OBČINA BRASLOVČE

Date: 23.12.2016
Number: 331-5/2016-1

Subject: **A public call to promotors to submit expression of interest in a public-private partnership fort he project: »It's happening on Žovnek!«**

The Municipality of Braslovče (hereinafter refered to as: public partner), on the basis of Article 32 of the Publi-Private Partnership Act (Official Gazette of the Republic of Slovenia, No 127/06), calls promoters to submit their expressions of interest fort he implementation of the public-private partnership project »It's happening on Žovnek!«.

1. Contracting authority

Municipality of Braslovče
Braslovče 22
3314 Braslovče
Slovenia

Web page: www.braslovce.si
E-mail: obcina@braslovce.si
Telephone: +386 3 706 84 00
Fax: +386 3 706 84 10

Contact person: ga. Simona Klokočovnik
Telephone number of the contact person: +386 3 703 84 14
E-mail address of the contact person: simona.klokocovnik@braslovce.si

2. Subject of the call

The subject of the call to promoters to submit their expressions of interes for the conclusion of a public-private partnership is the implementation of the project »It's happening on Žovnek!«, which consists of revitalization of Žovnek lake with supporting activities in order to exploit the lake for sports and recreational activities, by placing additional tourist offer with catering facility, campsite and obstacle park, construction of electric lift for water skiing and similar offer.

The following activities are planned within the project »It's happenig on Žovnek!«:

- drafting of investment documentation for the implementation of the project »It's happenig on Žovnek!«;
- preparing all necessary analyses and studies, and obtaining all necessary approvals for project documentation and obtaining a construction permit;
- investment in accordance with legislative bases in the field of construction and nature protection conditions that ensure preservation and protection of valuable natural features;
- obtaining an operating permit.

Estimated contributions of the private partner in the relationship:

- All the costs of the implementation of the project »It's happening on Žovnek!«, consistent with the activities referred to in the previous paragraph;

- Installation and the operation of devices and systems throughout the implementation of public-private partnership - the longest period of "lease" is not defined.

Estimated contribution of the public partner in the relationship:

- Building site owned by the municipality (No. 637/7 cadastre Podvrh, size 8.360 m2)

3. Information about the project

Lake Žovnek in Podvrh is the largest lake in the municipality and measures 49 hectars. The lake was formed by damming the stream Trnavca and is the perfect place especially for nature lovers (it houses 111 species of birds) and for relaxed outdoor leisure. In the immediate vicinity of the lake stands a classicist mansion Žovnek (Ruhethal) and on a hill above the lake there is a mighty castle Žovnek, once one of the largest castles in Slovenia, which is named after the liberal Žovnek lords, later Counts of Celje.

Spatial arrangements, which are defined by Municipal detailed site plan PA 14 - Lake Žovnek (hereinafter: MDSP), adopted on 20.4.2016, are designed taking into account the possibilities, constraints of the area and the current standards that specify the conditions for the spatial location of the campsite / obstacle park, construction of electric lift for water skiing with supporting facilities and placement of the necessary infrastructure. The construction can be made progressively, in phases, but the construction must follow the construction of infrastructure.

The area is located directly by the lake Žovnek and partly in the area of lakes's water surface in the municipality of Braslovče, south of the manor Žovnek, west of the Kamenče village, in the area of Podvrh village.

The area covers 24,88 hectares and is entirely located within the protected area of nature conservation within ecologically important area "Lake Žovnek." It is divided into three units of regulation (hereinafter: UR).

Land plot

basic / advanced land plot	**površina v ha**
UR/1 – building land: the specific area / area for tourism	0,92
UR/2 - area of water land: area of water infrastructure	16,38
UR/3 - area of agricultural land: areas of best agricultural land	7,58
total	**24,88**

The purpose of the investment "It's happening on Žovnek!" is to contribute to the sustainable conservation of cultural and natural heritage as well as its value, and the increase the visibility and attractiveness of the place itself and the wider region.

