

PROJECT SUMMARY

Guyana Project: Construction of Staybridge Suites Hotel

Developer: Rayden Investment Inc.

Prepared for: Environmental Protection Agency (EPA), Guyana

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1. INTRODUCTION

1.1 Project Background: Rayden Investment Inc.

Rayden Investment Inc. is a special-purpose company established under R. Bassoo & Sons Ltd., one of Guyana's most experienced and diversified private enterprises. Since its founding in 1992, R. Bassoo & Sons Ltd. has expanded from a retail-focused business into a multi-sector organization with operations in construction, residential and commercial development, and hospitality. Through its construction arm, Bassoo Construction, the company has delivered major national and internationally funded civil engineering projects for institutions such as the Inter-American Development Bank, the International Monetary Fund, the World Bank, the Caribbean Development Bank, and multiple Government of Guyana agencies. The company's proven capacity to execute large, complex projects is reflected in its successful completion of the 150-room Courtyard Marriott at the Cheddi Jagan International Airport. Rayden Investment Inc. now seeks to build on this foundation by expanding its footprint in the hospitality sector through the development of a new Staybridge Suites hotel in Houston, Georgetown.

1.2 Project Background and Rationale

Guyana's tourism and business travel market has grown consistently year-over-year, driven by rapid expansion in the oil and gas industry, increased foreign investment, and rising demand for modern accommodation. The East Bank Demerara corridor has become a focal point for commercial development, with new businesses, logistics operations, and service industries emerging to support national economic growth. Despite this expansion, the supply of internationally branded hotel rooms remains limited, creating a clear need for additional high-quality accommodation options.

Rayden Investment Inc.'s proposal for the Staybridge Suites hotel responds directly to this demand. The company's experience with the Courtyard Marriott project demonstrated both the viability of international-standard hospitality investments in Guyana and the market's appetite for extended-stay and business-oriented lodging. The proposed Staybridge Suites will complement existing national infrastructure by providing a modern hotel capable of supporting business travelers, long-stay guests, and visitors associated with the country's expanding industrial and commercial sectors. The project also leverages an underutilized parcel of commercially zoned land at Plantation Houston, allowing the company to develop a high-value asset without displacing residential communities or disturbing sensitive ecological areas.

1.3 Project Description

This Project Summary outlines the proposed construction and operation of the Staybridge Suites Hotel, a 130-room, internationally branded hospitality facility to be developed at Plantation Houston on the East Bank Demerara. The project is the transformation of an unused commercial plot into a modern hotel designed to meet international standards for safety, comfort, and operational efficiency. The development will include all civil, structural, mechanical, electrical, and architectural works required to construct a fully functional hotel, along with integrated systems for wastewater treatment, solid waste management, fire safety, communications, and backup power generation. Upon completion, the hotel will offer accommodation and business services, supported by a trained workforce and modern ancillary systems.

1.4 Project Objectives

The Staybridge Suites development is intended to achieve several key objectives:

1. Enhance National Hospitality Capacity:

To increase Guyana's inventory of internationally branded hotel rooms and support the country's growing tourism, business travel, and industrial sectors.

2. Support Sustainable Commercial Development:

To utilize an existing commercial site within a rapidly developing corridor, thereby avoiding unnecessary land disturbance and minimizing environmental impact.

3. Deliver Modern, High-Quality Infrastructure:

To construct a hotel that meets international standards for safety, comfort, and operational efficiency, incorporating advanced building systems, wastewater treatment, and energy management.

4. Stimulate Economic Growth and Employment:

To generate significant employment during both construction and operation, while contributing to broader national economic development through increased visitor accommodation capacity.

5. Ensure Full Regulatory Compliance:

To execute the project in accordance with the Environmental Protection Act, Cap. 20:05, and all applicable national regulations, while maintaining transparent engagement with regulatory agencies and stakeholders.

1.5 Alignment with Guyana's Development Objectives

The Staybridge Suites project aligns closely with Guyana's national priorities for economic diversification, infrastructure modernization, and tourism development. As the country continues to expand its international profile and attract investment, the availability of high-quality accommodation becomes essential to supporting business activity, conferences, and long-stay professional engagements. By developing a modern hotel within an established commercial zone, Rayden Investment Inc. contributes directly to the strengthening of Guyana's hospitality infrastructure, the enhancement of international connectivity, and the sustainable growth of the tourism sector.

1.6 Purpose of This Project Summary

This Project Summary has been prepared in accordance with Section 11(2) of the Environmental Protection Act, Cap. 20:05, Laws of Guyana. Its purpose is to provide the Environmental Protection Agency with a clear, comprehensive, and detailed overview of the proposed Staybridge Suites development, including its design, environmental considerations, operational characteristics, and mitigation measures. The document serves as the formal submission required to initiate the environmental authorization process and demonstrates the Proponent's commitment to responsible development, regulatory compliance, and environmental stewardship.

