

# Project summary

RIF'S INTERNATIONAL HOTEL  
SEPTEMBER 2023

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## **1.0 Introduction**

RIF's International Hotel is currently being constructed at an existing business facility located at Tract A of Block A, Anna Regina, Essequibo Coast. The operation of business at the current location commenced in 2004. However, the construction of the hotel commenced in May 2023 and is expected to be completed in March 2024. The hotel is being constructed to cater to increase need of high quality accommodation on the Essequibo Coast for people traversing the area, as well as members of the public. The land on which the property is constructed was leased from the Guyana Lands and Survey Commission for approximately ninety-nine (99) years. The hotel facility will be constructed to meet local and international standards and will seek to promote environmental sustainability. These include systems to promote energy and water conservation. When completed the hotel is expected to provide a 24-hour service to members of the public.

Additionally, the facility will comprise a conference room which will be rented for formal business activities and sacred religious activities. The facility has received all the necessary approvals to operate, including certification from the Guyana Fire Service, and planning permission from the Central Housing and Planning Authority, as well as No-Objection from the Anna Regina Town Council. The Project is expected to boost the tourism product of the Essequibo Coast and stimulate revenue generation. Additionally, it will create employment opportunities for various categories of workers and can increase the property value of the surrounding communities.

## **2.0 Project site**

The hotel facility is being constructed at Tract A of Block A Anna Regina, Essequibo Coast on of portion of leased land measuring 177ft x 68ft. The project site comprise three (3) existing businesses which includes a Gas Station and Spare parts shop, Clothing store and Motor cycle sales area.

There are no existing drainage challenges at the facility, as there are drainage networks to the eastern, western and southern sections of the premises which are connected to the main drainage at the northern section of the premises.

The area is considered a mixed zone, with a combination of residential and commercial activities. The operations which exist within the project area of influence are a Commercial Bank and Hotel (north), Storage bond (south), empty lot owned by the operator (east) and a Supermarket (west).

The facility will provide for adequate parking at the front, as well as an empty lot located on the eastern side of the premises.

### **3.0 Project Description and Design**

The project entails the following:

**3.1. Construction and furnishing of the hotel** – The project commenced in May 2023 and is expected to be completed in March 2024. Twelve (12) staff are currently working on the construction of the hotel which is being executed by an independent Contractor. The 5-Storey hotel is currently being constructed to cater to thirty-nine (39) self-contained guest rooms including twelve (12) double rooms and twenty-seven (27) single rooms, adjoining patios, a conference room, a lobby, kitchen, storage rooms and laundry rooms. Additionally, it will be equipped with an 800kg elevator, internal stair case and an emergency staircase on the exterior of the building. The construction of the hotel entails development of the foundation, structural framing, exterior enclosure, interior construction, electrical and plumbing activities, exterior finishes and site amenities.

Each room will be equipped with bathroom and toilet facilities. In addition, there will be eight (8) external toilet facility and three (3) bathrooms which will be constructed for employees. The hotel will be furnished with modern amenities upon completion, including light fixtures, beds, chairs, refrigerators, stove, cutlery and crockery, decorative plants, desks etc. The exterior finishing will include land scaping and outdoor amenities, construction of a parking lot, water management systems, lighting, signage, security and fire control systems.

**3.2 Operation of hotel** – The hotel will operate on a 24 hours basis and will cater to the needs of guests, including accommodation, provision of meals and laundry services. The operation of the Restaurant will be daily from 05:00h to 22:00h, while the conference room will be based on reservations and the nature of the event. The operation of the hotel will be support by a staff complement of thirty five (35) persons, see section 5.0 for additional details.

#### **4.0 Sources of Utility**

- **Electricity** – The electricity for the operation of the facility is provided by Guyana Power and Light. However, there is one 200 KVA generator to be used in cases of a power outage.
- **Water** - Freshwater is supplied to the operation by the Guyana Water Inc. (GWI). The facility will have a water filtration system in place along with storage tanks to distribute water throughout the operation. Four (4) of the tanks will be designed to collect and store rainwater.
- **Communication** – the existing business operation has a PBX system in place but will assess the most effective services to utilize for the hotel upon completion of the construction.
- **Waste Management** - The following types of waste will be generated from the facility.
  - **Solid waste** which includes both construction and domestic waste (mainly from construction workers). Construction waste includes packaging materials such as foam padding, plastic wraps, bricks, asphalt, scrap metal, glass, wood, roofing materials etc. However, upon completion primarily domestic waste will be generated from operation of facility which includes kitchen waste such as vegetable and fruit peels, unwanted meats and fish parts, disposable food boxes, aluminum cans, cups, plates, forks and spoons, plastic/glass bottles, paper, tissue, sanitary waste from hotel guests

and patrons, empty storage/detergent containers, yard waste, among others.

