

Appendix no. 1 to the Tender Notice

No.	Subject of lease	Location and designation of plot	Characteristics					
			Architectural features	Plumbing systems	Wiring system	Extra-low voltage system	Site development	Equipment and fit-out
1	Land, area 10 300 m <sup>2</sup> developed with football pitch No. 1 (Stadium main pitch)	ul. Mieczysława Karłowicza 28, Plot No. 3 /4 Cadastral District 2082 Pogodno 82, area: 67 455 m <sup>2</sup> , Land and Mortgage Register No. SZ1S/00232854/8,	Full-size football pitch including natural turf surface (hybrid), area 8510 m <sup>2</sup>	Drainage system; Irrigation system; Pitch surface underground heating system *	Lighting system * (temporary 3 light poles).	Structural wiring - Fibre optic connections, control and monitoring BMS, AKPiA, CCTV, telecommunication ducting.	Paving around the football pitch Artificial turf surface placed on concrete slab and concrete paving blocks	Goals with nets (2 items) and flags (4 items) along with sheltered bench for substitutes (8 seats), medical staff (4 seats ), portable wheeled training goals with nets (8 items), wheeled portable goals with nets (8 items), mini goals along with nets (24 items) –pursuant to the Attachment A to this Call for Bids <b>(to be delivered along with the subject of lease specified in 1 item in this table)</b>
2	Land, area of 45 132 m <sup>2</sup> developed, including: Southern stand, Western stand, enclosed buildings for mass events– 15 items, cash desks, technical rooms, rest rooms, stores and catering spacer, Southern car parking, Western	ul. Mieczysława Karłowicza 28, Plot No. 3 /4 Cadastral District 2082 Pogodno 82, area: 67 455 m <sup>2</sup> , Land and Mortgage Register No. SZ1S/00232854/8, ul. Mieczysława Karłowicza 28 Plot No. 33/7 Cadastral District 2081 Pogodno 81, area 68 092 m <sup>2</sup> ,	Southern and Western stand: - Area with roofing: ca. 9 385 m <sup>2</sup> - Roofing height: 27.83 m (over the turf) - Capacity ob. both stands: 9 223 seats Reinforced concrete construction, roofing provided with steel structure and box profile sheet and transparent polycarbonate panels; Elevation provided with expanded metal mesh. Enclosed buildings (15 detached sales and service units) on the crown of the Western and Southern stand provided with thermally	Outdoor systems: district heating system, storm sewer system, foul drainage; mains water system: raw water, purified water, water for domestic uses, fire fighting water;  Enclosed buildings - cold and how warm system including, heating, ventilation and	Outdoor systems: 15 kV wiring system dedicated for transformer station, transformer station 15/0.4 kV including two	SSP, SKD, SSWiN, LAN, WLAN and structural wiring, CCTV, Ticketing, structure monitoring, Alarm and Call Signal System for ON, PA –	Concrete paving block area ca. 28 thou. m <sup>2</sup> , bituminous pavement area 1785 m <sup>2</sup> , greenery, steel fencing provided with turnstiles, gates and escape walkway gates	Equipment and fit-out provided in catering spaces, funshop, cash desks, deposit spaces and storage spaces and medical aid room as specified in the C Attachment to this Call for Bids <b>(to be delivered to the Lessee along with the subject of lease specified in point 2 in this table)</b>

