



A G E N Z I A   D E L   D E M A N I O

## Invitation to express interest for the lease of a property owned by the Agenzia del Demanio (Italian Public Property Agency)

### I – General Information

The Agenzia del Demanio intends to launch a procedure which aims to identify parties interested in **leasing** all or part of a property located in Sestiere di Cannaregio, Venice, called Palazzo Molin Erizzo.



Palazzo Erizzo consists of five floors (including the mezzanine) and has features of type and distribution which are typical of noble Venetian palaces of arcaded/non-arcaded division with a reception room on the *piano nobile* (main floor). Its decorative features make it a showcase of flowered gothic style which dates back to the mid-15th century. It also features other typical elements of Venetian architecture such as the courtyard and exterior staircase, built in the 18th century, which leads to the *piano nobile* ("portego") and a tall and large room which branches off into adjacent rooms. Inside, this *palazzo* features items of considerable artistic and architectural value, including canvases by Celesti depicting the events of the Erizzo family, wall decorations with stuccoes, paintings, the overdoors by Cedini and Lavezzari in the rooms overlooking the Grand Canal and in the second floor rooms, and the frescoes and painted beams in the rooms of the *piano nobile* and the second floor.

In the 1990s, the building underwent extraordinary maintenance work and currently has the following useable spaces:

<b>Floor</b>	<b>Intended Use</b>	<b>Height (m)</b>	<b>Gross surface area (sq. m)</b>
ground	Archives - storerooms - systems area and colonnades	various	596
ground	Interior courtyard	-	63
ground	Entrance - staircase - lift	various	40
First mezzanine	Offices - toilets	2.09-2.88	501
first	Offices - toilets	3.20-5.99	657
first	Balconies	-	21
second	Offices - toilets	3.33- 3.94	644
loft	Offices - toilets	2.00-2.17	178
loft	Storerooms	various	46
gallery	Balcony and turret	-	43

Connection between the floors is provided by a lift and stairwells; the loft cannot be reached by the lift and is reached by an internal wooden staircase only.

The palazzo has a "water door" which provides direct access from the Grand Canal, the main traffic route connecting the Piazzale Roma car terminal and the Santa Lucia railway station, to the Rialto area and Piazza San Marco; it can also be reached easily by foot from the railway station (approx. 10 minutes), from Piazzale Roma (approx. 15 minutes) and from the ACTV steamboat stop S. Marcuola (2 minutes).

The lessee will be responsible for obtaining the Fire Prevention Certificate in accordance with the provisions of Ministerial Decree 16/02/1982 based on the intended use of the building.

## **II - Town Planning Information**

The building is marked in the current town planning instrument with the abbreviation "Bg - Original pre-19th century residential building with hierarchical arcaded/non-arcaded division" (NTA [Technical Implementation Norms] - main article 5 - form 4). In the same town planning instrument, the interior courtyard has been defined as "Spaces not considered relevant to buildings" (NTA - main article 18 - form 57).

The Palazzo Molin Erizzo has been listed as a building of cultural interest pursuant to Article 12 of Legislative Decree 42/04 and is thus subject to the provisions of protection set out in the aforementioned legislative decree, as defined in the Listed Property Decree of 24/09/2009 from the Ministry for Cultural Assets and Activities - Regional Directorate for Cultural Assets and Landscapes of Veneto.

## **III - Terms and procedures for submitting an expression of interest**

This procedure will involve making bids which are secret, free, unconditional and binding for the bidder until final selection of the contracting party and said bids shall be made for the entire property or portions of the property. To participate in this procedure, interested parties must provide a deposit of **€10,000.00 (ten thousand/00)** in the form of:

- a non-transferable cashier's cheque made out to the Branch Director

- a bank or insurance guarantee or a guarantee issued by the financial intermediaries registered in the special list provided in Article 107 of Legislative Decree 385/1993, who exclusively or predominantly undertake guarantee issuance-related activities and are authorised to do so by the Ministry of the Economy and Finance, with at least 90 days validity from the expiry date of the notice. The bank guarantee must expressly include a waiver of the benefit of prior discussion of the main debtor, an objection waiver as per Article 1957, paragraph 2 of the Italian Civil Code and the terms and conditions of the guarantee within fifteen days following a simple written request by the Agenzia del Demanio.

