



PROJECT BUSINESSPLAN – LUXURY HOTEL

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Company Name: Blue Bridge Inc
Prepared by: Sanket Balgi
Designation: Director

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INTRODUCTION

Tourism and Business Travel has become one of the most significant industries in the whole world. In spite of current economic slowdown due to global pandemic Hospitality Industry is going through challenges and the growth might have slowed down but it won't lose its significance. Travel trend is being in continuous change, either due to the appearance of new types of offers, but also due the changes on the demand side, both influenced by the globalization and the internet, which increased the number of tourist and business travelers and changed their motivations and behaviors. This way, and in order to compete and grow in this industry, it is crucial to define a suitable strategy. This applied project is based on the creation of a centrally located Hotel Complex consisting of 250 room 5 Star hotel & 50 + serviced Apartments, state of the art infrastructure of international standards in the city of Georgetown on the proposed plot in the city,

The main goal of the hotel is to offer a good Bed & Breakfast service at a very competitive price, aiming, primarily, to reach people who travel for professional reasons, but also the leisure travelers. Regarding to Food and Beverage services, the Hotel will have well stocked Bar and top of the line Restaurants. A competitive pricing will be based on a strategy of cost leadership through the optimization of operations and processes. The business plan presents firstly an environmental and market analysis, highlighting Georgetown's current hospitality industry and competition. After that, it defines the Hotel's target and positioning, as well as the strategy to pursue. Finally, it identifies the resources and investments required to implement and exploit the Hotel, followed by an economic and financial analysis that evaluates and support the project.

Company Profile

The Blue Bridge Inc. is an integrated company promoting Hospitality industry in Guyana. Our brand of Hotels & Resorts strives towards continuously and consistently delighting our guests with excellent hospitality and services by creating pleasant memories, while promoting sustainability in the areas of water, waste and energy management, strengthening our community relations and assuring good returns to the environment at large.

For people who 'care', The Blue Bridge Inc. is the brand that goes out of its way to deliver authentic and enriching experiences the promise is a premium standard of amenities and service with a true passion for the environment. In a world where guests require proactive, individualized service, The Blue Bridge Inc. will deliver much more. Luxury with elegance and personalized service, and all the contemporary facilities packaged together with minimal impact on the environment. Being 'environmentally sensitive' comes from our key beliefs.

The Hotel will target the Business and Leisure Traveler, State of the art Banqueting facility for the Conventions and the Social Functions as well as a local and international culinary experience for patrons and leisure facilities for the family environment,

We Aim to be the best In the Hospitality & the Luxury Services sector, we thrive on our rich experience of Operating in this sector in Eastern Europe, East Africa & Suriname.

Management & Board Members

The Business will have appointed Board of Directors, Management team, Senior Managers and mid-level Managers at execution part. Below are the details of already appointed members *Management Team Overview: (Proposed):*

1. Mr. S. A Ramlakhan - Chairman of the Board
2. Board of Directors: Mr. S.A Ramlakhan, Mr. Sanket Balgi, Mr. R. Parag
3. Company Secretary: Mr. Shrikant Rawish Kisoensingh.

Project Information

Blue Bridge Inc. will be running, state of the Art Luxury hotel, having Infinity pool with Rooftop Restaurant and, Providing the best service in the Hospitality Sector. In October 2020, also, according to the NASDAQ Stock Market, Guyana's growth was projected to be 12 percent in 2021, 49 per cent in 2022 and 28 per cent in 2023. The country's GDP of about \$6.8 billion is expected to more than double by 2025, reaching over \$14 billion

