



**REGIONE SICILIANA**  
**Regional Department of Economy**

**Regional Department of Finance and Credit**

**Service 6 - State Property and Undisposable Assets**

**PUBLIC NOTICE OF EXPRESSION OF INTEREST FOR THE SUBMISSION OF PROPOSALS FOR  
PUBLIC-PRIVATE PARTNERSHIP (PPP) HAVING AS ITS OBJECT THE REHABILITATION,  
MAINTENANCE AND MULTI-YEAR MANAGEMENT OF THE COMPLEX CALLED "BORGO  
BONSIGNORE" LOCATED IN THE MUNICIPALITY OF RIBERA**

**(formerly Article 193 of Legislative Decree No. 36 of March 31, 2023)**

This Public Notice has the exploratory purpose of verifying the existence of Economic Operators possessing adequate qualifications potentially interested in submitting proposals under the Public-Private Partnership (PPP) scheme, which contain necessary and indispensable elements order to assess their feasibility, construction, urban planning, environmental and housing-social sustainability, cost-benefit optimization convenience, and responsiveness to the needs of the Administration's public interest objectives.

Therefore, starting from a careful territorial analysis that highlights strengths and weaknesses of the current local model of tourism, economic, social, cultural and historical development, the Notice aims to promote the recovery, redevelopment, maintenance and multi-year management of the "Borgo Bonsignore," through a strategic investment capable of positively influencing and having spillover effects also on the entrepreneurial, artisan, food and wine and hospitality fabric, meeting the increasing demands of a "slow" tourism, respectful of the local environment and well integrated into the landscape context.

The intent of the Notice, which lays its foundation on synergistic collaboration between the public and private sectors, finds its foundation in the possibility for the Regional Department of Finance and Credit, to pursue strategic and challenging results in different areas, overcoming the "trade-off" between social, environmental and financial returns, by leveraging the entrepreneurial, innovation and specialized skills of the Economic Operator.

Therefore, the intent is to evaluate the best proposal that meets the purposes of the Notice *de quo* so that it can be awarded to an Economic Operator.

**WHEREAS:**

- that it is necessary for the purpose of impartial and transparent management to address the market by means of this Notice, in order to encourage the participation and consultation of qualified Economic Operators interested in submitting proposals pursuant to former Article 193 of Legislative Decree No. 36 of March 31, 2023, as amended, giving public evidence of the interest of the Regional Department of Finance and Credit and the availability of useful documents to submit PPP proposals;
- that the Regional Department of Finance and Credit, intends to receive proposals for PPP (Public-Private Partnership), aimed at the redevelopment, maintenance and multi-year management of the "Borgo Bonsignore"

in order to make - as far as possible - more updated and homogeneous the condition of the aforementioned site and ensure high standards of building, urban planning, environmental and housing - social sustainability for the improvement of the quality of life of the "Borgo" *de quo*;

- that, among the objectives to be pursued, the upgrading of buildings from the aspect of improving energy performance and reducing electricity costs is important for the "Borgo."
- that the duration of the concession must be useful for the amortization of the investment and repayment of debt service in compliance with the economic and financial balance of the concession;
- that in accordance with and to the effect of the provisions of Article 179 of the Public Contracts Code, the value of multi-year management must consist of the total turnover of the concessionaire for the entire duration of the contract, net of VAT, as consideration for the works and services covered by the management, as well as for supplies incidental to such works and services;
- that this procedural phase is in fact not in the nature of a contractual proposal so that the Regional Administration does not assume any constraint as to its continuation, nor can the parties submitting proposals make any claim in any capacity as a result of submitting a proposal in response to this Notice;
- that the evaluation will take place even if there is only one proposal submitted by an Economic Operator in single or associated form meets the legal requirements.

## **1. Public interest purposes.**

Through this Notice, no contracting procedure is called but, the Regional Department of Finance and Credit, intends to verify that there is a possible contractual partner on the market that, through its submitted project proposal, may the latter include coordinated interventions intended for the redevelopment and enhancement of the "Borgo" - in act these is characterized by an advanced process of degradation and abandonment - to allow the economic, social, tourist, cultural revitalization etc. fundamental to give a new lease of life to the socio-economic fabric of the places by ensuring and promoting a better employment spin-off in the area.

