

INVITATION FOR THE SUBMISSION OF PROPOSAL FOR THE MASTER PLAN STUDIES AND ENVIRONMENTAL IMPACT STUDIES OF PORTS OF POROS (INCLUDING THE TOURIST SHELTER) AND HYDRA AND THE ANCHORAGE FOR TOURIST BOATS OF NEA EPIDAUROS

Athens, 5 March 2013

1. Introduction

1.1. In accordance with the provisions:

- (a) Law N. 3985/2011 “Medium Term Fiscal Strategy 2012-2015” (Government Gazette nr. A’ 151/2011), the Medium Term Fiscal Strategy 2012-2015 was adopted, together with the “Privatizations Program 2011-2015” (Chapter B’, Part II), which includes, inter alia, the development of the totality of the country’s ports,
- (b) Law 4046/2012 “Approval of the Draft Financial Assistance Facility Agreements between the European Financial Stability Fund (EFSF), the Hellenic Republic and the Bank of Greece, the Memorandum of Understanding between the Hellenic Republic, the European Commission and the Bank of Greece and other urgent provisions for the reduction of public debt and the rescue of the national economy” (Government Gazette A’ 28).

1.2. Decision nr. 218 of the Interministerial Committee for Asset Restructuring and Privatization (I.C.A.R.P.) (Gov. Gaz. B2322/2012), provides for the transfer to the Hellenic Republic Asset Development Fund (“HRADF”) of the economic right to concede to third parties, by means of concession agreements, the rights of administration, management, operation, development, expansion, maintenance and exploitation of 23 ports of the Hellenic Republic, including the ports of Poros and Hydra and the Anchorage for Tourists Boats of Nea Epidaurus.

1.3. For this purpose, HRADF intends to attract strategic investors, to assign relevant concession agreements, and to exploit its rights on Small Ports/Marinas (the “Transaction”).

1.4. Within the context of the preparation of the Transaction, HRADF invites consulting firms to submit offers for the project “Execution of the Master Plan Studies and the Environmental Impact Studies (E.I.S.) for the Ports of Poros, Hydra and the Anchorage for Tourists Boats of Nea Epidaurus”.

2. Scope of work:

- 2.1. This invitation concerns the preparation of the Master Plan Studies (M.P.S.), and Environmental Impact Studies (E.I.S), as per the provisions of L. 4014/2011 and the legislation in force.
- 2.2. The overall supervision and management of the project will be undertaken by HRADF, which will provide the necessary data, instructions and clarifications in

cooperation with other competent authorities (Ministry of Tourism, Ministry of Shipping, Maritime Affairs & the Aegean etc).

- 2.3. The studies will be drafted and submitted to HRADF and the competent authorities, in Greek, according to the detailed time schedule which will be agreed upon the signing of the engagement letter with the consulting firm to be selected.
- 2.4. Duration: Three (3) months upon the signature of the contracts. This period includes the required time for the execution of the Master Plan Studies as well as the Environmental Impact Studies.
- 2.5. Procedure for permitting: The consulting firms will also be responsible for the composition of the necessary documentation and supervision of the procedure of :
 - 2.5.1. Site Planning of the Tourist Shelter in the main harbour of Hydra.
 - 2.5.2. Site Planning of the Tourist Shelter of Poros, which will include the already planned shelter of Poros.
 - 2.5.3. Site Planning of the Anchorage for Tourist Boats of Nea Epidaurus.
 - 2.5.4. Approval of the Master Plan Studies of the assigned ports by the current Invitation of Interest by the competent authorities (Tourist Port Committee and Committee on Planning Development of Ports where required, etc).
 - 2.5.5. Approval of the Environmental Impact Studies (E.I.S.) by the competent department of the Ministry of Environment, Energy & Climate Change (M.E.E.C.C).

The consulting firms should prepare and submit any amendments/revisions of the E.I.S's requested for all studies for a period of up to two (2) years for after the date of their submission for approval to the M.E.E.C.C.

- 2.6. The upper limit of the budget for all studies (M.P. and E.I.S.) is **€105,000 (one hundred five thousand euro)**, VAT excluded. This amount includes all the necessary expenses for the preparation and submission of the studies in as many copies required as per the legislation in force.

3. Necessary Qualifications - Selection Criteria

- 3.1. To participate in the present tender, all interested consulting firms (hereinafter the "Interested Parties") need to satisfy the following minimum requirements:
 - 3.1.1. A valid Design certificate of category 11 (Harbour Works Designs) of class D' and above, or an equivalent right to design harbour works in the country of their establishment (for international candidates), a valid Design Certificate of Category 27 (Environmental Studies) of class C' and

above, or the equivalent right to prepare environmental studies in the country of their establishment (for international candidates).