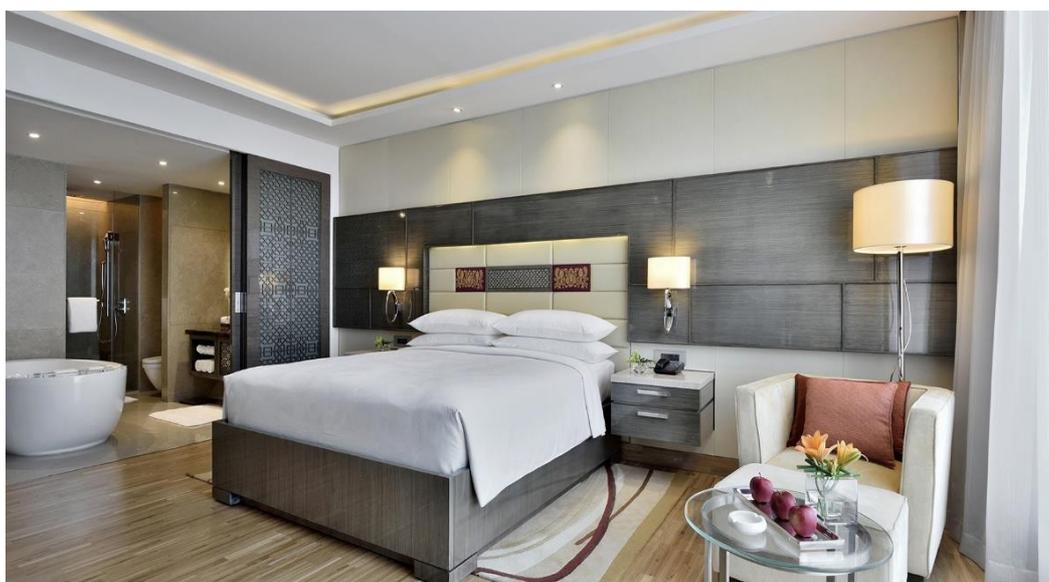
Currently, Guyana Does not have many Luxury hotels, As the country is growing rapidly, the economic benefits will make the Population grow on a better standard of living, also with a boom in expat Population, Guyana will defiantly be a destination for investors in many different markets, this projections in GDP growth will create a need for luxurious hotels in, hospitality sector for the general public visiting and staying in Guyana.



5 Star Deluxe Hotel

The grandeur of our hotel will reflect in its unrivalled facilities and personalized service from the heart. Strategically located in the central business district of the Georgetown city, The Blue Bridge's Luxury Property will be designed specifically for the global traveler, offering multifaceted experiences in cuisine, entertainment and relaxation. It will be a welcoming and a stunning address, blending art and flair, situated in the heart of the vibrant city of Georgetown. Discover a home away from home, where luxury is the key essence.

Rooms Division



Guest Rooms

Type of Room		Nos.
Standard Room	STD	88
Deluxe Room	DLX	78
Club Room	CLUB RM	38
Executive Club Room	EXEC CLUB	20
Suite	SUITE	6
Executive Suite	EXEC SUITE	4
Presidential Room	PRES SUITE	2
Differently Abled Room	Handicap STD/CLUB	4
Total Rooms		240

Room Facilities: -

The room interiors are a blend of contemporary elegance & functional design with hardwood timber flooring, large bathrooms with oversized tubs & separate showers. The rooms also feature Wi-Fi Internet access, phone docking station, a personal safety box & exclusive in-room luxury amenity.

Food & Beverage Service



- Restaurants
 - All Day Dining Restaurants – 01 number
 - Specialty Fine Dining Restaurant – 01 number
- Lounge and Bar
 - Lounge Bar – 01 Number
 - Poolbar – 01 Number
 - Tea Lounge – 01 Number
- In Room Dining Facility

➤ Banquet Facility



- Banquet Room – 3 Numbers
- Board Room – 2 Number
- Business Lounge – 1 Number
- Banquet Lawn Garden – 1 Number

Guest Facilities





- Swimming Pool
- Locker Rooms
- Gymnasium
- Health Spa
- Business Centre
- Kid's Room
- Entertainment Arena
- Car Parking
- Guest Transport Cars
- Guest Laundry Services
- Concierge Services
- Guest Loyalty Program

Highlights:-

50 Service Apartment Star

With same land we will create a 50 Service Apartments with separate access. Which offer all the services of a modern hotel at a budget price. For a growing mid-level Business client and the budget conscious leisure travelers a great option and the long stay expats. This means a 24/7 welcome, with Wi-Fi, buffet breakfast, parking, and restaurant cum bar, as well as a working gymnasium and the working kitchen & Larette in apartments.