The project proposal should provide for the establishment of new functions, infrastructure and services in the fields of culture, social and tourism, and support for activities and investments in recreation and/or accommodation, tourist information and in small-scale tourism infrastructure, with the aim of helping to diversify and deseasonalize tourism offerings, conserve the landscape and promote typical local features.

With this Notice will be provided the essential elements (Prospects, plans, photos etc.) for the knowledge of the current state characteristics of the 8 buildings that enclose a central Square so that they can be forwarded by the Economic Operators, their proposals for PPP (Public-Private Partnership) for the redevelopment, maintenance and multi-year management of the "Borgo Bonsignore".

## **2. Subject of the proposal.**

The site covered by this Notice called "Borgo Bonsignore," is a perfect example of 20th century rural architecture, with its central square dominated by the Torre del Littorio and surrounded by 8 historic buildings such as the Church, the School and the Carabinieri Barracks etc. Despite its past as an almost abandoned village, today the "Borgo" is experiencing a new life thanks to major rehabilitation and redevelopment works but, however, to date, it has not yet been decided how to use these renovated spaces and, therefore, the site is once again at risk of abandonment.

That's why the Regional Department of Finance and Credit with this Notice, intends to acquire proposals for Public-Private Partnership (PPP), which could give rise, following any further procedures pursuant to Article 193, paragraph 3, of the Public Contracts Code, to the realization under concession of the interventions of recovery,

redevelopment, maintenance and subsequent multi-year management, of the entire real estate complex located in the City of Ribera (AG) called "Borgo Bonsignore".

This form of partnership, will allow to activate synergies with private entities, directed to enable the recovery, restoration, planned maintenance, management, opening to public use and enhancement of the "Borgo Bonsignore."

The execution under concession of the aforementioned interventions and subsequent management are aimed at restoring the site to public use and carrying out activities of a cultural, social, tourist, educational and receptive nature, including for profit and commercial purposes, and must be compatible with the protection and preservation of the property complex itself. Such compatibility will have to be ascertained at the evaluation stage

Nonetheless, the methods of recovery, preservation and reuse of the "Village" will then be the subject of specific proposals to be evaluated in the manner set forth in this Notice.

The proposer, based on its experience in complex asset management and its technical know - how and expertise, may possibly expand the subject matter of the proposal to include additional activities and services that will contribute to the estimated value of the proposal. Moreover, the proposer may also include in the proposal activities related to its own facilities, to be functionalized for the optimization of integrated facility management.

For these reasons, the current context requires development strategies that are sufficiently flexible, dynamic and open to innovation, aimed at upgrading the area in question, with high category of services and related classification, such as to ensure positive spillover effects on the economic and employment development of the entire area.

### **3. Inspection**

The on-site inspection is not mandatory for the submission of partnership proposals, nor in any way binding to the future submission or element of its evaluation. In any case, the Proposing Party with the submission of the partnership proposal shall declare that it is fully aware of the state of use and maintenance of the property complex and all factors that may affect the proposal itself.

However, it will be possible, on an optional basis, to carry out an assisted inspection at the affected area to allow potential proponents to take note of the real context of the places, after coordination with the staff of Service 6 - Demanio e Patrimonio Indisponibile of the Regional Department of Finance and Credit.

The request for inspection bearing the name of the Proponent, telephone number and email address, as well as an indication of the individuals who will carry out the inspection should be sent to the email address **patrimonio.finanze@regione.sicilia.it** for the attention of the Project Manager.

The date and time of the inspection will be communicated to the applicant's email address at least 5 (five) working days in advance.

### **4. Contract term.**

The Concession, as of the signing of the Contract, will have a duration of not less than 20 years for a maximum of 30, and in any case due to the time required for the amortization of the investment made and the characteristics of the investments that can potentially be made and the conditions of management of the services. Nevertheless, the proposal may be defined with a longer duration, adequately justified in relation to the value of the investments that can potentially be made by the concessionaire.

