



**INTERNATIONAL COMPETITION N° 001/SVMA/2018**

CONCESSION FOR THE PROVISION OF THE MANAGEMENT, OPERATION AND MAINTENANCE SERVICES OF THE PARKS *IBIRAPUERA, JACINTHO ALBERTO, EUCALIPTOS, TENENTE BRIGADEIRO ROBERTO FARIA LIMA, LAJEADO* AND *JARDIM FELICIDADE*, AS WELL AS THE EXECUTION OF WORKS AND ENGINEERING SERVICES.

**BID NOTICE**

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## 1. INTRODUCTION

- 1.1. The purpose of this ANNEX is to present the current characteristics and historic of formation of the entire AREA OF THE CONCESSION, including the equipment included therein, its location, footage and other relevant data as potential improvements (APPENDIX II, of this ANNEX).
- 1.2. THE CONCESSION AREA, in terms of area of occupation, consists of a total of 1,457,800.63 m<sup>2</sup>, covering six (6) municipal parks: Eucaliptos, Ibirapuera, Jacintho Alberto, Jardim Felicidade, Lajeado and TENENTE BRIGADEIRO ROBERTO FARIA LIMA, delimited according to provisions of APPENDIX I to this ANNEX.
- 1.3. The entire AREA OF THE CONCESSION includes all the public areas of the System of Protected Areas, Green Areas and Free Spaces (SAPAVEL), according to paragraph 6 of article 28 of the Strategic Master Plan of the Municipality of São Paulo (Law No. 16,402 / 2016).

## 2. EUCALIPTOS PARK

### 2.1. Location

The EUCALIPTOS PARK, with a total area of 15,447 m<sup>2</sup>, is a property of the Municipality of São Paulo, located at Ministro Guimarães Street, 280, in the district of Campo Limpo, in the Regional Municipality of the same name, administered by the Municipal Secretariat of Green and Environment - SVMA).

In its surroundings, considering a radius of 1000 m, there are only 2 sports equipment and 1 (one) cultural equipment<sup>1</sup> that also serve the region where the PARK is located

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<sup>1</sup>City Hall of São Paulo. Geosampa. Available in: <http://geosampa.prefeitura.sp.gov.br/PaginasPublicas/SBC.aspx> (Accessed in January/2018)

The population around the park, considering a radius of 500 m, is 6,726 inhabitants. Additionally, considering the same environment, the population has an average income of R \$ 1,399.38 per capita<sup>2</sup>.

## 2.2. HISTORIC

The area now occupied by the EUCALIPTOS PARK was originally part of a farm. Subsequently, during the urbanization of the neighborhood, part of the green area of the old farm was preserved as a recreation area of a condominium. In 1995, the park was created with the objective of preserving the area for the local community and ensuring the maintenance of the environmental quality of the region<sup>3</sup>.

## 2.3. CHARACTERISTICS

The EUCALIPTOS PARK, as its name indicates, has a large forest of eucalyptus trees in all its extension. It has a trail used both for leisure and environmental education as well as for the practice of sports activities. In addition, the PARK has playground, living areas, nursery of seedlings and compost<sup>4</sup>.

The EUCALIPTOS PARK had its Management Council inaugurated in March 2016.

## 2.4. FLORA AND FAUNA

A total of twenty-five (25) bird species were registered in the EUCALIPTOS PARK. The EUCALIPTOS PARK is designated as one of the main places for bird watching<sup>5</sup> in the city of São Paulo<sup>6</sup>.

The flora of the EUCALIPTOS PARK consists mainly of a large understory of eucalyptus and other species introduced there, but also has sets of lawns and landscaped areas.<sup>7</sup>

## 2.5. STANDARDS FOR THE PROTECTION OF HISTORICAL AND CULTURAL HERITAGE.

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<sup>2</sup> Censo 2010. Instituto Brasileiro de Geografia e Estatística. Inhabitants older than 10 years.

<sup>3</sup> Municipal Secretariat of Green and the Environment. Available in: [http://www.prefeitura.sp.gov.br/cidade/secretarias/meio\\_ambiente/parques/regiao\\_sul/index.php?p=17438](http://www.prefeitura.sp.gov.br/cidade/secretarias/meio_ambiente/parques/regiao_sul/index.php?p=17438) (Accessed in February/2018)

<sup>4</sup> *Ibid.*

<sup>5</sup> *Ibid.*

<sup>6</sup> Survey based on data from the state and municipal secretariats of the Environment together with the Center for Ornithological Studies

<sup>7</sup> Municipal Secretariat of Green and the Environment. Available in: [http://www.prefeitura.sp.gov.br/cidade/secretarias/meio\\_ambiente/parques/regiao\\_sul/index.php?p=17438](http://www.prefeitura.sp.gov.br/cidade/secretarias/meio_ambiente/parques/regiao_sul/index.php?p=17438) (Accessed in February/2018)

Currently the EUCALIPTOS PARK is not registered in any instance of heritage preservation.

## 2.6. EQUIPMENTS

THE AREA OF THE CONCESSION covers: i) recreation and recreation areas such as playground, living areas, paracycles, track, jogging track, internal and external sidewalks; ii) user services such as toilets and entrances; (iii) operational support as an administration; iv) vegetation with landscaped areas, nursery of seedlings and afforestation of understory; (v) urban furniture; (vi) lighting elements; (vii) signaling and visual communication elements. Currently the PARK does not have food services or equipment rental.<sup>8</sup>

The PARK includes the following buildings and facilities inserted in the AREA OF THE CONCESSION dealt with in the previous item:

ITEM	BUILDING /INSTALLATION	TOTAL AREA (m <sup>2</sup> ) <sup>9</sup>
Operational Support	Park Administration	121.89
	Toilets	
<b>TOTAL</b>		121.89

## 3. IBIRAPUERA PARK

### 3.1. LOCATION

The IBIRAPUERA PARK, with a total area of 1,312,034.39 m<sup>2</sup>, located in the Municipality of São Paulo, between Pedro Álvares Cabral, Quarto Centenário and República de Líbano avenues, in the district of Moema, in the Regional Municipality of Vila Mariana, is managed by the Municipal Secretariat of Green and Environment (SVMA).