2. DETAILED DESCRIPTION OF THE PROPOSED PROJECT

(i) Physical Location & Characteristics

The proposed Staybridge Suites Hotel will be constructed on Block “BS,” comprising Plots C and D at Plantation Houston on the East Bank of the Demerara River. The site occupies a strategically positioned parcel within one of Guyana’s most rapidly developing commercial corridors. Unlike a greenfield development that would require extensive land clearing and new infrastructure, this project is situated on land that has already been earmarked for commercial use and has undergone preliminary preparation. The location is defined by precise geospatial coordinates established by licensed surveyors, with the northwest boundary at 373257.256 E, 749750.417 N and the remaining boundaries similarly verified. These coordinates form the basis for regulatory mapping, engineering design, and environmental assessment.

The broader landscape surrounding the site is characterized by a flat coastal plain typical of Guyana’s low-lying regions. The terrain is generally level, with clay and alluvial soils that have historically supported commercial and industrial development. The land itself spans 3.027 acres and is currently undeveloped, containing no residential structures, agricultural activity, or natural vegetation of ecological significance. Hydrologically, the site is not intersected by creeks, ponds, or drainage channels, and the nearest major watercourse lies more than one kilometre away. The area rarely floods, owing to its elevation and the engineered drainage systems present throughout the Houston corridor.

The contextual environment reinforces the suitability of the site for hotel development. Plantation Houston has evolved into a major commercial zone, hosting logistics operations, warehousing, construction yards, and emerging business centers. The land uses immediately surrounding the project site is commercial in all four cardinal directions, with no residential communities, schools, hospitals, or other sensitive receptors within a one-kilometre radius. This absence of vulnerable populations significantly reduces the potential for adverse environmental or social impacts during construction and operation. The closest major settlement is Georgetown, located approximately five to seven kilometres north, providing convenient access for business travelers and tourists.

The natural resource profile of the site is minimal. Decades of commercial activity in the Houston area have transformed the landscape into a built environment with limited ecological value. There is no natural vegetation, wildlife habitat, or agricultural productivity on the parcel. The land does not serve as a corridor for fauna, nor does it contain wetlands, mangroves, or protected species. This pre-existing condition substantially reduces the likelihood of ecological disturbance and supports the rationale for selecting this location for a modern hospitality development.

Taken together, the physical and contextual characteristics of the site present a compelling case for the Staybridge Suites project. Its placement within an established commercial corridor, the absence of sensitive receptors, the lack of ecological constraints, and the suitability of the terrain for construction collectively minimize environmental risk and align with national development priorities. These factors

form the foundation upon which the project's design, environmental management systems, and operational plans have been developed.

The proposed Staybridge Suites Hotel will be constructed at:

“BLOCK ‘BS’

COMPRISING OF PLOT ‘C’ & PLOT ‘D’

PLANTATION HOUSTON

AND IN THE REAR OF PLANTATION HOUSTON

SITUATE ON THE EAST BANK OF THE DEMERARA.”

GPS Coordinates: Northwest boundary: 373257.256 E, 749750.417N.

Northeast boundary: 373413.8892 E, 749706.88127N

Southeast boundary: 3734394.2234E, 749636.1980N

Southwest boundary: 373237.05387E, 749675.9551N

Distance to Key Settlements & Features:

- Closest major town: Georgetown (~5–7 km north)
- Surrounding land use: **Commercial in all four directions** (North, East, South, West) (From document: “Commercial – X in all directions.”)
- Sensitive receptors – **N/A** (schools, hospitals, residences, worship spaces): **>1 km away** (From proximity table: all listed receptors marked “>1 km”.)
- Watercourses: Major watercourses **>1 km away**
- Ecosystems: Mangroves/wetlands **>1 km away**

Site Characteristics:

- Total land area: **3.027 acres**
- Current land use: **None**
- Topography: **Generally flat**
- Soil type: **Clay/alluvial**
- Flooding: **Rarely floods**

(ii) Land Tenure & Non-Disputed Nature of Land

The proposed development rests on a parcel of land with clear, undisputed legal standing. Rayden Investment Inc. holds a valid Lease Agreement issued by the Guyana Lands and Surveys Commission (GLSC), granting full rights to occupy, develop, and operate on the property. The lease is current, properly registered, and free of encumbrance, liens, or disputes. This secure tenure provides the stability required for a capital-intensive project and ensures long-term operational certainty.

The land has not been used for residential or agricultural purposes and carries no legacy of conflicting claims or informal occupation. Its designation for commercial use is well established, and the title documentation aligns directly with the intended development of a hotel. This legal clarity eliminates a major source of risk often associated with land-based projects and ensures that all obligations—including environmental compliance and future decommissioning—rest solely with the Proponent.

Rayden Investment Inc. and its parent company, R. Bassoo & Sons Ltd., have a long history of lawful commercial operations in Guyana. Their previous development of the Courtyard Marriott at the Cheddi Jagan International Airport was executed under full regulatory oversight, including environmental authorization from the EPA. This track record of compliance and responsible development provides regulators with confidence in the Proponent's ability to manage environmental obligations and adhere to national standards.

The continuity of ownership and stewardship further strengthens the project's foundation. The company has maintained uninterrupted control of the parcel, ensuring institutional knowledge of the site's characteristics and history. This familiarity supports informed decision-making and reduces uncertainties related to environmental baselines, soil conditions, and infrastructural requirements.

