

Information Summary for the Public

Host Country:	Bulgaria
Name of Borrower:	American University in Bulgaria, a nonprofit corporation organized and existing under the laws of the State of Maine.
Project Company:	American University in Bulgaria, a corporation organized and existing under the laws of Bulgaria.
Project Description:	Campus expansion of the American University in Bulgaria with the construction of a student center, which will house central administrative offices, a student gathering center, performing arts facilities, dining hall, and gymnasium, all to enhance quality and efficiency of University services and enable a 25% expansion of student body. OPIC financial support for the expansion builds collaboratively on previous USAID and other donor assistance.
Total Project Costs:	\$16,950,000
Proposed OPIC Loan:	\$10,000,000
Developmental Effects	This project will have a developmental impact on the host country, Bulgaria. The American University in Bulgaria's planned Student Center will serve as a university hub by bringing together students and faculty in a central environment as well as integrating academic and co-curricular activities. Once the proposed facilities are completed, AUBG will have a campus infrastructure comparable to that of a small liberal arts college campus in the U.S. The project will provide formal training for all its employees and offer employee and community benefits. All project funds will be used for local procurement, boosting the local economy.
Environment:	<p>Construction and operation of student centers are typically screened as Category B under OPIC's environmental and social guidelines because environmental and social impacts are site specific and readily mitigated. The major environmental and social issues associated with this project include proper management and disposal of effluents and solid waste, water use, construction nuisances, appropriate life and fire safety systems, and occupational health and safety. The center itself will be approximately 11,000 m² in size and three stories high, and will entail a gymnasium, fitness center, dining facilities, performing arts spaces, student club rooms, and offices. The Project will use a vacant lot of land at the University Campus and there will be no need to acquire land.</p> <p><u>Applicable Standards.</u> The Project will be required to comply with the International Finance Corporation's (IFC) 2007 General</p>

Environmental, Health, and Safety (EHS) Guidelines and all applicable environmental, health, and safety requirements of Bulgaria with respect to the Project.

There are no internationally designated protected areas near the Center and there are no significant adverse impacts on internationally designated endangered or threatened species. There will be no physical or economic displacement, impacts on indigenous people or any cultural sites. Therefore, this project is not subject to IFC Performance Standards 5, 7, or 8. The Project will have minimal greenhouse gas emissions as it will not use any combustion devices.

Impacts and Mitigation Measures. Construction of the Project will involve greenfield development of a 14,117 m² plot in Blagoevgrad, Bulgaria. The Borrower represents that there are no pre-existing sources of contamination and the site is not located in or near protected or ecologically sensitive areas. Electricity will be provided to the project site via a municipal provider. There will be no backup generators or boilers onsite; therefore the project is not expected to have any significant direct greenhouse gas emissions from stationary combustion sources.

All solid waste generated during construction of the project will be removed by the contracted construction company and disposed of in a certified municipal waste facility. Once the center is operational, solid waste will be disposed of through the municipal garbage collection system. No hazardous materials will be stored on site during the construction or the operation phases of the Project.

Drinking water will be provided by the municipality. A third party contractor will provide portable toilets and will be responsible for the proper disposal of the sanitary wastes. Once in operation, the Project will be connected to the public sewage system and effluents will be disposed of through a municipal collection and treatment system.

A noise assessment was conducted for the construction and operation of the student center. The estimated noise levels for receptors located 20 to 30 meters from noise sources ranged from 57 to 70 dBA which is in compliance with IFC's General EHS Guidelines for noise. The Borrower has represented that the closest noise receptor is located more than 30 meters from the noise source and that construction activity will only occur between 7 a.m. and 10 p.m.

The Project will be required to develop, implement, and submit

	to OPIC for its review an Occupational Health and Safety Plan as well as a Life and Fire Safety Plan. The plans must be acceptable to OPIC.
Worker Rights	OPIC's statutorily required standard worker rights language will be supplemented with provisions concerning the right of association, organization and collective bargaining, minimum age, minimum wage, hours of work, timely payment of wages, and hazardous working conditions. Standard and supplemental contract language will be applied to all workers of the Project.
Human Rights	In consultation with the Department of State, the project received a Human Rights Clearance on April 27, 2010.