

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

Investment Division - Office of the City of Krakow

Ul. Wielopole 17a
31-072 Krakow
Tel. +48 12 616-84-14
Fax +48 12 616-84-18

2) Contact person

Janina Pokrywa - Deputy Director of the Investments Division, +48 12 616-84-14, e-mail:
Janina.Pokrywa@um.krakow.pl

2. Information about the project

1) Name of the investment

Reconstruction and adaptation of the municipal building for cultural purposes (former Związkowiec cinema and theatre)

2) Subject matter of the investment

The subject matter of the investment is adaptation of the existing building at ul. Grzegórzecka 71 to the needs of a modern cinema and theater, while maintaining the existing architectural and the structural shape of the building. The property consists of two parts: a two-level cinema and theater and a three-level office building. The building was erected in 1938 is in good technical condition, is not entered into the register of monuments, but is covered by a conservation protection (municipal records). This is the only cinema and theater object in this part of the city. The object is planned to be used for cultural events organization. Additional commercial functions are also accepted.

Parameters of the object:

- building development area - 1 352 m²

- ⊙ cubature of the object - 19 481 m³
- ⊙ usable area - 3 530 m²

The scope of works to be implemented:demolition and movement of partitions, communication improvements, installation works;

- construction works and interior finishing;
- equipping the cinema and theater and concert auditoriums with theatrical technologies;
- adaptation of an office building for the rehearsal rooms, dressing rooms, office space and guest rooms.

3) The place of implementation of the investment

The Małopolska Voivodeship, the City of Krakow, Grzegórzki District, ul. Grzegórzecka 71.

The investment is located within the attractive post-industrial areas, close to the new emerging residential areas, near the Kazimierz Shopping Mall and Kazimierz an Old District of in Krakow.

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

The planned division of tasks and risks:

- ⊙ the public party: provides the object and the complete technical and reconstruction design, including the building permit and implements the first phase of the reconstruction;
- ⊙ the private partner: implementation of the second phase of construction works (finishing works, equipping of the object), operation of the object (assuming the availability risk, possibly also the demand risk).

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.

3. Funding and the estimated value of the investment

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

The estimated cost of the investment at the level of prices of 2011 amounts to approx. PLN 20 million:

- ⊙ The first phase of construction (reconstruction, installations) of approx. PLN 7 million;
- ⊙ The second phase of the construction works (adaptation, finishing works, equipping and theatrical technology) approx. PLN 13 million.

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 building development area 1 352 m², three-level building with the usable area of 3 530 m² and the cubature of 19 481 m³;
- ⊙ The full design documentation of the object including the building permit;
- ⊙ Implementation of the first phase of the reconstruction amounts to PLN 7 million.

4) The proposed form of remuneration of the private partner

The form of remuneration of the private partner will be negotiated within the framework of the planned public procurement procedure and will cover the following scope:

- ⊙ right to benefit from the proceeds arising from the cultural function of the object;
- ⊙ right to use the premises for commercial purposes;
- ⊙ possibility of obtaining grants, subsidies for cultural or educational activities of the Municipality of Krakow.

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
17 precinct, plot No. 180/1, perpetual usufruct 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.)
The construction and detailed designs, building permit obtained in 2008. The reconstruction of the object started in 2011, within the scope of the installation exchange and demolition works. The feasibility study prepared in connection with the application filed in 2008 for funding of an investment under the "Infrastructure and Environment" Operational Programme.

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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