Overall, the land tenure, legal status, and operational history of the site collectively form a robust platform for the Staybridge Suites development. The combination of secure GLSC leasehold, absence of disputes, alignment with commercial land use, and the Proponent's established regulatory compliance record provides exceptional clarity and confidence for the project's approval and long-term viability.

(iii) Feasible and Reasonable Alternatives

An alternatives analysis was conducted to determine the most appropriate approach for developing the Staybridge Suites Hotel. The assessment considered land use, environmental impact, economic feasibility, and alignment with national development priorities.

The first alternative involved maintaining the site in its current undeveloped state. This option was rejected because it would not contribute to Guyana's growing need for modern hospitality infrastructure, nor would it support the economic expansion occurring along the East Bank corridor.

A second alternative considered developing the hotel at a different location. This option was dismissed due to the significantly higher environmental footprint associated with clearing new land, the need for additional infrastructure, and the absence of comparable commercial zoning and accessibility. Plantation Houston offers unique advantages, including proximity to Georgetown, established commercial activity, and minimal environmental sensitivity.

A third alternative explored different design concepts and construction approaches. While variations in architectural layout and building systems were evaluated, the selected design—featuring modern

structural, mechanical, electrical, and wastewater treatment systems—was determined to be the most efficient, environmentally responsible, and aligned with international hospitality standards.

The final and selected alternative is the development of the Staybridge Suites Hotel on the existing commercial parcel at Plantation Houston. This option minimizes land disturbance, leverages existing commercial infrastructure, reduces environmental impact, and provides the most cost-effective and strategically advantageous solution.

(iv) Baseline Environmental Conditions

The receiving environment for the Staybridge Suites project is defined by its commercial character, stable physical conditions, and absence of ecological sensitivity.

The physical environment consists of a flat coastal plain with clay and alluvial soils. The land has been previously cleared and exhibits no natural vegetation or hydrological features. Air quality is typical of a commercial zone with good dispersion and no sensitive receptors nearby. Natural resource use is limited to municipal water and electricity, with no extraction or exploitation occurring on the site.

Ecologically, the area contains no wetlands, mangroves, protected species, or wildlife habitats. The land has been altered by decades of commercial development, and no flora or fauna of significance are present. The absence of ecological constraints substantially reduces the potential for environmental impact.

The social environment is similarly straightforward. The site is surrounded by commercial activity, with no residential communities, schools, hospitals, or cultural heritage sites within one kilometre. The project is expected to generate employment and support economic growth without causing displacement or social disruption.

This baseline profile confirms that the receiving environment is well suited for the proposed development and that environmental risks are inherently low.

Physical Environment

- **Landscape:** Flat coastal plain.
- **Soils:** Clay/alluvial.
- **Water:** No major watercourses within 1 km.
- **Air:** Commercial zone with no sensitive receptors nearby.
- **Natural resources:** No significant flora/fauna; no endangered species within 1 km.

Ecological Environment

- No wetlands, mangroves, or protected areas within 1 km.
- No threatened species recorded in the area.

Social Environment

- Surrounding land
- use is **commercial**, with no residences or community facilities nearby.
- Economic activity: rapidly developing commercial corridor on the East Bank Demerara.
- Cultural impacts: minimal to none, due to absence of nearby communities.

(v) Other Required Permits & Licenses

Prior to construction, Rayden Investment Inc. will obtain all necessary permits and approvals required under Guyanese law. These include planning permission from the Central Housing and Planning Authority (CH&PA), fire safety approval from the Guyana Fire Service, and any additional permits required by sectoral agencies. The company has already secured its GLSC lease and will submit all supporting documentation to the EPA as part of the environmental authorization process.

- **GLSC Lease Agreement** obtained.
- **CH&PA approval submitted and pending.**
- No other permits indicated as required at this stage.

(vi) Developer applied and received EPA approval prior for Courtyard Marriott hotel at Cheddi Jagan International Airport.

(vii). PROJECT LAYOUT (MAP REQUIRED)

A scaled map (24" × 36") must include:

- Exact project boundaries (Block BS, Plots C & D)
- Entrances/exits
- Drainage and sewer layout
- Generator and mechanical plant locations
- Storage areas
- Parking and access roads
- North arrow and legend
- No alternative sites (none proposed)

Attached as an appendix – refer to the site plan

3. DESCRIPTION OF PROJECT DESIGN & PROCESSES

(i) Detailed description of the processes generating discharges/emissions

The design and operation of the proposed Staybridge Suites Hotel involve a series of interconnected processes typical of large-scale hospitality facilities. These processes, while routine, generate predictable environmental discharges and emissions that must be clearly understood and managed. The primary activities that give rise to environmental outputs are associated with building operations, guest services, food preparation, laundry, wastewater treatment, and the functioning of mechanical and electrical systems.

During construction, the principal sources of emissions will arise from earthworks, concrete casting, blockwork, and the operation of heavy machinery. Dust will be generated through grading and soil disturbance, while combustion emissions will result from diesel-powered equipment such as excavators, cranes, and concrete mixers. Noise and vibration will occur intermittently as construction progresses, particularly during drilling, hammering, and material handling. Solid waste will be produced in the form of concrete debris, steel cuttings, timber offcuts, packaging materials, and general construction refuse. These impacts are temporary and will diminish once construction is complete.

