



Montenegro
Ministry of Economy

Pursuant to Article 40 paragraph 1 of the Law on State Property (Official Gazette of Montenegro 21/09 and 40/11) and Article 31 of the Regulation on the Sale and Lease of State Property ("Official Gazette of Montenegro" 44/10), the Ministry of Economy publishes the following

PUBLIC CALL

FOR A LONG-TERM STATE PROPERTY LAND LEASE FOR THE CONSTRUCTION OF WIND POWER PLANT AT THE SITE "BRAJIĆI" - MUNICIPALITIES OF BUDVA AND BAR

The Ministry of Economy of Montenegro (hereinafter: The Ministry) invites the interested investors to submit their bids for the lease of land, for the construction of wind power plant at the site "Brajici" - the municipalities of Budva and Bar. The lease of land for the purpose of the construction of a wind power plant is conducted by a tender procedure (Tender).

1. The subject of the Public Call

The subject of the Public Call is the lease of a part of the land owned by the State of Montenegro (hereinafter: Land I) at the site "Brajici" (CM Brajici, CM Kuljače - Municipality of Budva and CM Utrg, CM Ovtočići, CM Tomići and CM Brčeli - Municipality of Bar), at which the construction of the wind power plant is envisaged.

Land I is leased for the purpose of the design, construction, use and maintenance of a wind power plant with a minimum installed capacity of 70 MW.

Detailed information on the state property land, subject to the lease, are provided in the following table.

Table 1. Cadastral data of land owned by the State of Montenegro

Cadastral Municipality	Real estate folio	Title of rightholder	Cadastral parcel No.	Method of use	Area m²
Budva	Brajići	Government of MNE	1797	Forests 4 th class	156.183
Budva	Brajići	Government of MNE	2385/1	Forests 3 rd class	1.962.515
Budva	Brajići	Government of MNE	2385/1	Rocky terrain, karst	491.004
Budva	Brajići	Government of MNE	2385/1	Ruins of various facilities	45
Budva	Kuljače	Government of MNE	2932	Forests 5 th class	294.866
Budva	Kuljače	Government of MNE	2934	Forests 5 th class	57.371
Budva	Kuljače	Government of MNE	2933/1	Grass land 4 th class	196.286
Budva	Kuljače	Government of MNE	2933/1	Natural barren land	80.758
Budva	Kuljače	Government of MNE	2986/1	Grass land 1 st class	120
Budva	Kuljače	Government of MNE	2986/1	Forests 4 th class	1.334.923
Budva	Kuljače	Government of MNE	2986/1	Natural barren land	333.270
Budva	Kuljače	Government of MNE	2986/1	Grass land 4 th class	120
Budva	Kuljače	Government of MNE	2986/1	Grass land 3 rd class	150
Budva	Kuljače	Government of MNE	2986/1	Grass land 2 nd class	160
Budva	Kuljače	Government of MNE	2989	Grass land 4 th class	52.846
Bar	Utrg	Government of MNE	2745	Forests 6 th class	4.258
Bar	Utrg	Government of MNE	2581/1	Forests 5 th class	21.651
Bar	Utrg	Government of MNE	2597	Grass land 7 ^h class	989
Bar	Utrg	Government of MNE	2598	Grass land 6 th class	390
Bar	Utrg	Government of MNE	2600	Grass land 6 th class	390
Bar	Utrg	Government of MNE	2716	Rocky terrain, karst	1.501
Bar	Utrg	Government of MNE	2724	Rocky terrain, karst	24.539
Bar	Utrg	Government of MNE	2725	Grass land 6 th class	420
Bar	Utrg	Government of MNE	2726	Grass land 6 th class	370
Bar	Utrg	Government of MNE	2737	Grass land 5 th class	751
Bar	Utrg	Government of MNE	2789	Grass land 6 th class	1.235
Bar	Utrg	Government of MNE	2789	Ruin	187
Bar	Utrg	Government of MNE	2789	Forest 6 th class	2.986.097

Bar	Utrg	Government of MNE	2789	Rocky terrain, karst	1.990.731
Bar	Ovtočići	Government of MNE	2377	Forest 6 th class	578.754
Bar	Ovtočići	Government of MNE	2377	Rocky terrain, karst	407.086
Bar	Tomići	Government of MNE	1231/9	Grass land 5 th class	510
Bar	Tomići	Government of MNE	1231/10	Grass land 5 th class	290
Bar	Tomići	Government of MNE	1231/20	Rocky terrain, karst	1.036.412
Bar	Tomići	Government of MNE	1231/20	Forest 6 th class	1.554.617
Bar	Tomići	Government of MNE	1365	Forest 5 th class	39.996
Bar	Brčeli	Government of MNE	1803	Forest 6 th class	73.450
Bar	Brčeli	Government of MNE	1803	Rocky terrain, karst	49.133
Bar	Brčeli	Government of MNE	1699	Grass land 7 th class	28.616
Bar	Brčeli	Government of MNE	1699	Rocky terrain, karst	28.616
Total:					13.791.606 m²

In the event that for the purpose of implementation of the project it is necessary to use the land at the site "Brajčići", which is not state-owned (hereinafter: Land II), the property and legal relations shall be governed pursuant to the Law on Expropriation ("Official Gazette of the Republic of Montenegro", 55/00, 12/02, 28/06, "Official Gazette of Montenegro", 21/08, 30/17 and 75/18). The total area of the Land II may not exceed 20% of the area of the Land I.

The list and locations of the cadastral parcels, as well as the corresponding real estate folios of the land subject to the Public Call, are in electronic form (CD) and form an integral part of the Tender documents.