- **Sewage** - from the toilet facilities.
- **Grey water** from the bathroom facilities, kitchen, sinks, laundry operation and cleaning activities.
- **Hazardous waste** from construction activities, cleaning chemicals, batteries, aerosol containers batteries, operation of machines used for maintenance.

## 5.0 Project size

The construction and operation of the RIF's International Hotel will cost approximately six hundred million Guyana dollars (**GYD\$600,000,000**). The main activities are the construction and operation of the 39-room hotel comprising a restaurant and conference room. The approved plan was given for the construction of 43 rooms, however, 39 is being constructed currently. The hotel will measure approximately 148ft x 54ft x 55ft. The adjoining existing business will continue to operate independently. The hotel facility when completed will comprise twelve (12) double rooms and twenty-seven (27) single rooms. All rooms will be equipped with queen size beds and modern amenities including television, air conditioning unit, microwave, wardrobe/closest etc. Additionally, all rooms will be self-contained. Twelve (12) staff are currently working on the construction site. However, the full operation of the facility targets approximately thirty-five (35) staff which includes ten (10) kitchen staff, eight (8) cleaners, two (2) Handymen and three (3) Security guards, Receptionist and other miscellaneous staff.

Management will seek to hire qualified and experienced staff for the various positions, however, staff will be trained in areas such as customer Service, housekeeping and health and safety. Furthermore, hotel management will also abide by the terms and conditions of employment in keeping with Guyana's labour laws.

## **7.0 Non-technical explanation**

RIF's International Hotel located on the Essequibo Coast, upon completion will comprise of a hotel, restaurant and conference room, providing daily services to members of the public. The hotel will provide 24-7, short-term accommodation on a reservation basis. Patrons will be afforded the opportunity to conduct advance or on the spot reservation based on availability of rooms. The Restaurant which will complement the hotel service will provide creole and exquisite cuisine, as well as non-alcoholic beverages to both hotel guests and members of the public. The facility will also provide ancillary service through the rental of its conference room for seminars, workshops and formal events to be located on the 5<sup>th</sup> floor of the building. The operation of the facility with the exception of the restaurant will not entail music, however, mild music may be played in the restaurant. Catering services for the restaurant and hotel guests will be provided through the kitchen to be located on the eastern end of the ground floor of the building. The day-to-day operations of the hotel upon completion will be supported by 35 staff. Electricity will be provided by the Guyana Power and Light with a 200KVA generator for emergency purposes. The Guyana Water Inc. will be the main source of potable water and Puran Brothers will provide waste disposal services for the operation. All activities at the facility though providing distinct services work in tandem with each other to ensure the environment remains clean and healthy, adverse impacts are identified and mitigated, resources are sustainably utilised and adequate systems are in place to protect the health, safety and security of both employees and guests.

## **8.0 Duration of the Project**

The operation of the project is expected to last approximately 99 years, subjected to renewal of the least.

## **9.0 Potential Environmental Impacts and Mitigation**

## Construction and operation of the RIF's International Hotel

Potential impact	Activities	Mitigation Measures
<p><b>Noise emissions</b></p>	<ul style="list-style-type: none"> <li>• Noise from construction activities.</li> <li>• The use of noisy equipment/machinery for building and maintenance.</li> <li>• Vehicles transporting materials to and from the construction site.</li> </ul>	<ul style="list-style-type: none"> <li>• Adhere to GNBS guidelines for noise emission for that type of operation.</li> <li>• Plan work to ensure noisy activities are conducted with the stipulated time and noise levels, 90 dB (day time and 75 dB (night time limit) for construction activities.</li> <li>• Provide sound attenuation where necessary.</li> <li>• Ensure all equipment and machinery are serviced in accordance with their guidelines.</li> <li>• Ensure the correct tools and equipment are used for the job.</li> <li>• Conduct building and maintenance works during off peak periods and</li> </ul>

		ensure the workers wear PPEs.
<b>Fire/explosion</b>	<ul style="list-style-type: none"> <li>• Cooking within the kitchen area</li> <li>• Use of iron and electrical appliances in guest rooms.</li> <li>• Smoking by patrons and employees.</li> <li>• Gas leakage and poor handling</li> </ul>	<ul style="list-style-type: none"> <li>• Ensure safety guidelines are adhere to by kitchen staff. Prove proper supervision for kitchen staff.</li> <li>• Ensure rooms are checked daily and damaged electrical outlets or equipment services/replaced promptly.</li> <li>• Insert safety signage within guest rooms and at strategic locations within the hotel.</li> <li>• Erection of no smoking signage in specific areas and ensure all employees and patrons adhere to the rules regarding smoking.</li> <li>• Check gas cylinders properly and ensure</li> </ul>