During operation, the hotel will generate domestic wastewater from guest rooms, kitchens, laundry facilities, and staff areas. This wastewater will contain biodegradable organic matter, detergents, suspended solids, and minor quantities of oils and greases. Greywater from laundry and dishwashing activities will be collected in dilution tanks and treated prior to discharge. Air emissions will be limited and intermittent, arising primarily from the backup generator during power outages and from kitchen exhaust systems. Solid waste will be produced daily from housekeeping, food service, packaging, and maintenance activities. Noise emissions will originate from HVAC systems, pumps, and occasional generator use. All of these discharges are characteristic of hotel operations and will be managed through engineered systems and established operational protocols.

(ii) Design/construction drawings, specification of any structures meant to handle discharges or waste

The Staybridge Suites Hotel will be constructed using modern engineering standards and detailed technical specifications. Comprehensive civil, structural, mechanical, electrical, and architectural drawings will be submitted to the EPA as part of the formal application package. These drawings will include foundation plans, structural framing details, drainage and sewer layouts, mechanical system schematics, electrical distribution plans, fire safety system designs, and wastewater treatment system specifications.

The civil and structural designs will outline the building footprint, foundation systems suitable for clay/alluvial soils, load-bearing elements, and external works such as parking areas and access roads. Mechanical drawings will detail the HVAC systems, plumbing networks, wastewater treatment units, dilution tanks, pumps, and piping systems. Electrical plans will include power distribution, lighting, backup generator integration, and communication systems. Safety and environmental drawings will illustrate fire suppression systems, emergency exits, spill containment features, and stormwater management infrastructure. **(Attached as an appendix – refer to appendix)**

(iii) Description, discharge rates, concentrations and volume of expected pollutants.

The pollutants expected from the Staybridge Suites Hotel are typical of commercial hospitality operations and are manageable through established treatment systems. Wastewater volumes will reflect daily hotel usage, with an estimated water consumption of approximately 4,000 gallons per day. The wastewater will contain organic matter, detergents, suspended solids, and trace oils. Concentrations will be reduced through the hotel's internal treatment system, ensuring that effluent meets EPA discharge standards before release.

Air emissions will be minimal. The backup generator will produce combustion gases such as nitrogen oxides, sulphur oxides, carbon monoxide, and particulate matter, but only during power outages or scheduled testing. Kitchen exhaust systems will release heat, steam, and minor grease particulates. These emissions are low-volume and disperse rapidly in the commercial environment.

Solid waste quantities will be moderate and consistent with hotel operations. Waste streams will include food waste, paper, plastics, cardboard, glass, and minor maintenance waste. All waste will be segregated and collected by the NDC and licensed private contractors. No hazardous waste is expected under normal operations, and any contaminated materials arising from maintenance activities will be handled by licensed contractors.

(iv) Project Size & Scale.

The Staybridge Suites Hotel represents a major hospitality investment valued at USD \$20–25 million. The development will include 130 guest rooms. Construction will employ approximately 100 workers across various trades, while hotel operations will require a staff of approximately 60 employees, including hosts, supervisors, cleaners, maintenance personnel, and food and beverage staff.

The hotel is designed for a 30-year operational lifespan, with systems and infrastructure sized to accommodate continuous occupancy and service demand. Water consumption is estimated at 4,000 gallons per day, and electricity usage at approximately 75 kW per day. The scale of the project aligns with national tourism development goals and contributes significantly to Guyana's hospitality capacity.

(v). Activities Associated with All Development Stages.

The development of the Staybridge Suites Hotel will proceed through three distinct stages: construction, operation, and eventual decommissioning.

Construction activities will include mobilization, site preparation, foundation works, structural framing, blockwork, roofing, installation of doors and windows, mechanical and electrical systems, fire safety systems, HVAC installation, external works, and final finishing. This stage will also involve the installation of wastewater treatment systems, dilution tanks, and backup power infrastructure. Construction is expected to last 24–30 months.

Operational activities will encompass guest accommodation, housekeeping, laundry, maintenance, and administrative functions. Mechanical systems such as HVAC units, pumps, elevators, and generators will operate as required. Wastewater treatment, solid waste management, and environmental monitoring

will be conducted continuously. The hotel will maintain a trained workforce and adhere to international hospitality standards.

Decommissioning activities, to be planned closer to the end of the hotel's life, will involve the safe removal of equipment, fixtures, and mechanical systems, dismantling of structures, site clearance, and environmental assessment to confirm the absence of contamination. A detailed decommissioning plan will be developed and submitted to the EPA prior to the end of operations.

(vi) Use of Natural Resources

The construction and operation of the Staybridge Suites Hotel will require the use of natural resources typical of large commercial developments. Construction materials will include concrete, steel, sand, aggregate, and insulation materials, sourced primarily from accredited Guyanese suppliers. During operation, the hotel will consume potable water supplied by Guyana Water Inc. and electricity provided by Guyana Power & Light Inc. **No extraction of natural resources will occur on the site**, and resource use will be managed efficiently to minimize environmental impact

(vii) Source of Utility Services

Utility services for the hotel will be provided through existing national infrastructure. Potable water will be supplied by Guyana Water Inc., supplemented by internal filtration systems. Electricity will be provided by Guyana Power & Light Inc., with a backup generator installed to ensure continuity of essential services during outages. Communication services will be provided by One Communications and/or E-Networks. These utilities support the hotel's operational needs and ensure compliance with national standards.