Appendix no. 1 to the Tender Notice

	<p>car parking, access roads, yards and pavements</p>	<p>Land and Mortgage Register No. SZ1S/00127813/0 ul. Mieczysława Karłowicza Plot No. 33/6 Cadastral District 2081 Pogodno 81, area: 2358 m<sup>2</sup>, Land and Mortgage Register No. SZ1S/00083677/3</p> <p>ul. Stanisława Ignacego Witkiewicza Plot No. 4 Cadastral District 2082 Pogodno 82, area: 2091 m<sup>2</sup>, Land and Mortgage Register No. SZ1S/00212174/1</p> <p>ul. Kazimierza Twardowskiego Plot No. 3/2 Cadastral District 2081 Pogodno 81, area: 16 461 m<sup>2</sup>, Land and Mortgage Register No. SZ1S/00127815/4</p> <p>ul. Stanisława Ignacego Witkiewicza Plot No. 34 Cadastral District 2081. Pogodno 81, area: 10 799 m<sup>2</sup>, Land and Mortgage Register No. SZ1S/00181342/3</p>	<p>insulated prefabricated concrete slabs and aluminium windows (some with roller shutters) and steel doors; Rooms provided with glazed tiling, ceramic floor finish or epoxy floor topping, painted walls, suspended ceiling; - Total footprint area: 1179.10 m<sup>2</sup> - Gross internal volume: 4 000 m<sup>3</sup> - Number of storeys above ground / Height class: 1 / N (low) - Human Hazard Cat.: ZL III - Enclosed building fire-rating class: D</p> <p>Enclosed buildings provided with sanitary facilities for supporters, catering spaces along with facilities, technical rooms and storage spaces, funshop, cash desks and deposit spaces, medical staff room;</p>	<p>air conditioning, foul drainage and storm sewer system.</p>	<p>transformers each 1600 kVA, and power generator 1534 kVA. Wiring system 0.4 kV and connections for: - lighting system - Enclosed buildings power supply - CSDiM building power supply - Power supply for 3,4,5,6 training football pitch - Stadium power supply - Power supply connection for "event" -Lighting system provided with LED, manual or automatic</p>	<p>sound system, broadcast, BMS and AKPiA, telecommunication ducting. Public Services Communication and Alarm System</p>	<p>Parking spaces - 466</p>	<p>Folding stadium seats, barriers, walkway gate pulls, sector steel separating elements <b>(to be delivered to the Lessee along with the subject of lease specified in 2 item in this table)</b></p> <p>Equipment for maintenance of football pitches pursuant to the Attachment B I, BII, B III to this Call for Bids <b>(the equipment specified in BI, BII will be delivered to the Lessee along with the subject of lease specified in 1 item in this table, the equipment specified in BIII will be delivered to the Lessee upon purchase thereof by the Lessor, planned date of acquisition end of February 2021)</b></p>
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Appendix no. 1 to the Tender Notice

					control along with BMS.  Enclosed buildings wiring systems, power supply and lighting system; electric heating;			
3	Land, area of 4 718 m <sup>2</sup> developed, including CSDiM building (Children and Youth Sports Centre) along with the stand near football pitch No. 3 and land development (fire access road and car parking	ul. Mieczysława Karłowicza 28 plot No. 33/7 Cadastral District 2081 Pogodno 81, area: 68 092 m <sup>2</sup> , Land and Mortgage Register No. SZ1S/00127813/0	CSDiM stands for public accommodations complex including lock room, physical training and renewal centre along with Rest areas, office, storage spaces as well as café for centre needs, along with necessary land development, fire access road, walkways, structural landscaping along with required services and utilities  CSDiM building footprint area: 1 282,2 m <sup>2</sup> Building volume net: 11 700 m <sup>3</sup> Number of storeys above ground: 2 Ground floor living area 026,17 m <sup>2</sup> Higher floor living area 1 113,93 m <sup>2</sup> Building elevation height: 9.5 m (along with roof parapet)  Building with masonry and reinforced concrete structure, flat roof covered with tart felt and ventilated elevation (coated aluminium panels). aluminium window joinery, steel, aluminium and wooden door joinery. Indoor spaces provided with glazed tiling, ceramic floor finish or epoxy floor topping, concrete topping, plastered and	Systems: cold and hot water circulation system, fire water system, central heating, HVAC hot water piping, ventilation and air conditioning, foul drainage and storm sewer system,	Wiring system 0.4 kV including: - main building switchboard - wiring - switch rooms - wiring and power supply instrumentat ion and LED lights	Smoke ventilation, SKD, SSWiN, LAN, WLAN and structural wiring, CCTV, BMS and AKPiA, IPTV	Concrete paving block area 1000 m <sup>2</sup> , greenery; steel fencing, gates and walkway gates. Parking spaces: 19 (purposed for CSDiM and used for Stadium visitors if needed)	Passenger elevator, reception countertops <b>(to be delivered along with the subject of lease)</b>  <b>Equipment of the CSDiM building (Children and Youth Sports Centre) described in appendix D (will be delivered to the Lessee upon purchase thereof by the Lessor, planned date of acquisition end of February 2021)</b>