### **5. Estimated value of the concession.**

The value of the concession will consist of the total turnover of the concessionaire generated throughout the duration of the contract, net of VAT, estimated by the Regional Department of Finance and Credit, as consideration for the works and services covered by the concession, as well as for supplies incidental to such works and services (Art. 179, paragraph 1 of Legislative Decree No. 36/2023, as amended).

In addition, the estimated value of the concession shall be calculated according to an objective method to be found by consulting the documents attached to this Notice. The Regional Department of Finance and Credit will also take into account, as appropriate, the following elements:

- a. The value of any option clauses;
- b. revenues from the payment by users of works and services of fees and fines other than those collected on behalf of the Regional Department of Finance and Credit;
- c. payments or any financial benefit conferred on the concessionaire in any form by the Regional Department of Finance and Credit, including compensation for the performance of a public service obligation and public investment grants;
- d. The value of grants or any other financial benefits in any form conferred by third parties for the performance of the concession;
- e. Income from the sale of assets that are part of the concession;
- f. the value of all supplies and services made available to the concessionaire by the Regional Department of Finance and Credit, provided that they are necessary for the execution of the work or the provision of services;
- g. Any award or payment to candidates or bidders.

Accordingly, the guarantees and legal requirements, must be commensurate with the aforementioned value.

The proposal may provide for the willingness of the Concessionaire to set aside annually, both accounting and financial, an amount to be determined on the basis of its business strategies and economic - financial considerations (including in relation to the balance of the Economic Financial Plan), to be allocated to the implementation and management of interventions that, subject to the limits established by art. 189 of Legislative Decree no. 36/2023, as amended, arising from specific needs of the Grantor having as their object modifications and additions to existing buildings, objects, facilities within the "Borgo Bonsignore".

This solution must be worked out in such a way as to ensure the proper allocation and in any case the permanence of the operational risk related to the Concession in the hands of the Concessionaire for the entire duration of the contract and in compliance with the provisions of Article 174, paragraph 1 and Article 177 of Legislative Decree No. 36/2023, as amended.

## 6. Persons eligible to submit the proposal and participation requirements.

Proposals in response to this Notice may be submitted by all economic operators, in individual or associated form, as referred to in Article 65 of Legislative Decree No. 36/2023, as amended, as well as the entities referred to in Article 193, paragraph 1, of the same Legislative Decree. For the purpose of submitting the proposal, the proposer must possess the:

- I. **general requirements**, such as the absence of grounds for exclusion under Articles 94 and 95 of Legislative Decree No. 36/2023, as amended;
- II. **professional qualification requirements**, such as registration in the register kept by the Chamber of Commerce Industry, Handicrafts and Agriculture and/or in professional orders or registers or rolls of persons engaged in financial activities also provided for in Article 193 of the Public Contracts Code;
- III. qualification **requirements for design and execution of works**, if the promoter intends to carry out works to the partnership service but will have to possess the qualification for design and construction services, in the categories and classifications necessary for carrying out the works covered by the proposal. If, on the other hand, the promoter does not intend to carry out the works preparatory to the performance of the service, it will have to provide the same in accordance with the Public Contracts Code. In both of the above assumptions, the technical

and economic feasibility project must be drawn up by qualified technicians registered with the relevant professional registers/orders, in possession of the requirements of the Public Contracts Code, according to the nature and category of the works to be designed.

IV. **economic and financial capacity requirements and technical and organizational capacity requirements, if the concessionaire intends to carry out the work directly** these requirements should be demonstrated, through the following:

- a) the **average turnover** related to the activities carried out in the **last 5 years** prior to the publication of this Notice not less than **10%** of the investment planned for the intervention;
- b) **Share capital of** not less than **1/20th** of the investment planned for the intervention;
- c) performance in the **last 5 years** of **services related to** the one envisaged by the intervention for an average amount of not less than **5%** of the investment envisaged for the intervention;
- d) performance in the **last 5 years of** at least one **service related to** the one envisaged by the intervention for an average amount equal to at least **2%** of the investment envisaged by the intervention.

