

**EXTENDED TO 30<sup>TH</sup> NOVEMBER 2018**

**INTERNATIONAL EXPLORATORY NOTICE AIMED AT ACQUIRING EXPRESSIONS OF INTEREST FOR THE ENHANCEMENT AND MANAGEMENT OF THE REAL ESTATE COMPLEX CALLED “VIGNA DI MADAMA REALE – VILLA ABEGG” IN TURIN.**

*Project: “The Phoenix Renewed”*

## **1. PRELIMINARY REMARKS**

**Compagnia di San Paolo** is one of the most important private foundations in Europe, and its origin dates back to **1563**. Its mission is to foster the civil, cultural, and economic development in the communities it operates in, pursuing **goals of public interest and social usefulness**.

*Website: [compagniadisanpaolo.it](http://compagniadisanpaolo.it).*

**With the present notice, Compagnia di San Paolo intends to promote an exploratory inquiry at international level, aimed at acquiring expressions of interest having as subject matter proposals concerning the enhancement, management, and utilisation** of the real estate complex called “Vigna di Madama Reale” and the annexed park, located in the lower hill of Turin, at Strada Comunale da San Vito a Revigliasco no. 65/A, after performing the necessary maintenance and restoration work for the activity that will be subsequently carried out in it, with due respect for the constraints indicated in the **property sheet, which is an integral part of the present notice**. To receive the property sheet a request is needed, to be submitted through the relevant [online form](#).

The real estate is composed of a main building, commonly called “Villa Abegg” from the name of its last private owner (the Swiss textile industrialist Werner Abegg who bought it in 1927), and two constructions, more recently built, used as a technical building and caretaker lodge. The Villa has three floors above ground, an attic, and a basement, and is surrounded by about 25,000 sqm of parkland with high trees.

The property borders another portion of the park (“Parco Alto”), not subject to the present notice, extending for about 62,500 sqm and property of the City of Turin. For the sake of completeness, please note that in this portion of park Compagnia di San Paolo is evaluating the implementation of educational (“hands on” method) and recreational-playing activities mainly intended for kindergarten, primary and middle schools.

**This notice is not binding for Compagnia di San Paolo**. In fact, Compagnia di San Paolo reserves the right, at its own final discretion, to proceed with the selection of one or more expressions of interest. It may negotiate proposals directly with the interested parties, or start a subsequent competition procedure for the selection of the possible grantee, on the basis of one or more of the received proposals, even subsequently re-elaborated.

**In all cases, parties replying to the notice may not claim indemnities of any kind for the editing of the submitted proposals, nor obtain any reimbursements and recognition of costs and/or other.**

## **2. SUBJECT MATTER OF THE EXPRESSIONS OF INTEREST**

**During this phase rough project outlines will also be considered. Priority, however, will be given to expressions of interest that include:**

- a) a descriptive plan of the activities to be carried out in the real estate, specifying:

- a. the intended activities, that must be compatible with the indications of the General City Plan of the City of Turin – Public Services (S) according to article 3, point 7 of the NUEA\* (**See Property Sheet at page 9**);
- b. the spaces within the complex dedicated to the different activities;”
- c. the possible interaction with any of the above-mentioned recreational-playing activities expected to take place in the “Parco Alto”.

\* Norme Urbanistico Edilizie di Attuazione (Planning and Building Implementing Regulations)

- b) **rough project outline** of the works considered as necessary, describing: the maintenance and restoration interventions of the Villa with reference to the activities to be carried out:
  - a. construction, technological, and system works with reference to the intended use;
  - b. equipment and furnishings;
  - c. cost of planned works, including planning costs and technical/administrative fees, if any;
  - d. graphic printouts in a 1:200 scale;
  - e. timeline.
- c) **duration of the grant;**
- d) **economic-financial plan (PEF)** from which the sustainability of the proposed operation for the conversion and management of the Villa can be inferred, thus including a statement of sources and application of funds, an income statement projection, and a projected cash flow, costs and revenues statement during the period of management (such as, e.g., amortisation of investment costs, expected ordinary and extra-ordinary maintenance costs, cost of money, insurance costs, cost of the guarantees of performance and management given to the granting party, cost of the personnel employed for the services, expected revenue, etc.). The PEF must document the main indicators of income (IRR – Internal Rate of Return on investment and NPV – Net Present Value) and bankability of the investment (DSCR and LLCR).

Compagnia di San Paolo is willing to evaluate a support to the implementation of the interventions envisaged by the project.

It is understood that:

- at the end of the management period, the Villa must be returned and the grantee shall have no rights to a reimbursement or indemnification for any additions to it;
- for the execution of the conversion works, the grantee must avail itself of designers and firms with the necessary qualifications and proven skills and experience in interventions of maintenance and restoration performed on buildings that are comparable to the Villa with respect to the intended use. Compagnia di San Paolo shall be allowed to verify the correct performance of all enhancements. It must be clear that all works and activities must be subordinated to approval by any competent authorities (such as the City of Turin, the Soprintendenza, Banca Intesa Sanpaolo, etc.);
- **the rooms in the Villa shall be delivered free of any of the objects, furnishings, and artworks that are now in it.**

Furthermore, the grantee must indicate the guarantees that cover the costs resulting from the grant, including the correct performance of the interventions, and indicate the insurance cover that keeps Compagnia di San Paolo indemnified from any performance- and management-related risk of damages to the real estate and to any third parties.

