

“CAMMINI E PERCORSI” (PATHS AND TRAILS) Project

Public Consultation

FAQ



INDEX

SECTION I - GENERAL INFORMATION

What is the “CAMMINI E PERCORSI” (PATHS AND TRAILS) project?

Where can I find information regarding the “CAMMINI E PERCORSI” project?

Where can I read documentation concerning the “CAMMINI E PERCORSI” project?

What is the Public Consultation for?

Who can participate to the Public Consultation?

Must I complete the Public Consultation questionnaire to participate in the call for bids?

SECTION II - VALORIZATION TOOLS AND PROPERTIES/BUILDINGS

What are the valorization tools to implement the project?

What does ‘free concession’ mean?

How many and which properties are for free concession?

What does ‘concession for valorization’ mean?

How many and which properties are for concession for valorization?

Where can I find information on the properties?

Will all properties be granted in free concession?

Can individuals participate in bidding to grant free concessions?

Can individuals participate in the bidding to grant concessions for valorization?

Can people over 40 participate to the bids?

To participate in the call for bids, do you need to indicate a specific property?

Is it possible to visit the properties?

Is there a chance - if so, how - to contribute to developing the projects?

Is there a minimum investment required for the entrusting of the property?

Are social activities envisaged as a new function to stimulate cultural and social activities along the itineraries and as a service to local communities?

What are some of the new activities/functions that might be started in the entrusted properties?

From the end of the offers, what is the timing to select the concessionaire?

Can the “CAMMINI E PERCORSI” portfolio - selected by the Agenzia del Demanio (the Italian Public Property Agency) and on the proposal of other public property owners - be increased?

Will the number of historical-religious paths and cycle routes selected for the start of the “CAMMINI E PERCORSI” project increase?

SECTION III - CALL FOR BIDS

How can I get information on the call for bids?

When are the call for bids published?

Where can I find information about the call for bids?

How is the competition procedure organized?

How many properties can I apply for?

SECTION IV - FREE CONCESSION

Who can participate to the call for bids for granting free concessions?

Which associations can participate to the bids for granting free concessions?

What is meant by companies, cooperative societies and associations made up predominantly of under 40-year-old staff/members?

Is the bid to grant free concessions also open to companies, cooperatives and associations not having their registered office in Italy?

For example, who from the categories of companies, cooperatives and associations can take part to the bid for free concessions of the properties/buildings?

SECTION V - CONCESSION FOR VALORIZATION*

** (Valorization throughout the “CAMMINI E PERCORSI” project means the renewal, renovation, reuse and improvement of the property to enhance its overall use and value)*

Who can participate to the bid to grant ‘concessions for valorization’?

Is the bid to grant ‘concessions for valorization’ open to individuals not residing in Italy?

Is the bid to grant ‘concessions for valorization’ open to people who are not Italian citizens?

Is the bid to grant of ‘concessions for valorization’ open to people who do not have their registered office in Italy?

SECTION I - GENERAL INFORMATION

What is the “CAMMINI E PERCORSI” project?

The “CAMMINI E PERCORSI” project, organized by the *Agenzia del Demanio* (the Italian Public Property Agency) together with MIBACT (Ministry of Cultural Heritage) and MIT (Ministry of Infrastructure and Transportation), for which a Public Consultation program has been started, is in the first experimental stage and will grow and be enhanced over the next three years. You can participate by filling in the questionnaire form. This allows contributing to building this initiative by joining the community and also to be updated on project developments, including the real-time publishing of open calls for bids, foreseen after the Public Consultation.

Where can I find information on the “CAMMINI E PERCORSI” project?

You can consult the website of the *Agenzia* at the following link:

<http://www.agenziademanio.it/opencms/en/ValorePaese/camminiepercorsi/>.

Where can I read documentation concerning the “CAMMINI E PERCORSI” project?

Project documentation (see *Dossier Valore Paese CAMMINI E PERCORSI 2017* and *Detailed Lists of properties 2017*) can be consulted here:

<http://www.agenziademanio.it/opencms/en/ValorePaese/camminiepercorsi/>

and downloaded under **Useful Documents** at the bottom of the page.

What is the Public Consultation for?

Public Consultation is a communication activity preceding the bidding phase. It aims to inform those interested and at the same time explore the various aspects of the initiative by collecting ideas, suggestions and an approval rating by those interested in participating: citizens, young people, entrepreneurs, slow travelers, third sector associations, anyone interested in the concession of public buildings. The outcomes of the consultation will be published in a report. These will enable optimizing the project concept and open the procedures to grant the properties.

