



Specification to open written tender for lease for 10 years of land plot and wooden infrastructure of The Adventure Park belonging to the Town of Krosno

1. Legal basis

Regulations of the act of 21st August 1997, about real estate (Journal of Laws of 2010 No. 102, item 651).

2. Location of the property

Land property, located in Krosno in area of: Okrzei, Białobrzaska, Karłowicza street, with the facilities of **The Adventure Park**.

3. Type of facilities

For recreation, leisure, sport and service.

4. Designation and the area of the property according to Land Register

The Land property located in geodetic precinct of Białobrzegi, composed of the plots no. 2826 and 2824 with the total area of 3.1019 ha, belonging to the Town of Krosno, ul. Lwowska 28a, 38-400 Krosno, its administrator being the Mayor of the Town of Krosno, Land Register number – KW 64418.

5. Property description

Plots listed in paragraph 4 are the Town Park, which as the integral part of town green areas fulfils its essential role of recreation and leisure area for the citizens of our town. Recently, its revitalization was commenced starting with dendrological assessment and following extensive conservation of the forest stand in 2008, a project was adopted to transform the Town Park at Okrzei street into “The Adventure Park.”

The project will result in the widening of the offer for recreation for the people sojourning in Krosno, town inhabitants as well as tourists, for whom Krosno is a temporary destination in trans-border traffic or is treated as the base for outings in Krosno area.

The premises is equipped with:

- 1) race rope track installed on trees, containing 49 rope obstacles hang at different heights and consists of a few kinds of tracks of different difficulty degree, adjusted to the age and possibilities of the user: bridges, footbridges, beams, nets, downhill runs.

Rope obstacles track (recreational equipment) i.e.:

- a) training track – 3 stations to learn the safeguard system, installed just above the ground,
- b) track for children – 12 very easy, colorful obstacles, installed about 3-4 m above the ground,

- c) medium track – the most universal track, designed both for children and for the adults, which contains 15 obstacles 3-12 m above the ground,
 - d) high track – created in a Canadian style “conopy tour”, with super downhill race of about 110 m length, the track connects together spruce shrubberies and 11 obstacles is installed above the leafy forest,
 - e) integration track – educational track, designed for school, tourist, company groups: on this track will be a few hour rope programs, learning the responsibility, cooperation and communication between the participants, the track consists of 7 obstacles, part of them is designed to surmount by two participants simultaneously, and part one by one,
 - f) climbing ramp – safeguard training simulator for integration track,
 - g) “Big Swing” – the attraction consists in jumping from the height of 12 m with the safeguard, as the pendulum.
- 2) VITAPARK – place to exercise in the fresh air and for jogging:
- a) platforms – levelled surfaces, on which particular exercise items are mounted,
 - b) exercise items – 13 exercise items, consisting of horizontal and interconnected structural elements,
 - c) path – to connects individual platforms,
 - d) information system – information boards containing description of using the particular exercise devices-items.
- 3) benches,
- 4) lane lighting – the lamps are the property of Rzeszowski Zakład Energetyczny Rejon Krosno, while the costs of the lighting integrated into the town lighting system are covered by the Town of Krosno,
- 5) wastebaskets.

On the land property there are the following objects:

- 1) service and sanitary object of the Adventure Park Staff, situated in northern part of the Park, from Karłowicza street, i.e. building with the sanitary facilities available to the public, with cloakroom, counters, maintenance room for safety equipment, with station roof. The building is fitted with electrical, water and sewerage system.
- 2) the monument – obelisk commemorating local citizens killed by the German invader during World War II.

6. Intended use and method of management

6.1. The property described in the specification is assigned to services in recreation and sport according to the following rules:

- 1) making available for payment the race rope tracks installed on the trees, this being obligatorily during summer season i.e. from 1st of April to 31st of August and optional out of the season,
- 2) making available free-of-charge the infrastructure of VITAPARK (all year round),
- 3) making available free-of-charge the Adventure Park, excluding the scope described in point 1.

