader development trajectory by supporting diversification within the non-oil economy while promoting modern, high-quality urban development standards. The developers intend to conduct all activities in a socially responsible and environmentally compliant manner to ensure the long-term sustainability and positive contribution of the project to Guyana's economy.