Who can participate to the Public Consultation?

Anyone wishing to give ideas and suggestions and/or is interested in submitting one or more requests on the granting of the properties included in the project.

Must I complete the Public Consultation questionnaire form to participate to the call for bids?

No; completing the questionnaire form is not a prerequisite to participate to the call for bids; anyone who has the requirements set out in the tenders can apply for the properties included in the project.

SECTION II - VALORIZATION PROCEDURES AND PROPERTIES

What are the valorization procedures to implement the project?

In the *Dossier Valore Paese CAMMINI E PERCORSI 2017*, in view of issuing the call for bids, all aspects of the valorization tools for the project and the conditions for the concessions according to law can be explored in detail. The granting of properties will be made, **depending on the properties identified**, by applying two distinct valorization plans, which have **different participation requirements**:

- **Free concession** (according to art. 11 co. 3 D.L. n. 83/2014, conv. in Law n. 106/2014) to companies, cooperatives and youth associations, aimed at creating national circuits of excellence and promoting walking, cycling and motorcycle touring trails;
- **Concession for valorization** - renewal, renovation and reuse - (according to art. 3-bis D.L. n. 351/2001, conv. in Law n. 410/2001), to be entrusted to private entities/individuals who are able to bear significant investment costs to renovate the property.

What does 'free concession' mean?

This is a public-private partnership procedure enabling the development and *valorization* of public properties by free concession to businesses, cooperatives and associations, predominantly made up of staff/members up to 40 years of age in exchange for their renewal, reuse and ordinary and extraordinary maintenance. Concessionaires are selected through public procedures, giving importance to environmental sustainability, energy efficiency, and by assessing tourism opportunities. The lease of the concession may not exceed nine years, renewable for another nine depending on the investment costs incurred by the concessionaire.

How many and which properties are for free concession?

You can find details of all the properties included in the project in the List of properties 2017 which can be downloaded. They are differentiated according to ownership (State-owned or owned by other Public Entities) and valorization type (free concession or concession for valorization). Note that properties marked with the blue flag are for free concession.

What does 'concession for valorization' mean?

This is a public-private partnership procedure which enables to develop and valorize public properties by giving private operators, selected through public disclosure procedures and having appropriate economic-financial and technical-organizational requirements, the right to use the property for a period of time commensurate with reaching an economic-financial balance of the investment plan and related management, and in any case not exceeding 50 years. The procedure entails the commitment to redevelop, renew, convert, reuse and carry out ordinary and extraordinary maintenance of these properties. The concession fee is determined on the basis of market values, taking account of the investment required for the renewal and conversion of the property, and the reduced initial profitability of the operation.

How many and which properties are for concession for valorization?

You can find details of all the properties included in the project in the List of properties 2017 which can be downloaded. They are differentiated according to ownership (State-owned or owned by other Public Entities) and valorization type (free concession or concession for valorization). Note that properties marked with red flag are concessions for valorization.

Where can I find information regarding the properties?

The list of public properties in the project - by Region, by ownership and by valorization procedure - can be found in the *List of Properties 2017* which can be downloaded.

Will all properties be granted in free concession?

No, in the downloadable *List of Properties 2017*, you can view the list of properties included in the project, differentiated by property owners (*State or other Public Entities*) and valorization procedures (*free concession or concession for valorization*). The properties/buildings marked with the *blue flag* will be for free concession, according to art. 11 Co. 3 D.L. n. 83/2014, while the properties/buildings marked with the *red flag* will be entrusted in concession of valorization according to art. 3-bis D.L. n. 351/2001.

Can individuals participate in bidding on the granting of free concessions?

No.

Can individuals participate in bidding on the granting concessions for valorization?

Yes, they can participate in the properties in the concessions for valorization, according to art. 3-bis D.L. n. 351/2001 (with *red flag* in the *Property Lists 2017*).

Can people over 40 participate to the bids?

Yes, they can participate as individuals without age limits in bidding for **properties in concession for valorization**, according to art. 3-bis D.L. n. 351/2001 (marked with the *red flag* in the document *Property Lists 2017*). The 40-year age limit applies **only** with reference to procedures to grant **properties by free concession** according to art. 11 Co. 3 D.L. n. 83/2014, by which public buildings may be freely given to companies, cooperatives and associations whose management body (e.g. Board of Directors / Steering Committee) or whose corporate structure is made up of 50% + 1 of staff/members who have not reached 41 years of age.

To participate to the bids, do you need to indicate a specific property?