As an alternative to the requirements in (c) and (d), the bidder may increase the requirements in (a) and (b) to the extent of **1.5 times**. The requirement under (b) can also be demonstrated through the net worth.

For enterprises that have been in business for **less than 5 years**, the turnover requirements should be related to the period of actual operation.

In the case of R.T.I. referred to in art. 65, paragraph 2, letter e), Consortia referred to in art. 65, paragraph 2, letter f) and the entities referred to in art. 65, paragraph 1, letter h), of the Code, the quotas of participation in the Grouping or Consortium may be freely established within the limits allowed by the qualification requirements possessed by the associate or consortium member. Therefore, the works will be carried out by the grouped competitors, according to the quotas indicated in the bid, without prejudice to the right to change them, subject to the authorization of the contracting station, which verifies their compatibility with the qualification requirements possessed by the companies concerned.

Finally, if the **concessionaire does not directly carry out the work covered by the concession**, the **concessionaire** must possess **only** the additional requirements set forth in paragraph 1, letters **a), b), c)** and **d)** of Article 33, paragraph 3 of Annex II.12 of Legislative Decree No. 36/2023, as amended.

## 7. Proposal contents and submission of documentation.

The proposal must be written in Italian and must contain:

**A. List of documents and deliverables** that make up the proposal

**B. Power point presentation**, impressions etc. summarizing the basic points and rationales of the proposal

**C. Technical-Economic Feasibility Project** - PFTE - prepared in accordance with Article 41 and Annex I.7 Section II - Article 6 Technical-Economic Feasibility Project, of Legislative Decree No. 36/2023, as amended and supplemented, having to report, also in relation to the provisions of paragraph 5 of the aforementioned Article 41, at least the following documents:

- a. **general report** that should describe, among other things, the state of consistency, the level of knowledge, typological, structural and plant characteristics, and the reasons that led to the choice of the design solution
- b. **technical report** that must describe, among other things, the verification of the existence of interference of the intervention with the intended use of pre-existing buildings and infrastructures, the findings of the urban insertion study with related graphic drawings, where relevant, the description and justification of the technical choices underlying the project, also with reference to functional safety, energy efficiency and reuse and recycling of materials, constraints that insist on the area of intervention and the territorial and environmental surroundings, if it is relevant in relation to the characteristics of the project, landscape aspects, plant aspects, with the definition of their constitution in relation to the need for safety, continuity of service, sustainability and energy efficiency, in their normal and abnormal operation and in their operation,

- fire safety, in relation to potential risks and accident scenarios, safety measures aimed at protecting the health and safety of workers at construction sites;
- c. **sustainability report** that should describe, among other things, verification of environmental objectives, life cycle of the work, analysis of overall energy consumption with an indication of sources for meeting energy needs;
  - d. **specialist report on information modeling** including information specifications as required by Article 43 of the Public Contracts Code on methods and tools for digital construction management
  - e. **graphic drawings** with articulation and in the scales necessary to allow the rough identification of all geometric-spatial, typological, functional and technological characteristics of the buildings to be upgraded and, if necessary, for the interventions to be carried out
  - f. **Estimated value calculation**, if any (the document should also be delivered in open format)
  - g. **chronoprogram**;
  - h. **safety and coordination plan**.

**D. Service management and governance project** to contain:

- a. **general (single) report** describing the characteristics of the proposed services and the related management and governance modes, the state of consistency, the level of knowledge, the typological characteristics, the reasons that led to the choice of the proposed solution, the mode of operation of the information and computer system, the mode of management of requests and the related "tracking", the control of the order in terms of SLA - KPIs and penalties, the governance structure of the order. The actual reduction of energy consumption and energy requirements of buildings - objects - facilities resulting from the related management methods should also be indicated in the appropriate chapter of the report.