In its surroundings, considering a radius of 1000 m, there are in total three (3) sports equipment and forty five (45) cultural equipments<sup>10</sup> that also serve the region in which the PARK is located.

<sup>8</sup>Municipal Secretariat of Green and the Environment. Available in: [http://www.prefeitura.sp.gov.br/cidade/secretarias/meio\\_ambiente/PARKs/regiao\\_sul/index.php?p=17438](http://www.prefeitura.sp.gov.br/cidade/secretarias/meio_ambiente/PARKs/regiao_sul/index.php?p=17438) (Accessed in February/2018)

<sup>9</sup>The metric information and possible improvements of buildings, paths, waterproofed areas, among others, are approximations, obtained from the plants available for each of the Municipal Parks.

<sup>10</sup>City Hall of São Paulo. Geosampa. Available in: <http://geosampa.prefeitura.sp.gov.br/PaginasPublicas/SBC.aspx> (Accessed in January/2018)

The population around the PARK, considering a radius of 500 m, consists of 8,853 inhabitants. Additionally, considering the same environment, the population has an average income of R \$ 5,655.81.<sup>11</sup>

### 3.2. HISTORIC

The IBIRAPUERA PARK was inaugurated in 1954 hosting the exhibitions for the celebration of the IV Centenary of the foundation of São Paulo. Equipped with a set of buildings designed by the architect Oscar Niemeyer, which houses diverse cultural activities, entertainment, exhibitions and events, and landscaped by Otávio Augusto Teixeira Mendes, the IBIRAPUERA PARK is today the largest urban park in area and flow of users and the best known in the city<sup>12</sup>.

Considered one of the best urban parks in the world<sup>13</sup>, the IBIRAPUERA PARK and the set of buildings designed by Oscar Niemeyer are registered by the three organs of protection of the patrimony - CONPRES, CONDEPHAAT, IPHAN<sup>14</sup>.

### 3.3. CHARACTERISTICS

The CONCESSIONAIRE must ensure, throughout the CONCESSION, the destination of IBIRAPUERA PARK to its vocation as a space dedicated to the cultivation of culture and leisure of the population of the city of São Paulo and its visitors. In addition, IBIRAPUERA PARK has areas dedicated to sports, socio-cultural and educational activities, as well as spaces for entertainment, exhibitions and events, attracting a range of people from diverse social classes and cultural habits, and should be maintained as such.

The IBIRAPUERA PARK is subdivided into two zones: cultural and contemplation. The CULTURAL ZONE concentrates the buildings of cultural character of the PARK as museums, educational equipment and events, which generate a great public attractiveness. The CONTEMPLATION ZONE concentrates sports and leisure equipment, such as blocks and playgrounds, as well as support and infrastructure buildings, featuring large grassy and shaded areas where outdoor activities are held.

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<sup>11</sup> <sup>11</sup> Censo 2010. Instituto Brasileiro de Geografia e Estatística. Inhabitants older than 10 years.

<sup>12</sup> São Paulo Turismo. Available in: <http://www.cidadedesapaulo.com/sp/br/o-que-visitar/atrativos/pontos-turisticos/4339-parque-ibirapuera> (Accessed in January/2018)

<sup>13</sup> MOORE, Rowan. "The 10 best parks". *The Guardian*. Available in: <https://www.theguardian.com/culture/2015/aug/07/10-best-parks-urban-green-spaces-high-line-new-york-hampstead-london-park-guell-barcelona>. (Accessed in March/2017).

<sup>14</sup> Resolutions CONPRES nº 06/1997 and nº 05/2003; CONDEPHAAT Resolution CONDEPHAAT nº 01/1992; IPHAN: Administrative Process 1429/1998 For the architectural set designed by Oscar Niemeyer.

The IBIRAPUERA PARK had its Management Council inaugurated in March 2015.

### 3.4. FLORA AND FAUNA

The IBIRAPUERA PARK consists of an important refuge for the wild fauna of the city of São Paulo and migratory species. A total of 218 animal species including spiders, fish, amphibians, tortoises, possums, bats and about 156 species of birds.<sup>15</sup>

Regarding its flora, the PARK presents a wide range of native and exotic plant species - such as eucalyptus, planted by Manequinho Lopes even before the PARK is implanted. A total of 494 species were recorded, of which 16 threatened with extinction<sup>16</sup>. The park also has an important Atlantic Forest reserve, totaling 398,083.85 m<sup>2</sup> of area, within the scope of the Atlantic Forest Municipal Plan<sup>17</sup>.

### 3.5. GUIDELINES FOR THE PROTECTION OF HISTORICAL AND CULTURAL HERITAGE

Due to its historical-cultural relevance and its relationship with the city of São Paulo, its inhabitants and visitors, the IBIRAPUERA PARK was registered in three instances of heritage preservation: City Council of Preservation of Historical, Cultural and Environmental Heritage of the City of São Paulo (CONPRESP), Council for the Defense of Historical, Archaeological, Artistic and Tourist Heritage (CONDEPHAAT) and the National Historical and Artistic Heritage Institute (IPHAN). This topic will address the protection conferred by both the City of São Paulo and the State and the Union. CONPRESP.

At the municipal level, Resolution No. 06/1997, amended by Resolution No. 03/2014, overturned the IBIRAPUERA PARK and adjacent residential areas. The heritage preservation reaches the following elements within the perimeter described in resolutions:

- (i) the current urban layout, represented by public places;
- (ii) arboreal vegetation and public and private landscaping, thus defining and preserving the perimeter permeable area; and
- (iii) the volume of all existing buildings that thus define and preserve the population density of the region.