2. Right to participate

All legal entities and natural persons, all domestic and foreign entities and persons, as well as consortia (hereinafter: The Bidder) are entitled to participate as per the Public Call, provided that they have:

- a) experience in the field of the projects of construction of wind power plants with a cumulative installed capacity of 500 or more MW
- b) experience in the implementation of wind power plant construction projects, and at least one wind power plant with an installed capacity of 50 or more MW;
- c) average annual gross income exceeding € 100 million (EUR) or equivalent in another currency, over the last 3 financial years (2016, 2017, 2018).

If the Bidder is a consortium, it is necessary to comply with the requirements stipulated in this Public Call in the manner that the consortium complies with the requirement under a) cumulatively, and the requirement under b), that is, under c) must be complied with by at least one of the members of the consortium.

3. Research and measurements of wind potential

Research and measurements of wind potential at the site "Brajići" were carried out based on the licenses issued by the Ministry, from May 2013 to May 2015 and from November 2016 to November 2017.

The measurements were carried out by the company "Wind Power Plant Budva" d.o.o. Podgorica (hereinafter: The Examiner), the offer of which, binding for the submission of the "Report on the Results of Measurement and Research of Wind Potential" to all tenderers, is given in Annex 10 of the Tender Documents.

The examiner shall submit a "Report on the Results of Measurement and Research of Wind Potential" to all interested tenderers who have purchased the Tender Documents and who address it with the notice of acceptance of the binding offer, provided in Annex 11 of the Tender Documents.

If the tenderer signs a Land Lease Agreement with the State, it is his obligation to pay the Examiner the actual costs in compliance with the binding offer.

The state shall not be held responsible for the accuracy of information presented in the "Report on the Results of Measurement and Research of Wind Potential".

4. Time limit by which the land is leased and the price of lease

The Tenderer is obliged to build a wind power plant with a minimum installed capacity of 70 MW on the leased land.

The land that is the subject to the Public Call shall be leased for a period of 30 years.

The minimum price of an annual lease of state-owned land is 0.05 /€/m². The annual lease price shall be adjusted by the amount of the corresponding annual inflation rate.

5. Purchase of tender documents

Tenderers that wish to participate in the Tender must first purchase the Tender Documents from the Ministry. When purchasing the Tender documents, the interested person shall submit proof of payment of the fee for the purchase of the Tender documents, which shall include the information on whose behalf the documents are purchased. If acting in the capacity of an authorized representative of a company or consortium, an interested party is required to submit the authorisation to represent that company or a consortium, with the translation into

Montenegrin language certified by a court interpreter. The Ministry shall issue a receipt of purchase of Tender documents and keep a registry of the persons who have purchased the Tender documents, on the basis of which tenderers who can participate in the Tender are identified.

The price of the Tender documents is 5,000.00 EUR (five thousand Euros) and the amount shall be paid to the account of the Budget of Montenegro No. 832-978-76, with the note: "For Tender Documents as per the Public Call for the Long-Term State-Owned Land Lease, for the purpose of the construction of a wind power plant at the site Brajići – the municipalities of Budva and Bar." The transaction costs shall be borne by the Tenderer.

Tender documents may be purchased no later than fifteen calendar days before the expiry of the time-limit for the submission of bids.

If the Tenderer pays the fee for the purchase of the Tender documents from abroad, the payment instructions may be obtained by sending a request to the following e-mail address: brajici@mek.gov.me.

If the Tenderer is a consortium, it is sufficient for one of the members to purchase the Tender Documents.

6. Submission of bid

The entire bid shall be submitted in Montenegrin language, that is, if the documents from the bid is submitted in a foreign language, the tenderer is obliged to enclose a translation into Montenegrin language, certified by a court interpreter. In case of any dispute, a certified translation shall be used to interpret the information and proofs.

The Tenderer shall submit the bid to the Ministry of Economy's archive office at the following address:

Ministry of Economy

Rimski trg 46, 81000 Podgorica, Montenegro

The time limit for the submission of bids is 11.10. 2019, by 12h.

Submission of the bid implies the physical submission of the bid to the archives of the Ministry of Economy, which shall then issue a confirmation of receipt of the bid, clearly indicating the date and time of receipt of the bid.

Bids received after the time limit for the submission of the bid (hereinafter: the time limit) will not be taken into consideration but they will be returned to the Tenderer unopened.

The procedure of the submission of bids, the withdrawal of bids, as well as the content of bids with the list of documents enclosed with the bid are thoroughly explained in the Tender documents.

7. Guarantee of bid

In addition to complying with the compulsory requirements for participation in the Tender, the Tenderer shall submit a bank guarantee of the bid for the amount of EUR 100,000.00 (one hundred thousand euros) payable on first demand, without the right of objection, in the form presented in the Tender documents.

The bank guarantee shall not expire before 31 January 2020.

8. Opening of bids

The opening of bids shall be carried out by the Tender Commission in the premises of the Ministry, Rimski trg 46, Podgorica, 11.10. 2019, starting at 13h.

Through his authorized representatives, the Tenderer is entitled to attend the opening of the tender envelopes.

9. Criteria for the evaluation of bids

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

Table 2. Criteria for the evaluation of bids

	Criteria	Maximum number of points
1	Price of lease (EUR/m ²)	70
2	Financial capacity	10
3	Technical capacity	10
4	Participation of local companies	10

10. Additional information and explanations

The interested tenderer, i.e. the company that purchased the Tender documents, may request in writing the additional information or clarifications regarding the Tender. Requests for additional information and clarifications may be submitted no later than ten calendar days prior to the time limit. It is the responsibility of the Ministry to provide all companies and persons who have purchased the Tender documents with all submitted questions and answers no later than seven calendar days before the time limit.

The correspondence shall be carried out exclusively in electronic form via the following e-mail address: brajici@mek.gov.me.