Interested parties should submit their expression of interest to the Agenzia del Demanio - Filiale Veneto, via Borgo Pezzana 1, 30174, Venezia Mestre by **12:00pm on 17/12/2012**. The envelope containing the expression of interest must be sent either via postal recorded delivery, using an authorised courier service or delivered by hand. In the latter two cases, a relevant receipt will be issued.

The envelope must be sealed and must feature on the outside the personal details of the sender and the wording: *“Manifestazione di interesse – Locazione palazzo Erizzo”*.

The envelope must contain the following documents:

- 1) a declaration, made pursuant to Articles 46 and 47 of Presidential Decree 445/2000 and further amendments and supplemented with a copy of a valid ID document, by which the applicant, or his/her/its legal representative, under penalty of perjury of the provisions of Article 76 of Presidential Decree 445/2000 and further amendments in the event of false or untrue statements, declares:

*(in the event of individuals)*

- to have not been convicted of any of the offences referred to in Article 32 *bis, ter or quater* of the Italian Criminal Code, which results in not being permitted to contract with the Public Authorities
- to have not been declared disqualified, restricted or adjudged bankrupt and to not have any proceedings underway which may result in the determination of one of the aforementioned statuses
- that there are no proceedings or impeding orders in relation to anti-mafia laws

*(in the event of companies)*

- to be registered in the Companies Register of the city in which the company is based (insert the Chamber of Commerce number and the names of the persons appointed to represent and bind the company)
- to not be in a state of bankruptcy, liquidation, arrangement with creditors, administrative receivership and that there are no proceedings underway which may result in the determination of one of the aforementioned statuses
- to not fall under the application of the disqualification order set out in Article 9, paragraph 1 of Legislative Decree 231/2001
- that there are no proceedings or impeding orders in relation to anti-mafia laws
- a declaration, made pursuant to Articles 46 and 47 of Presidential Decree 445/2000 and further amendments and supplemented with a copy of a valid ID document, by which the owner (if an individual company), the shareholders (if a joint-stock company), the general partners (if a limited partnership) or directors with representative powers (if another type of company), under penalty of perjury of the provisions of Article 76 of Presidential Decree 445/2000 and further amendments, declares to have not been convicted of any of the offences referred to in Article 32 *bis, ter or quater* of the Italian Criminal Code, which results in not being permitted to contract with the Public Authorities

- 2) an *Expression of interest* to lease the property in question, drafted on unstamped paper, containing:

- the personal details of the interested party
- a photocopy of the ID document of the applicant or its legal representative, if not an individual
- indication of the total annual fee/annual fee per sq.m offered in relation to the information provided in the notice and the lease proposal for the entire property or the portion of interest
- indication of the intended use of the property you intend to lease (if not for office use), which must be compatible with the permitted intended uses
- indication of the duration of the lease, without prejudice to the provisions of the laws in force on this subject
- preliminary indications of the interventions which you intend to perform (if applicable)
- deposit of €10,000.00 (ten thousand/00), provided within the terms and methods outlined above
- address where you would like to receive correspondence regarding this notice
- declaration that you have visited the entire property and are aware of its features
- declaration that you have read this notice in full and you accept its content unconditionally
- any additional document or report which you consider useful for the evaluation of your bid

**3) Annex 1 (*basic information pack for Palazzo Molin Erizzo*) duly completed in all its parts**

#### **IV - Procedure Method**

Once the expiry date for receiving the Expressions of interest has passed, a first process involving the examination of the documentation will take place, during which a specific committee will evaluate the bids received based on the principle of the lowest cost, and then taking into account the degree of convenience of the bid based on the m<sup>2</sup> requested, the duration, the proposed lease fee and, if submitted, the interventions which the applicant intends to perform on the property. Based on the evaluations made by the committee and following specific negotiations with one or more of the interested parties, the Agenzia del Demanio will then identify the tenant after verifying the adequacy of the fee offered. At all times, the Agenzia del Demanio reserves the right, at its full discretion, to refrain from selecting any bid and to withdraw from negotiations without being obliged to provide a justification, at any stage of the negotiation process.

