

## Charter of the project planned to be implemented under the public-private partnership formula

### 1. Data regarding the public entity implementing the project

#### 1) The entity implementing the project

##### **Sports Infrastructure Management Board of Krakow**

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#### 2) Contact person

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### 2. Information about the project

#### 1) Name of the investment

##### **KOLNA Sport and Recreation Centre**

#### 2) Subject matter of the investment

The construction of the Centre was started in 2000 and the next phases of it were successfully completed. The investment included:

- **Phase I** - The Mountain Kayak Track with building facilities and technical infrastructure and car parks (in 2000-2003). The completed kayak track has a start "swimming pool" with the length of 80 m, and actual section of the track with the length of 320 m and arc outflow from the track to the river. On the completed kayak track, international level events are organized, such as: the World Cup, the European Championships and a number of important races in the kayak slalom at the national level. The object is used by sports clubs, as well as residents of Krakow and tourists - in terms of recreation and relaxation.

- **Phase II** - sports arena, indoor swimming pool together with development of technical infrastructure and access roads (in 2004-2007). The complex was built under the second

phase of the project and consists of three main functional blocks: an indoor swimming pool with technical facilities and stands for spectators, a sports arena with stands and a complex of changing rooms with an exercising room and a gym.

- **Phase III** - a 4 star standard sports boarding (hotel function) including technical infrastructure (in 2008-2010). It is a building with three floors above ground and one underground. In the basement a (40 spaces) underground car park and technical and social services facilities are located. The ground floor is a communication area - including conference rooms, training rooms, cafe and restaurant. The remaining floors (first floor and attic) include a total of 52 hotel rooms. The building was completed during the third phase, and is an integral part of the center's building.

**Phase IV** is planned to be completed including the construction of infrastructure for practicing and organizing the tennis tournament, which will include:

- a light arena with audience and tennis courts, squash courts and necessary facilities;
- tennis open-air courts;
- development of the surrounding area.

The planned investment will comply with all provisions allowing the holding of international tennis competitions. The arena is equipped with stands and will be used as a venue of tennis tournaments. In the summer, the arena would be partially opened, making more spectacular the tennis tournaments.

The PPP formula shall cover the following components:

- construction of the indoor court to play tennis and squash and the outdoor courts;
- management of the sports facilities to be built under the PPP formula;
- conducting marketing and promotional campaigns.

In the longer term, the public party provides for the next phase of expansion of the OSIR KOLNA complex by two football training pitches with dimensions of 105 x 68m, athletic track and covered grandstands for 100 spectators with a social and technical facilities building.

### 3) The place of implementation of the investment

The Municipality of Krakow, the Malopolska Voivodeship, the City of Krakow, VIII Debniki District, at ul. Kolna 2.

The resort is picturesquely situated on the right bank of the Vistula River. It is located in the Bielańsko-Tyniecki Landscape Park close to the Camaldolese Monastery in Bielany and the Benedictine Abbey in Tyniec.

Location of object provides a direct access to the public road network, close proximity to the Airport Krakow-Balice, A-4 highway neighborhood, easy access from the city center. The bus stop is located at a distance of approx. 1 km. An easy access possible by alternative means of transport, such as the Krakow water tram, foot and bike path (bike, rollers, etc.).

### 4) The implementation phase of the project

- a) an idea (an indefinite period of implementation);
- b) ~~the planned or selected consultancy firm;~~
- c) the pre-implementation analysis;

- ~~d) the initiated procedure;~~
- ~~e) the selected private partner;~~
- ~~f) construction of the object;~~
- g) operation of the object.

#### 5) The planned division of tasks between the public party and the private partner

Responsibilities of the private partner:

- a) providing knowledge and experience (know-how) in the management of sports objects and facilities;
- b) providing a financial contribution for the construction of the indoor courts for tennis and squash including facilities;
- c) preparing of the design documentation;
- d) management of the buildings built under the PPP project;
- e) promotion and marketing of the building.

Responsibilities of the Municipality of Krakow:

- a) providing a real estate for the project;
- b) support during the preparation of construction designs and obtaining appropriate licenses;
- c) cooperation within the promotion of the project and organization of events to animate the complex;
- d) purchase of the missing part of the land for the investment;
- f) participation in project co-financing on the level determined in negotiations.

#### 6) The preferred form of cooperation between the public party and the private party

The investment is planned for implementation under the public-private partnership formula or concession. The preferred model of cooperation under PPP is BFOMT (Build-Finance-Operate-Maintain-Transfer).

### 3. Funding and the estimated value of the investment

#### 1) The estimated gross cost of the project (in PLN)

PLN 36 million (the cost is exclusive of the land value)

#### 2) The project funding

- the public partner: to be negotiated

- the private partner: to be negotiated

**3) The planned in-kind contribution of the public party and the estimated value of the contribution (in PLN)**

The planned contribution to the public partner shall include:

- a part of lands of significant value owned by GMK;
- a financial contribution for the purchase of other lands;
- a contribution in terms of making available the existing infrastructure.

**4) The proposed form of remuneration of the private partner**

The private partner will benefit from management of the sports building and related infrastructure built within the expansion of KOLNA Sport and Recreation Centre.

It should be emphasized that the described sports complex has a large potential to be used for tourism, sport, recreation, and is offering the possibility to organize sporting, entertainment, cultural and other events on a global scale, due to which it is possible to attract sponsors and grants for organization of the projects.

Details on the remuneration of the private partner will be determined by negotiation.

**5) Participation of the EU funds**

Preparation of the application	n/a	Filing of the application	n/a	Grant agreement	n/a	Project included in the IWPK list	n/a
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**6) The program from which the EU funds originate**

n/a

**7) The gross funding value(in PLN)**

n/a

**4. Additional information, the state of preparation of the project:**

**1) Designation of the plot, location and the property status of the real estate on which construction of the object is planned and the legal status thereof**

The plots of land intended for construction of the indoor tennis court are located within 1 Podgórze precinct and have an area of about 1.14 ha, out of which approx. 0.94 acres is owned by the State and the Municipality Krakow (part of the plots of land No. 11, 105/14 and No 105/10), and approx. 0,20 acres are privately owned (plot of land No. 12, No. 13 and a part of the plots of land No 108/21, No 108/22, No 108/23, No 108/24, No 108/25).

The real estate that are built up with sports facilities, including sports arena and indoor swimming pool, sports boarding, car parks) are the property of the Municipality of Krakow,

and the kayak track is built on the land leased by the Municipality from the Regional Water Management Board.

2) Status of the investment preparation (which documents have been developed, e.g., initial business plan, investment feasibility study, architectural concept, construction design, building permit, etc.)

A concept of the hall and tennis courts was developed as well as the preliminary PPP feasibility analyses (2012).

**The Charter prepared within the project**

***„PPP a new perspective” to create an international network of cooperation to promote public-private partnership for Krakow***

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