(viii) Waste Production and Management

The hotel will generate solid waste, wastewater, and minor quantities of maintenance waste. Solid waste will consist of food waste, paper, plastics, cardboard, glass, and general refuse. All waste will be segregated and collected by the NDC and licensed private contractors. Wastewater will be treated through the hotel's internal sewer system and dilution tanks before discharge. No hazardous waste is expected under normal operations, and any contaminated materials will be handled by licensed contractors. Waste management practices will comply with EPA requirements and industry best practices.

(ix) Duration of the Project for Each Phase

The project will proceed through planning, construction, operation, and eventual decommissioning. Planning and permitting are currently underway. Construction is expected to last 24–30 months. The hotel will operate for a minimum of 30 years, with decommissioning planned for the end of its operational life. Decommissioning is expected to take approximately six months and will be conducted in accordance with EPA guidelines.

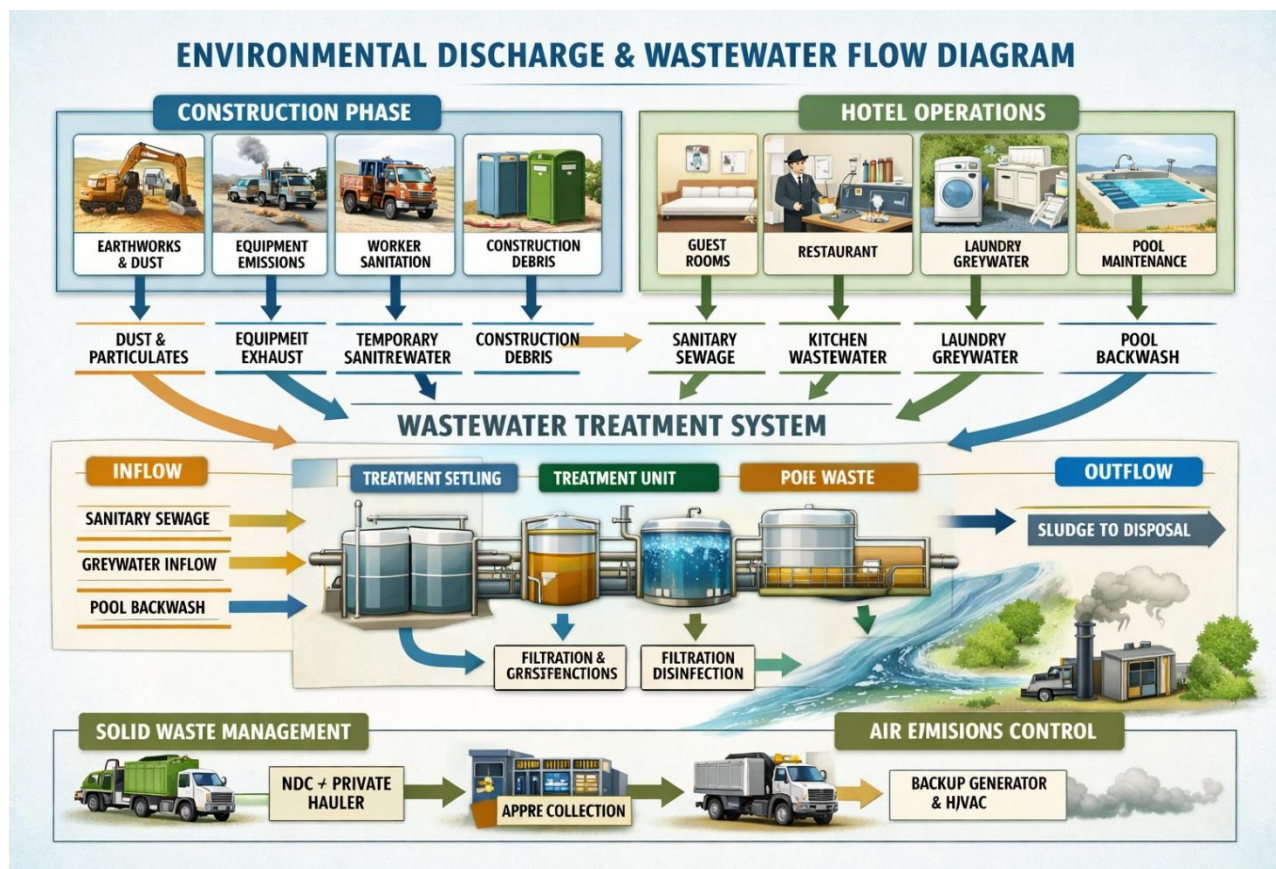
(x). Decommissioning Plan

A preliminary decommissioning plan has been developed to outline the safe removal of hotel infrastructure at the end of its operational life. This plan includes the dismantling of mechanical systems, removal of fixtures and equipment, site clearance, and a final environmental assessment to confirm the absence of contamination. A detailed decommissioning plan, including cost estimates and timelines, will be submitted to the EPA two years prior to the planned end of operations.

