

**Announcement on the Technical Dialogue
under the Public Procurement Act, preceding the initiation of the public procedure for choosing the
private investor interested in public-Private Partnership to design, construct, run and operate the
multifunctional object of spending the leisure time in Świnoujście**

Municipality of Świnoujście (hereinafter named: "The Inviting Authority") informs about the intention for opening the Technical Dialogue under the Public Procurement Act, preceding the initiation of the public procedure for the private investor interested in public-Private Partnership to design, construct, run and operate the multifunctional object of spending the leisure time in Świnoujście (hereinafter named "The Project").

All entities interested in participating in the Project and having appropriate experience in similar projects in Poland and/or other countries are kindly requested to submit their application on participation in the Technical Dialogue, giving all information as specified in the Application Form being the appendix to the announcement.

1. Name and Address of the Inviting Authority

Urząd Miasta Świnoujście
ul. Wojska Polskiego 1/5
72-600 Świnoujście

Contact person:

Mrs. Grażyna Stróżyk-Matković, Specialist in City Development and Investors Services Department
Phone +48 91 327 86 06 e-mail address: gstrozyk@um.swinoujscie.pl

2. Participants in the Technical Dialogue

The Inviting Authority invites such entities as construction companies with documented experience on constructing similar projects in Poland and/or other countries, investors and/or operators of similar projects as well as consultants with documented participation in such projects. The companies applying for participation in the Technical Dialogue (alone or in consortium with another entities) must be able to document such experience from the last 5 (five) years and give short specification of the similar projects in the Application Form.

3. Subject of the Technical Dialogue

Municipality of Świnoujście (Inviting Authority) is planning to enter into cooperation with the Private Partner, who will design, construct, run and operate the multifunctional object of the leisure time in Świnoujście.

This announcement is the invitation for Private Partners to participate in the Technical Dialogue under the Public Procurement Act, preceding the initiation of the public procedure for choosing the Private Partner. The aim of the Technical Dialogue is that the Inviting Authority gains information that can be useful when specifying the subject of the public Private Partnership and the criterion on evaluating the proposals according to the principles of fair competition. In particular, it is expected that the Technical Dialogue will result in gaining information on possible business, organizational and technical solutions, thus enabling to elaborate the definition of optimal way to execute the Project.

4. Project Description

Subject of the Partnership would be to design, construct, run and operate the multifunctional object of spending the leisure time in Świnoujście, located in the Coastal District of the town at Uzdrowska Street. It is the most attractive touristic part of town, placed only 200 meters from the beach. By the end of construction of the Project, the present Promenade will be modernized and extended so that the distance between them will be about 100 meters. At present many projects as hotels, apartments and recreation objects are being built in the neighboring areas. Finally, the Coastal District with the Promenade will be the most attractive part of the town.

The Project is perfectly inscribed to the strategy for development of the city of Świnoujście as well as the whole region also because of the planned road development programs, that would greatly improve availability of Świnoujście located on islands to the other parts of the inner land. Construction of the last part of the express road S3 will be finished by 2023 thus connecting the provinces of Lower Silesia, Lubuskie and West Pomerania. At the same time, the tunnel drilled under the waters of Świna river will be constructed, finally connecting the Wolin and Uznam islands with the rest of the country. The tunnel will be built with participation of EU funds.

The Project will be the great stimulant for development of tourist activities in the region and many other cooperating businesses. Inhabitants of Świnoujście will gain new places for work and recreation and the visitors to Świnoujście will have many more possibilities and attractions for spending their time, available no matter of weather conditions or season of the year.

The objects within the Project would partly serve for executing the own tasks of the town, while the other functions must comply with the local plan for urban development as agreed by the *Municipal Council Resolution No. XLVIII/384/2013 dated 19 December 2013 on approving the local plan of urban development of city of Świnoujście - the area of Northern Basin and Forts (published in Journal of Laws of West Pomeranian Province dated 30 January 2014, Item 468) as follows:*

- a. Hotel and recreation objects with water recreation devices may be constructed;
- b. It is approved to place the similar objects within recreation and sports functions;
- c. Location of the conference center is also approved.

It is the intention of the Municipality of Świnoujście to get the multifunctional object for spending the leisure time with the total area of approximately 15 – 20 thousands m². The estimated cost of such Project is about 150 million Polish zloty. It is assumed that the place will annually be visited by 1 million of visitors.

The total area of ground designated for the Project is about 9, 6284 ha. The lots no. 145/24, 145/25, 145/26, 145/30, 145/32 are in the ownership of the City of Świnoujście

According to the local plan for urban development being at present in force, the total area under construction cannot exceed 20% of the whole area designated for the Project. The maximum height of construction is up to 25,0 meters over the ground (5 to 7 floors). It is allowed within the complex of the objects in particular to construct the public water recreation center, including at least the 4 rows swimming pool of minimum 25,0 meters length, recreation swimming pool with the area over 500 m²; artificial waves swimming pool, small children shallow pool, saunas with water pools, food & drink places within the swimming pools area. It is allowed to place the roofed sports buildings in the outer areas of the ground, such as sports fields for team or individuals games, tennis courts with the audience. It is also possible to place the children recreation and playground objects within the area.

In case the Private Partner presents the particularly interesting concept for the area, The Municipality of Świnoujście will consider to designate also the neighboring areas located in the East side of the Project area.

The Municipality of Świnoujście considers to enter into the Special Purpose Venture with the Private Partner, giving the nonfinancial contribution in the form of the right of ownership of the ground designated for the Project. It is assumed that the construction of the Project will be partially financed by the Private Partner and partially with loan financing. The Municipality intends to withdraw from the Special Purpose Venture and to transfer its contribution into the Private Partner who will be responsible for running and operation of the Project.

