



JPP PROJEKT – PARKING U KLAJČEVOJ

Prezentacija za tehničke konzultacije

19. ožujka 2014.

Zagreb

*With the participation of the European Bank for Reconstruction and
Development*



European Bank
for Reconstruction and Development

City of Zagreb



ZAGREB PARKING PPP TRANSACTION

Pre Tender Meeting Presentation

March, 19th 2014,
Zagreb

With the participation of the European Bank for Reconstruction and Development



European Bank
for Reconstruction and Development

Tehničke konzultacije: dnevni red

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o : Otvaranje sastanka – Predsjednica stručnog povjerenstva

Dio A:

1: Uvod u projekt

- Karta i lokacija; kratka povijest; urbanističko planiranje; veličina i obuhvat projekta; planovi

2: Projekt po razinama (minimalni zahtjevi, dodaci i mogućnosti)

- Funkcionalni sastav: razine; fleksibilnost; uključenost Grada

Dio B:

3: Suradnja s privatnim sektorom

- Načelo JPP-a; faze i vremenski raspored; rizici i izvedba; okviri provedbe; dozvole

4: Druge teme i pitanja

- Postupak, struktura natječaja, drugi važni elementi i glavna područja rizika

Pre Tender Informational Meeting: agenda

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o : Opening by the Chairman

Part A:

1: Introduction Parking Project

- Map & Location; Brief History; Intention Urban Planning ; Project size & scope; Planning

2: The project in layers (minimum requirements, niceties and options)

- Functional Composition: Layers; Flexibility; Involvement of the City)

Part B:

3: Co-operation with the Private sector

- PPP-concept; phasing & timing; risks & performances; frame undertakings; permissions

4: Other Topic and Issues

- Process, tendering structure, other elements of concerns of main risks items

Ciljevi današnjih tehničkih konzultacija

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- Uvođenje ideje Projekta JPP-a i širenje poruke

te:

- prikupljanje vrijednih povratnih informacija s tržišta vezano uz glavna načela projekta i odabrani model JPP-a;

na način da:

- istaknemo parametre budućeg projekta te ugovorne strategije, uključujući osnovnu strukturu načina odabira ponuditelja;
- steknemo preliminarni uvid u zainteresirane ili važne strane koje će sudjelovati u natječaju;
- razmotrimo natječaj i vremenski okvir za provedbu projekta;
- pripremimo dijelove budućeg natječajnog postupka.

Objectives of the Informational meeting today

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- To introduce the concept of the parking PPP and get the message across;

And:

- Gather valuable feedback of the market on main principles of the project and the PPP model selected;