6.2. There is a possibility to pursue other business activities – catering on the bases of separate agreement with the Town of Krosno.

6.3. There is a possibility to place billboards and other advertisement and information boards on the area not exceeding 50 m².

6.4. There is a possibility to offer by the lessee some recreation and leisure services to organized groups.

6.5. There is a possibility for additional illumination of the rope devices in order to promote – the cost of installation and operation will covered by the lessee.

7. Obligations of the lessee and of the Town of Krosno

7.1. Obligations of the lessee:

- 1) making the property available according to the rules specified in point 6.1.,
- 2) resulting from managing the property:
 - a) current repairs and maintenance of the lease subject, in particular: keeping the cleanness and order (as necessary cleaning twice a week or more), mowing the lawns inside the objects (at least 3 times a year, in places of high insolation – 6 times a year), proper maintenance of the lanes and pathways (as necessary cleaning twice a week or more), raking the leafs during autumn (season, as necessary twice a week or more), current disposal of leafs, as necessary removing breaches and trees being the hazard for the users of the object (after obtaining appropriate permission in accordance with the rules of the environment protection act) and current removing root outgrowths and in the lower parts of trunks up to 2,5 m, as necessary trimming single trees in lower parts of the heads and proper maintenance of bush, periodical inspection and maintenance of forest stand (specialist maintenance treatment of the forest stand basing on dendrology expert opinions¹).
 - b) keeping the property clean together with the adjacent terrain i.e. car parks, greens, footways (at Białobrzaska, Okrzei, Karłowicza street) and day-to-day garbage disposal,
 - c) keeping the toilets available for the clients,
 - d) provision of utilities (electricity and water in the sanitary-service building)² and bearing the costs,
 - e) insurance of the infrastructure at own cost,
 - f) taking care and protection against damage of the lease subject (round-the-clock monitoring of the object – using internal monitoring of the Town of Krosno),
 - g) bearing the costs of the property tax according to tax rates resulting from local law (tax according to rates valid in 2011 year is: land with the business activity 1350 m² x 0,76 PLN = 1 385,10 PLN and the building with the business activity 22 m² x 19 PLN = 418 PLN)
 - h) making the Park available to the Town of Krosno in order to make complex maintenance of the small infrastructure, especially: making repair of the lanes. After performing above mentioned repairs, the Lessee will be responsible for current maintenance of the small infrastructure,

¹ Complex specialist maintenance treatment is performed by the Town of Krosno.

² The Town of Krosno bears the costs of lighting the lanes in the Adventure Park.

- i) daily control of the equipment and other elements of the Park,
 - j) assurance of proper operation of the Adventure Park – making periodical technical inspections according to the regulations,
 - k) assurance of proper operation of the VITAPARK – making periodical technical inspections according to the regulations,
 - l) daily making available the rope obstacle track during summer season from 10:00 AM to 18:00,
 - m) ensuring appropriate number of personnel in relation to the number users in order to assure safe use of the equipment and of the rope obstacle track,
 - n) taking out an insurance against civil liability arising out the operation of on-trees obstacle tracks, a user accident insurance in minimum amount of 1.000.000,00 PLN, and insurance of the entrusted property, within 10 days from the date of concluding the agreement and submitting to the Orderer a copy of the insurance policy.
- 3) additional obligations of the lessee arising out of the project entitled “Development of active tourism infrastructure through the creation of cross-border net of tourist products in Krosno, Svidnik and Presov,” submitted in the frame of the Polish-Slovak Cross-border Co-operation Operational Programme, under which the infrastructure of the Adventure Park was built – if the project co-financing agreement is signed:
- a) ensuring free admission to VITAPARK,
 - b) keeping the electronic record of admission fees for the race rope obstacle tracks installed on the trees,
 - c) observing the provisions of The Adventure Park Regulations and principles of using the equipments,
 - d) making the object available free-of-charge to the Town of Krosno in order to organize Summer Cross-border Youth Games, making the object available free-of-charge to the Town of Krosno in order to organize 2 cycles of training for sport animators and instructors,
 - e) making the object available free-of-charge to the Town of Krosno in order to organize promotional action – study tour,
 - f) maintaining the intended purpose (functionality) of the facilities,
 - g) giving consent to the free-of-charge placing of notice/promotional board about the project co-financing from the European Union funds, for free.
- 4) the lessee undertakes to use threshold prices of the admission tickets to race obstacle track mounted on the trees:
- a) maximum price for normal, single ticket – no more than 20 PLN/1 person,
 - b) maximum price for reduced-fare single ticket – 12 PLN/1 person,
 - c) change of the ticket threshold prices will be possible in cases specified in the lease agreement.
- 5) the lessee after termination of the lease period will be obliged to return the lease subject in unaltered condition, including the degree of wear arising from proper using.

