

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. Information about the project

1) Name of the investment

City Sport and Recreation Centre at EISENBERGA Street

2) Subject matter of the investment

On the site of the planned investment a few years ago functioned a public swimming pool for sport and recreation, finally closed in 2009 because of its recapitalization and devastation of the material as a result of long-term exploitation. It should be noted that the estate is located in the core of the city, which is a warranty of an exclusive functional value. In order to continue the traditions of the place as well as to develop the site in an optimal way, a modern sport-recreation complex shall be built, thus contributing an attractive offer for citizens and for tourists.

The public subject expects the object to function as the following:

- indoor swimming pool zone;

- fitness zone including such services as SPA, wellness, gymnasium and saunas, etc.;
- commercial zone (services suggested: catering, a hotel and a conference center) along with office base;
- car park zone and additional infrastructure.

The area for the investment is 1.8 ha (i.e. approximately 18,000 m²) is located in the center of Krakow, in the proximity of the city's main thoroughfares.

Bearing in mind optimal profitability of the enterprise, the public partner shall not define its scope in detail, limiting itself to stating the key functions, introducing the basic criteria and standards which the investment must meet, and formulating the limits of cooperation with the private partner. The private partner shall take the responsibility of designing and refining the details of development as well as defining the commercial functions of the venue, minding business profitability of the enterprise. The private partner's duties include also the adaptation of the project to the plans and needs defined by the public partner, with respect to the sport-recreational venue, while the remaining part of the investment can be realized according to their own goals, in line with appropriate principles of cooperation and law, including deeds or documents pertaining to the manner and possibility of construction in the district in question.

Significant advantages of the offer are the relatively wide scope of commercial uses which can be realized within the framework of the investment, and a wide negotiation ground with the public partner. Not insubstantial is the possibility of the private partner's participation in drafting the project's documentation, thus enabling them to adapt the object to their goals more accurately.

3) The place of implementation of the investment

The Małopolska Voivodeship, the City of Krakow, II Grzegórzki District, ul. Eisenberga.

The investment is located in the city center, between the streets: Eisenberga, Grunwaldzka and Supniewskiego, with a direct access from Eisenberga street. Nearby the main traffic routes, shopping malls and the northern bypass of the City of Krakow are located. Moreover, in the immediate vicinity one-family, and at a slight distance -multifamily housing, area of hotel, (class "A") commercial and office services are located.

The object is situated near Rondo Mogiłskie (one of the major public transport nodes), good access to public roads, proximity to the bus and railway stations. Alternative forms of communication: bike path.

4) The implementation phase of the project

- a) the idea;
- 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:

- investment of knowledge and experience (know-how) as regards design, construction and management of large sport and commercial venues;
- drafting of project's documentation consulted with the public partner;
- financial investment in the construction and equipment of the venue;
- promotion, marketing and management of the venue.

Responsibilities of the Municipality of Krakow:

- investment of properties of considerable value;
- support during the development of construction designs and obtaining appropriate licenses;
- cooperation in the promotion of the project (its sports and recreation part) and organizing the events aimed at the animation of the complex.

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 the DBOT model (design, build, manage, hand over).

3. Funding and the estimated value of the investment

1) The estimated gross cost of the project (in PLN)							
The cost of the sports and recreation part of the investment was initially estimated to approx. PLN 45,1 million (value of the investment without the land). The final cost will be determined on the basis of the architectural concept developed in negotiations with the private partner.							
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)							
Area for the investment – constitutes a real estate in the Center of Krakow, and is a convenient location.							
4) The proposed form of remuneration of the private partner							
<ul style="list-style-type: none"> - possibility to manage and run and operate the project; - financial benefits of conducting commercial services and revenues from advertising and events organizing; - possibility to obtain of grants, funding for the sports and recreational activities of children and youth and for sports events by the Municipality of Krakow; - possibility to organize other events and activities. 							
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
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

Plot No. 104/3 with the area of: 1.8258 ha; precinct: 5; cadastral unit: Śródmieście. The plot is developed, with a building in poor condition suitable for demolition; a seasonal ice rink operates within the area. Property of the Municipality of Krakow.

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.)

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The Charter prepared within the project

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

**co-funded
with funds of the European Regional Development Fund
the
The Malopolska Regional Operational Programme for 2007 – 2013**