#### **V - Value of the notice**

This Notice is an invitation for expressions of interest and not an invitation to bid nor a public offer pursuant to Article 1336 of the Italian Civil Code or a promotion for public investments pursuant to Article 94 et seq. of Legislative Decree no. 58 of 24 February 1998 and further amendments.

This notice is exclusively for the purposes of market research in order to evaluate the tendency towards leasing the property.

The publication of this notice and receipt of expressions of interest does not imply an obligation of commitment of the Agenzia del Demanio towards interested parties nor does it give entitlement to said parties to receive services from the Agenzia of any type, including payment of mediation commission and eventual consultancy fees.

The expression of interest does not provide any title, right or interest that is legally relevant to demand the continuation of the procedure.

The proposal submitted for participation in this procedure is binding for the bidder for a period of 90 days. The deposit will be kept in the event in which the applicant is unable to conclude the agreement under the conditions set out in the expression of interest.

The Agenzia del Demanio expressly reserves the right to withdraw from the procedure or suspend it or modify its terms and conditions at any time, without prior notice and without justification, at any stage of its process and participating parties shall not have the right to claim compensation or indemnity, without prejudice to the return of the submitted documentation upon request.

The deposit provided for the purposes of participating in the procedure shall be moved to a rent account when the rental agreement is entered into with the contracting party and shall be released for all other participants.

## **VI - Privacy**

The personal data of participating parties shall be processed in accordance with the provisions of Legislative Decree 196/2003 and shall only be processed for purposes related to this procedure. In processing said data, the rights and confidentiality of the interested parties shall be guaranteed. The Data Controller is the Agenzia del Demanio.

## **VII - Head of Proceedings, queries and inspection**

The Head of Proceedings is Mr Pier Giorgio Allegroni, Engineer.

Requests for information can be submitted to Dr Angelo Pizzin, an Agenzia del Demanio official who assists the Head of Proceedings in undertaking the duties of his responsibility. He can be contacted via email at: **angelo.pizzin@agenziademanio.it**.

The property inspection, to be arranged with Dr Angelo Pizzin by submitting a request to the aforementioned email address by 12/12/2012, may be undertaken no later than **14/12/2012**.

## **VIII - Further provisions**

This notice and the full procedure are regulated by Italian law. For any related dispute that may arise, the Court of Venice shall have full jurisdiction. Submission of the expression of interest implies full acceptance of this notice.

The costs for preparing the expression of interest and participating in the procedure are, and remain, the full responsibility of the interested parties. No commission shall be paid to intermediaries. This Notice is published on the website [www.agenziademanio.it](http://www.agenziademanio.it), on the notice board of the Municipality of Venice and of the Province of Venice and a summary has been published in major local and national newspapers. The Agenzia del Demanio reserves the right to add information and/or make amendments to this notice and shall communicate such amendments through its website.

**The Director  
Pier Giorgio Allegroni**

**Annex\_1\_basic information pack for Palazzo Molin Erizzo**

Name Surname (if individual)

Company (if company)

VAT no.

Legal Representative

annual fee offered €

€/m2 fee offered (if interested in a portion of the property) €/sq. m.

<i>floors requested (according to the table provided in the notice)</i>	<b>Floor</b>	<b>Gross surface area (sq.m)</b>	<input checked="" type="checkbox"/>
	ground	596	<input type="checkbox"/>
	ground	63	<input type="checkbox"/>
	ground	40	<input type="checkbox"/>
	first mezzanine	501	<input type="checkbox"/>
	first	657	<input type="checkbox"/>
	first	21	<input type="checkbox"/>
	second	644	<input type="checkbox"/>
	loft	178	<input type="checkbox"/>
	loft	46	<input type="checkbox"/>
	gallery	43	<input type="checkbox"/>

sum of sq.m. requested (second table provided in the notice)  sq.m.

intended use of the property (if not for office use)

duration of lease (no. years)  no. years

preliminary description of interventions