7.2. Obligation of the Town of Krosno:

- 1) making available car parking places located in the neighbourhood of the park i.e. at Białobrzaska, Okrzei and Karłowicza streets, which the Lessee will keep clean and in order,
- 2) bearing costs of lighting of the park lanes included into town lighting system,
- 3) current maintenance of the monument located in the Adventure Park,
- 4) making major repair of the lanes,
- 5) making available alarm system and internal monitoring in sanitary-service building,
- 6) making specialist maintenance treatment of the forest stand basing on dendrology expertise.

8. Lease period of the property

The property will be leased for a 10 years period.

9. Starting price

The amount of lease rent 9 305,70 PLN per year (without VAT) according to resolution No. LXXI/1254/10 of Krosno Municipal Council of 29th October 2010 regarding rules of determine the rent for hire or lease of the land being the property of The Town of Krosno (area 31019 m² x 0,30 PLN).

10. Amount of lease rent and dates and rules of updating the charges

- 1) lease rent:
 - a) the amount of lease rent will be determined by the open tender
- 2) terms of payment:
 - a) lease rent monthly payable in amount of 1/12 until the 10th of each calendar month,
 - b) in case of concluding the agreement during the calendar month, the lease rent will be payable proportionally on the last day of the month,
- 3) the amount of the lease rent may be updated once a year by the index specified in Announcement of the President of Central Statistic Office regarding year average product and services prices index for the previous year published in Official Gazette of the Republic of Poland.

11. Encumbrances and other commitments

The property described in point 4 is free of any encumbrances and other commitments, excluding the customary right of passage through northern part of the plot 2824 for owners of adjacent properties.

12. Deadline and venue for submission of written bids

Written bids in sealed envelopes marked as follows "Przetarg na dzierżawę nieruchomości zabudowanej infrastrukturą Parku Przygody w Krośnie – nie otwierać przed 04 marca 2011 r. godz. 10.00 – Wydział Geodezji, Kartografii i Gospodarki

Nieruchomościami” in the Municipal Office of the Town of Krosno, room no. 001, until 01th of March 2011, at 15.30.

13. Date and place, where the bidders can get familiar with the legal and factual status of the property.

1) legal status of the property:

The Municipal Office of the Town of Krosno, at Lwowska 28a, 38-400 Krosno, room no. 114 or room D (Customer Service) on 4th of October 2010 from 8.00 AM to 15.00 PM.

2) factual status of the property:

Krosno, Okrzei street from Monday to Friday from 8.00 AM to 15.00 PM, after agreement with the employee of the Municipal Office of the Town of Krosno tel. +48134743334 or tel.+48134743304 .

14. Date and place of opening the bids

Opening of the bids for lease of the property will take place be on 04th of March 2011 at 10.00 AM in room no. 313 of the Municipal Office of the Town of Krosno, at Lwowska 28a.