Appendix no. 1 to the Tender Notice

			<p>painted walls, covered partly with tiling, suspended ceiling or painted ceiling.</p>					
			<p>Building provides for a stand for III league football pitch. Indoor spaces under the stand provide for rest rooms and storage room. The stand offers capacity of 713 supporters, including 86 for visitors.</p> <p>Stand footprint area TCS: 421.4 m<sup>2</sup> Stand provided with reinforced concrete frame and roof with steel structure covered with box profile sheet.</p> <p>Indoor spaces under the stand include sanitary facilities for supporters and technical rooms.</p>	<p>Systems: cold and hot water circulation system, central heating, ventilation, foul drainage and storm sewer system, fertilizer dosing system related to training pitch irrigation, water tank for irrigation purposes and holding tank and fire protection tank.</p>	<p>Wiring systems 0.4 kV including:</p> <ul style="list-style-type: none"> <li>- distribution switchboard ;</li> <li>- wiring and power supply instrumentation and LED lights for spaces and stand</li> </ul>	<p>SKD, BMS and AKPIA, CCTV, telecommunication ducting.</p>	<p>Concrete paving block area 200 m<sup>2</sup> greenery; steel fencing, gates and walkway gates.</p>	<p>Folding seats <b>(to be delivered along with the subject of lease)</b></p>
4	<p>Land, area of 12 335 m<sup>2</sup> developed with training football pitch No. 3</p>	<p>ul. Mieczysława Karłowicza 28 Plot No. 33/7 Cadastral District 2081 Pogodno 81, Area: 68 092 m<sup>2</sup>, Land and Mortgage Register No. SZ1S/00127813/0</p>	<p>Full-size football pitch including natural turf surface (hybrid), area 8510 m<sup>2</sup></p>	<p>Drainage system; Turf irrigations system; Pitch surface underground heating system.</p>	<p>Electric lighting LED - 4 light poles,</p>	<p>Scoreboard, BMS and AKPIA, CCTV, telecommunication ducting.</p>	<p>Polyurethane pavement within player areas, concrete paving block area from the side of TCS, natural turf, planting tall and low shrubs</p>	<p>Ball stop nets, scoreboard, outdoor gym <b>(to be delivered to the Lessee along with the subject of lease)</b></p> <p>Goals with nets (2 items), flags (4 items), as specified <b>in the A Attachment to this Call for Bids (to be delivered to the Lessee along with the subject of lease)</b></p>
5	<p>Land, area of 9 350 m<sup>2</sup> developed with training football pitch No. 4</p>	<p>ul. Mieczysława Karłowicza 28 Plot No. 33/7 Cadastral District 2081 Pogodno 81, area: 68 092 m<sup>2</sup>,</p>	<p>Football pitch No. 4 area: 115x74 provided with artificial turf surface with natural cork infill.</p>	<p>Drainage system; Air-supported dome structure: ventilation and heating system– SEC supported heating.</p>	<p>Pitch LED electrical lighting, suspended LED</p>	<p>BMS and AKPIA, CCTV, telecommunication ducting.</p>	<p>Greenery; fencing, gates and walkway gates</p>	<p>Goals with nets (2 items), flags (4 items), as specified <b>in the A Attachment to this Call for Bids (to be</b></p>