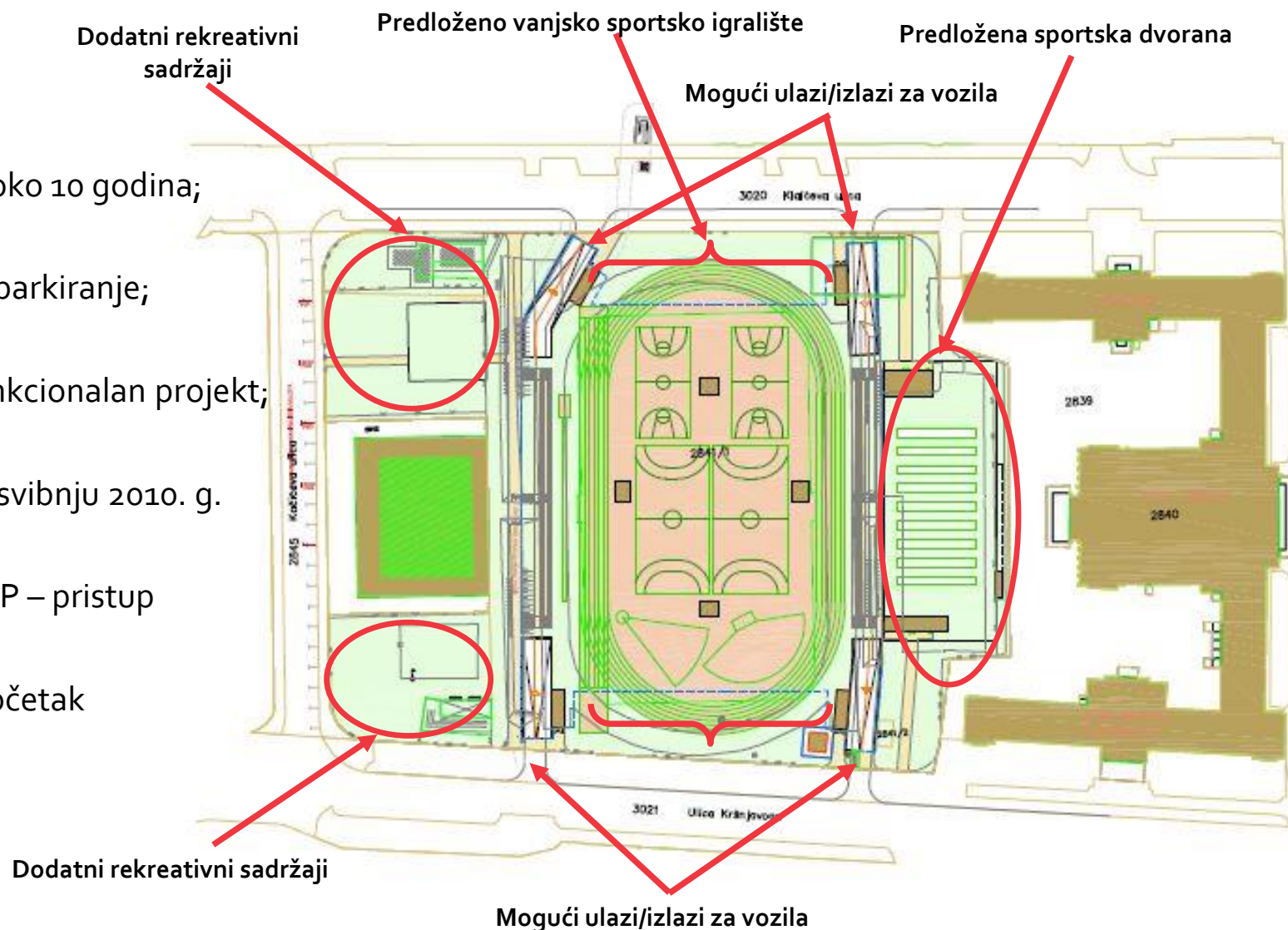
By:

- Highlight the upcoming project parameters and the contracting strategy, including the basic tender award scheme;
- Having a preliminary overview of potentially interested or relevant parties that will participate in the tender;
- Discuss the tender and project implementation timeline;
- Develop elements of the future tendering process.