Also required is the development, **for each of the services and management systems proposed by the proposer**, of the following documentation:

- a. **technical report** describing the detail of the service, the expected results including in terms of reduction of energy consumption (consistent with the nature of the service), the use of innovative technological solutions;
- b. **maintenance program** that describes, plans and schedules, maintenance activities in order to maintain functionality, quality characteristics, efficiency and economic value over time
- c. **Profit loss statement** showing the details and annual amounts expected for maintenance activities;
- d. **specialist report on information modeling** including information specifications as required by Article 43 of the Public Contracts Code, on methods and tools for digital construction management.

**E. "Specification of service and management characteristics" document.**

It defines scrupulous compliance with service management obligations and is the main performance parameter in the management phase, on which not only the application of penalties but also the possibility of receiving the relevant availability fee is conditioned.

This document should specify the forms of control and self-control that will be implemented in the course of the grant and in the performance of the activities. In particular, all items of expenditure, if any, that are "EXCLUDED" from the performance and, therefore, that will remain the responsibility of the Regional Department of Finance and Credit should be made explicit.

**F. Performance indicators - SLA - target KPIs - penalties**

Consistent with the guidance provided in this Notice, a summary document should be prepared by the proposer that states:

- a. for individual services proposed by the proposer, the **SLAs - target KPIs**, the penalty system with its calculation system (algorithm)

**b. The economic amounts of the penalties.**

**G. Systems of remuneration of services - Fees - Prices**

Consistent with the guidance provided in this Notice, a summary document shall be prepared by the proposer that states, in relation to the contents of the proposal submitted:

- a. The total economic amount of the concession fee, specifying the components and calculation methodology used;
- b. The arrangements for discounting the fee;
- c. the reference prices of the services covered by the concession (including through macro elaborations), however assumed in the PEF;
- d. The system of remuneration of services, with specification of the tariff elements taken as a reference.

The document should **also** be delivered **in open format**.

**H. Sworn Economic and Financial Plan (PEF)** containing an indication of the expenses incurred for the preparation of the proposal and prepared in accordance with the guidelines provided by the Guidelines of the CNDCEC - FNC, update of 27.12.2023. In this regard, the proposer must produce an **Illustrative Report to the PEF** in which, by way of illustration and not limitation, it must:

- Frame the transaction in the following respects: subject of the proposal and its timing;
- Indication of all basic *assumptions* used in the development of the PEF;
- Representation of PEF equilibrium conditions and assumptions;
- demonstration that the proposed solution presents the best cost-benefit ratio for the community in relation to the specific needs to be met and benefits to be provided;
- location and representation of the main technical data/features; management *concept*; any public intervention (price or availability fee) required to support the proposal and its mode of disbursement;
- concession review system in accordance with the provisions of Article 192 of the Public Contracts Code;
- Equilibrium indices and minimum values, quotas and ranges of possible tolerance.

The **PEF** must be sworn by a credit institution or service company established by the credit institution itself and registered in the general list of financial intermediaries, pursuant to Article 106 TUB, or by an auditing company pursuant to Article 1 of Law No. 1966 of November 23, 1939.

The **PEF** should **also** be presented **in an open format** (e.g., .xls - Openoffice - LibreOffice etc.), without obscuring the formulas, with active macros and with the necessary links to the sheets containing the underlying economic and financial data.

**The PEF** must also contain in its forecasts a reduction in the fee according to any economic contributions obtained by the Grantor during the contractual period of the concession.

**I. Statement on the obligations of the proposer.**

In submitting the proposal, the potential concessionaire is also required to sign a statement of commitment to the following requirements and activities:

- carry out its activities, ensuring continuity, regularity and quality in a dimension of complete financial autonomy by means of revenues from the provision of spaces and services, the organization of socio-cultural initiatives, complementary commercial activities and through the search for public and private funding;