Appendix no. 1 to the Tender Notice

	including air-supported dome structure	Land and Mortgage Register No. SZ1S/00127813/0	AIR-SUPPORTED DOME STRUCTURE along with required infrastructure, covering full-size football pitch (works related to structure scheduled on: installation - October/November, dismantling - March/April.) - Volume net– ca. 95 000 m <sup>3</sup> - Air-supported dome structure height– up to 20m.		emergency and escape signage lighting, ventilation power supply,			<b>delivered to the Lessee at the moment of taking over the subject of lease)</b>  AIR-SUPPORTED DOME STRUCTURE lock, rotating escape door, back-up power generator dedicated for ventilation and dome supporting air generation.
6	Land, area of 8 968 m <sup>2</sup> developed with training football pitch No.5	ul. Mieczysława Karłowicza 28 Plot No. 33/7 Cadastral District 2081 Pogodno 81, area: of 68 092 m <sup>2</sup> , Land and Mortgage Register No. SZ1S/00127813/0	Full-size football pitch including natural turf surface (hybrid), area 8136 m <sup>2</sup>	Drainage system; Turf irrigations system;	Electric lighting LED - 4 light poles,	BMS and AKPIA, CCTV, telecommunication ducting.	Concrete paving block area under benches, greenery; steel fencing, gates and walkway gates.	Goals with nets (2 items), flags (4 items), as specified <b>in the A Attachment to this Call for Bids (to be delivered to the Lessee along with the subject of lease).</b>  Benches provide for area development
7	Land, area of 8 808 m <sup>2</sup> developed with training football pitch No.6	ul. Mieczysława Karłowicza 28 Plot No. 33/7 Cadastral District 2081 Pogodno 81, area: 68 092 m <sup>2</sup> , Land and Mortgage Register No. SZ1S/00127813/0	Full-size football pitch including natural turf surface (hybrid), area 8136 m <sup>2</sup>	Drainage system; Turf irrigations system;	Electric lighting LED - 4 light poles,	BMS and AKPIA, CCTV, telecommunication ducting.	Concrete paving block area under benches, greenery; steel fencing, gates and walkway gates.	Goals with nets (2 items), flags (4 items), as specified <b>in the A Attachment to this Call for Bids (to be delivered to the Lessee along with the subject of lease).</b>
8	Land, area of 39 562 m <sup>2</sup> developed: with Northern and Eastern stand –	ul. Mieczysława Karłowicza 28, plot No. 3 /4 Cadastral District 2082 Pogodno 82,	Northern and Eastern stand - Area with roofing: ca. 13 332 m <sup>2</sup> - Stand roofing height: 27.83 m (over the turf surface)	Outdoor systems: district heating system, storm sewer system, foul drainage; mains water	Wiring 0.4 kV and cable connection	SSP and smoke ventilation, DSO, SKD,	Concrete paving block area ca. 19,5 thou. m <sup>2</sup> , bituminous	Stand purposed folding seats;

