

Information Summary for the Public

Host Country:	Uzbekistan
Name of Borrower:	O&S Consulting, LLC
U.S. Sponsor:	Erik Brooks Owen
Foreign Sponsor:	None
Project Description:	Renovation and expansion of three hotels in Khiva, Uzbekistan; refinancing of existing OPIC loan for the construction of Malika Hotel Bukhara
Total Project Cost:	\$1,178,000
Proposed OPIC Loan:	\$840,000; 6¾ years
Developmental Effects:	<p>This project will have a positive developmental impact on the host country, Uzbekistan. The project will stimulate private sector development through local procurement of construction services. Almost 30 new local employees will be hired, all of whom shall receive both local and U.S. based training, strong benefits, and be governed by ILO labor standards. The Malika hotel chain has introduced higher standards of customer service and hotel management into Uzbekistan, which is having follow on effects on other hotels and tour operators. The Malika group is very active in its local communities and has strong relationships with both local and national governments. In addition, the project will install solar power systems on all three hotels being renovated, reducing their use of conventional power sources.</p>
Environment:	<p>Hotel renovation is screened as a Category B project under OPIC's environmental guidelines as impacts are site-specific and readily mitigated. The major issues of concern related to hotel renovation in an urban setting are the availability of potable water for guest services, disposal of solid and sewage wastes, and adequacy of life safety and fire protection measures.</p> <p><u>Applicable Standards.</u> The project and its contractors will be required to construct and operate the facility in accordance with (i) The International Finance Corporation's April 30, 2007 Environmental, Health, and Safety Guidelines for Tourism and Hospitality Development; (ii) Applicable provisions of the International Finance Corporation's April 30, 2007 Environmental, Health, and Safety General Guidelines; and (iii) All applicable environmental, health, and safety requirements of Uzbekistan.</p>

	<p><u>Impacts and Mitigation Measures.</u> The hotel is located in a previously developed urban area. The site is not located in a floodplain or near areas of cultural or ecological significance. The project will not result in adverse impacts on protected areas or critical habitats. The project will not result in physical or economic displacement.</p> <p>The hotel will be connected to the local electrical grid. Small amounts of natural gas will be used for heating water. The Project's direct annual emissions of greenhouse gases are estimated to be less than 10,000 ton of CO_{2eq}. The project will incorporate energy efficiency measures and install solar water heaters to reduce natural gas usage.</p> <p>Water and wastewater utilities will be provided by the local municipal authorities. The project regularly will test the water to ensure that it is potable.</p> <p>The Project is implementing its occupational health and safety and emergency response plans. The Project will be required to demonstrate that the hotel's life and fire safety master plan meets the requirements of the NFPA 101 or equivalent</p>
Worker Rights:	<p>OPIC's statutorily required standard worker rights language will be supplemented with provisions concerning the right of association, organization and collective bargaining, minimum age requirements, timely payment of wages, hours of work, and hazardous working situations. Standard and supplemental contract language will be applied to all workers of the Project.</p>
Human Rights:	<p>In consultation with the Department of State, the project received a Human Rights Clearance on May 6, 2009.</p>