- To allocate part of the revenues from the management of the complex as a priority to the development of the functions of cultural enhancement and territorial promotion, although within the framework of the implementation of the partnership;
- Accept that the improvements made by the interventions of recovery, restoration, re-functionalization, enhancement of the complex, possibly made with resources of the potential Partner, fate acquired to the property and that nothing will be due
- comply with all obligations its employees as governed by current labor laws and regulations, including those relating to hygiene, health and safety (Legislative Decree No. 81/2008, as amended), social security and accident regulations, assuming all related charges;
- Acquire the necessary authorizations, visas, clearances, permits, and provide for the payment of fees or taxes, for the operation of its business and the management of the "Village" itself;
- Ensure that the "Village" is intended only for the uses stipulated in the partnership, with a commitment not to cause the slightest harm to it and its preservation;
- Hold harmless the Regional Department of Finance and Credit from all claims of third parties, in any way resulting from the failure or improper performance of the obligations, referred to in this partnership;
- provide for the conclusion at its own expense of an insurance policy that provides coverage for risks arising from the activity covered by the partnership, personal and property damage arising from the operation of the property, the performance of work and other causes occurring throughout the duration of the agreement, as well as caused by the acts of third parties;
- take charge of current operating expenses, including those related to the cleaning and routine maintenance of the buildings and those responding from the requirements for the elimination of architectural barriers (Legislative Decree No. 503/96, as amended);
- Provide activation/connection and payment of utilities (energy, heating, water service, other utilities);
- take charge of ordinary and extraordinary repairs of any kind, as well as any work necessary for the management, custody, surveillance, conservation, usability and use of the complex for the portions from time to time subject to intervention and/or activity, for the purpose of its protection and enhancement, including in relation to the dangers of fire, theft and/or vandalism;
- To bear all managerial, organizational and administrative burdens for the conduct of cultural initiatives and events having the characteristics of public performances.

**L. Outline of the Convention**, compulsorily drafted using the Outline approved by the Ministry of Economy and Finance by the determination of the State Accountant General No. 1 of January 5, 2021, and appropriately adapted to the legal, technical, economic and financial contents of the proposal, so that compliance with the characterizing elements and legal regime of the Public-Private Partnership (PPP) and concessions referred to in Book IV, Parts I and II, of Legislative Decree No. 36/2023, as amended, as well as consistency between all the documents of the proposal is ensured.

**M. Risk Matrix** indicating the type of risk for each phase of the initiative, the possible events related and connected to them, the probability of occurrence, the possible effects, the allocation to the Concessionaire as well as the reference to the articles of the Outline of Agreement and the risk mitigation systems prepared by the Concessionaire. For the drafting of the **Risk Matrix**, please follow what is stated in the aforementioned Outline of Agreement.

**N. Document of "value for money" analysis** that can be of support in verifying the technical economic convenience and legal feasibility of using the form of Public-Private Partnership (PPP), as an alternative to the use of the ordinary forms of procurement, in order to proceed to the declaration of public utility, associated with



the **Public Sector Comparator (PSC)** containing a cost-effectiveness analysis showing the actual advantage for the same in resorting to the PPP instead of the traditional procurement procedure both in terms of total financial outlay over the entire concession period and the risk transferable to the private entity.

All of the above documents must be digitally signed by the proposer.

**It is the proposer's option to also submit a video (mp4 - avi - mpeg), not more than 15 minutes in length, where the fundamentals and rationale of the project are given.**

## 8. Deadline and how to submit the proposal

partnership proposal drafted in a manner consistent with this Notice and signed by the legal representative of the Proposing Entity must be submitted **no later than on 04/15/2025 at 12:00** to the Regional Department of Finance and Credit exclusively by certified electronic mail (CEM) at: [dipartimento.finanze@certmail.regione.sicilia.it](mailto:dipartimento.finanze@certmail.regione.sicilia.it). **Proposals received after this deadline and/or by other means will not be considered and will be excluded.**

The certified e-mail message containing the proposal should have the following subject line:

"PUBLIC NOTICE - Expression of Interest for the submission of Public-Private Partnership (PPP) proposals.