### 3. ELIGIBLE PARTIES

This notice is addressed to any Italian and foreign organisations that have a legal personality, private or public, and that, individually or as a group, fulfill the following requirements:

## **General requirements**

- not being in a state of bankruptcy or compulsory winding-up, not having applied for any arrangement before bankruptcy or other equivalent procedures provided for by the Italian law or the current laws in the country in which it has settled;
- not having committed, according to the Italian law or the laws in force in the country in which it has settled, any serious, duly verified breaches to rules and regulations concerning the following: safety and health protection on the job; duties and taxes; social security and health insurance contributions; labour law; administrative liability of organisations.

## **Technical/organisational requirements**

- having at least a three-year experience and competence in the organisation and management of the activities that it intends to carry out in the property.

In case of participation in a group, the general requirements must be met by each of the participants in the group; the technical-organisational requirements must be met cumulatively by the participants in the group.

Participation in this notice is forbidden to the same organisation in more than one group; failure to comply with this rule will result in exclusion from the procedure.

## **4. OBLIGATION TO INSPECT**

The parties interested in submitting an expression of interest must inspect the Villa in the presence of a person appointed by Compagnia di San Paolo.

The inspections will take place subject to agreement following the request sent through the relevant [online form](#).

Upon completion of the inspection, the person appointed by Compagnia di San Paolo will fill out a special statement in two copies: one will be kept on file and the other will be delivered to the person carrying out the inspection; this statement must be attached to the expression of interest.

## **5. PARTICIPATION TERMS AND METHOD**

The deadline has been extended to Friday 30<sup>th</sup> November 2018. By then the submitting parties must send by e-mail to [phoenixrenewed@compagniadisanpaolo.it](mailto:phoenixrenewed@compagniadisanpaolo.it):

- the application to participate, written using the application form, signed by a duly authorised party, together with a copy of currently valid ID;
- the proposal of a project that includes the elements indicated in point 2 above;
- the documentation proving the possession of the general and technical/organisational requirements for participating requested in point 3;
- the document stating that the inspection has taken place.

Any applications that are not complete with the required documentation will not be taken into account, nor will it be possible to submit integrations to the documentation after the date fixed for the submission of the expression of interest, unless expressly requested by Compagnia di San Paolo.

## **6. ELEMENTS OF EVALUATION:**

- participants' expertise in the performance of the activities that make up the subject matter of the proposal;
- coherence of the project with the intervention sectors of Compagnia di San Paolo;
- economic and financial sustainability;
- quality in terms of impact on the territory.

## **7. LANGUAGE**

The languages admitted for the participation are Italian and English.

## **8. PRIVACY**

**Information given according to art. 13 of the Leg. Decree 196/2003 (Italian Data Protection Code) and to art. 13-14 of the European Regulation 2016/679 (GDPR - General Data Protection Regulation).**

**Purposes and legal basis.** As required by the above-mentioned articles, the processing of the data sent by the interested parties shall be carried out for purposes that are solely connected with the procedure provided for by this Explanatory Notice and by any subsequent phases of the procedure which Compagnia di San Paolo may carry out in order to entrust the future management of the property.

The legal basis of the processing is consent. The revocation of the consent shall not prejudice the lawfulness of the processing based on the consent given prior to the revocation and shall result in the abandonment of the selection.

Such processing shall always be informed by the principles of correctness, lawfulness, transparency, safeguard of confidentiality and protection of the rights of the interested parties.

**Method.** The processing will be carried out through manual and/or IT and telecommunication devices and by using organisational and processing approaches strictly correlated to its purposes. In any case, it will be carried out so as to guarantee the security, integrity, and confidentiality of the data and to respect the organisational, physical, and logical measures provided for by the current rules and regulations.

**Storing time.** The personal data shall be stored for the whole duration of the project.

**Mandatory or discretionary nature of the delivery of the data.** We inform you that, considering the above-mentioned purposes of the processing, the delivery of the data is mandatory and the failed, partial, or inexact delivery may result in the impossibility to participate to the selection hereof.

**Communication and spreading of the data.** The personal data shall be treated by the Data Controller and by the persons strictly authorised by the Data Controller.

The data may be communicated with respect to the performances that are strictly connected with the carrying out of the project and with due respect for the legal obligations.

**Rights of the interested parties.** In any moment, the interested party may exercise the rights provided for by art. 7 of the Leg. Decree 196/2003 and articles 15-20 of the GDPR by sending an email with the relevant request to the address [privacy@compagniadisanpaolo.it](mailto:privacy@compagniadisanpaolo.it). The interested party has the right to make a complaint to the controlling Authority (Italian Personal Data Protection Authority [www.garanteprivacy.it](http://www.garanteprivacy.it)).

**Data Controller.** The Data Controller of the data supplied in answer to this notice is Compagnia di San Paolo, corso Vittorio Emanuele II, n. 75, 10128 Turin.

**Existence of an automated decision process.** The processing does not involve an automated decision process.

**Transfer of the data to a third Country or international organisation.** The Data Controller shall not transfer the personal data to a third Country or international organisation.

## **9. OUTCOME OF THE PROCEDURE**

The present notice has a non-binding nature for Compagnia di San Paolo that reserves the right not to proceed with the selection, and this shall not entail any rights to the participating parties.

The adequacy of the proposed projects and their selection will be evaluated according to the unquestionable judgment of Compagnia di San Paolo.

By the end of 2018 the outcomes of the present procedure will be communicated by e-mail to all parties submitting an expression of interest; the selected proposal will be published on the Compagnia di San Paolo website.

**[phoenixrenewed.compagniadisanpaolo.it](http://phoenixrenewed.compagniadisanpaolo.it)  
[phoenixrenewed@compagniadisanpaolo.it](mailto:phoenixrenewed@compagniadisanpaolo.it)**

Turin, 4<sup>th</sup> July 2018