

L`viv detention center construction via PPP mechanism

Project Overview

Public-Private Partnership mechanism provides for construction of new penitentiary facility (detention center) by Private Partner in 156 Shevchenka St., L`viv (the territory of Lychakivska correctional center №30)

Parameters of new facility: capacity for 850 inmates, namely: 600 detainees incl. 50 women; 50 minors; additionally 150 imprisoned persons with somatic diseases (hospital); and 50 for maintenance works.

Estimated total construction cost for a new facility is USD \$12,75 million, including taxes.

The Private Partner Compensation mechanism provides the obtaining of ownership rights for the property complex and the land plot (1,5 ha) of existing old detention center in L`viv located at 20 Horodotska St. (city center). Given land plot has all connections to utilities and is ideal for construction of commercial real estate (trade center & hotel). City Major and local government supports project and assists with construction permits.

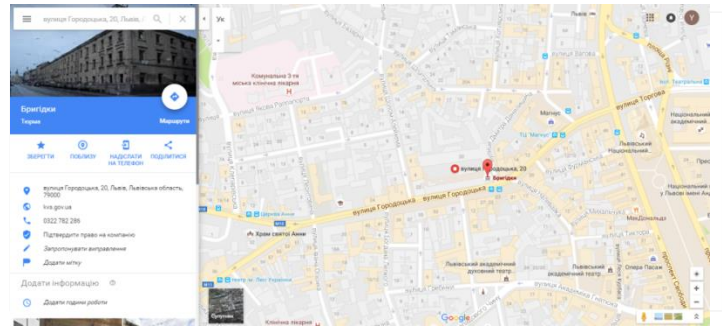
- Targeted clients and markets: RE developers, banks/funds interested in RE investments in L`viv
- Type of investments required: construction of new penitentiary facility using own/debt resources.

Resources and Services

- The land plot with communication to all utilities on construction site of new detention centre is at place.
- Project team that started given project from scratch, prepared all legal, technical and financial documentation, does a fund raising and manages the project will support investor on all stages.




Other

- Potential investors should consider all PPP proposals (Kyiv, Lviv, Odesa, etc. by MoJ of Ukraine) to find the best own configuration.
- Pre-feasibility study and all the documentation can be found at sif-iiss.org of IISS supported by EBRD



Distance to Opera Theatre – 250 m

Key Project Indicators

-  Investment – **USD 12,75 million**
-  IRR – **12 % (penitentiary & commercial)**
-  Payback period – **6 years (after commercial)**
-  Profitability index – **1,39**
-  Planned capacity – **58400 m2 (commercial)**

Land

Area	Land plot area in sq. m–14,6k
Legal status	Owned
Intended purpose of the use	State Partner - Penitentiary Private Partner - Commercial
Current usage	Detention center
Project considerations	No historical heritage,

Infrastructure

Distance to routes/ key infrastructure, incl.:	
• airports	6,8 km
• ports	not applicable
• railroads	2,4 km (central railway st.)
• city centre	260 meters
Distance to utility infrastructure, incl.:	Already available connections
• water	185 m3/day
• electricity	283 kW
• sewerage	185 m3/day
• gas	“L`vivgas” supplier