Interested parties who must possess the requirements as specified in paragraph 6. "Persons admitted to submit the proposal and participation requirements," will send their proposals **compulsorily** complying with what is indicated and listed in paragraph 7. "Contents of the proposal and submission of documentation" of the Notice, together with the "Declaration of Interest and Substitute Declaration" pursuant to Articles. 21, 46, 47 and 48 of Presidential Decree No. 445 of December 28, 2000, made by all parties in any capacity involved, certifying the possession of the requirements for admission, duly digitally signed by the Legal Representative of the Economic Operator or authorized person.

## 9. Proposal evaluation

After the deadline for submission of proposals has passed, the regularity of the submitted administrative documents and the technical, legal and economic-financial aspects of the submitted proposals in terms of:

- **sustainability and convenience** pursuant to Article 175, paragraph 2 of Legislative Decree No. 36/2023, as amended;
- **adherence to the purposes of public interest of the regional administration:** redevelopment and enhancement of the "Borgo Bonsignore" through the revitalization of economic and tourist activities so as to give new life to the socio-economic fabric of the villages by implementing both interventions of redevelopment and enhancement of public spaces and services, as well as projects and measures to promote and activate entrepreneurial and commercial initiatives particularly in the tourism - accommodation sector, which create development dynamics and employment spin-offs in the area.

However, the Regional Department of Finance and Credit may not deem any of the proposals received to be in the public interest and may not proceed with the subsequent bidding phase for the award of the concession. Even in the event that the Department identifies a proposal of public interest, it shall still consider itself free not to proceed with the call for tenders for the award of the concession. In both cases, the Economic Operators will not be able to claim any right, in any capacity or for any reason, against the Regional Administration itself.

Likewise, the proposals to be submitted do not bind in any way the Regional Department of Finance and Credit, which, downstream of the findings of the Notice itself, reserves the right to follow other procedures as well, depending on the satisfaction of the public interest.

In fact, this procedural phase is not in the nature of a contractual proposal, so the Regional Department of Finance and Credit does not assume any constraints regarding its continuation, nor can the parties submitting proposals make any claims and in any capacity as a result of submitting a proposal in response to this Notice

The Regional Department of Finance and Credit grantor may evaluate within ninety days of the submission of the proposal, the feasibility of the proposal, inviting if necessary the promoter to make the necessary changes to the feasibility project for its approval. If the promoter does not make the requested changes, as possibly remodeled on the basis of alternative solutions suggested by the same promoter to incorporate the indications of the granting authority, the proposal shall be rejected. The granting authority concludes the evaluation procedure with an express decision, published on its institutional website and subject to communication to interested parties. The feasibility project, once approved, is included among the planning tools of the granting authority.

The approved feasibility project **shall be put up for bidding** within the schedule. The award criterion is the **Most Economically Advantageous Bid (OEPV)** identified on the basis of **best value for money**.

The legal configuration of the promoter may be changed and supplemented until the deadline for submission of bids. In the notice, the Regional Department of Finance and Credit grantor provides that the promoter may exercise the **right of first refusal**.

Bidders, including the promoter, who meet the requirements stipulated in the following "Notice", shall submit a bid containing the sworn Economic-Financial Plan (PEF), specification of the characteristics of the service and management, and improvement variants to the feasibility project put out to tender, according to the indicators stipulated in the notice.

In the proposals, the promoters must declare that in case of award, they will submit the guarantees referred to in Article 106 of Legislative Decree No. 36/2023, as amended. In fact, the entity will have to declare that, in case of award, it will have to provide the guarantee referred to in Article 117 of the same Legislative Decree. Accordingly, the concessionaire must state in the proposal, that from the date of commencement of operation of the service by the concessionaire, a security will be due to guarantee penalties related to the non-fulfillment or inexact fulfillment of all contractual obligations related to the management of the work, to be provided in the amount of 10% of the annual operating cost and in the manner set forth in Article 117. **Failure to provide such security constitutes a serious breach of contract.**

In order to select the best proposal from the point of view technical and economic feasibility due to the requirements, needs and interest of the Regional Administration, the proposals received will be evaluated by applying the following elements and evaluation criteria below:

