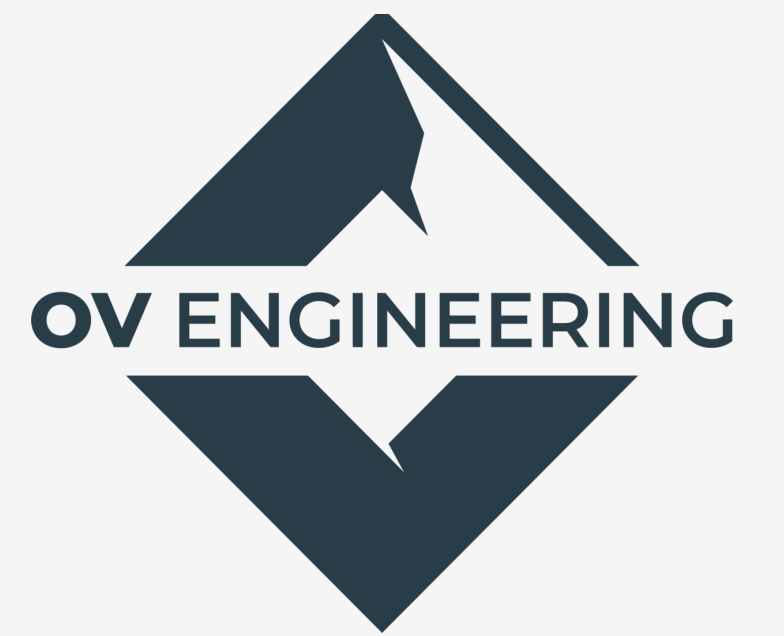


OV Engineering, LLC

Project and Construction Management Consulting Company

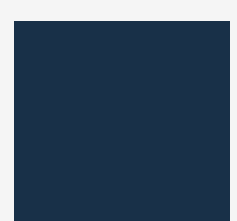
LEED® Certification Advisory Professionals

Tbilisi, Georgia



Hospitality Projects and Renovations

OV Engineering is a full-service partner for hotel owners and general managers seeking seamless renovations — with expertise in project management, budgeting, tendering, site supervision, and energy-efficient upgrades



<https://ov-engineering.com/>

Our Approach to Hotel Renovation

We understand the unique challenges of hotel renovations: balancing aesthetics, functionality, and budget while maintaining energy efficiency and compliance with hospitality and operator's standards.

Our services are tailored to various renovation scopes, including:

- **Soft Renovation:** Cosmetic updates such as painting, flooring, and furnishings to refresh spaces without major changes. Ideal for quick turnarounds in guestrooms and public areas.
- **Refurbishment:** Mid-level upgrades focusing on modernizing interiors, lighting, and FF&E to extend asset life and boost occupancy rates.
- **Fit-Out Renovation:** Complete interior transformations, including custom or new interior design improvements (if necessary), partitioning, and installations for lobbies, restaurants, and suites.
- **MEP Upgrades:** Mechanical, Electrical, and Plumbing enhancements in public spaces (lobbies, restaurants, spa, conference rooms), guest corridors and rooms, incorporating cost-efficient upgrades to the existing systems for improved comfort and energy efficiency.

By dividing projects into manageable portions, we minimize downtime and operational impacts, allowing your hotel to remain open where possible.

Scope of Services

- **Scope of Renovation Definition:** Collaborating with hotel owner or general manager to outline project goals, assess existing conditions, and define deliverables based on their vision and property needs.
- **Budget and Detailed BOQ Calculation:** Accurate cost forecasting using Bill of Materials (BOM) to provide transparent pricing and avoid surprises.
- **Value-Engineering:** Optimizing designs and materials to reduce costs without compromising quality, often incorporating best solutions for long-term savings.
- **Tendering for Contractors:** Managing the bidding process to select qualified contractors, ensuring competitive pricing and high standards.
- **Contract Negotiations on Behalf of Client:** Advocating for client's interests to secure favorable terms, technical requirements, including timelines, warranties, and dispute resolution clauses.
- **Integration of Energy-Efficiency Measures:** Embedding sustainable features like LED lighting, HVAC optimizations, and energy efficiency and water conservation measures to lower utility and operational costs.
- **Renovation Work Site Supervision.** On-site oversight to monitor progress, ensure compliance with interior design and brand standards, enforce safety protocols, coordinate contractors, and resolve issues promptly for quality assurance and timely completion.
- **Additional Support:** Feasibility studies, procurement of FF&E (Furniture, Fixtures, and Equipment), technical audits, and post-renovation performance evaluations and support.

