PROJECT SUMMARY

Name of Project: Rooster Hotel Inc

Name of Developer: Roopan Ramotar

Prepared By: Carol Benjamin

Project Size: Medium Sized

Capital Investment: $600,000,000

Number of Employees

-Planning & Design (3 employees)

-Land Preparation (5 employees)

-Construction (10 employees)

-Operation (8 employees)

Rooster Hotel Inc a Guyanese owned business will cater for the growing tourism and accommodation needs in Anna Regina. It is located at Lot 10 Anna Regina Public Road in a mixed land use area. To the northern side of the property there are residents, to the southern side the Anna Regina Public Road and to the east and west businesses. There are no main water ways close by. Drainage is on the perimeter of the property. This hotel aims to provide exceptional service and unforgettable experiences for guest. It will be a six story high building with 43 self contained rooms, 40 of the rooms will be guest rooms with the remaining 3 will be used as storage and laundry rooms. 1 Lobby and reception area, 1 restaurant and bar and mini mall with space for approximately six small business owners to operate.

Once the building is complete, the interiors will be decorated to create a welcoming environment. Comfortable beds, furnishings, and amenities like Wi-Fi will be added to the guest rooms. The restaurant and bar will be equipped with kitchen appliances, seating, and stylish decor to serve meals and drinks.

Day-to-day operations will involve a team of staff who manage bookings, clean rooms, prepare food, and ensure guests have a pleasant experience. Smooth coordination and attention to guest needs are key to running a successful hotel.

Utilities

Water lines and supply will be provided by GWI along with the use of storage tanks

Electricity will be provided by GPL along with the use of 2 85 kva generators as backup.

Internet , telephone and cable utilities will be provided by GTT

Garbage disposal will be managed by contracted garbage disposal service daily. Waste will be separated by hazardous and domestic.

All hazardous wastes will be handled by contracted disposal service as well as domestic waste. Waste oil from generators will be collected stored and distributed to nearby mechanic work shops.

The construction of this project is expected to last for approximately 2 years

1. Planning and Design (3 Months)

-Site Selection and Survey: Choosing a suitable location and assess the land for construction.Developing detailed plans for the hotel's layout, including rooms, restaurant, bar, and elevator placement.

2. Site Preparation (2 months)

-Clearing and Excavation: Preparing the land by removing debris, leveling the ground, and digging for the foundation. Arranging connections for water, electricity, sewage, and telecommunications.

3. Foundation Construction (3 Months)

-Building a strong base to support the building, using reinforced concrete or piles for stability.

4. Structural Framework (3 months)

-Constructing the skeleton of the building with steel, concrete, or a combination, forming the walls, floors, and roof.

5. Enclosure (2 Months)

-Installation of exterior walls, windows, and doors to weatherproof the building.

6. Mechanical, Electrical, and Plumbing (3 Months)

-Setting up systems for, ventilation, air conditioning), plumbing, electrical wiring, and elevators.

7. Interior Work (5 Months)

-Finishing walls, ceilings, and floors with paint, tiles, or other materials. Installing fixtures, furniture, and equipment, including elevators and kitchen appliances.

8. Final Touches (2 months)

-Landscaping, signage, and decor are added to enhance aesthetics.

Environmental Impacts

The construction and operation of a hotel in a mixed land-use area can impact the environment in various ways:

1. Land and Soil

Land Use Change: Construction may replace green spaces with buildings, reducing natural habitats.

Soil Erosion: Clearing and excavation can lead to soil degradation and increased erosion during rain.

2. Water Resources

Increased Water Demand: Hotels consume large amounts of water for guest use, laundry, and landscaping, potentially straining local water supplies.

Water Pollution: Improper waste disposal or runoff from parking lots can contaminate nearby water bodies with chemicals or oils.

3. Air Quality

Construction Dust and Emissions: Building the hotel generates dust and air pollutants from machinery.

Long-term Emissions: Daily operations, including heating, cooling, and vehicle traffic, increase greenhouse gas emissions.

4. Natural Resource Use

Energy Consumption: Hotels require significant energy for lighting, HVAC systems, and appliances, often relying on non-renewable resources.

Material Use: Construction and furnishing use materials like timber, steel, and concrete, depleting natural resources.

5. Waste Generation

Solid Waste: Hotels produce large volumes of waste from packaging, food, and guest activities.

Wastewater: Cleaning, cooking, and sewage discharge can stress local wastewater treatment systems.

6. Noise Pollution

Increased human activity, traffic, and entertainment facilities like bars can disturb nearby residents and wildlife.

Proposed Mitigation Efforts

Using sustainable practices, such as energy-efficient systems, water-saving technologies, and proper waste management, can reduce these environmental impacts.

1. Land and Soil

Soil Erosion: Use erosion control measures such as retaining walls, ground covers, and proper drainage systems to protect soil stability.

2. Water Resources

Increased Water Demand: Install water-saving fixtures (low-flow faucets, showerheads, and toilets) and promote water reuse systems like rainwater harvesting and greywater recycling.

Water Pollution: Treat all wastewater using modern treatment plants before release and use permeable paving materials to reduce runoff.

3. Air Quality

Construction Dust and Emissions: Use dust suppression techniques, such as water spraying, and require contractors to use low-emission equipment.

Long-term Emissions: Install energy-efficient HVAC systems, use renewable energy sources like solar panels, and encourage green transportation options for guests, such as shuttles or bike rentals.

4. Natural Resource Use

Energy Consumption: Utilize energy-efficient lighting (LEDs), motion sensors, and smart energy management systems. Incorporate renewable energy wherever possible.

Material Use: Source sustainable building materials and furniture, and recycle construction debris when feasible.

5. Waste Generation

Solid Waste: Implement comprehensive recycling and composting programs. Provide waste segregation bins in guest and service areas.

Wastewater: Treat and reuse greywater for irrigation and cleaning. Ensure kitchen and bar areas use grease traps to prevent drainage blockages.

6. Noise Pollution

Use soundproofing materials in walls and windows to reduce noise transmission. Set limits on outdoor noise levels, especially during nighttime.

Arrange traffic flow to reduce congestion and minimize noise impact.

Additional Best Practices

Monitor environmental impacts regularly and adapt practices as needed.

Continuously Train Staff & Educate guest sustainable best practices.

Conduct Regular Fire Drills