- Ways of achieving strategic goals
- Quality and completeness of the feasibility project
- quality and completeness of the service management and governance project and the proposed technological solutions with respect to the purposes of the Notice
- Consistency of interventions with respect to the Building Complex, its history and context;
- Reference to the objectives and purposes of public interest set forth in Paragraph 1. Public interest purposes this Notice;
- Protection and preservation of the value of the "Village."
- cost-effectiveness and financial sustainability of the proposal in the short, medium and long term;

- Technical-organizational capacity of the Proposing Party and its corporate structure;
- effectiveness of the assessment, allocation and management of construction, financial, operational and availability risks and the contractual transposition of risk transfer into the draft agreement;
- Program and types of building interventions aimed at the redevelopment of buildings in both common and exclusive parts;
- investment program
- quality of facilities also in terms of technology and level of energy efficiency;
- duration, timing of works and life cycle of building interventions and facilities
- Regulatory upgrading of facilities and energy performance improvement works
- Model of application of the Minimum Environmental Criteria (CAM) with respect to the context
- Quality of planned maintenance and emergency response
- routine maintenance management system and project management services
- size and weight of **concession fees** or **royalties** or **success fees** on revenues allocated to the Regional Department of Finance and Credit;
- Modes of use and enjoyment by the community;
- clarity, completeness and accuracy of the Outline of Agreement that proves its due compliance with the characterizing elements and the legal regime of PPP and concessions under Book IV, Parts I and II, of Legislative Decree No. 36/2023 as amended;
- Adequacy of the system of SLAs - KPIs and penalties;
- Reduction in public investment contribution
- duration of the partnership;
- employment spillovers.

For **each element and evaluation criterion** listed above, an **illustrative report** of the specifics proposed with reference to that criterion must be submitted.

## 10. Personal data processing

The processing of the data participants will be carried out in with the provisions of Legislative Decree no. 196/2003 as by Legislative Decree, no. 101/2018 as amended and pursuant to Article 13 of the EU Regulation 2016/679. Personal data will be processed exclusively for purposes related to the conduct of this Notice and will not be communicated or disseminated. signing the expression of interest, the proponent therefore assents to the above treatment.

## 11. Final Provisions

Pursuant to Article 15 of Legislative Decree No. 36/2023, as amended and supplemented, the following is appointed as the Single Person in Charge of the Procedure (R.U.P.).  
Management official, Arch. Filippo Antonino Buscemi.

This Notice will be published on the institutional website of the Regional Department of Finance and the Credit to the address:

[www.regione.sicilia.it/istituzioni/regione/strutture-regionali/assessorato-economia/dipartimento-finanze-credito](http://www.regione.sicilia.it/istituzioni/regione/strutture-regionali/assessorato-economia/dipartimento-finanze-credito)

[www.regione.sicilia.it/istituzioni/servizi-informativi/bandi?f%5B0%5D=expired%3A0](http://www.regione.sicilia.it/istituzioni/servizi-informativi/bandi?f%5B0%5D=expired%3A0)

and in the Portal of the Sicilian Region section "**Transparent Administration - Calls for tenders and contracts**"

This Notice does not bind the Regional Department of Finance and Credit in any way.

For matters not expressly provided for this Notice, reference is made to Legislative Decree No. 36/2023 as amended

How compatible.

The R.U.P.  
(Arch. Filippo Antonino Buscemi)

The General Manager  
(Lawyer Silvio Marcello Maria Cuffaro)

Attached to this Notice:

- Declaration of interest and affidavit
- Report on the state of the buildings
- Map extract of the Borgo
- Elevations and floor plans of Building No. 1 - Church
- Elevations and floor plans of Building No. 2 - Medical Dispensary
- Elevations and floor plans of Building No. 3 - School
- Elevations and floor plans of Building No. 4 - Podestarile and Craft Shops.
- Elevations and floor plans of Building No. 5 - Podestarile and Craft Shops.
- Elevations and floor plans of Building No. 6 - Entity Building.
- Elevations and floor plans of Building No. 7 - Trattoria and Resale
- Elevations and floor plans of Building No. 8 - Postal Collector and Carabinieri Station
- Tav. 9 - Perspective views
- Photos of the current state