Hospitality Projects and Renovations



Ibis Styles Tbilisi Hotel, Georgia

A modern, stylish hotel in the heart of Tbilisi, featuring 119 contemporary guestrooms across 7 floors, plus a welcoming lobby and rum bar. OV Engineering's contributions: delivered precise renovation budget and detailed Bill of Quantities (BOQ), accurate quantity take-offs, current market unit rates, and comprehensive cost breakdowns, provided optimization recommendations for cost efficiency and value engineering.

Radisson Blu Batumi Main Restaurant Renovation

A sophisticated redesign of the Medea restaurant on the ground floor of Radisson Blu Batumi, elevating the dining experience with modern aesthetics, enhanced functionality and authentic local touch. OV Engineering's new interior design implementation and construction management expertise created a vibrant space where guests can enjoy breakfast time and Georgian cuisine.





Radisson Blu Batumi, Georgia

Iconic seaside hotel in Batumi, offering upscale accommodations with stunning Black Sea views – a flagship Silk Road Group property upgraded with thoughtful precision.

OV Engineering delivered renovation support for Radisson Blu Batumi, including pre-construction scope definition, BOQ preparation, budgeting, phased scheduling, and tender management.

Radisson Iveria Renovation, Tbilisi, Georgia

A transformative renovation of the Radisson Blu Iveria Hotel in Tbilisi's city center, completed during the pandemic. Project management and renovation supervision provided by one of OV Engineering's partners – revitalized this iconic property, delivering modern renovation across 249 rooms, 15 guest corridor floors, and stunning city views.





Radisson Collection Tsinandali, Georgia

A 5-star hotel in Georgia's Kakheti wine region, set within the historic Tsinandali Estate. Design and construction management delivered by one of OV Engineering's partners – achieved a harmonious blend of graceful green-facade architecture, modern amenities, and a stunning rooftop infinity pool overlooking the Caucasus Mountains.

Park Hotel, Tsinandali, Georgia

A boutique hotel within the Tsinandali Estate, offering an intimate and authentic Georgian experience. Design and construction management delivered by one of OV Engineering's partners – emphasized elegance, local charm, and classical music-inspired touches, perfectly complementing the region's rich cultural and wine heritage.





DoubleTree by Hilton, Galleria Shopping Mall, Minsk, Belarus

A prestigious hotel and shopping complex in Belarus, combining the upscale DoubleTree by Hilton with the vibrant Galleria mall. Both of OV Engineering's partners played a key role in development and project management of this integrated hospitality and retail destination.

Hilton DoubleTree Astrakhan

Originally an established hotel in Astrakhan, a protected cultural monument, was seeking rebranding under Hilton operations, the property underwent a comprehensive renovation study — including successful completion of Hilton's Property Improvement Plan (PIP) to align with international standards.

OV Engineering developed renovation budget, delivered new interior design documentation, managed the entire redesign process, oversaw demolitions.