Overall Assessment

1. All discharges are typical of hotel operations.
2. No hazardous chemicals are used or stored.
3. No industrial effluent is generated.
4. All wastewater is treated before discharge.
5. Solid waste is managed by NDC and licensed contractors.
6. Air emissions are minimal and intermittent.

No emissions pose a risk to sensitive receptors due to >1 km separation distance.



4. Project Size & Investment

- Capital investment: **USD \$20–25 million**
- Annual turnover: **USD \$6.5 million**
- Project lifetime: **30 years**
- Operational start: **2028**

Workforce

- **Construction:** (~100) jobs carpenters, masons, tilers, welders, operators, engineers, electricians, plumbers, riggers
- **Operation:** (~60) hosts, hostesses, supervisors, cleaners, maintenance staff, bar staff (From document: workforce list.)

5. Development Stages

Mobilization

- Site office
- Storage facilities
- Security hut
- Equipment staging

Construction

“EARTH WORKS, CONCRETE REINFORCEMENT, FORMWORK, BLOCK WORK, CARPENTRY, ROOFING, DOORS AND WINDOWS... SPECIAL SYSTEMS, FIRE ALARMS, DATA/COMMUNICATIONS, GENERATORS, HVAC, EXTERNAL WORKS.”

Operation

- International hotel operations
- Accommodations,
- Ancillary systems: generators, elevators, AC systems, pool maintenance

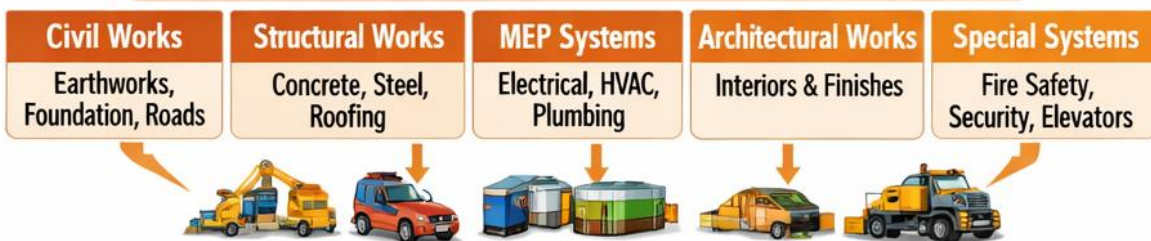
HOTEL PROJECT LIFECYCLE FLOW DIAGRAM

1. PRE-CONSTRUCTION / MOBILIZATION



- Land Survey & Staking
- Site Office Installation
- Storage & Laydown Areas
- Security Hut & Fencing
- Mobilize Equipment & Workforce

2. CONSTRUCTION PHASE

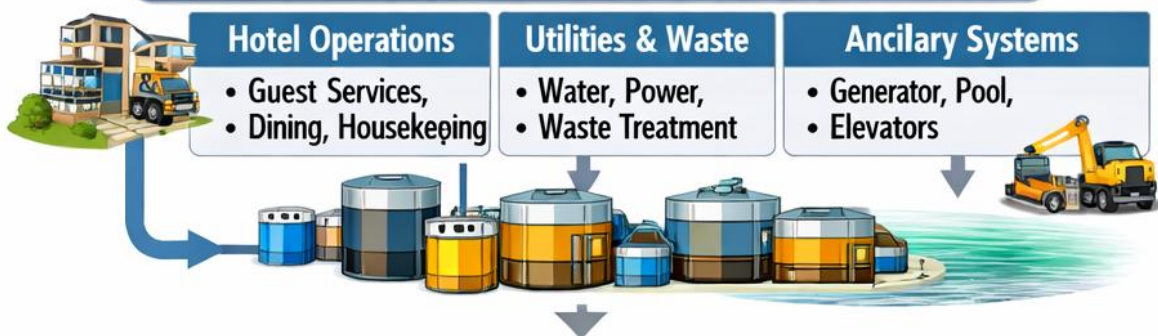


3. COMMISSIONING & TESTING



- System Testing
- Fire Safety Certification
- Water Quality Testing
- Staff Training & Readiness

4. OPERATIONAL PHASE



5. CLOSURE / DECOMMISSIONING



- Remove Equipment & FF&E
- Decommission Systems
- Dispose of Debris
- Site Restoration



6. Use of Natural Resources

- Water: **4,000 gallons/day**
- Electricity: **75 kW** (per day)

7. Water Supply – Guyana Water Inc. (GWI) with Internal Filtration System & Internal Sewage treatment system for sewage waste.

Electricity Supply – Guyana Power & Light Inc. with Backup Generator

Communications – One Communications and/or E Networks

8. Waste Generation & Management

- Solid waste: regular hotel waste, collected by NDC and private contractors
- Sewage: treated via **hotel sewer system**
- Wastewater: collected in **dilution tanks** and treated before release
- No hazardous substances used

9. Duration of Each Phase

Phase	Duration
Mobilization	3–6 months
Construction	24–30 months
Operation	30-year lifespan
Decommissioning	To be developed closer to the end of life

4. POTENTIAL IMPACTS & SIGNIFICANCE

4.1 Extent and Area of Influence

The potential environmental impacts associated with the Staybridge Suites Hotel are expected to be highly localized, confined almost entirely to the project site and its immediate surroundings within Plantation Houston. The hotel will be constructed on a 3.027-acre parcel situated in a fully commercial corridor, and the area of influence does not extend into residential communities, sensitive ecological zones, or public institutions, all of which lie more than one kilometre away. The physical, ecological, and social environments beyond the immediate project footprint are not anticipated to experience measurable effects, owing to the nature of the development, the absence of sensitive receptors, and the engineered systems designed to manage operational discharges. As such, the geographical influence of the project is limited to the site boundary, the internal access roads, and the immediate commercial surroundings.