Appendix no. 1 to the Tender Notice

<p>along with facilities for stadium, enclosed buildings for mass events – 2 items – technical rooms, rest rooms, VIP car parking, car parking for visitors the police, yards and pavements Developed with a changing room building for players with a usable area of 458,13 m<sup>2</sup>,</p>	<p>area: 67 455 m<sup>2</sup>, Land and Mortgage Register No. SZ1S/00232854/8,  ul. Mieczysława Karłowicza 28 Plot No. 33/7 Cadastral District 2081 Pogodno 81, area: 68 092 m<sup>2</sup>, Land and Mortgage Register No. SZ1S/00127813/0  ul. Mieczysława Karłowicza Plot No. 33/6 Cadastral District 2081 Pogodno 81, area: 2 358 m<sup>2</sup>, Land and Mortgage Register No. SZ1S/00083677/3  ul. Kazimierza Twardowskiego Plot No. 3/2 Cadastral District 2081 Pogodno 81, area: 16 461 m<sup>2</sup>, Land and Mortgage Register No. SZ1S/00127815/4  ul. Kazimierza Twardowskiego Plot No. 3/3 Cadastral District 2082 Pogodno 82, area: 1345 m<sup>2</sup>, Land and Mortgage Register No. SZ1S/00127815/4</p>	<p>- Capacity of both sectors: ca. 12 173 seats  Number of storeys of building– Northern stand– 5, Eastern stand - 2 Total living area ca. 15 140 m<sup>2</sup>  Main 5-storey building designed party within the Northern stand includes training facilities along with rooms for press, journalists, reporters, TV and radio speakers, VIP guests along with office spaces as well as security spaces and required technical and utility rooms. Underground spaces provide for car parking for 75 passenger cars in total. The lowest storey of the main building (level +1 – provided with a link leading directly to turf surface) includes training facilities, namely lock rooms and sanitary facilities, gym, warming-up room, renewal, spaces purposed for coaches room, referees, delegates, anti-doping tests, etc. Eastern 2-storey stand: Level +1 includes technical rooms, storage spaces, break out spaces for security personnel, area for cafe/museum/funshop, as well as sanitary facilities and catering services.  Stand with reinforced concrete frame, roofing provided with steel structure, covered with box profile sheet. Elevation provided with expanded metal mesh, with light aggregate concrete slabs.  Building with masonry and reinforced concrete structure, flat roof covered with tart felt. Aluminium window joinery, steel,</p>	<p>system: raw water, purified water, water for domestic uses, fire fighting water; Eastern and Northern stand - cold and hot water circulation system, fire fighting system, central heating, HVAC hot water piping, ventilation and air conditioning, foul drainage and storm sewer system; Enclosed buildings - cold and hot water circulation system, central heating, ventilation, foul drainage;</p>	<p>dedicated for: - lighting system - enclosed buildings power supply - building power supply -pitch power supply - stadium power supply - Power supply connection for “event” - Lighting system provided with LED, manual or automatic control along with BMS.</p>	<p>SSWiN, LAN, WLAN and structural wiring, CCTV, Ticketing, structure monitoring, Alarm and Call Signal System for ON, PA – sound system, broadcast, BMS and AKPiA, outdoor screens and control room, telecommunication ducting., Public Services Communication and Alarm System, DS. and IPTV</p>	<p>pavement area 6000 m<sup>2</sup>, greenery;  steel fencing provided with turnstiles, gates and escape walkway gates  Parking spaces – 276 including 17 parking spaces for buses</p>	<p>Barriers, walkway gate pulls, sector separating steel elements (<b>to be delivered along with the subject of lease</b>)</p>
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Appendix no. 1 to the Tender Notice

			aluminium and wooden door joinery. Indoor spaces provided with glazed tiling, ceramic floor finish or epoxy floor topping, concrete topping, painted walls covered partly with tiling, suspended ceiling or painted ceiling					
9	Land, area of 10 702 m <sup>2</sup> developed with training football pitch No. 2	ul. Mieczysława Karłowicza 28, plot No. 3 /4 Cadastral District 2082 Pogodno 82, area: 67 455 m <sup>2</sup> , Land and Mortgage Register No. SZ1S/00232854/8,	Full-size football pitch including natural turf surface (hybrid), area 8510 m <sup>2</sup>	Drainage system; Turf irrigations system; Pitch surface underground heating system.	Electric lighting LED - 4 light poles,	BMS and AKPIA, CCTV, Telecommunication ducting.	Polyurethane pavement in substitutes area, concrete paving block area, greenery; steel fencing, gates and walkway gates.	Goals with nets (2 items), flags (4 items), as specified <b>in the A Attachment to this Call for Bids (to be delivered along with the subject of lease)</b> Benches provide for area development

- **Key:**  
SSP – Fire Alarm System.  
DSO – Voice Alarm System.  
LAN – Local Area Network.  
WLAN – Wireless Local Area Network.  
CCTV –Security System.  
BMS – Building Management System.  
AKPiA – Instrumentation, control automation.  
DS. – Digital Signage (surveillance system).  
IPTV –Internet Protocol television.

Ticketing – Supporters Access Control System.

SKD – Access Control System.

SSWIN – Burglary Alarm System.

PA – Public Address (stand and stadium entry spaces dedicated sound system).