Hyatt Regency Kyiv

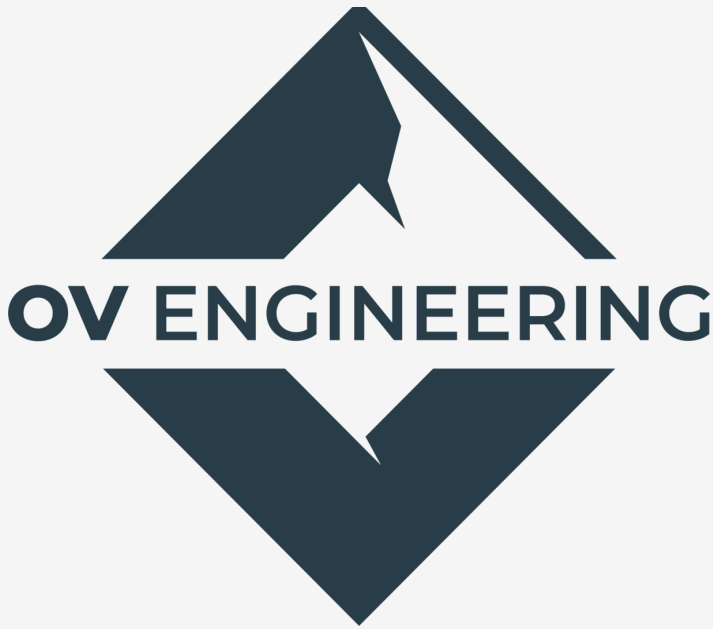
A luxurious 5-star hotel in Kyiv's city center, Ukraine, featuring 234 modern rooms, a rooftop bar, Spa Naturel, and a 20-meter indoor pool. One of OV Engineering's partners contributed to its design and construction as Project Construction Director, delivering a landmark of elegance and comfort near iconic sites like XI century Saint Sophia Cathedral.

Marriott Renaissance

A premier hotel in Kyiv's heart, blending historical building renovation with sophisticated design of 173 guestrooms, restaurants and bars. Both OV Engineering partners contributed expertise in project design and historical building renovation to integrate high-end stylish interiors for an exceptional guest experience. The mock-up room has been successfully approved by Marriott International in 2012.



Recommendations



Hilton Russia LLC
Office 620
7 Gasheka Street
Moscow 123056
Russia

T +7 495 660 8960
F +7 495 660 8961

31 May, 2022

Recommendation Letter

To whom it may concern

We have collaborated with Mr. Oleg Vlasuk, Partner & Senior Project Manager OV Engineering, LLC (Georgia) during November 2021 - February 2022.

We can admit that Mr. Oleg Vlasuk as a professional Project Manager from Client's side has shown ability to manage complex hotel construction projects in professional manner.

Mr. Oleg Vlasuk delivers good quality feedbacks, quickly providing approvals to our requests on Client's behalf.

Mr. Oleg Vlasuk is responsible, honest and reliable professional.

We can recommend to work with Mr. Oleg Vlasuk and his company OV Engineering, LLC as a reliable partner for your business.

Sincerely,

Tim Felt, Area & Country General Manager Russia & CIS

16.06.2022

To whom it may concern

Our company BOTAM CONSTRUCTION GROUP CONSTRUCTION LIMITED COMPANY GEORGIA CENTRAL BRANCH has been working with Ms. Oleksandra Kulykova at renovation project Radisson Blu Iveria Hotel, located in Tbilisi, Georgia during pandemic situation in 2020. Our company was selected as General Contractor for fit-out and MEP works of guestrooms and corridors in the Radisson Blu Iveria Hotel.

Ms. Oleksandra Kulykova was a responsible Project Manager from the Client's side.