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<sup>15</sup>City Hall of São Paulo. Municipal Secretariat of Green and the Environment. Available in [http://www.prefeitura.sp.gov.br/cidade/secretarias/meio\\_ambiente/PARKs/regiao\\_sul/index.php?p=14062](http://www.prefeitura.sp.gov.br/cidade/secretarias/meio_ambiente/PARKs/regiao_sul/index.php?p=14062) (Accessed in February/2017)

<sup>16</sup>*Ibid.*

<sup>17</sup>City Hall of São Paulo. Geosampa. Available in <http://geosampa.prefeitura.sp.gov.br/PaginasPublicas/SBC.aspx> (Accessed in January/2018)

It should be emphasized that the resolutions establish, among others, the form of substitution of arboreal trees and prohibits alterations in the road layout and the width of the sidewalks of public places.

### 3.5.1. CONDEPHAAT

At the state level, Resolution SC No. 01 / fell the IBIRAPUERA PARK, contemplating the green area located inside the metallic border and the buildings and architectural elements built for the celebrations of the IV Centenary in the city of São Paulo, discriminated in art. 1º of the resolution, as amended by resolution SC No. 03/99 of CONDEPHAAT<sup>18</sup>, namely:

- a) Palace of the Nations (Manoel da Nóbrega Pavilion);
- b) Palace of the States (Francisco Matarazzo Sobrinho Pavilion);
- c) Palace of Exhibitions (Lucas Nogueira Garcez Pavilion);
- d) Palace of Industries (Armando de Arruda Pereira Pavilion);
- e) Large marquee of interconnection of the pavilions, including the following buildings under it, contained in the original design:
  - Old Wax Museum, which integrates part of the area currently occupied by the Museum of Modern Art - MAM;
  - Old Exhibition Hall, currently enlarged and refurbished, used as a deposit;
  - Old Lunch-bar, corresponding to part of the current restaurant installed;
  - Two blocks of public toilets;
  - Telephone switchboard.
- f) Municipal Planetarium;
- g) Institute of Astrophysics;
- h) Japanese Pavilion; and
- i) Iron bridge reminiscent of the Pavilion of Companhia Siderúrgica Nacional.

To preserve the fallen area, art. Paragraph 2 of the aforementioned resolution established a set of guidelines to be observed,

- a) All works of conservation, restoration, construction and renovation, even when temporary, will be governed by the norms of the resolution and the current municipal legislation, in what does not conflict with the resolution.
- b) All changes in the use of buildings, as well as interventions in the listed area - demolitions, constructions, renovations, conservation and restoration works - will be subject to the prior release of Condephaat.

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<sup>18</sup> Resolution SC 03/99 excludes from the set of the Ibirapuera Park registered by Resolution SC 01/92 the construction of the former Pavilion of Exhibitions, which housed the former Nativity Museum.

- c) The increase of the built area will not be allowed.
- d) The reduction of the current permeable and / or vegetated spaces in the entire PARK area will not be allowed. Condephaat will encourage the expansion of permeable spaces through the removal of asphalt from IBIRAPUERA PARK parking lots, as well as existing unnecessary streets.
- e) Shows and events of any kind in the PARK area should not change the landscape, architectural and visibility conditions of the listed structure.
- f) Any installation that is to be performed within the perimeter listed may only use non-permanent materials that do not damage existing floors or fences.

### 3.5.2. IPHAN

The Institute of National Historical and Artistic Heritage (IPHAN), in accordance with the administrative procedure no. 1429/1998 (1348/1995), proceeded with the demolition of the architectural complex designed by Oscar Niemeyer.

In view of the foregoing, the exploration of activities related to the OBJECT, by the CONCESSIONAIRE, besides guarding for the protection of the historical-cultural heritage of the IBIRAPUERA PARK, must observe the limitations regarding its takings.

### 3.6. EQUIPMENTS

The CONCESSION AREA covers: i) various attractions and cultural facilities, entertainment and events such as the Pavilion of Brazilian Cultures, Planetarium, Municipal School of Astrophysics, Oca, Auditorium, Marquee, Burle Marx Square, Sawmill, sports areas like courts, football, outdoor gyms and playgrounds; ii) facilities for services to USERS, such as snack bars, toilets, entrances, parking lots and road system; iii) operational support facilities such as Administration buildings, Metropolitan Civil Guard (GCM), Park Surveillance and Maintenance, Experimental Field of the School of Gardening, Coexistence and Cooperative Center (CECCO); iv) main and secondary jogging and hiking trails, cycle lanes, children's bike

lane, internal and external sidewalks; v) vegetation, lawns and lakes; (vi) lighting elements; (vii) urban furniture; (viii) signaling and visual communication elements<sup>19</sup>:

The OBJECT OF THE CONCESSION includes the following buildings and installations included in the AREA OF THE CONCESSION referred to in the previous item:

ITEM	BUILDING/INSTALATION	TOTAL AREA (m <sup>2</sup> ) <sup>20</sup>
Protected Goods	Marquee	22.508
	PACUBRA	10.891
	PACUBRA (ground floor and 1st floor)	9.000
	PACUBRA (subsoil)	1.891
	Planetary	2.193
	School of Astrophysics	833
	Japanese Pavilion <sup>21</sup>	1.726
	OCA	10.625
	Auditorium	7.000
	Afro Brazil Museum <sup>21</sup>	12.000
	MAM <sup>21</sup>	3.600
	Bienal <sup>21</sup>	23.361
ITEM	BUILDING/INSTALLATION	TOTAL AREA (m <sup>2</sup> ) <sup>22</sup>
User Services	Restaurant01 - Marquee	500
	Snack bar 01 – Planetary	51
	Snack bar 02 – Gate 8	117
	Snack bar 03 and Sanitary 03 – Service Square – Anchor 2	304
	Sanitary 01 – Marquee	180
	Sanitary 02 – Marquee	180
	Sanitary 04 – Author	66
	Sanitary 05 – Playground	68
	Sanitary 06 – Gate 8	66
	Sanitary 07 – School of Astrophysics	68
	Sanitary 08 – MAM	79
	Newsstand	53
	Operational support and Nursery	Building Administration
School of Gardening - Experimental Field		172
GCM building		420

<sup>19</sup>City Hall of São Paulo. Municipal Secretariat of Green and the Environment. Available in: [http://www.prefeitura.sp.gov.br/cidade/secretarias/meio\\_ambiente/parques/regiao\\_sul/index.php?p=14062](http://www.prefeitura.sp.gov.br/cidade/secretarias/meio_ambiente/parques/regiao_sul/index.php?p=14062) (Accessed in January/2018)

<sup>20</sup>The metric information and possible improvements of buildings, paths, waterproofed areas, among others, are approximations, obtained from the plants available for each of the Municipal Parks.

