

NOTICE FOR THE EXPRESSION OF INTEREST FOR THE PARTICIPATION
IN THE PROCEDURE OF VALUATION AND SALE OF BUILDINGS AND
PROPERTY RIGHTS OF S.P.IM. S.p.A. - NUOVA FOCE S.r.l. - AND OF THE
MUNICIPALITY OF GENOA

- DEVELOPMENT OF THE "EASTERN WATERFORNT" -

Procedure for the valuation and sale of properties through competitive tender pursuant to the regulation for the sale of properties owned by S.P.Im. S.p.A., as well as by mandate conferred on S.P.IM S.p.A. from the Municipality of Genoa for the development and sale of their properties, in accordance with resolution of the Municipal Council n. 25 of 10th April 2018 and the subsequent resolution of the Municipal Council no. 100 of May 31st, 2018

1. INTRODUCTION

S.P.Im. S.p.A. is a company wholly owned by the Municipality of Genoa in charge of managing the process of valuation and sale of the available municipal assets, acquired and sold on the basis of sales programs established by the latter.

In this context, S.P.Im. S.p.A. intends to proceed with the valuation and sale of the buildings referred to as the former "exhibition grounds", including the properties owned by the Administration following the receipt of expressions of interest, as specified below.

Arch. Renzo Piano and the Renzo Piano Building Workshop S.r.l. have produced an outline design, called "Waterfront di Levante", donated to the Municipality of Genoa, the Liguria Region and the Port Authority of the Western Ligurian Sea. The outline design was subsequently updated by Arch. Renzo Piano in the light of the indications for the development of the design made by the Superintendent competent in matters of landscape and cultural heritage.

The Municipality of Genoa accepted this donation by resolution of the City Council no. 253 of 28 October 2017, and subsequent deed of gift on 31 October 2017.

The company Nuova Foce S.r.l., wholly owned by the company S.P.Im. S.p.A., in turn wholly owned by the Municipality of Genoa, together with the latter, are the owners of the real estate compendium in the Municipality of Genoa affected by the Waterfront of Levante, and better indicated in the Disciplinary of tender relating to this procedure of expression of interest.

1. CONTRACTOR'S SUBJECT

The contracting party, in virtue of the mandate conferred by resolution of the Municipal Council n. 25 of 10 April 2018 and the consequent resolution of the Municipal Council no. 100 of May 31, 2018, is the company S.P.Im. S.p.A., based in Via Francia, n. 1, 16149 Genoa, telephone 0105577902, certified e-mail spimgenova@pec.it; internet address www.spimgenova.it

2. SUBJECT OF THE EXHIBITION OF INTEREST

This notice is aimed exclusively at receiving expressions of interest to encourage the participation of an appropriate number of economic operators potentially interested in the realization of the project design of Arch. Renzo Piano.

The tool identified for the involvement of private capital consists in the valuation and sale, of the portfoglio, which will be managed solely by the company S.P.Im. S.p.A., as owner of the entire share capital of Nuova Foce s.r.l., as well as agent representing the Municipality of Genoa, for the buildings and rights of the Municipality of Genoa, as specifically indicated in the tender regulations.

The publication of this notice does not constitute an offer to the public or solicitation of public savings. This publication does not imply any obligation on S.P.Im. S.p.A. or commitment to sell to any bidders, until the time of signing the sales contract, and no right to any reimbursement, indemnity or performance in favor of the bidders.

1. PROPERTY AND RIGHTS SUBJECT TO THE VALUATION AND SALE PROCEDURE

The properties and rights involved in this procedure are indicated in the tender regulations.

2. ADMITTED PERSONS AND SELECTION PROCEDURE

Subjects admitted

Economic operators, natural or legal persons, public entities, groupings of such persons or entities, including any temporary association of companies or professionals, or bodies without legal personality who possess the requisites provided for by the Rules of the tender may participate in the selection procedure, if they do not fall under one of the causes of exclusion indicated in Annex I to the Tender regulations and are in possession of the subjective requisites provided for therein.

