

PROVINCE OF FLORENCE

**PUBLIC NOTICE FOR THE GRANTING OF A CONCESSION TO ENHANCE THE FORMER
CONVENT OF SAINT ' ORSOLA.**

Notice is hereby given that, in accordance with Decision No. 22 of 18 February 2014 of the Provincial Executive, a public and open procedure is organized to grant a concession to enhance the immovable property called "Saint Orsola Complex" situated in District 1 "Historic Centre" in Florence, pursuant to Art. 3 bis of Law Decree No. 351 of 25 September 2001 converted into Law No. 410 of 23 November 2001 as well as pursuant to Art. 58 of Law Decree 112/2008 converted into Law No. 133/2008.

The purpose of this concession is to enhance the building Complex through regeneration, restoration and restructuring works and to use the same to carry out activities consistent with the intended use currently allowed and with the constraints weighing on the same, all according to a Programme of enhancement to be drawn up in accordance with the Guidelines set out by the Provincial Administration.

The concession is onerous and the annual fee under the tender amounts to EUR 120,000.00=.

The duration may not be longer than 50 (fifty) years, with effect from the date of the signing of the concession.

The grant of the right to use the Complex shall be authorized by the regional Directorate of the Ministry of cultural heritage and activities (MIBAC) pursuant to Articles 55, 56 and 57 bis of Legislative Decree No. 42/2004, to which the request shall be submitted after the constitution of a provisional reserve list comprising the tenders accepted and evaluated through the sending of the Programme of enhancement of the tender that came first in the reserve list.

The Administration reserves the right, in the broadest possible way, not to accept the tenders and not to proceed with the identification of the concessionaire. Therefore, the receipt of tenders entails no obligation or commitment for the Province in respect of the competitors and, for them, no right or claim in respect of the Province at any title, even in the event of failure of the aforementioned regional Directorate to grant the authorization for the concession.

The contract will be awarded to the most economically advantageous tender on the basis of the criteria identified in the Tender Rules. Tenders shall be evaluated taking the following elements into accounts: financial bid, that is the amount of the annual fee that the tenderer

undertakes to pay for the duration of the proposed concession, according to the economic and financial balance of the investment plan and related management; duration of the concession expressed in terms of years; quality and opportunities of the project proposal, in accordance with the Guidelines of the Plan programme of enhancement and management.

All economic operators (natural persons, sole proprietorships, commercial companies, cooperatives, recognized associations, foundations, consortia, etc.) may take part in this procedure, as well as, in accordance with the provisions of Art. 34, Paragraph 1, Letters d) and e) of Legislative Decree No. 163/2006, the temporary groupings of competitors and the ordinary consortia of competitors referred to in Article 2602 of the Civil Code, even if not yet established in the manner specified in Art. 37 of the same Legislative Decree 163/2006.

In order to take part in the tendering procedure, the relevant stakeholders shall declare, under penalty of exclusion, that they are not in any impeding circumstances mentioned in Art. 38 of Legislative Decree 163/2006, and that they have not been convicted for any of the crimes referred to in Art. 32 bis, ter and quater of the Criminal Code, which leads to the incapacity to contract with the Public Administration.

Moreover, they shall satisfy the following special requirements:

- a) net equity resulting from in the latest financial statement of at least €10.000.000,00;
- b) fixed assets for land and buildings resulting from the latest financial statement of at least € 5.000.000.00;
- c) average turnover in construction works in the last three-year period (2011-2013) at least equal to € 10.000.000,00
- d) average turnover in the last three-year period (2011-2013) at least equal to € 15.000.000,00.
- e) economic and financial capacity, which is suitable to deal with a minimum investment that is equal to € 30.000.000,00 to be confirmed by means of appropriate bank references released by at least two banking-houses or mediators authorized according to Legislative Decree. No. 385/1993.

The competitor shall present a provisional deposit equal to € 400.000,00 (EUR four hundred thousand/00) and carry out a compulsory inspection to ascertain the state of the places.

In order to take part in the tendering procedure, the relevant stakeholders shall submit their own tender, in a sealed package, to the General Protocol Office of the Province of Florence

(to the Direzione Patrimonio / Heritage Directorate) – Via Cavour 1, 50121 Florence – not later than the mandatory deadline of 29 April 2014 at 12:00pm under penalty of exclusion. Evidence shall be constituted by the stamp/date and time affixed by the aforementioned General Protocol upon receipt. After the aforementioned deadline, no other tender shall be deemed valid, even if it substitutes or is added to the previous tender, even if sent on a date prior to the above-mentioned deadline. The delivery of the sealed package within the specified time period remains at the exclusive risk of the sender. In order to take part in the tendering procedure, each competitor shall submit a sealed package, on which the name of the tenderer shall be written and the following words shall be affixed: "It contains the tender for the granting of a concession to enhance the former Convent of Saint Orsola", in which – under penalty of exclusion - the following documents shall be inserted:

- **ENVELOPE No.1** : application form, certification relating to the special requirements, provisional deposit;
- **ENVELOPE No. 2** : technical bid, drawn up as explained in the tender rules.
- **ENVELOPE No. 3** : financial bid, drawn up as explained in the tender rules.

Any clarifications as regards this procedure and the tender documents may be requested by sending an e-mail to the following address concessione.santorsola@provincia.fi.it or by fax to No.+39 0552760377 indicating "Saint Orsola Tender Notice" in the subject header. The answers shall be inserted in an anonymous way in the website www.provincia.firenze.it, section "*Invitations to tender*"-*Tendering procedures – Currently valid tenders - Notices of concession*"

The person responsible for the Procedure is Dr. Maria Cecilia Tosi, Manager of the Direzione Patrimonio, Espropri, Gestione Immobili e TPL /Directorate for Heritage, Expropriations, Real Estate and Local Public Transport Management, (tel. +39 055 2760192).

This Notice has been sent to be published on the Official Journal of the European Union on 28 February 2014 and it will be published on two newspapers with national coverage.

Florence, 28 February 2014

The Manager

(*Dr. Maria Cecilia Tosi*)