4. Content and form of expression of interest

An application expressing interest must clearly state all information about the party interested in the public-private partnership, which impacts or could impact in any way the judgement of the public-partner on the appropriateness of the implementation of the subject of the public call in the form of a public-private partnership. What is more, with this call the contracting authorities also expect the promoters to present the envisaged content which will be implemented by the private partner as part of the project with the purpose of attaining the objectives of the investment.

Documentation submitted to the contracting authorities by interested promoters must, in accordance with the Rules on the content of eligibility of execution of a project according to the model of public-private partnership (Official Gazette of the Republic of Slovenia, No 33/07), contain at least the following elements:

- project presentation of public-private partnership in the lifespan of the project, as seen by the promoter;
- proposed form of public-private partnerships and financial analysis of the proposed model of public-private partnership for the entire duration of the relationship;
- conceptual solutions and technical specifications that meet at least the indicated minimum measures;
- estimated value of the investment and the financing structure of a public-private partnership realization, from which inputs and commitment of private and public partners is shown;
- risk assessment of the proposed model of public-private partnership, with the definition of which risks are borne privately, which are public and which are common;
- timetable for implementation, which should cover at least the anticipated duration of the public-private partnership and the implementation of individual measures,
- SWOT analysis;
- analysis of the development opportunities with management model proposal,
- information on the promoter (company, address, tax number) and its responsible person, together with a presentation of the company and an indication of the contact person;
- statements of financial and technical ability of the promoter (eg. references on similar projects).

5. Publication of call

The public call to promoters to submit expression of interest in a public-private partnership for the project »It's happening on Žovnek!« has been published on the procurement portal – www.enarocanje.si and on the webpage of Municipality of Braslovče – www.braslovce.si.

6. Legal bases

The legal basis for the call to promoters to submit expression of interest in a public-private partnership for the project »It's happening on Žovnek!« is the Public-Private Partnerhsip Act (Official Gazette of the RS, No 127/06).

7. Forms of public-private partnerships

With this call the contracting authorities do not prejudge forms of public-private partnership, the content of the decision or the act on public-private partnership.

8. Deadline and manner of submission of expression of interest

The deadline for submission of interest is **31.5.2017 until noon.**

Interested promoters shall submit (in person or via post) their interest for the implementation of the project in question in sealed envelopes to the following address:

Municipality of Braslovče
Braslovče 22, 3314 Braslovče
with the following label on the envelope: »DO NOT OPEN – application – Lake Žovnek«

An expression of interest for the implementation of public-private partnership shall not guarantee a promoter any advantage in the implementation and conclusion of a possible public-private partnership or in the management of other procedures, the goal of which is the realisation of the planned project. However, expressions of interest fort he project submitted after the expiry of the deadline shall not be taken into account.

9. Person authorised to provide information about the public call, documentation and inspection of the location

The person authorised to provide information about the project is Ms. Simona Klokočovnik, senior advisor for environment and spatial planning. Interested persons should ask their questions via telephone number: +386 3 703 84 00, e-mail obcina@braslovce.si or at the address Braslovče 22, 3314 Braslovče, Slovenia.

Public partner reserves the right to organize meetings with promoters, on which the latter will have the opportunity to present the content submitted on the application of interest. Meetings will be conducted with each promoter separately, meeting times will be coordinated subsequently.

Public Partner reserves the right to use all the information and suggestions, which will not be marked as a business secret of the promoter, in the formulation of the final content, model and scope of the tender documentation for the selection of the private partner.

The present public call for promoters is a non-binding document that demonstrates the purpose of the public partner. Public Partner reserves the right to change the content and scope of the project which is the subject of this call. The final design of the public-private partnership, the scope, content and timing of project implementation and obligations of each partner will be detailed in the tender procedure for selecting the private partner.

MUNICIPALITY OF BRASLOVČE
Branimir Strojanšek
mayor

Appendix:
- Municipal detailed site plan PA 14 - Lake Žovnek (in slovene)
- Promotional leaflet in slovene
- Promotional leaflet in english