

Reconstruction of hotel «Mogilev»

A. Project Opportunity Description:	
A1. Project Name:	
Reconstruction of hotel «Mogilev»	
a. Short name:	
Reconstruction of hotel «Mogilev»	
b. Full name:	
Reconstruction and modernization of hotel «Mogilev»	
c. Summary description:	
The essence of the project is to reconstruct existing hotel suits and repair from high-quality materials with replacement of window and door blocks, sanitary engineering. After repairing – furnish hotel suits. Install fire-prevention measures.	
A2. Progress Status:	
A design estimates of standard floor repairing is worked out. Preinvesting stage. The investments are required.	
A3. Organizations involved and their roles:	
1) Mogilev city municipal unitary enterprise «Hotel «Mogilev» is a borrower: 6, Mira Ave., Mogilev, 212030, Republic of Belarus. Katz Leonid Grigor'evich, Director, tel.: (+375-222) 46-81-54, 46-80-77, fax: (+375-222) 46-80-65, e-mail: hotel_mogilev@mail.ru ; 2) The Mogilev city municipal unitary enterprise «Management of utility enterprises» – Head organization: 18, Mira Ave., Mogilev, 212030, Republic of Belarus. Gritcuk V.V., General Director, tel.: (+375-222) 22-55-90; 3) Mogilev city executive committee – enterprise's property owner: 28A, Pervomayskaya Str., Mogilev, 212030, Republic of Belarus. Bogomazov V.N., tel.: (+375-222) 22-73-68, fax: (+375-222) 22-45-49, e-mail: ovec@tut.by ; 4) Mogilev Region Executive Committee: 7, Dzerjinskogo Str., Mogilev, 212030, Republic of Belarus. Jilinskii Oleg, tel.: (+375-222) 22-17-92.	
A4. Project Description:	
A design estimates of standard floor repairing and reconstruction is developed. We consider possible to apply the documentation at modernization of all hotel suits. For changing of a lay-out on some floors it is possible to adjust a design estimate. It is only possible to carry out such repairing at the expense of investments.	
A4a. Project cost (mln USD):	
7.6	
A5. Background / history / overall programme / related or similar projects:	
The basic activity of the enterprise is providing apartments for temporary lodging, rendering of additional services, including storage of cars on parking place. Financial figures of 2005: volume of realization of services – 905,0 thousand USD, profitability of services – 9,9%.	
A6. Environmental impact summary:	
This project will not have harmful environmental impact.	
A7. Possible obstacles/ problems/ risk assessment:	
Degree of risk - minimal. The increase of prices of lodging after reconstruction may reduce demand for the enterprise's services .	
A8. Term of realization / term of recoupment (years):	
1 / 4	
A9. Project's branch:	
Housing and communal services	
B. Capital Cost Items (additional requirements for project):	
B1. Project physical components	B2. Capital cost (mln USD)
The project design estimates:	0.8
Building and construction works:	2.7

Purchase of equipment (Republic of Belarus):	4.1	
Total:	7.6	
C. Capital Resources Available from Sponsors/ Proposers:		
C1. Resources 'in kind', grants, investments, equity / ownership, etc.	C2. Amount (mln USD)	
Own means of the MCMUE «Hotel «Mogilev» (15 % of expenses are needed for equipment of hotel suits):	1.1	
D. Required Financial Assistance:		
D1. Financing gaps, type of financial assistance required:		
Crediting, creation of joint venture, share holding.		
D2. Sources of finance	D3. Type of investment	D4. Amount (mln USD)
Foreign investment funds:	Credit, direct foreign investments:	6.5
D5. Financial/ International Institution Name:		
E. Demand (users) and revenues:		
E1. Type of users/ markets, volumes, pricing, revenues, quantifiable benefits/ savings:		
The hotel is intended for temporary lodging. Average cost of apartment is 20 USD. The hotel «Mogilev» is the biggest one and located in the downtown. Hotel «Mogilev» has the largest round-the-clock operation restaurant in Mogilev; has round-the-clock operation parking place; has opportunity to provide to clients possibility of paying for services both in cash and non-cash way, including credit cards; has a casino, shops, hairdressing saloon, foreign exchange office, drugstore, sports hall and bath.		
E2. Revenues (Sales)	E3. Amount (mln USD)	
Annual services sales proceeds:	2.3	
F. Operating and Maintenance Costs:		
F1. Cost components, strategies for cost recovery, operating organisations, subsidies, etc.:		
Cost for reconstruction and modernization.		
F2. Cost Item	F3. Amount (mln USD)	
Material costs:	0.06	
The charges on water, heating, electricity:	0.07	
Amortization:	0.04	
Salary of personnel:	0.2	
Other:	0.1	
Total:	0.47	
G. Net Income Value:		
G1. Net Income Value	G2. Amount (mln USD)	
Net income:	1.83	
H. Project information source:		
H1. This form was completed by:		
Katz Leonid Grigor'evich, Director.		
H2. Organisation (address):		
Mogilev city municipal unitary enterprise «Hotel «Mogilev»: 6, Mira ave., Mogilev, 212030, Republic of Belarus.		
H3. Tel/Fax/E-mail:		
Tel.: (+375-222) 46-81-54, 46-80-77, fax: (+375-222) 46-80-65; e-mail: hotel_mogilev@mail.ru		
H4. Date:		
March, 2007		
H5. Supreme Organization:		
Mogilev Region Executive Committee		