		<p>proper handling and installation.</p> <ul style="list-style-type: none"> <li>• Ensure firefighting equipment such as sand buckets and fire extinguishers are available throughout the facility and are in working condition.</li> <li>• Ensure everyone entering the facility are aware of the Emergency procedures such as muster points and emergency exists.</li> <li>• Ensure electricity outlets are secure and working optimally.</li> <li>• Provide adequate signage and appropriate training for staff.</li> </ul>
<p><b>Improper Waste disposal</b></p>	<ul style="list-style-type: none"> <li>• Improper storage/disposal/burning of construction waste/garbage</li> <li>• Littering</li> </ul>	<ul style="list-style-type: none"> <li>• Construction waste will be properly stored and disposed of by Puran Brothers waste disposal services. There will</li> </ul>

	<ul style="list-style-type: none"> <li>• Improper disposal of domestic waste and other waste from the facility.</li> <li>• Waste from maintenance activities</li>   <li>• Disposal of sanitary waste</li> </ul>	<p>be no burning of construction waste or garbage.</p> <ul style="list-style-type: none"> <li>• Establish a no litter policy.</li> <li>• The facility will provide adequate covered bins, strategically positioned to facilitate proper waste disposal.</li> <li>• Kitchen waste is given to farmers and will be used as compost for plants on the premises.</li> <li>• Erection of signage to encourage proper waste disposal.</li> <li>• The services of an appropriate company will be sought to provide sanitary bins and dispose of the same.</li> </ul>
<b>Air Emissions</b>	<ul style="list-style-type: none"> <li>• Particulate matter and dust from construction and renovation activities.</li> </ul>	<ul style="list-style-type: none"> <li>• Apply wet suppression to reduce dust.</li> </ul>

		<ul style="list-style-type: none"> <li>• Use face mask when engaging in activities which emit dust.</li> <li>• Schedule construction activities for off peak hours.</li> </ul>
<p><b>Hazardous waste (HW)</b></p>	<ul style="list-style-type: none"> <li>• Chemicals, paints, treated wood waste, waste containing heavy metals such as lead and mercury.</li> <li>• Fuel and oily waste from accidental spills.</li> <li>• Use and disposal of cleaning chemicals.</li> </ul>	<ul style="list-style-type: none"> <li>• Store hazardous waste separately from the non-hazardous waste. Dispose in accordance with specification on the item.</li> <li>• Keep a HW cleanup kits on site.</li> <li>• Ensure chemicals are used in accordance with specification and empty containers disposed of as specified by instructions.</li> <li>• Employees will wear protective gloves when using chemicals.</li> </ul>

		<ul style="list-style-type: none"> <li>• The facility will seek to use natural cleaners as far as possible.</li> </ul>
<b>Sewage/grey water</b>	<ul style="list-style-type: none"> <li>• The use of sink, toilet/bathroom facilities and swimming pool by staff, guests, and patrons.</li> <li>• The operation of the kitchen.</li> <li>• Cleaning of the facility.</li> <li>• Laundry services.</li> </ul>	<ul style="list-style-type: none"> <li>• Sewage from toilet and bathroom facilities at the operation is treated in septic tanks provided for this purpose.</li> <li>• Grey water from the kitchen will be disposed of in the connecting drains.</li> <li>• Waste from cleaning and laundry are disposed of in the adjoining drains.</li> </ul>
<b>Congestion</b>	<p>Improper parking by patrons Inadequate parking during special functions and celebrations.</p>	<ul style="list-style-type: none"> <li>• A parking lot was established to cater to customer parking.</li> <li>• Additionally, parking will be facilitated in the adjacent parking lot on the eastern side of the premises.</li> </ul>

<b>Water Pollution</b>	Water pollution from construction debris, oil, grease and chemicals.	<ul style="list-style-type: none"><li>• Utilize water efficient technologies.</li><li>• Manage waste water and sewage during construction and operation activities.</li><li>• Construct an effective sewage treatment system.</li><li>• Harvest rainwater</li></ul>
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