

QUICK FACTS

PROJECT TITLE	THE RENOVATION OF THE EXISTING NURSING HOME IN KOBYLNICA AND TRANSFORMATION INTO A HEALTH CARE CENTRE
PPP MODEL	PPP IN CONCESSION MODE
LOCATION	COMMUNITY OF KOBYLNICA
VALUE OF PROJECT	4 295 127,99 PLN
PROJECT STATUS	STAGE OF MAINTENANCE AND EXPLOITATION

I. OBJECT OF THE PROJECT

The aim of the project is the renovation of the existing nursing home in Kobylnica and transformation into a Health Care Centre. Public entity's own contribution is a 2.665,92 square metre building. The building is located along Franciszkańska 1 in Kobylnica. The project includes the financing and execution of investment process. The private partner was obliged to provide services in the form of a Health Care Centre, where approximately 100 people reside. An additional part of the building could be used by the private partner in order to run a health care and social assistance service centre.

II. LEGAL FRAMEWORK FOR SELECTION OF PRIVATE PARTNER

According to art. 4 paragraph 1 of the act of 19 December 2008 concerning public-private partnership, the Private partner was selected according to the act of 9 January 2009 concerning concession for construction works or services.

III. PUBLIC ENTITY

Community of Kobylnica, Główna 20, 76-251 Kobylnica.

IV. PRIVATE PARTNER

SON sp. z o. o. [Ltd.], Ziemowita 1A, 76-200 Słupsk.

V. PUBLIC ENTITY'S OWN CONTRIBUTION

Public entity's own contribution is relinquishment of lease fee's levy.



VI. RESPONSIBILITIES OF PRIVATE PARTNER

The private partner key components include realization of investment process, maintenance and management of building.

DIVISION OF TASKS AND RISKS	
PUBLIC ENTITY	PRIVATE PARTNER
part of financial risks (public entity protected by mortgage of 75 % of the loan granted by the financial institution)	risks associated with preparing and conducting of construction works
	risks related to financing of construction stage
	the possible risks related to the financing of services from National Health Fund or other external sources
	risks associated with demand for services and availability and quality of services
	risks related to maintenance and management of building
	Risk of business activity

VII. FINANCING

The private partner is obligated to finance the total expenses required for the Centre's launching and services, realization of construction works and land development around the building. Throughout the duration of the contract, the private partner will also pay the property taxes.

VIII. OBJECTIVES OF ADVISOR

Kancelaria Doradztwa Gospodarczego Cieślak & Kordasiewicz during the period from 8 December 2009 to 4 October 2010 has completed comprehensive consulting services including:

- ✓ Preparing a comprehensive analysis of the legal, organizational, technical and financial aspects of the implementation of PPP project.
- ✓ Preparing draft of the notice of concession.
- ✓ An analysis of fulfilling conditions for participation in the concession procedure.
- ✓ Negotiations concerning the contract's contents with private partner as advisor of the Community of Kobylnica.



- ✓ Current explanations regarding legal issues.
- ✓ Preparation of PPP contract's draft.
- ✓ Developing and reviewing other formal and legal documents.

IX. PROJECT'S SCHEDULE

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DECISION ON THE IMPLEMENTATION OF THE PROJECT WITHIN THE FORMULA OF PUBLIC-PRIVATE PARTNERSHIP	MARCH 2009
PUBLIC PROCUREMENT NOTICE	20 AUGUST 2010
NEGOTIATIONS	SEPTEMBER 2010
SIGNING OF THE PPP CONTRACT	5 OCTOBER 2010
OPENING OF HEALTH CARE CENTRE	JANUARY 2012

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