15. The tenderer bond and how, when and where to pay it.

The tenderer bond in amount of 2.200,00 PLN (in words: two thousand two hundred Polish Złoty) should be paid by cash in counter of the Municipal Office of the Town of Krosno at Lwowska 28a or by the wire transfer on the account of the Municipal Office of the Town of Krosno number 61 8642 1083 2002 8306 0566 0001 until 25st of the February 2011 at 15.30 marked as follows “wadium za dzierżawę nieruchomości zabudowanej o numerach działek 2826 i 2824” (“tenderer bond for lease of the property no. 2826 and 2824”.

16. Effects of evading the signing of lease agreement

1) The tender organizer will retain the tender bond if:

- a) successful bidder fails to appear to sign the agreement,
- b) successful bidder refuses to sign the agreement on condition specified in the bid.

17. Reservation

The Mayor of the Town of Krosno reserves his right to close the tender without electing successful bidder.

18. Written bids in sealed envelopes should contain following information:

- 1) exact name and surname/name of the bidder, address, REGON number (National Business Register), VAT number, PESEL number (personal identification number) and number of the entry in economic activity register/Register of Business Activity,
- 2) date of the bid,
- 3) bid price,
- 4) receipt of payment of the tenderer bond,

- 5) account number, where the tenderer bond should be paid back,
- 6) copy of the certificate confirming the entry in economic activity register/Register of Business Activity,
- 7) copy of the VAT and REGON certificate,
- 8) copy of the identity card (natural person),
- 9) bidder's declaration that the conditions of the tender are known to them and fully accepted,
- 10) copies should be acknowledged for conformity by the person/s authorized to represent the bidder,
- 11) documents confirming amount and qualifications of personnel employed in the Adventure Park,
- 12) documents confirming at least two-year experience in scope of the services for the subject of lease,
- 13) conception of operation of the Adventure Park and VITAPARK including possible project's requirements.

Bid should be prepared in the Polish language. In case of the bidder, whose seat of the company or place of living is outside the Republic of Poland, instead of the documents listed in sub-paragraphs 18(6) and 18(7) the bidder shall submit equivalent documents issued in the country, where the seat of the company or place of living is located. Above mentioned documents and other documents necessary to submit the written bid, issued in foreign language should be submitted together with translation into Polish language, confirmed by a sworn translator.

19. Reasons for bid rejection:

- 1) failure to adhere to the deadline specified in point 12,
- 2) failure to satisfy the terms and conditions of paragraph 18, point 1) to 10).

20. Bid evaluation and selection criteria

- 1) the highest price – amount of the yearly lease rent – maximum of 60 points,
Assessment of the remaining bids will be made according to following formula:
Criterion: price (net+VAT)
Bid with the highest price will get maximum of 60 points
Scoring of the remaining bids will be made according to following formula:
 $P_n = (C_n / C_{max}) * 60$
n – marking of the bid,
P_n – score of the bid,
C_{max} – highest price of the bids,
C_n – price of consecutive bids
- 2) human resources – the number of personnel assigned to service the Adventure Park, who possess appropriate qualifications confirmed with appropriate documents – maximum 10 points,
- 3) experience – documentary evidence of having at least two years of experience in similar assignment (services of the tender subject) – maximum 20 points,

- 4) outline plan of functioning of the Adventure Park and VITAPARK allowing for possible consideration set forth in point 7.1(2) – maximum 10 points,
- 5) the successful bid will with the highest total score.

21. Notifying the bidders of tender results

- 1) all bidders will be notified of the tender result,
- 2) the successful bidder will also be advised of the date to sign the agreement.

Attachments:

1. Drafts/drawings of the Adventure Park infrastructure together with the description.
2. Map showing location of the Adventure Park with the area offered for additional business activity.
3. The Adventure Park Regulations.
4. Photographic documentation.
5. Draft of the lease agreement.

PREZYDENT
Miasta Krosna

Piotr Przytocki

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