Projekt Parkinga u Klaićevoj: multifunkcionalan projekt

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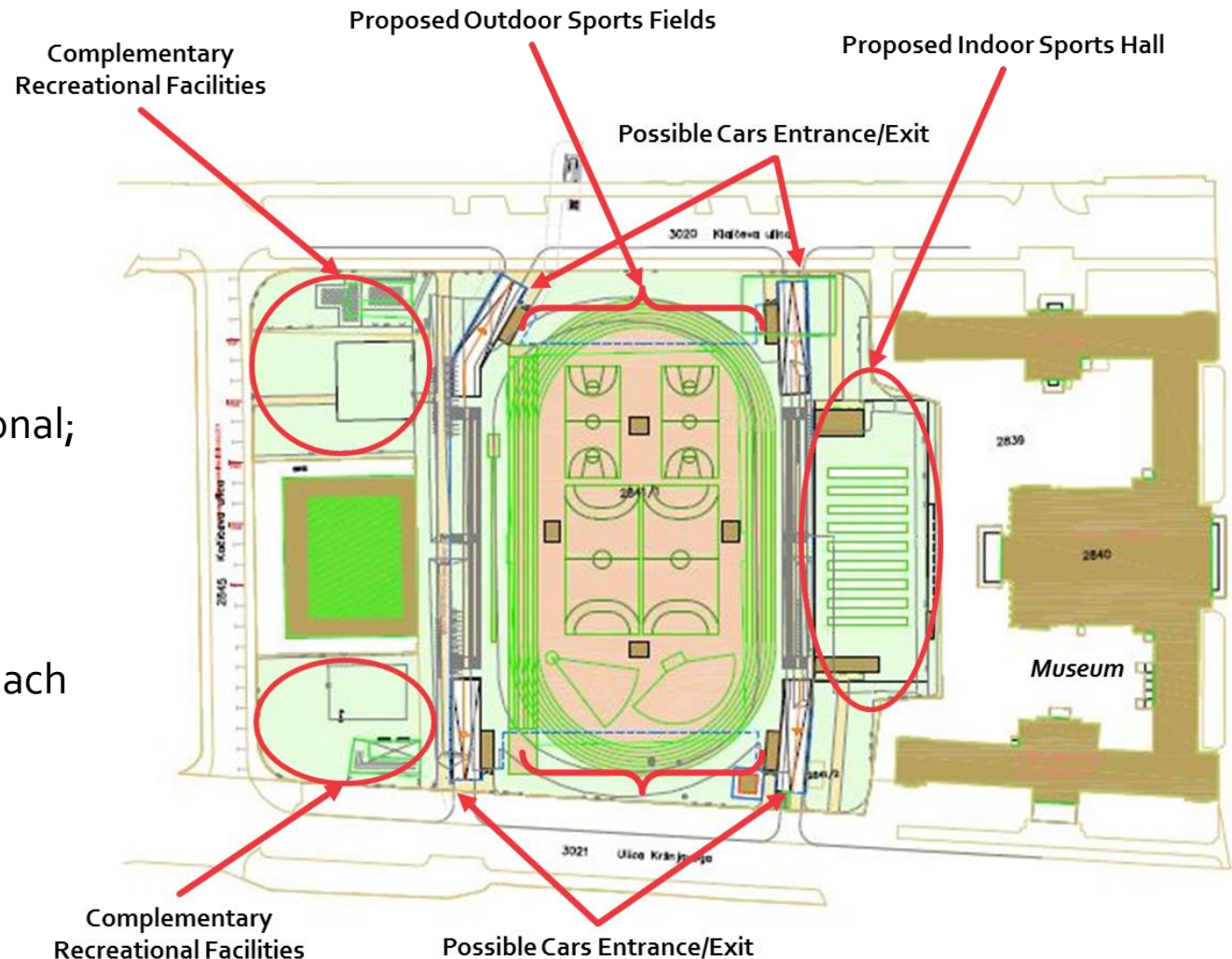
- Ideja prisutna oko 10 godina;
- Najprije samo parkiranje;
- Danas multifunkcionalan projekt;
- Konzultacije u svibnju 2010. g.
- 2013./2014.: JPP – pristup
- 2015./2016.: početak



Klaićeva Parking Project: multi functional project

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- Idea about 10 year;
- First Parking only;
- Nowadays multifunctional;
- Discussed May 2010
- 2013/2014: PPP –approach
- 2015/2016: start



Razine: funkcionalni sastav projekta

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1. Temelj: javna garaža

- Temeljni element Projekta

2. Temelj: nužni javni sadržaji (javne potrebe)

- Dodatno, javni sadržaji koji su neizbježni za projekt (tj. podzemni prolaz i sportsko igralište)
- Funkcije s dodanom vrijednošću uz spremnost na plaćanje javnog tijela (za sportsku dvoranu)

3. Dodatni trgovački sadržaji (nisu temeljni zahtjev): trgovine / ugostiteljstvo

- Izborni sadržaji, koji donose dodatni promet i prihod, na rizik su koncesionara