Rooms Division



Guest Rooms

Guest Facilities: -

- All Day Dining Restaurant cum Bar
- Working Gym
- Laundry Facility
- Business Centre
- Car Parking

Project Highlights

Proposed project investment and employment opportunities: -

Blue Bridge Inc. is proposing its first Hospitality venture with the highest commitment for Guyana's upcoming business and social growth through investment of approximately 95 million US Dollars and expecting to generate employment for approximately 700 personnel in various levels of Hospitality Industry

Project Timeline:-

We will complete the project in approximately 2.5 years from the requisite approval and license stage which will also create opportunity for local vendors and the skilled and semi-skilled construction professionals as well as continue business in various sectors in operational stage.

Talent Development: -

Blue Bridge Inc. is also committed towards employing local Hospitality professionals and personnel as well as differently able people and impart highest level of training and development which may create opportunities within Guyana and Internationally in Hotel, Cruise Industry

Corporate Social Responsibility & Environmental Practices: -

We will also employ the best environmental practices in our construction and operations viz. Better Architectural design to use natural light and constructional material, ecofriendly and bio degradable products in operations, solar and energy saving devices, sewage treatment plans, waste management segregation and reduce, reuse & recycling practices and awareness in community, corporate social responsibility initiative as responsible brand.

We may furnish any financial projection report or requisite documents considering the current market scenario if required.

MANAGEMENT PLANS – MITIGATION ENVIRONMENTAL IMPACTS

1. Air Quality Management Plan (AQMP)
 - ✓ Control the quantity of emission of particulate material, avoiding the rate over 100 PPM of PM2.5 and PM10.
 - ✓ Cleaning the work area and keep wet if is necessary during dry season, to avoid the excess of dust caused by dry soil.
 - ✓ Avoid any type of organic combustion such as trees, waste, tires, or tar in the project area, to reduce the particulate material.

2. Noise Management Plan (NMP)
 - ✓ Keep the Noise level below 80 dB during the work time, in the night the noise level must be less than 50 dB according to international standards.
 - ✓ Piling will be the highest noise activity in the construction, regarding the following statement this activity is forbidden during the night shift.
 - ✓ All equipment such as truck, loaders and crane must be use muffler in perfect conditions.
 - ✓ Night activities require the construction barriers or enclosures to reduce the noise level to the maximum required.

3. Sediment and Erosion Management Plan (SEMP)
 - ✓ During severe rain season, project will build trenches to redirect the flows
 - ✓ Build Barriers to avoid the incorporation of sediments in the natural water courses, this will be necessary in heavy runoff or flooding.
 - ✓ Earth barriers must be designed in order to protect the foundation works.
 - ✓ Install flow speed reductors, to reduce the water speed during the natural discharge to the existing channels, in the especial event of more than 6 knot of water flow.

4. Water Management Plan (WMP)
 - ✓ No effluent waters can be discharged directly to the channel, all sewage water must be pass through Screening process and sand trap.
 - ✓ Hotel design an up flow anaerobic sludge blanket reactor to take care of all discharged water to the main channel located at 50 m
 - ✓ Quality of the wastewater must be controlled weekly and will be limited to the international parameter for coliforms, OD, BOD, COD, TSS and pH.
 - ✓ To reduce the excess of Coliforms all discharged waters will pass a bio filter whit UV Light and small quantity of chlorine.
 - ✓ Hotel Hydraulic Design Consider the water regenerations, using 2 lines to reduce the quantity of water. Regenerated water will use in gardens and outside activities (NOT for human usage and consumption)

- ✓ All bathroom fixtures and appliances will be water free or water friendly to reduce the excess of water and consumption.

5. Waste Guide Management (WGM)

- ✓ Waste is fully controlled in the hotel operation due to high sanity and health standards of the international hotel franchise.
- ✓ Waste procedures are following strictly to receive the brand approval for the operation.
- ✓ Private waste contractor is enrolled in our operation to guarantee the waste collection.
- ✓ Lixivate fluids are forbidden and will controlled used cover trash bins and special waste disposals inside the property.
- ✓ Recycling will be implemented using the best techniques for separation and classification.