<sup>21</sup>Equipment not granted.

<sup>21</sup> Equipment not granted.

<sup>22</sup>The metric information and possible improvements of buildings, paths, waterproofed areas, among others, are approximations, obtained from the plants available for each of the Municipal Parks.



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	Surveillance of the Park (Gate 05)	160
	CECCO	404
	Gate 01/02	137
	Gate 01/02 – Marquee	153
	Gate 07	134
	Gate 10	196
	Building Maintenance of the Park	72
Operational support and Nursery.	Other coverages <sup>21</sup>	363
	House of Agronomists <sup>21</sup>	194
	Greenhouse 01 <sup>21</sup>	259
	Greenhouse 02 <sup>21</sup>	142
	Greenhouse 03 <sup>21</sup>	346
	Greenhouse 04 <sup>21</sup>	80
	Greenhouse 05 <sup>21</sup>	178
	Greenhouse 06 <sup>21</sup>	266
	Greenhouse 07, 08, 09, 10 <sup>21</sup>	523
	Support shed <sup>21</sup>	455
Operational support and Nursery.	Veterinary Unit /wildlife division <sup>21</sup>	467
	Ripado <sup>21</sup>	205
	Other constructions of Nursery 21 72 Sewage treatment station 188 <sup>21</sup>	72
Infrastructure.	Sewage treatment station	188
	Sewage Treatment Pump	47
	MAM (support infrastructure)	85
	Other support constructions /infrastructure	248
Various Buildings.	Sawmill	1.208
	Reading House	78
<b>TOTAL</b>		<b>104.261</b>

The use, occupation, permeability and current uses of IBIRAPUERA PARK, are as follows: (i) use equal to 0.07<sup>23</sup>; ii) occupancy equal to 0,06<sup>24</sup>; iii) permeability equal to 0.76;

<sup>23</sup>It counts all the buildings of the park, including toilets, entrances and newsstand.

<sup>24</sup>Includes all covered areas of the park including Marquee.



SOURCE: Urban Nature Study – Bid Notice 01/2017

#### 4. JACINTHO ALBERTO PARK

##### 4.1 LOCATION

The JACINTHO ALBERTO PARK, with a total area of 37,595 m<sup>2</sup>, is a property of the Municipality of São Paulo, located at Talófitos Street, 16, in the district of Pirituba, Pirituba / Jaraguá Regional Municipality, administered by the Municipal Secretariat of Green and Environment (SVMA).

In its surroundings, considering a radius of 1000 m, there are only three (3) sports equipment and one (1) cultural equipment that also serve the region where the PARK is located<sup>25</sup>.

<sup>25</sup> City Hall of São Paulo. Geosampa. Available in: <http://geosampa.prefeitura.sp.gov.br/PaginasPublicas/SBC.aspx> (Accessed January / 2018)

The population around the PARK, considering a radius of 500 m, is 7,302 inhabitants. Additionally, considering the same environment, the population has an average income of R \$ 1,170.08 per capita<sup>26</sup>. In this way, the JACINTHO ALBERTO PARK is the third PARK of the lot with the largest population in the area, behind only the PARKS JARDIM FELICIDADE and IBIRAPUERA.

#### 4.2 HISTORIC

The JACINTHO ALBERTO PARK was inaugurated in 2007, and is implanted in a land that was originally destined to be a square of the neighborhood. Its implantation project sought to value the characteristics of its original relief and to make the PARK accessible to all the public, through the implantation of sports equipment and accessible living areas and the recovery of the existing slopes<sup>27</sup>.

#### 4.3 CHARACTERISTICS

The characteristics of the terrain in which the JACINTHO ALBERTO PARK is inserted, influenced the composition of the PARK. In addition, a system of 'green curtains' has been implemented that provides visual isolation of certain areas as well as improve the park's aesthetic landscaping. The park also has a 360 m long hiking trail, whose ground floor is covered with organic matter, so as not to waterproof the terrain and at the same time prevent erosion.<sup>28</sup>

Among its equipment, two tennis courts stand out, being two of the few blocks with official measures and with clay surface of the city of São Paulo.<sup>29</sup>

The JACINTHO ALBERTO PARK had its Management Council inaugurated in June of 2014.

#### 4.4 FLORA and FAUNA

A total of 8 species of butterflies and 29 birds were registered in the JACINTHO ALBERTO PARK, with rare species, the tucanuçu<sup>30</sup>(a species of toucan). In this way, the

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<sup>26</sup>Censo 2010. Instituto Brasileiro de Geografia e Estatística. Inhabitants older than 10 years.

<sup>27</sup>Municipal Secretariat of Green and the Environment. Available in: [http://www.prefeitura.sp.gov.br/cidade/secretarias/meio\\_ambiente/PARKs/regiao\\_norte/index.php?p=143413](http://www.prefeitura.sp.gov.br/cidade/secretarias/meio_ambiente/PARKs/regiao_norte/index.php?p=143413) (Accessed in February 2018)

<sup>28</sup>*Ibid.*

<sup>29</sup>Encontra Pirituba. Available in: <http://www.encontrapirituba.com.br/pirituba/PARK-jacinto-alberto-em-pirituba.shtml> (Accessed in February 2018)

JACINTHO ALBERTO PARK is also designated as one of the main places for bird watching in the city of São Paulo<sup>31</sup>.