Layers: functional composition of the project

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1. Core: the Parking Garage

- Core element of the project

2. Core: required Public Functions (public necessity)

- In addition, public functions which are inevitable part of the project (i.e. Underpass and Sports Field)
- functions of added values and Willingness to Pay of the Authority (i.e. Sports Hall)

3. Non-Core Commercial activities in addition : shopping / food & beverage areas

- Complementary functions , generating additional turnover and income, at the risk for concessionaire

Temeljni dio – parkiranje: minimalni zahtjevi

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■ Izgradnja:

- ✓ Razina -1 : kombinacija s trgovačkim sadržajima (trgovine)
- ✓ Razina-2 : isključivo parkiranje

■ Povezanost:

- ✓ Rampa na istočnom dijelu s ulazom za posjetitelje
- ✓ Podzemni prolaz do dječje bolnice

■ Kapacitet:

- ✓ Minimalni zahtjev: oko 350 mjesta
- ✓ 2 razine (podzemne)

■ Funkcioniranje i odnos s uličnim parkiranjem:

- ✓ Lokacija 1. zone (crvena zona)
- ✓ Referentna tarifa jest tarifa za ulično parkiranje (trenutno 8 HRK po satu u crvenoj zoni; maksimalno 2 sata)
- ✓ Dinamika: minimalni i maksimalni iznosi tarifa (donji i gornji prag)

Core Element – Parking: minimum requirements

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- **Construction:**

- ✓ Level -1 : shared level with Commercial functions (shops)
- ✓ Level -2 : Only Parking

- **Connection:**

- ✓ Ramp at east side with visitors entrances
- ✓ Underpass to the Children's Hospital

- **Capacity:**

- ✓ Minimum requirement: about 350 places
- ✓ 2 levels (underground)

- **Operation and coping with On Street Parking:**

- ✓ Zone 1 location (Red Zone)
- ✓ with reference tariff on street tariff (actual 8 Kuna per Hour in Red Zone; max 2 hours)
- ✓ Dynamics: minimum level and maximum levels of tariffs (Floors & Ceilings)

Temeljni javni sadržaji: *neophodno*

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- **Izgradnja podzemnog prolaza do dječje bolnice u Klaićevoj ulici**
 - ✓ Prolaz na razini [-1]
 - ✓ Upotreba od strane djelatnika i posjetitelja bolnice, povećanje razine sigurnosti izbjegavanjem prelaska prometne ulice
- **Izgradnja i povezanost javnih funkcija >>> sportsko igralište i sportska dvorana**
 - ✓ Novi koncept javnog prostora (dodana vrijednost za susjedstvo)
 - Sportsko igralište: dodatni sadržaji za škole
 - Sportska dvorana (max +3,6m iznad razine zemlje), otvoreno za javnost
 - ✓ Ulazi u parkirališne objekte i potreban broj požarnih izlaza
- **Kapacitet**
 - ✓ Kako je definiran u preliminarom projektu
- **Upravljanje objema javnim funkcijama**
 - ✓ Od strane izvođača

Core Public Functions: "*must have*"

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- **Construction Underpass Children's Hospital at Klaićeva Street**
 - ✓ Connection on level [-1]
 - ✓ Used by employees and Visitors of the Hospital, increase the level of safety by avoiding street crossing in traffic
- **Construction & Connection Public Area >>>> Sports Field and Sports Hall**
 - ✓ Redesign of public space (added value for the neighbourhood)
 - Sports Field: additional facilities for schools
 - Sports Hall (max +3.6m above Ground), open to public access
 - ✓ Entrances of the Parking facilities and required amount of fire exits
- **Capacity**
 - ✓ As defined by the preliminary design
- **Operation of both Public Functions**
 - ✓ By the contractor

Trgovački prostor: maloprodaja i ostalo

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- **Izgradnja**

- ✓ Razina: [-1]

- **Povezanost**

- ✓ Razina [0]: izravno s prostorom sportskog igrališta (stepenice i dizala)
- ✓ Razina [-1]: izravno povezano s garažom (pitanja sigurnosti)