Sr. No.	Activity	Resource	Duration	Remark
1	Possession of Plot / Land	Handover letter / legal registration / Administrative local procedures etc.	30 Days	Legal Internal Team
1.1	Business Entity Registration & Licenses	Local legal & statutory consultant	15 Days	Local consultant
1.2	Construction Licenses / approvals and Permissions	Local legal & statutory consultant	16 Days	Local consultant
1.3	Appointment of local architect for local plan approvals	Local Architect	45 Days	Local consultant
2	Soil Test / Investigation	Local Geo-Tech Consultant	10 Days	Local consultant
2.1	Preparation of site CAD layout & counter survey plan	Local Geo-Tech Consultant	10 Days	Local consultant
2.2	Construction power connections & power backup with security lightings etc.	Local Contractor	15 Days	Local Contractor
2.3	Obtaining water connections	Local Contractor	15 Days	Local Contractor
2.4	Construction of Security Boundary walls, Security Gates etc.	Local Contractor	15 Days	Local Contractor
2.5	Appointment of security agency on site.	Local Contractor	15 Days	Local Contractor
3	Appointment of Architect - Technical Scope of Work	Outsourced Architect Company	30- 45 Days	Outsourced from India
A	Design Stage-01			
3.1	Concept Space Planning - Carry out design of entire project includes structural engineers M&E Engineers, Kitchen consultant, facility planners, interior designers, facade designer, acoustic consultant etc. as Turnkey design solution to finalize the schematic design of all component of the project.	Outsourced Architect Company		Outsourced from India
3.2	Architectural base plan - Prepare the base set of architectural drawing comprising of building floor plan at all levels, section, elevations etc., duly incorporating the required provision for the structural and M&E components. This set shall be signed off and finalize by consultants and promoters. Prepare baseline site plan showing provision of service yard, security cabin, HSD & LPG yards etc.			
3.3	Prepare a paper on code- compliance of the project to international standards, prepare			

	baseline project cost estimate (budgetary) for architectural works			
B	Design Stage-02		45-75 Days	
3.4	Issue enhanced set of architectural drawings comprising plans, section and elevations incorporating all structural and MEP Details made available at the end of detailed design stage1, this set shall be further fine-tuned/ developed during subsequent stage to achieve fully coordinated drawings to be issued for construction			
3.5	Issue site plan incorporating landscaping requirements ready for services integration			
3.6	Propose a material palette for exterior finishes and obtain sign-off from the promoters for further detailing			
3.7	Prepare detail cost estimate based on the level of available details to update budget			
C	Design Stage-03		75-120 Days	
3.8	Assistance in commencement of excavation work at site such as issue of excavation drawings, site visit for checking setting out plan of works			
3.9	Fully coordinated all the input from various design teams and construction drawings for the architectural works including base plans, sections, elevations, construction details etc.			
4	To prepare a list of pending drawings to be issued and expected time schedule for issue of the same during course of construction			
D	Pre- Construction Stage		75-120 Days	
4.1	Assistance in issue of fully coordinated MEP drawings			
4.2	Assistance in verification of detailed cost estimates.			
E	Construction Stage		120-365 Days	
4.3	To undertake site visits at regular intervals to check if the construction is proceeding as per the design intent			
4.4	To Prepare and issue GFC- Good for Construction drawings / sketches for any details required during execution			

F	Post Construction			
4.5	To prepare construction diligence report stating variations taken place during execution vis-à-vis Design, Supported by sketches / illustrations as required			
4.6	To prepare the set of architectural as built drawings if there had been any major changes during construction			
G	Information / details to be provided by the company			
4.7	Detail requirement for the building, interior layout			
4.8	Detail survey drawings for the plot and surrounding including levels			
4.9	Soil test report including levels of various natural aquifers and quality of water available at those levels			
5	Appointment of Structural Consultant	Outsourced Structural Consultant Company	30- 180 Days	Outsourced from India
5.1	To provide a concept note highlighting salient features of structural system design and suggested materials and method of construction, cost estimate etc. in coordination with architect of the project	Outsourced Structural Consultant Company		Outsourced from India
5.2	Study the soil investigation report and obtain necessary clarification from the Geo-Technical consultants regarding soil investigation for the building structural design			
5.3	Prepare structural plan for the building, structural calculations, foundation design, super structure design and estimates for project manager / project promoters approval			
5.4	To work out innovative solution and value engineering with architect to meet targeted cost			
5.5	Prepare, submit and modify all drawings and documents as required by relevant authorities for pre-construction, during construction and post-construction statutory approvals			
5.6	Design details and necessary particulars shall be provided to a proof consultant nominated by company if required for third party validation			
5.7	Prepare detail structural drawings as mentioned above with sufficient information to invite bids / tenders			

