

### QUICK FACTS

<b>PROJECT TITLE</b>	<b>OPERATOR MANAGER'S SELECTION OF CENTRE FOR CULTURE AND RECREATION IN THE MUSEUM OF THE MAZOVIAN COUNTRYSIDE IN SIERPC</b>
<b>PPP MODEL</b>	<b>PPP IN CONCESSION'S MODE</b>
<b>LOCATION</b>	<b>CITY OF SIERPC</b>
<b>VALUE OF PROJECT</b>	<b>APPROXIMATELY 67 000 000 PLN</b>
<b>PROJECT STATUS</b>	<b>STAGE OF MAINTENANCE AND EXPLOITATION</b>

#### I. OBJECT OF THE PROJECT

The project is for the provision of comprehensive services in the Recreational and Cultural Centre, by the Private Partner, which was established under the project financed by European Union funds. The task of the private partner will, in particular, conduct economic activity in the form of a hotel and conference center. The Private Partner is required to carry out all tasks with operations, management and maintenance of the Centre. The public entity requires the private partner to be self-financed in its activities with infrastructure transfer following lease contract signing.

#### 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

The Museum of the Mazovian Countryside in Sierpc, Narutowicza 64, 09-200 Sierpc.

#### IV. PRIVATE PARTNER

Centrum Konferencyjno-Rekreacyjne U. Tomaszewska, I. Wierzbicka s.c., 09-215 Bożewo Nowe 38.



## V. PUBLIC ENTITY'S OWN CONTRIBUTION

Public entity's own contribution includes building of Centre for Cultural and Recreation. The building was transferred to the private partner under the lease agreement. Simultaneously, the private partner pays rent specified in the PPP contract.

## VI. RESPONSIBILITIES OF THE PRIVATE PARTNER

DIVISION OF TASKS AND RISKS	
PUBLIC ENTITY	PRIVATE PARTNER
risk of changes in law	risks associated with demand and building's availability
risk associated with the selection of the private partner	risk of increasing cost of building's maintaining
risk associated with the transfer of own contribution	risks associated with a lack of human and material sources
risk associated with the quality of the construction works	risk associated with improper maintenance or management
public entity's risk of meeting the objectives and indications required by financing agreement	risks associated with the destruction of fixed assets or their equipment
	risks associated with meteorological conditions
	risks associated with changes in the trade cycle
	risk associated with changes in prices
	risk of competition
	risk related to changes in technological aspects
	risks associated with inflation



	risks associated with the effects of vandalism
	risk of faulty estimates regarding project's objectives
	risk related to the breach of third party's civil rights and copyrights
	risks associated with building's insurance
	private partner's risk of meeting the objectives and indications required by financing agreement

## VII. OBJECTIVES OF ADVISOR

Kancelaria Doradztwa Gospodarczego Cieślak & Kordasiewicz during the period from 1 September 2014 to 2 October 2015 has completed comprehensive consulting services including:

- ✓ Preparing a comprehensive analysis of the implementation of PPP project:
  - Market research,
  - Technical analysis,
  - Financial analysis,
  - Legal analysis,
  - Analysis of risks
- ✓ Recommendation of the best possible model for the project.
- ✓ Preparation of required documentation to initiate the procedure for selecting the private partner.
- ✓ Preparation of PPP contract's draft and negotiations about contract's contents with private partner involved in the competitive dialogue.
- ✓ Current explanations regarding legal issues.



## VIII. PROJECT'S SCHEDULE

<b>PROJECT'S SCHEDULE</b>	
<b>PUBLIC PROCUREMENT NOTICE</b>	<b>10 APRIL 2015</b>
<b>ASSESSMENT OF REQUESTS TO PARTICIPATE</b>	<b>MAY 2015</b>
<b>NEGOTIATIONS</b>	<b>12 JUNE 2015 – 8 SEPTEMBER 2015</b>
<b>SELECTION OF THE BEST TENDER</b>	<b>16 SEPTEMBER 2015</b>
<b>SIGNING OF THE PPP CONTRACT</b>	<b>30 SEPTEMBER 2015</b>
<b>OPENING OF THE CENTRE FOR CULTURE AND RECREATION SIERPC</b>	<b>10 OCTOBER 2015</b>

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