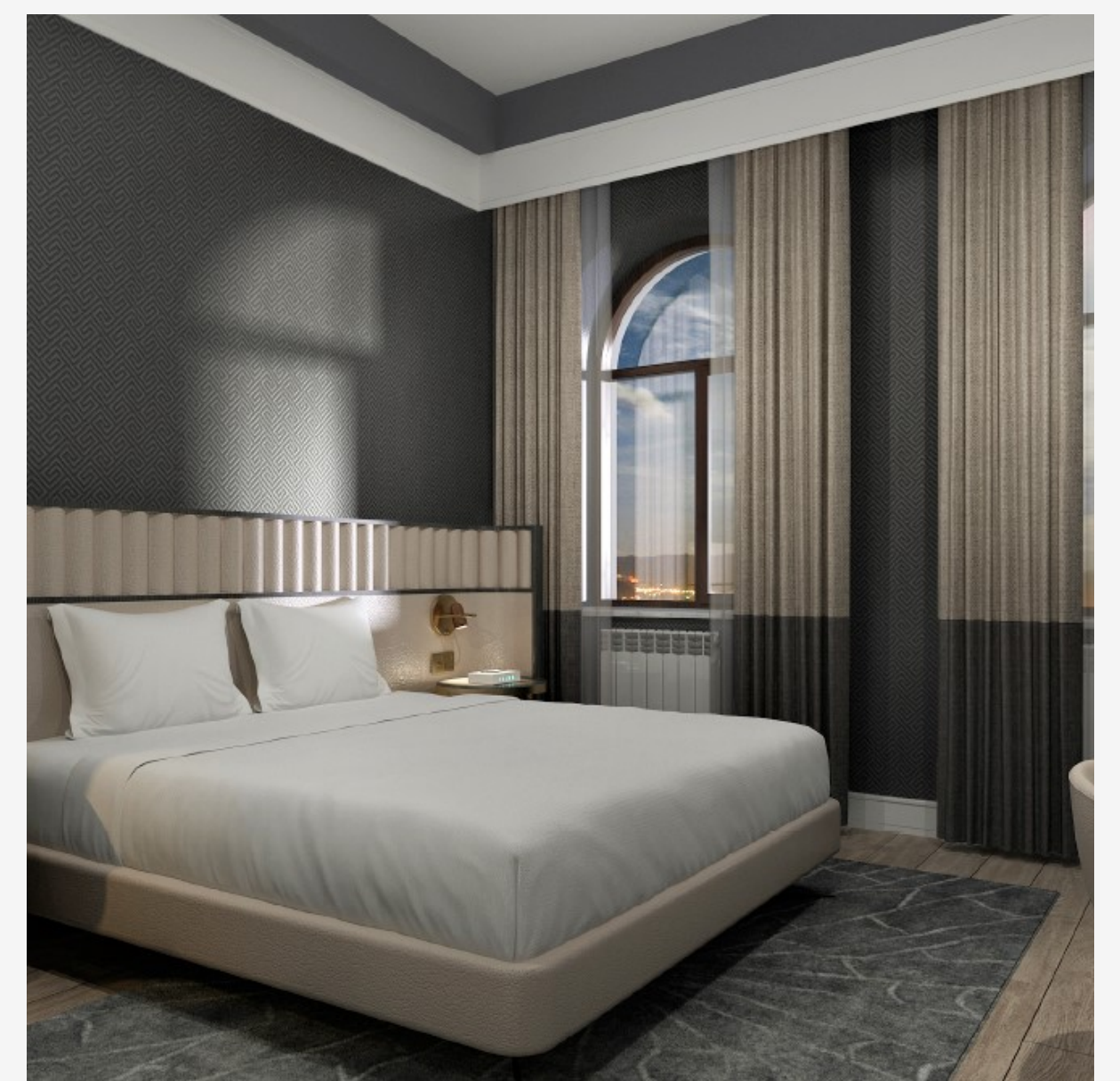
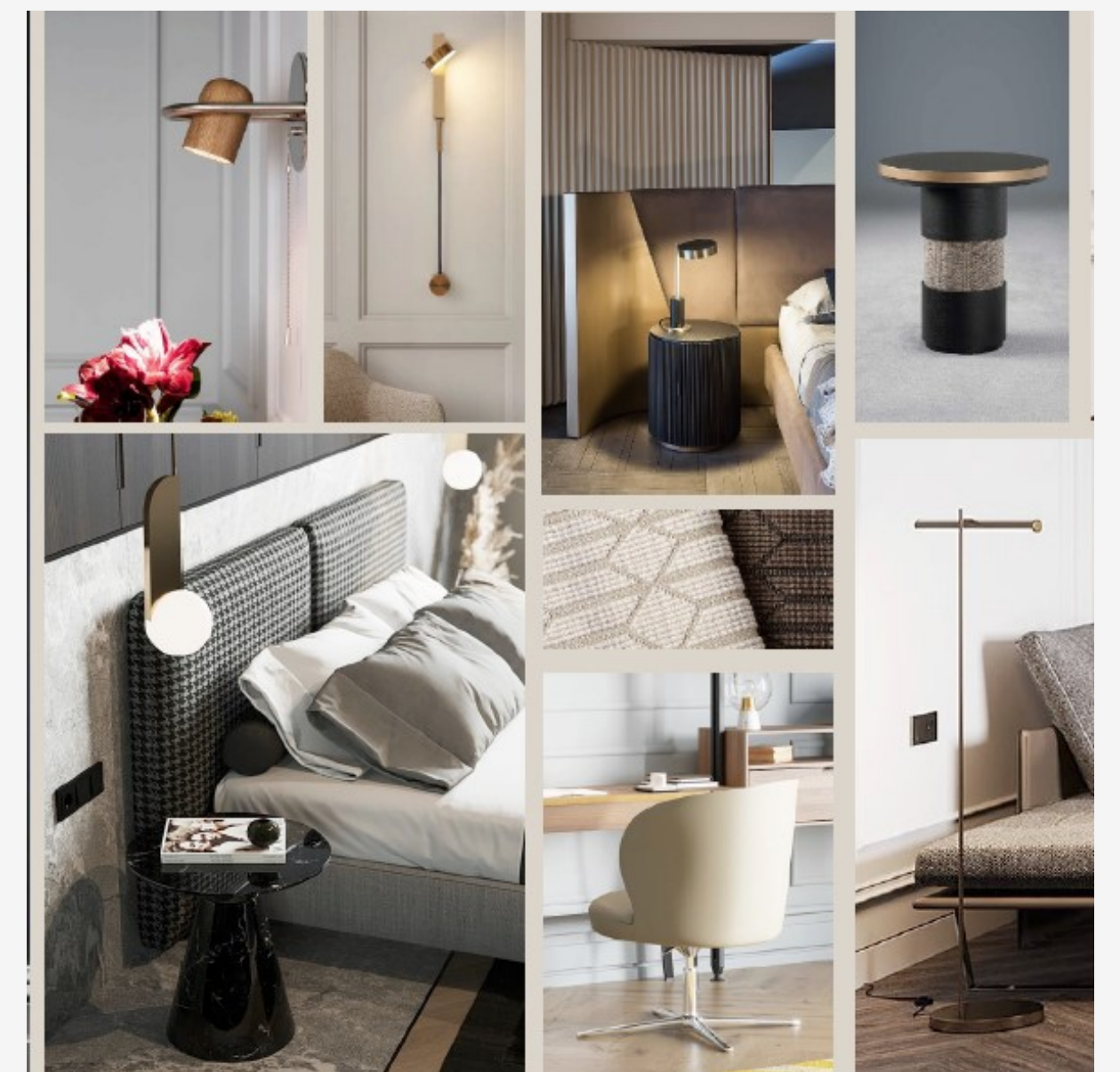
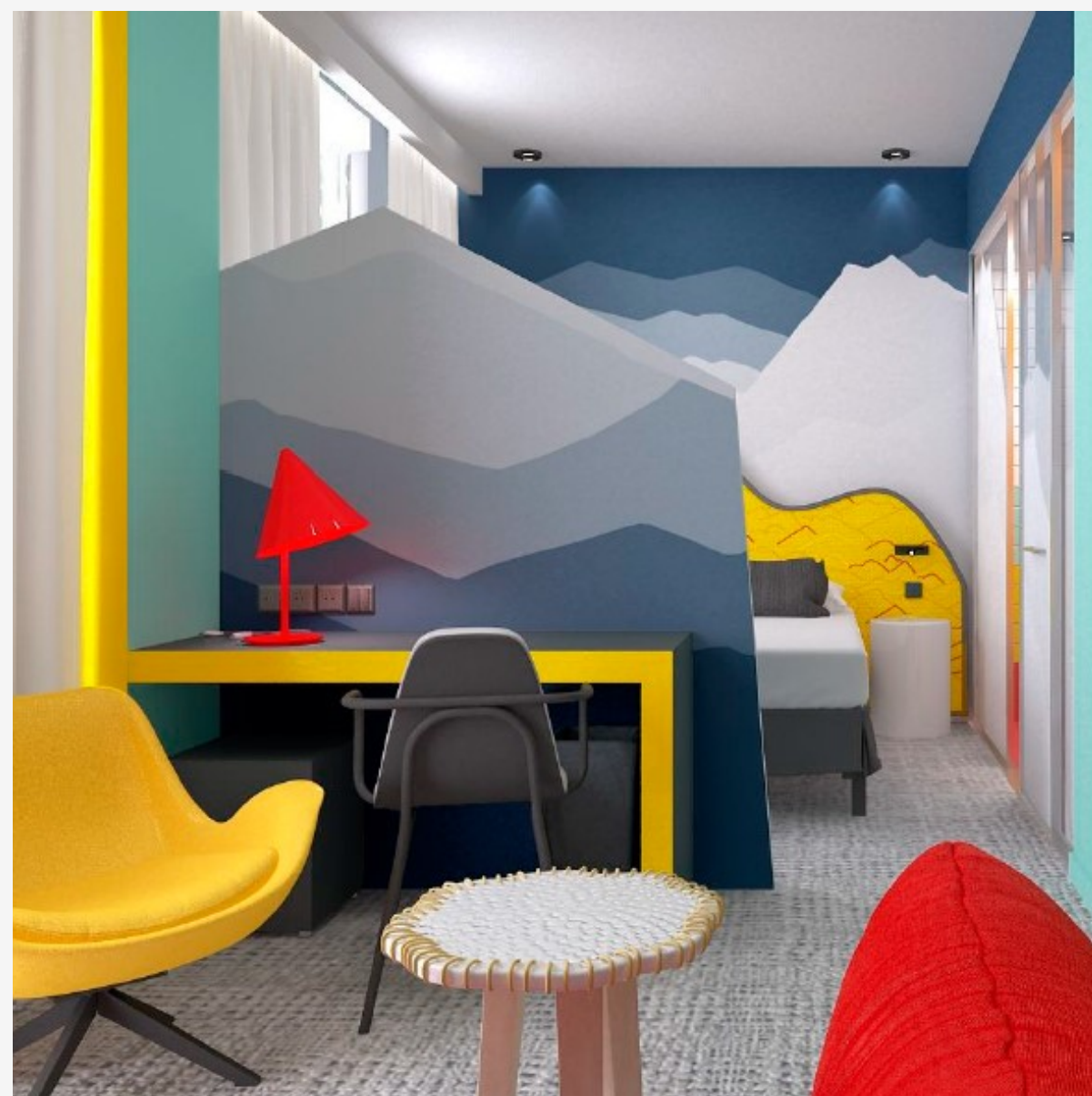
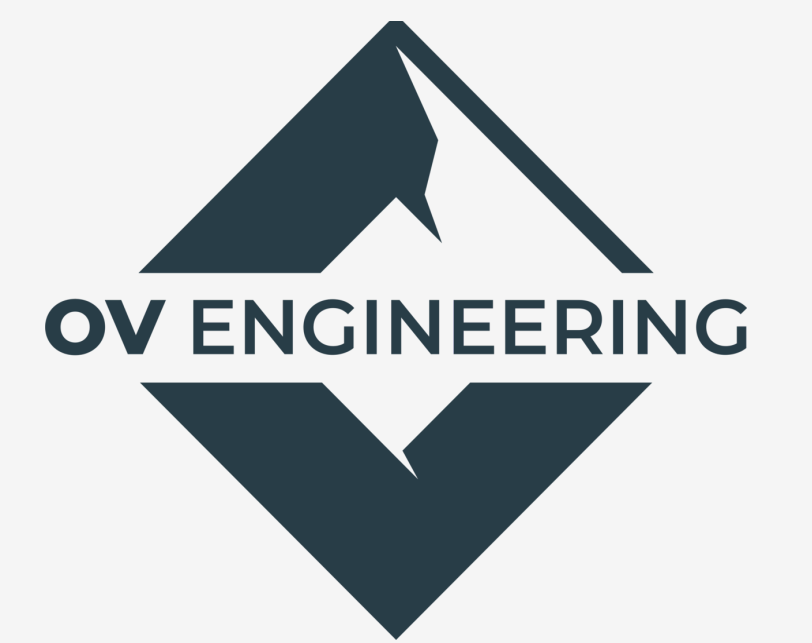
Our experience with Ms. Oleksandra Kulykova as a professional Project Manager has been extremely positive, fruitful and professional.

I would like to single out effective work with Ms. Oleksandra Kulykova which led to successful completion of the hotel renovation within required time.

We can recommend to work with Ms. Oleksandra and her company OV Engineering, LLC as a reliable partner for your business.

Sincerely,

LET'S GET IN TOUCH



OV Engineering, LLC

oleg.vlasiuk@ov-engineering.com
+995 577 319 010

oleksandra.kulykova@ov-engineering.com
+995 577 319 070

<https://ov-engineering.com/>