4.2 Description of Environmental Impacts and Mitigation

The Staybridge Suites Hotel will generate environmental impacts typical of large hospitality facilities, all of which are predictable, manageable, and mitigable through established engineering and operational controls.

1. One potential impact relates to soil and groundwater quality during construction. Earthworks, concrete casting, and the operation of heavy machinery introduce the possibility of accidental spills of fuel, lubricants, or construction materials. While the magnitude of such an event could be significant, the probability is low due to strict construction management protocols, designated refueling areas, impermeable surfaces, and spill response kits maintained on-site. Any accidental release would be contained and remediated immediately.
2. Air emissions during construction will consist primarily of dust from grading and particulate matter from diesel-powered equipment. These emissions are low in magnitude and temporary. Dust suppression through water spraying, covered stockpiles, and controlled vehicle movement will minimize dispersion. During operation, air emissions will be limited to occasional generator use and kitchen exhaust. These emissions are minor and disperse rapidly in the commercial environment.
3. Traffic impacts will arise from the movement of construction vehicles and, later, from hotel guests, staff, and service providers. The magnitude of this impact is low to moderate, given the existing commercial traffic along the East Bank corridor. Mitigation measures include scheduling construction deliveries during off-peak hours, maintaining clear access routes, and coordinating with local authorities to ensure safe traffic flow.
4. Noise impacts will occur during construction due to machinery operation, drilling, and material handling. These impacts are temporary and confined to daytime hours. During operation, noise will be generated by HVAC systems, pumps, and occasional generator use. These impacts are low in magnitude and will be mitigated through acoustic housing, routine maintenance, and compliance with national noise standards.
5. Wastewater impacts are associated with domestic sewage and greywater generated by hotel operations. The magnitude is moderate but fully controlled through the hotel's internal sewer

system, dilution tanks, and treatment units. Treated effluent will meet EPA discharge standards. Solid waste impacts are low and will be managed through segregation, storage in designated areas, and collection by the NDC and licensed contractors.

Overall, the environmental impacts of the project are low in magnitude, predictable, and effectively mitigated through engineering design and operational management.

4.3 Demonstration of Financial Capability

Rayden Investment Inc. possesses the financial capacity to execute the Staybridge Suites development and to meet all associated environmental obligations. The project represents an investment of USD \$20–25 million, supported by the financial strength of R. Bassoo & Sons Ltd., which has successfully delivered major national and international infrastructure projects. The company will provide financial statements and a formal commitment letter demonstrating its ability to fund construction, operation, environmental monitoring, remedial works, and eventual decommissioning. This financial capability ensures that all environmental liabilities can be addressed promptly and responsibly.

4.4 Transboundary Nature of Impact

The Staybridge Suites Hotel will not generate any transboundary impacts. All potential environmental effects—whether related to air emissions, wastewater, solid waste, noise, or traffic—are confined to the immediate commercial zone within Plantation Houston. The project does not involve activities that could affect neighboring regions, waterways, or international boundaries. Its impacts are strictly local and fully contained within Guyana’s jurisdiction.

4.5 Probability of Impact

The probability of significant environmental impact is assessed as low. The project is located in a commercial corridor with no sensitive receptors nearby, and the design incorporates multiple layers of environmental protection, including wastewater treatment systems, solid waste management protocols, dust suppression measures, acoustic controls, and emergency response procedures. The hotel’s operations do not involve hazardous chemicals or industrial processes, further reducing risk. Continuous monitoring and adherence to EPA standards will ensure that residual impacts remain within acceptable limits.

4.6 Duration, Frequency, and Reversibility of Impact

Construction impacts such as dust, noise, and vibration are short-term, temporary, and fully reversible. Once construction concludes, these impacts cease entirely. Operational impacts, including wastewater generation, solid waste production, and minor air emissions, are continuous but low-level and reversible through treatment, disposal, and maintenance systems. Any accidental spill or equipment failure would be addressed immediately through established emergency response procedures, ensuring reversibility and preventing long-term environmental degradation. Decommissioning impacts, anticipated at the end of the hotel’s 30-year lifespan, will be managed through a formal decommissioning plan designed to restore the site to a safe and stable condition.

4.7 Cumulative Impacts with Other Projects

The East Bank Demerara corridor is already heavily commercialized, with ongoing development in logistics, warehousing, construction, and hospitality. The Staybridge Suites Hotel does not introduce a new environmental impact vector; rather, it adds a hospitality facility consistent with existing land use patterns. A qualitative assessment indicates that cumulative impacts with neighboring commercial operations will not be significant, provided that all facilities—including the hotel—maintain robust environmental controls. The project aligns with the established development trajectory of the area and does not contribute to ecological stress or social disruption.