In relation to its flora, the JACINTHO ALBERTO PARK has sets of lawns and landscaped and wooded areas. The afforestation of the park has a wide relation with its characteristic of place suitable for bird watching, since it counts on an area reserved for native vegetation as well as numerous fruit species<sup>32</sup>. Under the Municipal Atlantic Forest Plan, the JACINTHO ALBERTO PARK has a total of 10,310 m<sup>2</sup> of reserve of this biome<sup>33</sup>.

#### 4.5 STANDARDS FOR THE PROTECTION OF HISTORICAL AND CULTURAL HERITAGE

Currently the JACINTHO ALBERTO PARK is not registered in any instance of heritage preservation.

#### 4.6 EQUIPMENTS

THE AREA OF THE CONCESSION covers: i) buildings such as the current administration, a multipurpose space (old bocce) and 5 kiosks; ii) places for sports and recreation, 2 clay tennis courts, sports court, playground, paracycle, hiking trail, skating rink, indoor and outdoor sidewalks; iii) user service facilities such as toilets, concierge, and road system; iv) free-use equipment such as kiosks; v) vegetation, lawn, landscaped areas and sparse afforestation; (vi) urban furniture; (vii) lighting elements; (viii) signaling and visual communication elements. Currently the park has no food or equipment rental services.<sup>34</sup>

The OBJECT OF THE CONCESSION includes the following buildings and installations included in the AREA OF THE CONCESSION referred to in the previous item:

ITEM	BUILDING / INSTALLATION	TOTAL AREA (m <sup>2</sup> ) <sup>35</sup>
Buildings	Administration	211.28
	Multi-Use Space.	386.92

<sup>30</sup>Municipal Secretariat of Green and the Environment. Available in: [http://www.prefeitura.sp.gov.br/cidade/secretarias/meio\\_ambiente/parques/regiao\\_norte/index.php?p=143413](http://www.prefeitura.sp.gov.br/cidade/secretarias/meio_ambiente/parques/regiao_norte/index.php?p=143413) (Accessed in February /2018)

<sup>31</sup>Survey based on data from the state and municipal secretariats of the Environment together with the Center for Ornithological Studies.

<sup>32</sup>Municipal Secretariat of Green and the Environment. Disponível em [http://www.prefeitura.sp.gov.br/cidade/secretarias/meio\\_ambiente/parques/regiao\\_norte/index.php?p=143413](http://www.prefeitura.sp.gov.br/cidade/secretarias/meio_ambiente/parques/regiao_norte/index.php?p=143413) (Acessado em Fevereiro/2018)

<sup>33</sup>City Hall of São Paulo. Geosampa. Available in: <http://geosampa.prefeitura.sp.gov.br/PaginasPublicas/SBC.aspx> (Accessed in January / 2018)

<sup>34</sup>*Ibid.*

<sup>35</sup>*The metric information and possible improvements of buildings, paths, waterproofed areas, among others, are approximations, obtained from the plants available for each of the Municipal Parks.*

	5 Kiosks.	110
<b>TOTAL</b>		708.20

## 5. JARDIM FELICIDADE PARK

### 5.1 LOCATION

The JARDIM FELICIDADE PARK, with a total area of 28,800 m<sup>2</sup>, is a property of the Municipality of São Paulo, located at Laudelino Vieira de Campos Street, 265, in the district of Pirituba, Pirituba / Jaraguá Regional Municipality, administered by the Municipal Secretariat of Green and Environment (SVMA).

In its surroundings, considering a radius of 1000 m, other sports or cultural equipment were not registered<sup>36</sup>. In this way, this PARK has a special importance for your region.

The population around the park, considering a radius of 500 m, consists of 9,297 inhabitants. Additionally, considering the same environment, the population has an average income of R \$ 1,718.26 per capita<sup>37</sup>. It is the largest population contingent in the area surrounding the PARKS now presented.

### 5.2 HISTORIC

The project for the creation of the JARDIM FELICIDADE PARK was attended by the local community, from the initial stages, as the request to create the park until the definition of its program. The PARK was inaugurated in September 1990, following the implementation of a project that took into account the original topography of the land, and provided options and recreation and leisure areas for the population<sup>38</sup>.

### 5.3 CHARACTERISTICS

The JARDIM FELICIDADE PARK has as one of its main characteristics its water wealth, including a spring and a lake. The PARK also counts on other equipment of great sporting

<sup>36</sup>City Hall of São Paulo. Geosampa. Available in: [http://geosampa.prefeitura.sp.gov.br/PaginasPublicas/\\_SBC.aspx](http://geosampa.prefeitura.sp.gov.br/PaginasPublicas/_SBC.aspx) (Accessed in January/2018)

<sup>37</sup> Censo 2010. Instituto Brasileiro de Geografia e Estatística. Inhabitants older than 10 years.

<sup>38</sup> Municipal Secretariat of Green and the Environment. Available in: [http://www.prefeitura.sp.gov.br/cidade/secretarias/meio\\_ambiente/PARKs/regiao\\_norte/index.php?p=47073](http://www.prefeitura.sp.gov.br/cidade/secretarias/meio_ambiente/PARKs/regiao_norte/index.php?p=47073) (Accessed in February / 2018)

relevance like bocce court, which is a reference for the population of the surroundings, two multi-sports courts, besides grills and tables for picnic<sup>39</sup>.

The JARDIM FELICIDADE PARK had its Management Council inaugurated in August 2014.

#### 5.4 FAUNA and FLORA

Twenty-two (22) species of birds were recorded in the JARDIM FELICIDADE PARK, besides species of fish and tortoise<sup>40</sup>. The JARDIM FELICIDADE PARK is also pointed out as one of the main places for birdwatching in the city of São Paulo<sup>41</sup>.