Submitting an application refers to individual Lots (properties/buildings). To participate, the bidder will be required to **submit a proposal** relating to the property for which he/she intends to apply for the concession; all the information about the procedure will be known at the time of publishing the call for bids.

Is it possible to visit the properties?

Yes, it will be possible to participate in Open Days in the coming months, which will be organized and then communicated on the **Agenzi del Demanio's** website. Starting from the publication of the call for bids, it will also be possible to inspect the buildings of interest, for the purposes of participating in the bidding. The booking methods will be known at the time of publication.

Is there the possibility - and if so, how - of contributing towards developing the projects?

With the publication of the call for bids, the **Agenzia del Demanio** will initiate open procedures for the entrusting of properties, based on project proposals that will be developed directly and solely by bidders. Bidders will be able to participate in a single, group or consortium form, being able to suitably organize and plan their different skills and resources.

Is there a minimum investment required for the entrusting of the property?

No, no minimum investments are envisaged for the purposes of valorizing the properties in concession.

Are social activities envisaged as a new function to stimulate cultural and social activities along the itineraries and as a service to local communities?

Yes, in view of the indications of territorial and urban planning and of the existing protection, it is possible to foresee a range of new functions that match the principles of the project. These will therefore not exclude establishing social functions, stimulating the cultural and social aspects of the itineraries/paths. The project also focuses on developing complementary specialist services for users with specific needs (e.g. children, the elderly, disabled people, etc.) and services for people, both special assistance and personal wellbeing.

What are some of the new activities/functions that might be started in the entrusted properties?

Among possible activities to be set up, coherent with the indications of territorial and urban planning and the protection in force, some examples are: accommodation/lodging, catering, selling typical and 0km products, food and local crafts, specialized equipment for cyclists and walkers, specialized complementary services (e.g. equipped areas, bicycle and taxi services, small bike stations, bike workshops, cargo food), local promotional office, tourist office, info-points, territorial associations, social recreational and cultural activities, complementary services for users with special needs (e.g. children, the elderly, disabled people, etc.) and personal wellbeing services, educational spaces dedicated to themes of slow tourism and business professionalism, outpatient clinic, first aid, physiotherapy, wellness centres and spas etc.

From the end of the offers, what is the timing to select the concessionaire?

At the closing of the bids, the work by the Commission is foreseen. Its duration will depend on the number and complexity of the proposals, but may be estimated at around two to three months. For the final awarding of the properties, the commission will carry out checks according to law, which are expected to roughly take a further two months.

Can the “CAMMINI E PERCORSI” portfolio - selected by the Agenzia and on the proposal of other public property owners - be increased?

Yes, in view of the three-year development of the “CAMMINI E PERCORSI” project, the property portfolio can grow by adding new public properties. These properties will be identified on the basis of a selection process of the **Agenzia del Demanio**, with particular reference to those owned by the State, both through the adherence of other Public Entities who, in sharing the principles of the project, intend nominating properties with characteristics (localization, typology, etc.) matching those of the project.

Will the number of historical-religious paths and cycle routes selected for the start of the “CAMMINI E PERCORSI” project increase?

Yes, in view of the three-year development of the “CAMMINI E PERCORSI” project, the number can increase, in agreement with **MiBACT** and **MIT**, each acting independently in their own sector, through the addition of further “CAMMINI E PERCORSI” routes/trails acknowledged by the Regions.

SECTION III - CALL FOR BIDS

How can I get information regarding the call for bids?

Participating to the Public Consultation includes you in the project's mailing list and guarantees constant updating of the next call for bids.

When are the bids published?

Issuing the call for bids is expected following the end of the Public Consultation; the date will be communicated and published to ensure its maximum dissemination and participation in the procedure.

Where can I find information about the bids?

In the *Dossier Valore Paese CAMMINI E PERCORSI 2017* details are given on the principles the project is based on. These are decisive for the selection criteria that will be announced at the time of the publication of the call for bids.

How is the competition procedure organized?

Each public institution participating in the project can initiate bidding procedures for the properties, taking account of the date/s set by the **Agenzia** to publish the call for bids for the State owned properties. In particular, the **Agenzia** for State-owned properties, will initiate and manage bidding procedures as follows:

- at local territorial level, by the individual Regional Branch of the Agency, to grant concessions for valorization, according to art. 3-bis D.L. n. 351/2001: each Regional Branch will publish - simultaneously with the other Branches - the call for bids granting concessions for valorization for as many lots (individual properties), as there are State-owned properties/buildings in the territory to grant with this procedure;

- at central level for granting free concessions, according to art. 11 Co. 3 D.L. n. 83/2014: the Central Headquarters will publish - simultaneously with the others - the call for bids to grant free concessions for as many lots (individual properties), as there are state properties to grant with this procedure.

