

MINISTRY OF SPORTS AND TOURISM

REPUBLIC OF BELARUS

**FEASIBILITY REPORT
ON REALIZATION OF THE PROJECT
“FREESTYLE TRAINING CENTER WITH
SPORTS AND HEALTH COMPLEX”**

Developer: Ministry of Sports and Tourism
of the Republic of Belarus

City of Minsk, 2005

Short description of the project

The project of construction of a freestyle center with sports & health complex in Surganov St. in the City of Minsk, submitted for consideration and developed by the “Belpromproject” Institute, is a multifunctional complex, where the visitors shall be offered not only sports studies and training in freestyle but also a wide range of sports & health facilities, recreation & entertainment and other services.

It is presumed that the main component of the project will be a sports & health complex with a cascade of swimming pools (three baths) and water attractions (aqua park), fitness center with a beauty parlor, public baths, sauna and other recreation & entertainment services.

The freestyle training center will consist of:

a swimming pool 30 x 30 meters, 5-6 meters deep; freestyle diving towers for single, double and triple dives with artificial surface (4 springboards); a group of towers and springboards for diving, checkrooms and other amenities. At the same time, the space composition of the sports & health complex can be changed in accordance with the wish of the investor.

The planned building plot of the complex is situated in a dwelling area of the city with a high density of population and the total area of 8 ha. There are four higher educational establishments with their dormitories in the district. The district has a very convenient transport infrastructure: availability of metro, bus and trolley bus lines.

The cost and probable payback of the project

The total capital investment of the project including construction, purchasing and installation of the production and ancillary equipment for the freestyle training center with sports & health complex according to the preliminary summary financial estimates prepared by the Unitary Enterprise “Belpromproject” amounts to **20,0 mill. US Dollars.**

The total cost of the construction consists of the following components (thousands rubles in prices of the year 1991 / mill. US Dollars):

the main construction object – 27702,9 / 15,0;

engineering systems, service lines, objects of transport unit, communication, development and planting of trees and shrubs – 901,4 / 0,5;

design and survey works – 3587,0 / 1,95;

miscellaneous costs (temporary buildings and structures, winter appreciation, technical supervision, author’s supervision etc.) – 5019,0 / 2,55.

The approximate payback of the project will be **8,6 years.** It will be attained by means of rendering of paid services of the following directions (given the condition of their optimal load):

Aqua park (water attractions, aqua aerobics, hiring of equipment and inventory, services of instructors and trainers).

The receipts can amount to **about 3240000 US Dollars a year.**

Fitness center with a beauty parlor (aerobics and shaping, individual training in gyms, medical consultations, services of instructors and trainers, barbershop, beauty parlor, solarium, general and therapeutic massage).

The receipts can amount to **about 2160000 US Dollars a year.**

Public baths and saunas (Russian and Finnish baths, massage services).

The receipts can amount to **about 389000 US Dollars a year.**

Entertainment and recreation services (Bowling, billiard, slot-machines, Internet-café).

The receipts can amount to **about 1624000 US Dollars a year.**

Public catering and trade (rendering of services in the sphere of public catering (restaurant, café or bar), selling of tying products (sports articles, souvenirs etc.), mobile snack-bars for the period of sports and show events).

The receipts can amount to **about 1180000 US Dollars a year.**

The total annual receipts from marketing the above services can amount to about **8593000 US Dollars.** Thus, after payment of all necessary taxes and charges **the net annual income may amount to about 2320000 US Dollars.**

At the same time it occurs impossible to make a comparative analysis of the construction of the freestyle training center with a sports & health complex, as there is no analogue of the project offered for realization in any country of the CIS or any former socialist country.

Conclusion

In the submitted report on realization of the project the figures of effectiveness are given roughly enough as it is connected directly with determination of the sources and terms of financing. At the same time realization of the project is feasible from the technical point of view, significant from the social point of view and, on making certain calculations considering the sources and terms of financing, profitable from the economic point of view.