In relation to its flora, the JARDIM FELICIDADE PARK has t areas landscaped like forests, standing out the malls full of ipês (*Tabebuia spp.*). Some fifty-seven (57) species were registered throughout the park, including fruit species planted through community efforts<sup>42</sup>. THE JARDIM FELICIDADE PARK is located in an important area of remnants of Atlantic Forest, with about 33,127.34 m<sup>2</sup>, included in the scope of the Municipal Plan of the Atlantic Forest<sup>43</sup>

#### 5.5 STANDARDS FOR THE PROTECTION OF HISTORICAL AND CULTURAL HERITAGE.

Currently JARDIM FELICIDADE is not registered in any instance of heritage preservation.

#### 5.6 EQUIPMENTS

The AREA OF THE CONCESSION covers: i) buildings such as administration and two masonry houses; ii) places for sports and recreation like 2 sports courts, bocce pitch, playground; iii) user service facilities such as toilets; concierge and road system iv) free use equipment such as barbecue; v) vegetation, forest, spring, lake and sparse afforestation; (vi)

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<sup>39</sup> *Ibid.*

<sup>40</sup> *Ibid.*

<sup>41</sup> Survey based on data from the state and municipal secretariats of the Environment together with the Center for Ornithological Studies.

<sup>42</sup> Municipal Secretariat of Green and the Environment. Available in: [http://www.prefeitura.sp.gov.br/cidade/secretarias/meio\\_ambiente/parques/regiao\\_norte/index.php?p=47073](http://www.prefeitura.sp.gov.br/cidade/secretarias/meio_ambiente/parques/regiao_norte/index.php?p=47073) (Accessed in February/2018)

<sup>43</sup> City Hall of São Paulo. Geosampa. Available in: <http://geosampa.prefeitura.sp.gov.br/PaginasPublicas/SBC.aspx> (Accessed in January/2018)

urban furniture; internal and external sidewalks; (vii) lighting elements; (viii) signaling and visual communication elements. Currently the park has no food or equipment rental services.<sup>44</sup>

The OBJECT OF THE CONCESSION includes the following buildings and installations included in the AREA OF THE CONCESSION referred to in the previous item:

ITEM	BUILDINGS/INSTALATION	TOTAL AREA (m <sup>2</sup> ) <sup>45</sup>
Operational Support	Administration	60.00
	House Masonry	285.00
	House Masonry 2	22.50
<b>TOTAL</b>		367.50

## 6. LAJEADO PARK

### 6.1. LOCATION

The LAJEADO PARK, with a total area of 37,000 m<sup>2</sup>, is a property of the Municipality of São Paulo, located at Antonio Thadeo Street, 712, in the district of Lajeado, Guaianases Regional Municipality, administered by the Municipal Secretariat of Green and Environment (SVMA).

In its surroundings, considering a radius of 1000 m, there are six (6) cultural equipment and only one (1) sports equipment<sup>46</sup>. In addition, the population around PARK, considering a radius of 500 m, consists of 6,832 inhabitants and considering the perimeter, the population has an average income of R \$ 579.28 per capita<sup>47</sup>.

### 6.2. HISTORIC

The area that today is occupied by the LAJEADO PARK was previously occupied by Chácara Santa Rosa, which was surrounded by a wall that prevented the visualization of the native forest existing in the area. The PARK was inaugurated in the year 2010 after works that

<sup>44</sup>Municipal Secretariat of Green and the Environment. Available in: [http://www.prefeitura.sp.gov.br/cidade/secretarias/meio\\_ambiente/PARKs/regiao\\_norte/index.php?p=47073](http://www.prefeitura.sp.gov.br/cidade/secretarias/meio_ambiente/PARKs/regiao_norte/index.php?p=47073) (Accessed in February / 2018)

<sup>45</sup>The metric information and possible improvements of buildings, paths, waterproofed areas, among others, are approximations, obtained from the plants available for each of the Municipal Parks.

<sup>46</sup>City Hall of São Paulo. Geosampa. Available in: [http://geosampa.prefeitura.sp.gov.br/PaginasPublicas/\\_SBC.aspx](http://geosampa.prefeitura.sp.gov.br/PaginasPublicas/_SBC.aspx) (Accessed in January/2018)

<sup>47</sup>Censo 2010. Instituto Brasileiro de Geografia e Estatística. Inhabitants older than 10 years.

inserted equipment of public use in the middle of the former woodland of the farm, besides the substitution of the wall by a grid<sup>48</sup>.

### 6.3. CHARACTERISTICS

LAJEADO PARK has an extensive area of vegetation, permeated by recreation areas and leisure and contemplation equipment, such as picnic spaces, gym equipment and a Reading Forest. There are permanent activities offered to PARK USERS such as gymnastics and tai chi.<sup>49</sup>

The LAJEADO PARK had its Management Council inaugurated in September 2014.

### 6.4. FLORA and FAUNA

A total of twenty-four (24) bird species, including many endemic species of the Atlantic Forest<sup>50</sup>, were registered in the LAJEADO PARK. LAJEADO PARK is also one of the main places for bird watching in the city of São Paulo<sup>51</sup>. Regarding its flora, LAJEADO PARK has about fifty eight (58) species, including endangered species, distributed among remnants of Mata Atlântica in the succession stage, landscaped areas and forest<sup>52</sup>. The LAJEADO PARK has important remnants of Atlantic Forest, totaling 14,757.85 m<sup>2</sup>, included in the scope of the Atlantic Forest Municipal Plan.<sup>53</sup>

### 6.5. STANDARDS FOR THE PROTECTION OF HISTORICAL AND CULTURAL HERITAGE.

Currently the LAJEADO PARK is not registered in any instance of heritage preservation.

### 6.6. EQUIPMENTS

THE AREA OF THE CONCESSION covers: i) recreation areas and spaces for leisure; ii) user service facilities such as accessible toilets; iii) installation of operational support such as

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<sup>48</sup>Municipal Secretariat of Green and the Environment. Available in: [http://www.prefeitura.sp.gov.br/cidade/secretarias/meio\\_ambiente/PARKs/regiao\\_leste/index.php?p=142920](http://www.prefeitura.sp.gov.br/cidade/secretarias/meio_ambiente/PARKs/regiao_leste/index.php?p=142920). (Accessed in February / 2018)

<sup>49</sup>Ibid.