- **Kapacitet:**

- ✓ Dioba kata s garažom na razini [-1]
- ✓ Poželjna površina: 4.000 do 5,000 četvornih metara

- **Sadržaj:**

- ✓ Super/hipermarketi
- ✓ Dodatno, ugostiteljski prostori (hrana i piće) te manje trgovine
- ✓ Slobodan izbor koncesionara, uz preuzimanje rizika razvoja

Commercial Space: shops & related

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- **Construction**

- ✓ Levels: [-1]

- **Connection**

- ✓ Level [0]: direct from the Sport Field area (stairs and lifts)
- ✓ Level [-1]: directly connected to the Garage facility (safety issues)

- **Capacity:**

- ✓ Sharing floor with Garage level [-1]
- ✓ Preferable area: 4,000 to 5,000 square meters

- **Operation:**

- ✓ Super/hypermarkets
- ✓ Food and Beverages and smaller shops in addition
- ✓ Free choice of the concessionaire with the development risk

Kontekst urbanističke politike: obveze iz javne sfere

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- **Urbanističko planiranje i fleksibilnost:**

- ✓ Poboljšanje kvalitete okolnog područja;
- ✓ Zadana ograničenja urbanističkog plana;

- **Politika mobilnosti**

- ✓ Promjena sustava parkirališnih zona (promjena u crvenu zonu)
- ✓ Usredotočenost na održavanje pristupačnosti centra grada;

- **Politika parkiranja**

- ✓ Još nije definirano, bit će razjašnjeno u trenutku raspisivanja natječaja
- ✓ Konkurentni podzemni kapaciteti u susjedstvu = bit će adresirano u JPP ugovoru

- **Tarife**

- ✓ Donji prag i kompenzacija
- ✓ Gornji prag i dijeljenje dobiti

- **Dozvole i status**

- ✓ Lokacijska: dozvola je dobivena na temelju inicijalnog dizajna; bit će potrebna nova lokacijska dozvola
- ✓ Građevinska dozvola: pribaviti temeljem ažuriranog dizajna

Urban policy Context: Public Undertakings

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- **Urban Planning and Flexibility:**

- ✓ Quality improvement impulse area;
- ✓ Urban Planning restrictions given;

- **Mobility policy**

- ✓ Changing of parking zoning system (upgrading to Red Zone)
- ✓ Focus on maintaining accessibility of the City Centre;

- **Parking policy**

- ✓ Still uncertain, will be clarified when launching the tender procedure
- ✓ Competing underground capacity in the neighbourhood = to be addressed in the PPP agreement

- **Tariffs**

- ✓ Floors & compensation
- ✓ Ceilings & profit sharing = seeking principles of balanced mechanisms

- **Permits & Status**

- ✓ Location: Permit arranged based on preliminary design; New location permit will be necessary
- ✓ Construction Permit: to be arranged based on the updated design

Razmjena ideja

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- Projekt i funkcionalni sastav, fleksibilnost u dizajnu i izgradnji, privlačnost čestice, itd.;

SNAGE	SLABOSTI
PRILIKE	PRIJETNJE

- - ✓ Važne napomene, sljedeći koraci (priprema privlačne natječajne dokumentacije)
 - ✓

Exchange of ideas

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- Project & functional composition, Flexibility in design and construction, Attractiveness of the Plot etc.;

STRONG	WEAK
OPPORTUNITIES	THREATS

- Major point of attention Next Steps (preparation of attractive Tender Package):
 - ✓ Technical questions: connection with the Hospitals; number of entry and exits
 - ✓ Financial contribution of the City = PPP approach with (fin) support for Public Functions; off balance treatment
 - ✓ Commercial = clarify the demand, both for Parking AND commercial space; sharing information with Parties. Leave the floor/ceiling open in setting the parking capacity.
 - ✓ Flexibility = output specifications approach is Key
 - ✓ Enforcement Policy and protection against price cuts/on street parking charges; also competition of other parking projects should be organised

For further questions and clarifications, please contact:

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