5.8	Complete and issue all working drawings, details as and when required by the project, architects / project managers			
5.9	Provide Good for Construction drawings (GFC) bar bending schedules, details of all structural members, supports struts, trusses, coordinated drawings and approve shop drawings of contractors			
6	Provide a comprehensive design calculation report covering all aspects of design and detailing for the project			
6.1	Any technical input / drawings required towards approvals from local authorities if necessary.			
6.2	Erection and shop drawings, including joining details of precast elements including BOQ and Specifications. The drawings to be numbered for easy identification for erection			
6.3	Parodic visits to precast factory premises / the site to check the quality of precast elements/ erection and workmanship			
6.4	The consultant will conceptualize the structure and will prepare design basis report analysis and design will be carried out using appropriate software. Precast elements will be designed using PRESTO & Spreadsheets, The design report will be submitted in PDF format and drawings will be submitted in AutoCAD / pdf format			
6.5	The document required i.e. latest architectural drawings, Geotechnical investigation report/ soil bearing capacity for foundation design, contour survey etc. will be arranged by company			
7	Appointment of MEP Consultant	Outsourced MEP Consultant Company	30- 210 Days	Outsourced from India
7.1	Electrical System	Outsourced MEP Consultant Company		Outsourced from India
7.2	Substation Design			
7.3	D.G. Set, associated works and synchronizing system			
7.4	Power control centers, subpanels and electrical distribution network			
7.5	Bus Ducts, rising mains and cabling network			

7.6	Earthing system and lightening protection			
7.7	Energy efficient lighting and power saver system for utilities and common areas			
7.8	critical / emergency lighting system			
7.9	Cabling network and feeder pillar for external, security, landscape and façade lighting , special lighting / dimmers etc.			
8	Low voltage system			
8.1	Fire alarm system and public address / evacuation system includes conduit and wiring			
8.2	Talkback system and car calling system including conduit and wiring			
8.3	Data & Telephone, T.V. System, CCTV, MATV, IT Network, IT Hardware & Servers / Software's, A.V. and boom barriers includes conduit and wiring			
8.4	Infrastructure facility for communication system- Provision of Hume pipes / UPVC pipes for infrastructure requirement for communication system			
8.5	Plumbing / Sanitary and Fire Fighting system			
8.6	Sanitary installations, water supply, Drainage, and sewerage system			
8.7	Rainwater harvesting / recharge wells			
8.8	Water filtration, softening and disinfection plants, demineralization system			
8.9	Waste water treatment & recycling system			
9	Hot water generation / solar heating, STORAGE AND DISTRIBUTION NETWORK			
9.1	Pressurized cold water supply including hydro pneumatic system			
9.2	Garden Irrigation/ plumbing for water fountains			
9.3	Utility pipe work for Oil, LPG, for kitchens.			
9.4	Gas based fire protection system for Main LT panels, H.T. Breakers room and Transformer room as required by local fire service code			
9.5	Fire hydrant automatic sprinkler, fire extinguisher and fire exit signage			
9.6	Bulk oil storage tank (Diesel storages for D.G. Sets)			
9.7	Compliance to fire protection / safety norms as per fire and life safety international standards & local codes			

10	HVAC			
10.1	Heat load calculations, equipments selection as per final system selection			
10.2	Equipment selection and internal ducting, piping etc.			
10.3	Refrigeration / cooling network distribution system			
10.4	Air Distribution system			
10.5	Kitchen exhaust, Kitchen spot cooling, services area ventilation and toilet exhaust system			
10.6	Mechanical ventilation system for staircases and other areas as applicable.			
11	MEP Coordination			
11.1	To interpret and understand the architectural and design principals laid down by company / project architects and guide the MEP services design regarding battery limits of parameters as space availability, height, zones, routing of services			
11.2	To collect the basic design scheme of individual services at the infrastructure levels and develop the basic framework for design of the main infrastructure facility for the project			
11.3	To advise the company / principal architects of any changes that might be required due to services provisions or regarding any limitation that may have to be considered during the design development			
11.4	To collage the inputs from individuals services design team and prepare a comprehensive services report giving details of the design philosophy de, design approach, parameters and budgetary cost of each services and for all put together			
12	Design Development Stage			
12.1	To study all input from company / principal architects pertaining the structural design and identify areas wherein changes might be required either in structural design or the services design			
12.2	To organize / participate Inter-services coordination meetings between all the services design teams, the principal architects, company, / project managers vendors of high side infrastructure installation and formulate the framework of design development in close consultation with the principal architects.			