5. ENVIRONMENTAL MANAGEMENT & MITIGATION MEASURES

The Staybridge Suites Hotel will be developed and operated under a comprehensive Environmental Management Plan (EMP) designed to ensure that all environmental risks are anticipated, controlled, and continuously monitored. The EMP integrates construction-phase safeguards, operational controls, emergency preparedness, and clear organizational responsibilities. Its purpose is to maintain full compliance with the Environmental Protection Act, Cap. 20:05, and to ensure that the hotel operates as a responsible and environmentally conscious facility throughout its lifecycle.

During construction, environmental management will focus on preventing erosion, controlling sediment, minimizing dust emissions, and reducing noise. Site preparation and earthworks will be conducted using established best practices, including stabilizing exposed soil surfaces, maintaining proper drainage, and ensuring that construction materials are stored securely to prevent runoff. Dust suppression will be achieved through regular wetting of work areas, covering stockpiles, and limiting vehicle movement on unpaved surfaces. Noise will be managed by restricting high-impact activities to daytime hours and maintaining equipment in good order. Construction waste will be segregated, stored in designated areas, and removed by licensed contractors to prevent accumulation and environmental exposure.

Once operational, the hotel will implement a robust environmental monitoring and maintenance program. Daily inspections will be conducted to ensure that wastewater treatment systems, dilution tanks, pumps, and mechanical equipment are functioning properly. Preventive maintenance schedules will be enforced for HVAC systems, elevators, generators, and plumbing networks to reduce the likelihood of leaks, failures, or emissions. Although the hotel does not store hazardous chemicals, a leak detection and repair (LDAR) approach will be applied to mechanical systems to ensure early identification of any malfunction. Stormwater will be monitored to ensure that runoff from paved areas remains free of contaminants. Solid waste will be managed through segregation, secure storage, and collection by the NDC and licensed private contractors.

Emergency preparedness is a central component of the EMP. Staff will undergo regular training in spill response, fire safety, evacuation procedures, and first aid. The hotel will maintain an emergency response plan that includes coordination with the Guyana Fire Service and local authorities. Fire suppression systems, alarms, extinguishers, and emergency exits will be inspected routinely. Although the hotel's operations do not involve hazardous materials, the EMP ensures readiness for any unforeseen event, including generator malfunctions, plumbing failures, or extreme weather conditions.

The organizational structure for environmental management will be clearly defined. The General Manager will hold responsibility for environmental performance, supported by the Maintenance Manager, Safety Officer, and trained operational staff. Roles and responsibilities will be documented to ensure accountability and continuity. This structure ensures that environmental stewardship is embedded in daily operations and supported by trained personnel at every level.

6. SUMMARY OF PUBLIC CONSULTATIONS

Public consultations for the Staybridge Suites project were conducted with stakeholders relevant to the commercial and infrastructural context of Plantation Houston. These consultations were designed to ensure transparency, gather feedback, and incorporate community and industry perspectives into the project's planning and environmental management framework.

7. DESCRIPTION OF ASSUMPTIONS, UNCERTAINTIES, AND GAPS IN KNOWLEDGE

The environmental assessment for the Staybridge Suites Hotel is based on several reasonable assumptions supported by existing data and the commercial nature of the site. It is assumed that subsurface soil conditions are consistent with previous geotechnical investigations conducted in the Houston area, which indicate stable clay and alluvial soils suitable for construction. It is also assumed that the existing drainage infrastructure within the commercial corridor is functional and capable of supporting the hotel's stormwater management systems.

Uncertainties relate primarily to the scheduling of construction activities, which may be influenced by permit approvals, supply chain logistics, and weather conditions. These uncertainties do not affect the environmental feasibility of the project but may influence the timing of specific construction phases.

Gaps in knowledge are minimal due to the commercial nature of the site and the absence of ecological sensitivity. However, updated baseline environmental data—particularly regarding groundwater quality—will be collected during the detailed design phase. This data will serve as a reference point for future monitoring and ensure that any changes in environmental conditions during operation can be accurately assessed.

8. NON-TECHNICAL SUMMARY

Rayden Investment Inc. proposes the development of a modern Staybridge Suites Hotel at Plantation Houston on the East Bank Demerara. The project will transform an unused commercial parcel into a high-quality hospitality facility designed to support Guyana's growing tourism and business travel sectors. The hotel will feature 130 guest rooms, elevators, generators, wastewater treatment systems, and modern building infrastructure.

The site is located within a fully commercial zone and is more than one kilometre away from homes, schools, hospitals, and sensitive ecosystems. Construction will be managed carefully to control dust, noise, and waste. Once operational, the hotel will implement strict environmental monitoring procedures, including wastewater treatment, solid waste management, preventive maintenance, and emergency preparedness. The project will create jobs, stimulate economic activity, and contribute to Guyana's expanding hospitality industry.

Rayden Investment Inc. is committed to responsible development and environmental stewardship. The company has engaged with local stakeholders and incorporated their feedback into the project's design and management plans. The Staybridge Suites Hotel will operate safely, efficiently, and in full compliance with national environmental regulations, providing long-term benefits to the East Bank corridor and the country.