

OUTLINE OF THE EXPRESSION OF INTEREST FOR PROJECT IDEAS AIMED AT ENHANCING THE REAL ESTATE COMPLEX OF THE FARM RICCAGIOIA

(TORRAZZA COSTE - PV)

1. Awarding Authority: Regional Authority for Agriculture and Forestry Services (ERSAF) via Pola 12 - 20124 Milan (MI)

2. CHARACTERISTICS OF THE COMPANY/CENTRE

ERSAF manages on behalf of Lombardy Region the farm Riccagioia and Riccagioietta , complex located in the municipality of Torrazza Coste, via Riccagioia 48. The complex covers an area of 54.44 hectares. In short, the complex consists of land and buildings that insist part in the municipal territory of Torrazza Coste and part in the municipal territory of Montebello della Battaglia.

The existing buildings are:

- The main building which consists of 6 units in good condition, for a total of approx. 15,500 square meters;
- The ruins of Riccagioietta, for a total of approx. 4,000 square meters.

The complex is now used as the ERSAF Lombardy Region's Wine Centre, which is currently operating and working with the entire regional organisation to relaunch the entire Oltrepò Pavese wine sector.

3. PURPOSE OF THE EXPRESSION OF INTEREST

The initiative aims to promote the creation of a project for the establishment of a productive Ecosystem and services at the Riccagioia complex, capable of contributing to the economic and social development of the entire Oltrepò territory, also through the best combination of "facility and capability", so that it becomes a recognised representative and attractive reality for the territory: a best practice.

Some features of the proposal which we would like to receive, for example, may concern:

- people at the centre of innovation;
- the commitments of "presence" on site by the project partners;
- the commitment to the evolution of all productive sectors, with a particular focus on agro-industrial chains and micro and SMEs;
- the development of experiential services in the field of accommodation based on the excellence of food and wine of the area, on welfare and environmental sustainability.

Riccagioia, in this scenario, could become an enabling "platform" for the technological transformation of the agri-food sector and not only, thus constituting an ecosystem and competence centre of excellence at the service not only of Oltrepò, but of the Italian system as a whole.

Without prejudice to the ownership of the Lombardy Region (the Estate may be assigned in Concession or Loan for Use), this expression of interest does not place particular restrictions on the intended use and activities to be proposed, except that these must respect the agricultural and rural destination of the estate and must, as widely described above, produce public value (as already mentioned above, for example, in

experimental and/or demonstration activities, training activities, technical services for the food and wine and agri-food sector, conservation/increase of biodiversity, digital solutions for agriculture 4.0, etc.).

All interested parties, private and public (without limitations and, therefore, including associations, non-profit organizations, cooperatives and social enterprises, etc.), in individual or aggregate form, are therefore invited to submit proposals / ideas through the development of a technical-economic project and a "business plan" for the enhancement and use of the complex of Riccagioia that will be given in use through a loan for use contract.

The proposals must contain the elements indicated in paragraph 4.

Among the proposals received, one or more project ideas will be selected which will constitute the technical basis for the activation of any subsequent public procedures aimed at identifying the best solution for the enhancement, use and management of the Riccagioia complex.

All those interested in submitting proposals will be provided with the available data and documentation relating to the Riccagioia Complex.

It will be possible for the participants to request a specific site visit, on a date to be agreed by writing to the company's managers as indicated at the end of this notice.

4. CONTENTS OF THE EXPRESSION OF INTEREST

In the project proposals, the following contents must be included in a synthetic document:

1) a title identifying the proposal;

2) the proposer(s) (if applicable in associated form);

3) the purpose and nature of the activities and/or services which it proposes to develop, with a brief description of them and highlighting users and beneficiaries, foreseeable effects (in economic, environmental, social and employment terms), advantages for the conservation and enhancement of the regional heritage;

4) the envisaged planning, organizational and managerial model;

5) a general economic plan, highlighting the management costs and the expected revenues, any necessary investment, its financial coverage and the timescales of the estimated return, as well as any external sources of funding, if deemed necessary;

6) any other conditions and/or constraints considered important in order for the proposal to be translated into an executive project.

5. SUBJECTS ADMITTED TO PRESENT THE EXPRESSION OF INTEREST

Private and public entities, individually or in aggregate form without particular limitations, including entities belonging to the so-called "third sector". The proposal must be signed by the Legal Representative or by an expressly delegated Representative, in the case of aggregate forms.

6. METHOD OF PRESENTATION

Expressions of interest must be received in sealed envelope, marked with the words "MANIFESTAZIONI D'INTERESSE PER IDEE PROGETTUALI FINALIZZATE ALLA VALORIZZAZIONE, UTILIZZO e GESTIONE DEL COMPLESSO DELL'AZIENDA AGRICOLA RICCAGIOIA" and an indication of the sender. The package must be received by 12.00 noon on 31 December 2019 at ERSAF via Pola 12 - 20124 Milan (MI). The agency will not be liable for late deliveries due to the delivery method chosen by the proposer.

The package must contain:

- the summary proposal, drawn up in accordance with the requests set out in point 4;
- documentation illustrating the technical and organisational capacity of the proposers;
- other graphic, photographic and descriptive documentation attached to the proposal, if deemed necessary.

7. EVALUATION OF PROJECT PROPOSALS/IDEAS

A Technical Commission, appointed by the General Manager of ERSAF after the deadline for the submission of expressions of interest, will evaluate the project proposals/ideas received according to the criteria indicated in point 8 below.

The Board of Directors, on the basis of the Commission's report, will evaluate how and whether to initiate public selection procedures for the subsequent award of the " THE EXPRESSION OF INTEREST FOR PROJECT IDEAS AIMED AT ENHANCING THE REAL ESTATE COMPLEX OF THE RICCAGIOIA FARM ".

The presentation of the expression of interest does not constitute an obligation for the applicant to participate in the possible next selection phase mentioned above

8. EVALUATION CRITERIA OF THE IDEAS/PROPOSALS

The Commission will evaluate the ideas/proposals received within the deadlines set out in point 6 above.

The examination of proposals will be based essentially on the following -indicative only- criteria:

- coherence with the objectives of the tender: innovation, overall model, organicity, articulation and evaluation of products and services defined in the proposal;
- increase in public value and valorisation of the regional heritage generated by the proposal;
- governance, partnership and organisational aspects, also with particular regard to the use of innovative methods;
- business plan, practical feasibility, time of implementation;
- size and quality of the planned private investments;
- ideas, actions, projects and/or plans and/or services that increase the attractiveness of the territory, including tourism.

OTHER INFORMATION

Notice will be given on the website www.ersaf.lombardia.it of each stage of the expression of interest; requests for clarification must be sent no later than November 30, 2019 to the General manager of ERSAF, Dr. Massimo Ornaghi at the following e-mail address

ersaf@pec.regione.lombardia.it

massimo.ornaghi@ersaf.lombardia.it

The clarifications requested and any changes in deadlines will be published on the website www.ersaf.lombardia.it, in the section BANDI DI GARA E AVVISI.

To carry out the site visits at Riccagioia estate referred to in paragraph 3, the appointments must be made at the following e-mail addresses:

massimo.ornaghi@ersaf.lombardia.it

roberto.bettaglio@ersaf.lombardia.it