12.3	To Incorporate all changes pertaining to design of individual services and produce a set of inter-services coordinated drawings			
12.4	To prepare the bill of quantities of all civil enabling work that may be required for installation of individual services provisions and pass the same to the company for them to incorporate their main civil tenders			
12.5	To identify any services related packages that do not form part of the main tenders of each service and provide a list of such packages to enable company to initiate procurement on such items			
12.6	Execution stage and post construction Stage			
12.7	To validate and comment all the shop floor drawings submitted by individual services contractor and ensure that each shop drawing of every services discipline is based on the set of coordinated drawings provided at the design development stage			
12.8	To provide inter-service coordinated drawings, issued for execution of all services that clearly demarcate and specifies the right of way for each services installation / routing in plan as well as in section, these drawings would be issued to principal architects who are then expected to incorporate and release them along with set of GFC drawings on site			
12.9	To Interfere with the principal architect and the coordination team of the principal contractor from time to time and advise them way forward in case of any coordination issues are encountered during execution			
13	To highlight erroneous installation of any of the services that may lead to potential conflicts during execution			
14	Deliverables			
14.1	Basic engineering concept report			
14.2	Preparation of conceptual design report and preliminary design calculations			
14.3	Basic engineering concept report			
14.4	System Description, including preparation of concept design with various options			
14.5	Guidance on basic norms as per International building code and latest energy codes			

14.6	Design development includes, preliminary layout drawings, space planning for all plant rooms, Structural cutout and shaft details			
14.7	Design development includes, detailed layout drawings, information pertaining to additional structural and architectural requirement such as operating loads etc.			
14.8	Design development includes all SLD and schematic design, Detail engineering drawings.			
14.9	Coordinated & GFC stage including preparation of all services coordinated drawings, issue of GFC, approval on shop drawings of vendors, RFI and clarification to vendors, equipment specification and schedule of quantities for direct bought out items.			
15	Design calculations for system			
15.1	Preparation of tender document consisting of special condition, technical specification, schedule of quantity and detailed estimated cost			
15.2	Site visit during construction period of technical clarification and approval of shop drawings.			
16	Appointment of Civil Engineer	In House Resource-Appointment	75-90 Days from Handover of Land	In House Resource-Appointment
17	Appointment of Asst Engineer - Civil Supervisor	In House Resource-Appointment	90-120 days from handover of land and start of excavation	In House Resource-Appointment
18	Appointment of Project Coordinator	In House Resource-Appointment	90-120 days from handover of land and start of excavation	In House Resource-Appointment

19	Appointment of Asst Engineer -MEP Supervisors	In House Resource-Appointment	120-180 Days from start of Project	In House Resource-Appointment
20	Appointment of Excavation / Foundation Vendor	Local Contractor	15-30 days from handover of land	Local Contractor
21	Appointment of Civil Vendor / agency	Local Contractor	30-45 days from handover of land	Local Contractor
22	Appointment of MEP Vendors / agency & Other vendors as per project scope requirement	Local Contractor	90-120 days from handover of land and start of excavation	Local Contractor
23	Appointment of Hotel Procurment Consultant	Local Consultant	120-180 Days from start of Project	Local Consultant
24	Appointment of Quantity Surveyor / billing Certification resource	In House Resource-Appointment or Outsource Consultant	75-90 Days from Handover of Land	In House Resource-Appointment or Outsource Consultant
Note -	Detail Project Master Schedule for Completion time lines to be prepared once we start the excavation includes all microlevel activities based on appointment of local contractor and resources to plan the project and appointment of multiple consultant time to time in overall project completion duration within 3 years			