<sup>50</sup>Ibid.

<sup>51</sup>Survey based on data from the state and municipal secretariats of the Environment together with the Center for Ornithological Studies.

<sup>52</sup>Municipal Secretariat of Green and the Environment. Available in: [http://www.prefeitura.sp.gov.br/cidade/secretarias/meio\\_ambiente/parques/regiao\\_leste/index.php?p=142920](http://www.prefeitura.sp.gov.br/cidade/secretarias/meio_ambiente/parques/regiao_leste/index.php?p=142920). (Accessed in February/2018)

<sup>53</sup>City Hall of São Paulo. Geosampa. Available in: <http://geosampa.prefeitura.sp.gov.br/PaginasPublicas/SBC.aspx> (Accessed January / 2018)

Administration building, entrance and road system; iv) hiking trail, playground, outdoor fitness equipment, indoor and outdoor driveways; v) vegetation, landscaped areas and Forest of reading; (vi) lighting elements; (vii) urban furniture; (viii) signaling and visual communication elements. Currently the park has no food or equipment rental services.<sup>54</sup>

The OBJECT OF THE CONCESSION includes the following buildings and facilities included in the AREA OF CONCESSION referred to in the previous item:

ITEM	BUILDINGS/INSTALATION	TOTAL AREA (m <sup>2</sup> ) <sup>55</sup>
User Services	Locker rooms	74.97
Operational Support	Park Administration	104.04
<b>TOTAL</b>		179.01

## 7. TENENTE BRIGADEIRO ROBERTO FARIA LIMA PARK

### 7.1. LOCALIZAÇÃO

The TENENTE BRIGADEIRO ROBERTO FARIA LIMA PARK, with a total area of 50,250 m<sup>2</sup>, is a property of the Municipality of São Paulo, located at Heróis da FEB Street, 322, in the Vila Maria district, Vila Maria / Vila Guilherme Regional Municipality, administered by the Municipal Secretariat of Green and Environment (SVMA).

In its surroundings, considering a radius of 1000 m, there is no sporting or cultural equipment<sup>56</sup>. The lack of these equipments makes PARK an important reference for the activities of the population of its surroundings.

Additionally, the population around PARK, considering a radius of 500 m, consists of 3,341 inhabitants with a mean per capita income of R \$ 1,006.88<sup>57</sup>.

### 7.2. HISTORIC

<sup>54</sup>Municipal Secretariat of Green and the Environment. Available in: [http://www.prefeitura.sp.gov.br/cidade/secretarias/meio\\_ambiente/PARKs/regiao\\_leste/index.php?p=142920](http://www.prefeitura.sp.gov.br/cidade/secretarias/meio_ambiente/PARKs/regiao_leste/index.php?p=142920) (Accessed in February / 2018)

<sup>55</sup>The metric information and possible improvements of buildings, paths, waterproofed areas, among others, are approximations, obtained from the plants available for each of the Municipal Parks.

<sup>56</sup>City Hall of São Paulo. Geosampa. Available in: [http://geosampa.prefeitura.sp.gov.br/PaginasPublicas/\\_SBC.aspx](http://geosampa.prefeitura.sp.gov.br/PaginasPublicas/_SBC.aspx) (Accessed in January/2018)

<sup>57</sup>Censo 2010. Instituto Brasileiro de Geografia e Estatística. Inhabitants older than 10 years.

The TENENTE BRIGADEIRO ROBERTO FARIA LIMA PARK occupies the area of an old square and was inaugurated in 2009. After the implementation of a project incorporated to the vegetation of the place other sports and leisure equipment, so as to preserve the flora of the place while, at the same time, offer recreation options to the local USERS<sup>58</sup>.

### 7.3. CHARACTERISTICS

The project for the TENENTE BRIGADEIRO ROBERTO FARIA LIMA PARK, looked for equipment that improved the use of the area, generating the smallest impact on the initial characteristics of the terrain. In this way, seeking to promote the use of this public space, sports equipment was incorporated into the PARK, such as a synthetic grass soccer field and a sports and leisure court, a hiking trail,<sup>59</sup>.

THE TENENTE BRIGADEIRO ROBERTO FARIA LIMA PARK had its Management Council inaugurated in April 2016.

### 7.4. FLORA and FAUNA

A total of 34 species of birds WAS registered in the TENENTE BRIGADEIRO ROBERTO FARIA LIMA PARK. The park serves as an important stop for migratory birds<sup>60</sup>.

In relation to its flora, TENENTE BRIGADEIRO ROBERTO FARIA LIMA PARK is composed of about 50 species, which compose its garden areas and a heterogeneous forest<sup>61</sup>.

### 7.5. STANDARDS FOR THE PROTECTION OF HISTORICAL AND CULTURAL HERITAGE.

Currently the TENENTE BRIGADEIRO ROBERTO FARIA LIMA PARK is not registered in any instance of heritage preservation.

### 7.6. EQUIPMENTS

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City Hall of São Paulo. Regional Secretariat. Available in: [http://www.prefeitura.sp.gov.br/cidade/secretarias/regionais/vila\\_maria\\_vila\\_guilherme/noticias/?p=26377](http://www.prefeitura.sp.gov.br/cidade/secretarias/regionais/vila_maria_vila_guilherme/noticias/?p=26377). (Accessed in February / 2018)

<sup>59</sup> *Ibid.*

<sup>60</sup> Municipal Secretariat of Green and the Environment. Available in: [http://www.prefeitura.sp.gov.br/cidade/secretarias/meio\\_ambiente/PARKs/regiao\\_norte/index.php?p=24042](http://www.prefeitura.sp.gov.br/cidade/secretarias/meio_ambiente/PARKs/regiao_norte/index.php?p=24042) (Accessed in February / 2018)

<sup>61</sup> *Ibid*

THE AREA OF THE CONCESSION covers: i) sports and leisure areas, such as hiking trail, paracycle, soccer field, sports court and playground; ii) user service facilities such as accessible toilets and drinking fountains; (iii) indoor and outdoor walking paths and sidewalks; iv) vegetation and lawns; (v) urban furniture; vi) installation of operational support such as the Administration building, concierge, road system and the external locker room; (vii) lighting elements; (viii) signaling and visual communication elements. Currently the park has no food or equipment rental services, despite existing demands.