The final subject and scope of the Project, as well as the business and organization model of the venture will be the subject of dialogue and consultancy. Nevertheless, it is the basic assumption of the Municipality that the ground together with objects constructed will be fully transferred to the Private Partner ownership, as the remuneration for construction of the Project. The Private Partner will also be responsible for running and operating the Project. The scope and model of operating the constructed objects within the Project will be the subject of discussions and consultancy within the Technical Dialogue.

5. Terms and conditions of Technical Dialogue

- 1) This Technical Dialogue is delivered under Articles 31a to 31d of the Public Procurement Law of 29 January 2004 (with amendments).
- 2) Detailed rules and regulations for running this Technical Dialogue are described in the Regulations for the Technical Dialogue under the Public Procurement Act, preceding the initiation of the public procedure for the private investor interested in public-Private Partnership to design, construct, run and operate the multifunctional object of spending the leisure time in Świnoujście, (**Appendix No. 2**), available on the Inviting Authority webpage www.bjp.um.swinoujscie.pl
- 3) The Technical Dialogue shall be conducted so as to ensure fair competition and equal treatment of dialogue Participants and solutions offered by them. The dialogue shall be conducted to the point at which the Inviting Authority will gather sufficient information, provided by Technical Dialogue Participants, to prepare launching of the public procurement procedure for choosing the Private Partner/Concessionaire for the above described Project .

- 4) The Technical Dialogue shall be conducted separately with each Participant being interested in the Project, within dates as specified by the Municipality of Świnoujście
- 5) Eligible Participants interested in taking part in the Technical Dialogue will be invited by the Inviting Authority at least 3 days prior to the planned meeting.
- 6) Those participating in the Technical Dialogue are not entitled to any remuneration or refund of costs incurred in association with the participation in the dialogue.
- 7) The Municipality of Świnoujście will inform Participants about finishing the Technical Dialogue.
- 8) The Technical Dialogue shall be conducted in Polish. Any documents written in a language other than Polish should be delivered with a translation into Polish signed by the Participant of the dialogue. A Participant of the dialogue who speaks a language other than Polish should provide an interpreter.
- 9) The Technical Dialogue is of public nature.
- 10) Entering the Technical Dialogue is tantamount to granting by the Private Partner the unconditional consent for use of delivered information by the Inviting Authority for the purpose of preparing the tender documents as given above.
- 11) This invitation is neither an invitation to tender, as defined by Art. 66 of the Civil Code, nor an announcement of a public procurement, as defined by the Public Procurement Law; in particular, it is not a competitive dialogue procedure.
- 12) This announcement is neither the announcement for the procedure for choosing the Private Partner, as defined by the Law for Public Private Partnership, nor for choosing the concessionaire, as defined by the Law for concession for construction or other services
- 13) Participation in the Technical Dialogue is not a precondition for Participant's participation in any future public procurement procedure.

6. Place and date for submitting the Application Form for participating in the Technical Dialogue

Applications for participating in the Technical Dialogue can be submitted as follows:

- 1) In electronic form to the below addresses:

wrg@um.swinoujscie.pl and gstrozyk@um.swinoujscie.pl

- 2) In writing to the address:

Urząd Miasta Świnoujście

ul. Wojska Polskiego 1/5

72-600 Świnoujście

with the note on the envelop:

Application Form to participate in the Technical Dialogue in connection with the "Project to design, construct, run and operate the multifunctional object of spending the leisure time in Świnoujście"

Deadline for submitting the Application Form is **16 August 2017 until 3.00 p.m.**

Date and hour of receipt by the Inviting Authority shall be determinative.

7. Conditions for participating in the Technical Dialogue

Entities wishing to apply for participation in the Technical Dialogue are obliged to submit the following:

- 1) Excerpt from the relevant register of companies or the central information for companies issued not earlier than 6 months from the date of deadline for submitting the applications.

In case the entity submitting the application is represented by persons other than those given in the

excerpt from the court or central register, the representing persons are obliged to present the power of attorney with the application. The power of attorney must be signed by person(s) authorized to represent the entity according to the relevant excerpt from the register. The power of attorney must be presented in original or confirmed by the notary.

All the correspondence will be only with the persons representing the entity participating in the Technical Dialogue

- 2) Application Form for participation in the Technical Dialogue must include the following information: name of the entity, address of its premises, name and last name of persons authorized for representation, e-mail address, phone and fax number.

The Application Form must be filled in in Polish language.

The Application Form appendices must include:

- documents confirming that persons signing the Application Form are the authorized representatives of the applying entity
- documents confirming experience as required for participating in the Technical Dialogue for the Project as stated above.

The template of the Application Form for participation in the Technical Dialogue is available on the Inviting Authority webpage www.bip.um.swinoujscie.pl.

Appendices:

1. *Appendix No. 1: Regulations for the Technical Dialogue under the Public Procurement Act, preceding the initiation of the public procedure for the private investor interested in public-private partnership in the Project under the name: "Design, construction, running and operating of the multifunctional object of spending the leisure time in Świnoujście"*
2. *Appendix No. 2: Template of the Application Form for participation in the Technical Dialogue*
3. *Appendix No. 3: Municipal Council Resolution No. XLVIII/384/2013 dated 19 December 2013 on approving the local plan of urban development of the city of Świnoujście - the area of Northern Basin and Forts (published in Journal of Laws of West Pomeranian Province dated 30 January 2014, Item 468) available at the webpage:*
http://bip.um.swinoujscie.pl/?bip_id=15929&cid=26&q=XLVIII%2F384%2F2013+
4. *Appendix No. 4: Site map with specified requirements for the area from the local plan for urban development*