



Crna Gora
Ministarstvo ekonomije

Based on Article 40, Paragraph 1 of the Law on State Property (“Official Gazette of Montenegro”, no. 21/09 and 40/11), the Ministry of Economy hereby announces the following

PUBLIC CALL

FOR THE LEASE OF STATE-OWNED LAND IN THE BRISKA GORA LOCALITY – ULCINJ MUNICIPALITY FOR THE CONSTRUCTION OF A SOLAR POWER PLANT

The Ministry of Economy of Montenegro (hereinafter: Ministry) hereby invites interested investors to submit bids for the construction of a solar power plant and the lease of land owned by the state in the Briska Gora locality – Ulcinj Municipality. Leasing of land for the purpose of the solar power plant construction shall be implemented via a Tender Procedure.

1. Subject of the public invitation

The subject of the Public Invitation is the lease of state-owned land covering the surface area of 6,621,121m², for the purpose of designing, constructing, using and maintaining a solar power plant with installed power higher than 200 MW.

The land offered for the lease (6,621,121m²) is situated in the Briska Gora locality (cadastral municipalities of Briska Gora, Zoganje and Darza), Ulcinj Municipality, and consists of land covering the area of 2,930,243m², for which spatial planning documentation exists, for the purpose of construction of solar power plants, and the land covering 3,690,878m², for which spatial planning documents will be reached based on the established needs, and/or the conceptual design of the bidder.

More precise information on the state-owned land which is the subject of the lease is given in the following table.

Table 1. Cadastral data on the land

Cadastral municipality	Real estate folio in the land register	Cadastral lot number:	Plan Layout	Surface m ²
Briska Gora	28	649	2	1,110
			12	
		650	2	380
			22	
		651	2	450
			22	
		652	4	390
			51	
		653	4	345
			51	
		654	4	3,091
			51	
		655	4	655
			51	
		656	4	1,320
			51	
		657	5	740
			41	
		658	5	835
41				
660	6	390		
	7			
662/1	12	4,283,371		
	67			
662/1	12	1,748,346		

			67	
Darza	80	227/1	12	146.846
			42	
Zoganje	101	39/1	4	269.536
			1	
		62/1	4	163.316
			2	
Total surface area				6,621,121

The construction of the solar power plant will be implemented in stages: Stage I – minimum installed power of 50 MW, within 18 months from the day the Agreement on the lease of land for the construction of the solar power plant is signed (hereinafter: Agreement), on the land for which there are existing spatial and planning documents, and Stage II – for the construction of the remaining part up to the total planned installed power of the solar power plant higher than 200 MW, within 36 months after the Agreement was signed, on the remaining land which is the subject of the Public Invitation.

The map of the land, which is the subject of the Public Call, with the list and location of cadastral lots, as well as the relevant real estate folios are given in electronic format (CD) and are the integral part of tender documents.

2. Eligibility

All legal and natural entities, domestic and foreign citizens, as well as consortiums (hereinafter: Bidder), are eligible to participate, provided they have:

- a) Experience in solar power plant construction of cumulative installed power of 400 MW or more
- b) Experience in solar power plant construction, including at least the construction of one solar power plant with the installed power of 100 MW or more
- c) Average gross income higher than 100 million euros, or equivalent in other currency, for the previous 3 business years (2014, 2015, 2016).

If the bidder is a consortium, they need to meet the conditions defined by this Public Call, so that condition a) is met by the consortium cumulatively, and conditions b) and c) by one of the consortium members independently. Consortium members need to have joint and several liability for each other's obligations.

3. Period for which the land is leased and the price of the lease

The land which is the subject of the Public Call shall be leased for 30 years.

The initial (minimal) price of the annual state-owned lease is c€ 5/m².

4. Purchase of Tender Documents

Bidders who wish to participate in the Tender have to purchase the Tender Documents from the Ministry beforehand. When purchasing Tender Documents, interested parties are obliged to provide evidence on the payment of funds for the purchase of Tender Documents, stating on whose behalf the documentation was purchased. If the interested party acts as the authorised representative of a company or consortium, they are obliged to present the authorisation that they are representing that company or consortium. The Ministry issues the licence for purchased Tender Documents and keeps the register of persons who purchased the documents, based on which bidders who can participate in the Tender are identified.

The price of Tender Documents is 5,000 euros (five thousand euros) and is to be paid to the account of the Budget of Montenegro, no.: 832-978-76 with the following purpose: "For Tender Documents of the Public Call for the lease of state-owned land in the Briska Gora locality – Ulcinj Municipality for the construction of a solar power plant". Tender documents can be purchased at the latest ten days before the deadline for the submission of offers expires.

If the bidder is paying the fee for the Tender Documents from abroad, payment instructions can be obtained from the contact person.

Bidders who have purchased Tender Documents have the right to participate in the Tender.

5. Bidding

Bids shall be submitted in the Montenegrin language. If the documentation from the bid is submitted in a foreign language, the bidder is obliged to also submit a verified translation to Montenegrin. In the event of a dispute, the verified translation shall be used to interpret information and evidence.

The Bidder may submit their bid personally to the archive of the Ministry or by mail to the following address:

Ministarstvo ekonomije,
Rimski trg 46, Podgorica,
Montenegro

The final deadline for the submission of bids is on 3 September 2018, by 12 o'clock.

Only physical submission to the Ministry shall be taken into account. The Ministry shall issue the confirmation on the reception of the bid, with date and time of reception clearly stated.

Offers received after the final deadline shall not be taken into consideration. They shall be returned to the Bidder unopened.

The procedure of bidding, withdrawal of bids and the contents of the bid with the list of documents attached to the offer are explained in the Tender Documents in more detail.

6. Bid guarantee

In addition to meeting necessary preconditions for participation in the Tender, the bidder shall also submit the bank guarantee of the bid in the amount of 100,000.00 euros (one hundred

thousand euros), payable on first demand, without right to objection, in the form given in Tender Documents, or proof on paid cash deposit in the same amount.

The bank guarantee or the cash deposit shall be valid for 120 days from the final deadline for the submission of the bid.

7. Opening of bids

Opening of bids shall be performed by the Committee in the Ministry's premises, Rimski trg 46, Podgorica, on 3 September 2018, starting at 15 o'clock.

The Bidder, through their authorised representatives, has the right to attend the opening of wrapped bids.

8. Criteria for evaluation of bids

Bids shall be evaluated and ranked based on the bid evaluation criteria. The bid evaluation criteria are given in Table 2.

Table 2. Bid evaluation criteria

	Criteria	Points allocated
1	Number of newly opened jobs	0-30
2	Lease fee amount	0-30
3	Technical capacity	0-15
4	Financial capacity	0-15
5	Participation of domestic companies	0-10

9. Contact persons and additional information

Interested bidders can ask for additional information or explanations pertaining to the Tender, in written form. Requests for additional information and explanations can be submitted at the latest ten working days before the final deadline for the submission of bids.

Communication shall take place only electronically, via e-mail:

Contact person: Vukašin Miladinović, tel. no.: +382 20 482 240, E-mail: vukasin.miladinovic@mek.gov.me.