The OBJECT OF THE CONCESSION includes the following buildings and installations included in the AREA OF THE CONCESSION referred to in the previous item:

ITEM	BUILDINGS/INSTALATION	TOTAL AREA (m <sup>2</sup> ) <sup>62</sup>
User Services	Toilet 01	13.60
	Toilet 02	13.60
	Toilet 03/Locker room	18.37
	Toilet 04/Locker room	23.82
	Toilet 05/Locker room	23.82
Operational Support	Administration	9.15
	Toilet of the Employees	9.00
	Reception	9.19
	GCM	5.51
	Deposit 1	7.16
	Deposit 2	5.38
	Pantry	9.22
<b>TOTAL</b>		147.82

<sup>62</sup>The metric information and possible improvements of buildings, paths, waterproofed areas, among others, are approximations, obtained from the plants available for each of the Municipal Parks.

## 8. APPENDIX I - PARK PERIMETER

### ***EUCALIPTOS PARK***



Approximate total perimeter: 556m

Approximate total area granted: 15.447m<sup>2</sup>

### ***IBIRAPUERA PARK***



Approximate total perimeter: 4.935 m

Approximate total area granted: 1.149.061,5 m<sup>2</sup>

Source: Google. Google Earth Pro. Available in: <https://www.google.com/earth/>. (Accessed February 2018)

**JACINTHO ALBERTO PARK**



Approximate total perimeter: 1.318m

Approximate total area granted: 37.595m<sup>2</sup>

**JARDIM FELICIDADE PARK**



Approximate total perimeter: 2.554 m



Approximate total area granted: 28.800m<sup>2</sup>

*Source: Google. Google Earth Pro. Available in: <https://www.google.com/earth/>. (Accessed February 2018)*

**LAJEADO PARK**



Approximate total perimeter: 574m

Approximate total area granted: 37.000m<sup>2</sup>

**TENENTE BRIGADEIRO ROBERTO FARIA LIMA PARK**



Approximate total perimeter: 873 m

Approximate total area granted: 50.250m<sup>2</sup>

Source: Google. Google Earth Pro. Available in: <https://www.google.com/earth/>. (Accessed February 2018)

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## 10. APPENDIX II - REFERENCE INTERVENTIONS

In addition to the provisions of ANNEX III – SET OF SPECIFICATIONS OF THE CONCESSIONAIRE, this appendix presents a non-exhaustive list of possible improvements in the PARKS CONCESSION, with the exception of IBIRAPUERA PARK, already extensively dealt with in the CONCESSIONAIRE.

### ***EUCALIPTOS PARK***

Nº	ITEM	IDENTIFIED PRELIMINARY DEMANDS
1	<b>Playground</b>	Reform and / or implantation of new equipment
2	<b>Toilets</b>	Realization of works of accessibility
3	<b>Food &amp; Beverage Outlets</b>	Implantation
4	<b>Lighting</b>	Implantation
5	<b>Vacation Accommodation</b>	Small interventions

### ***IBIRAPUERA***

See ANNEX III - SET OF SPECIFICATIONS OF THE CONCESSIONAIRE, CONTRACT.

### ***JACINTHO ALBERTO PARK***

Nº	ITEM	IDENTIFIED PRELIMINARY DEMANDS
1	<b>Building Administration</b>	Paintings and small renovations
2	<b>3 Multi-Sport Courts</b>	Implantation of beams, tables and floor improvements
3	<b>Playground</b>	Broad reform
4	<b>Road system</b>	Possible occasional improvements
5	<b>Skate lane</b>	Broad reform
6	<b>Outside Sidewalks To The Park And Indoor Sidewalks Along The Hiking Trail</b>	Floor improvements and possible rainwater runoff
7	<b>Furniture</b>	Necessary reforms
8	<b>Food &amp; Beverage Outlets</b>	Implantation
9	<b>Lighting</b>	Point maintenance
10	<b>Vacation Accommodation</b>	Improvements in conservation



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**JARDIM FELICIDADE PARK**

Nº	ITEM	IDENTIFIED PRELIMINARY DEMANDS
1	Building Administration	Small reforms
2	Barbecue grill	Small reforms
3	Multi-sport courts	Inserting Beams and Tables
4	Playground	Reform and / or implantation of new equipment
5	Toilets	Small reforms
6	Outdoor sidewalks to the park	Small reforms
7	Furniture	reform
8	Signaling and Visual Communication	Implantation
9	Lighting	System expansion
10	Vegetation and lawns	Reform

**LAJEADO PARK**

Nº	ITEM	IDENTIFIED PRELIMINARY DEMANDS
1	Building Administration	small reforms
2	Outdoor Academy	Reform and / or implantation of new equipment
3	Hiking Trail	Improvements
4	Furniture	Enlargement
5	Signaling and Visual Communication	Implantation

**TENENTE BRIGADEIRO ROBERTO FARIA LIMA PARK**

Nº	ITEM	IDENTIFIED PRELIMINARY DEMANDS
1	Administration	small reforms
2	Outdoor Dressing Room	small reforms
3	Playground	Reform and / or implantation of new equipment
4	Accessible Toilets	small reforms
5	Internal Sidewalks Along Walking Tracks	small reforms
6	Furniture	Enlargement
7	Signaling and Visual Communication	Implantation
8	Lighting	Enlargement
9	Vegetation and lawns	Maintenance