How many properties can I apply for?

There are **no limits** to submit applications; each participant can submit as many requests as the total lots in the call for bids. In reference to this point please note that:

1. for the **same lot** (single property), competitors **cannot participate in more than one group**;
2. for the **same lot** (single property) and in the case of participating as an individual, competitors **cannot also participate in an associated form**;
3. for **different lots** (different properties), competitors can participate **both as single applicants as well as multiple groups**.

SECTION IV - FREE CONCESSION

Who can participate in the call for granting free concessions?

Only legally recognized entities - such as companies, cooperative societies and associations - can participate in the procedure with the following attributes:

- **already legitimately established at the time of participating to the call**. In none of the three cases - companies, cooperatives and associations - is there a minimum number of years of recognized incorporation;
- **made up predominantly of members/staff of up to 40 years of age**. Therefore, the granting of free concession to individuals is excluded; however, they can take part in the procedures for concessions for valorization.

Which associations can participate to the call for granting free concessions?

All associations, approved or not, may participate in the call for bids, regardless of their social purpose.

What is meant by companies, cooperative societies and associations made up predominantly of under 40-year-old staff/members?

Staff/members up to 40 years old means anyone under 41 at the time of the announcement of the call. The age requirement will be assessed - alternatively - with reference to the management body (e.g. Board of Directors or Steering Committee) or to the society/association and will be defined, in both cases, as equal to at least 50% + 1. Example: there may be a five-person, five-year-old company, with two 35 year-olds, one 40-year-old and two 45 year-olds; or an

association may participate in which *eight* associates are 38 years old, *three* associates are 40 and *ten* associates are 50 years old.

Is the bid to grant free concessions also open to companies, cooperatives and associations not having their registered office in Italy?

Yes, there will be no restrictions in the call for bids, and therefore also companies, cooperatives and associations that do not have their registered office in Italy will be able to participate. Note that in any case, the application form and all attachments must be written in Italian and the administrative documents accompanied by a sworn translation in Italian.

For example, who from the categories of companies, cooperatives and associations can take part in the call for free concessions of the properties/buildings?

For example, though not exhaustive, the participation is allowed to:

- Companies: individual firms, joint-stock companies, limited liability companies, simplified limited liability companies;
- Cooperatives: manufacturing, production and labour cooperatives, social cooperatives, consumer cooperatives, agricultural labor cooperatives, cooperatives of agricultural products, livestock breeding and fishing;
- Associations: social promotion associations, amateur sports associations, religious associations, non-profit associations etc.

SECTION V - CONCESSION FOR VALORIZATION

Who can participate to the bid to grant ‘concessions for valorization?’

Both individuals and recognised companies, who are already registered at the time of the participation to the bid, may participate. For example, though not exhaustive, participation is allowed to: individuals, single companies, commercial companies, cooperative societies, associations, foundations, special consortiums of competitors in the bidding noted in art. 2602 c.c. registered or in process thereof, incorporated consortiums also in the form of associated companies according to art. 2615-ter c.c., legally registered consortiums between cooperative societies of production and labour according to the law of 25 June 1909 no. 422 and the Legislative Decree of the Provisional Head of State of 14 December 1947 n. 1577, consortiums between artisan companies following the law 8 August 1985 no. 443. Participation as an individual or group is permitted, already registered or in the process thereof.

Is the bid to grant 'concessions for valorization' open to individuals not residing in Italy?

Yes, there will be no restrictions in the call for bids and therefore also those not residing in Italy are able to participate. Note that in any case, the application to participate and all attachments must be written in Italian and the administrative documents accompanied by a sworn translation in Italian.

Is the call to grant 'concessions for valorization' open to people who are not Italian citizens?

Yes, there are no restrictions in the call for bids and therefore also people who are not Italian citizens are eligible. Note that in any case, the application to participate and all attachments must be written in Italian and the administrative documents accompanied by a sworn translation in Italian.

Is the bid to grant 'concessions for valorization' open to people who do not have their registered office in Italy?

Yes, there are no restrictions in the call for bids and therefore also legally registered entities who do not have their registered office in Italy are eligible. Note that in any case, the application to participate and all attachments must be written in Italian and the administrative documents accompanied by a sworn translation in Italian.