3.1.2. Previous experience in the preparation of Master Plan Studies for Marinas and Tourist Boat Shelters (Master Plan Studies, Land Planning Files etc.) and Ports of Multiple Uses in Greece, or the drafting of comparable studies abroad.

3.1.3. Previous experience in preparation of E.I.S. for Marinas, Tourist Boat Shelters and Ports of Multiple Uses, acquired in Greece or abroad.

3.1.4. The design team to be established for the above studies will consist of at least:

- Three (3) Consultants specializing in Harbour Works, namely two consultants with a minimum experience of twelve (12) years in Harbour Works Studies, in Greece or abroad and one consultant with a minimum experience of eight (8) years in drafting Harbour Works Designs in Greece or abroad,
- Two (2) Consultants specializing in Environmental Studies, namely one consultant with at least twelve (12) years' experience in Greece or abroad and one consultant with at least eight (8) years' experience in drafting Environmental Impact Studies of Harbor Works in Greece or equivalent experience abroad.

3.2. The consulting firm which will be selected should fulfill the obligations as per Law 3049/2002, and in particular the professional code of ethics of engineers and the rules of professional confidentiality.

3.3. The Interested Parties should submit a proposal which will include all the following:

- i. A brief technical report, up to fifteen (15) pages long, presenting the suggested design team's methodological approach for the execution/materialization of the consulting project, as per this invitation.
- ii. The financial offer for the preparation of the studies, taking into account the upper limit of the budget as mentioned in paragraph (2.6) above. The fees structure will consist of a lump sum remuneration to include all fees and expenses. Financial offers exceeding the indicative estimated price will not be taken into consideration and will be disqualified.
- iii. The C.V.s of the members of the design team, documenting their experience and specialization as described in paragraph (3.1) above.
- iv. A list with a brief description of **equivalent studies (M.P.S. and E.I.S. of Marinas)** undertaken by the same consulting firm as well as by the members of the proposed design team during the last fifteen (15) years in Greece or

abroad. The list should also include contact details of the addressee (or receiver) of each study, whom HRADF may contact, if necessary.

- v. Additionally the Interested Parties as well as all the members of the consulting team should solemnly state the following:
 - a. Their acceptance to participate in the consulting team, and
 - b. That they do not have any conflict of interest

The above stated condition should be valid for the whole duration of the contractual relation with the HRADF.

4. Selection procedure and assignment

- 4.1. The engagement will be awarded in accordance to the provisions of article 3.3 of the Regulation of Terms and Procedures concerning Awards and Supplies of HRADF, provided for in paragraph 4 of Article 8 of the Law 3986/2011, established by the Board of Directors of HRADF and approved by the decision of the Minister of Finance under protocol number 2/66012/0025/20.09.2011 (Gov. Gaz. B'2241/06.10.2011), as amended and codified by the decision of the Minister of Finance under protocol number 2/34294/0025 (Gov. Gaz. B'1695/16.5.2012).
- 4.2. HRADF will evaluate the proposals, as per the minimum requested qualifications, as described above in paragraphs 3.1-3.2 above, as well as in accordance with the effective evaluation of the documentation of each offer as described in paragraph 3.3 above. It is at HRADF's discretion to request clarifications, additions, revisions or/and financial improvement of the offers of the Interested Parties, under the condition that such requests will ensure the equal treatment of all candidates and not result to any discrimination or distort the competition. Following the evaluation, HRADF may invite up to three (3) Interested Parties, to present their proposals and their team, in order to proceed to the final evaluation.
- 4.3. The HRADF reserves, at the fullest extent possible and at its exclusive discretion, the right to cancel, suspend, amend or postpone for a later time this procedure, without any prior notice, as well as to terminate any negotiations or discussions at any stage of the process, without incurring any liability whatsoever as against any participant and/or any third party.
- 4.4. The Interested Parties should submit their offer, together along with all the aforementioned documentation **exclusively by e-mail to: info@hraf.gr**, with the indication:

"INVITATION FOR THE EXPRESSION OF INTEREST FOR THE EXECUTION OF MASTER PLAN STUDIES (M.P.S.) AND ENVIRONMENTAL IMPACT STUDIES (E.I.S.) OF PORTS OF

POROS (INCLUDING THE TOURIST SHELTER) AND HYDRA AND THE ANCHORAGE FOR TOURISTS BOATS OF NEA EPIDAUROS”

- 4.5. Interested Parties may, at their discretion, also submit hard copies of their proposal to the offices of HRADF (1 Kolokotroni & Stadiou Street, 7th Floor, Postal Code: 105 62, Athens, Greece).
- 4.6. The proposals must be submitted at latest on **Tuesday 12 March 2013**, at 14:00 Greek Time.