Stages of the procedure

The selection procedure is divided into two phases: the first phase consisting of a pre-selection aimed at collecting expressions of interest that meet the criteria set out in the tender regulations and consisting of the presentation of the declarations, commitments and documents specifically requested, accompanied by an overview of the project idea and the indication of the team of the participants; the second phase, to which will be admitted only those candidates who participated and passed the first phase and consisting in the presentation of the technical offer, which includes details of the redevelopment project, and in the presentation of the economic offer, intended as the purchase price of the properties upwards compared to the auction base price that will be communicated at the time of the invitation to the second phase. The economic and financial plan of the activity must be attached to the economic offer.

To the operators admitted to the second phase, a special invitation letter will be sent inviting them to present their offer, in the letter the rules for participation and procedure will be detailed, an offer that will be evaluated according to the most economically advantageous offer considering the best value for money .

The contracting authority reserves the right to:

- a) not proceed with the award in the event that no offer is satisfactory or suitable

in relation to the contractual goal;

b) proceed with the award even if only one valid offer is present.

1. TERMS OF THE PROCEDURE AND METHOD OF PRESENTING THE EXPRESSION OF INTEREST

Phase 1

presentation of participation requests

at the expression of interest phase by July 31st, 2018

- preliminary assessment of the expression of interest and sending the invitation letters by 31st August 2018

Phase 2

- deadline for offers November 30th, 2018
- selection of the winner December 31st, 2018

Phase 1

The expression of interest and the related attachments must be prepared in accordance with the D.P.R. 445/2000.

The expression of interest must reach the Contracting Party, without fail within the terms indicated above by:

Send PEC to: spingenova@pec.it

Post office: S.P.Im. S.p.A. - Via di Francia 1 - 16149 Genoa

Direct delivery: S.P.Im. S.p.A. - Via di Francia 1 - 16149 Genoa

The timely delivery of applications remains the sole responsibility of the sender.

Incomplete applications, as well as those received after the date indicated above (according to the date resulting from the protocol number assigned by the recipient organization or from the date of receipt of the PEC), will not be considered.

It remains established that the aforementioned expression of interest does not constitute proof of possession of the general and special participation requirements required for the assignment of the work, which must instead be specifically declared by the interested party and ascertained by the adjudicating person during the subsequent selection procedure according to the methods prescribed in the letter of invitation.

S.P.Im. S.p.A. reserves the right to modify, suspend, interrupt, temporarily or permanently, with one or all the subjects involved, the present procedure and / or withdraw from the same without any obligation to state reasons and without the participating subjects having any claim.

S.P.Im. S.p.A. also reserves the right to make known the terms and the value of the offer deemed to be the best and, in any case, of all the offers received, without incurring any liability towards the participants in the procedure.

1. OTHER INFORMATION

It is possible to request to visit the properties by appointment.

Appointments for inspections can be requested at the following telephone number 010/5577908 and by e-mail at the following addresses: molini @ spimgenova; frontemare@comune.genova.it

Further information or clarification on this procedure may be requested as follows:

Information on the (administrative) procedure: slottici@comune.genova.it

Technical information for property owned by the Municipality of Genoa: gbpoggi@comune.genova.it

Technical information for properties owned by Nuova Foce S.r.l .: chirico@spimgenova.it; franciolini@spimgenova.it

This call and the entire procedure are governed by Italian law and by the Regulation for the sale of properties owned by SPIM spa, published on the website www.spimgenova.it, as well as by the tender regulations and related attachments and documents published in the section of the website www.spimgenova.it dedicated to this procedure.

1. PROJECT MANAGER

The Project Manager is Arch. Giovanni Battista Poggi.

Genoa, 5th June 2018

The Chairman and Chief Executive Officer Dr. Stefano Franciolini