

REPUBLIC OF TUNISIA

MINISTRY OF TOURISM AND CRAFTS

TOURISM REAL ESTATE AGENCY



INTERNATIONAL CALL FOR EXPRESSION OF INTEREST FOR THE IMPLEMENTATION OF SIDI FOUNKHAL ECOLOGICAL TOURIST RESORT IN KERKENNAH

SPECIFICATIONS

October 2015

GENERAL CONDITIONS

GENERAL CONDITIONS

Preamble

The Tourism Real Estate Agency (AFT) is the owner of a set of lands with an approximate total surface area of 71 ha, in Kerkennah, governorate of Sfax, as described in the site plan enclosed in the annex, intended to receive an Ecological Tourist Resort as defined in the layout plan.

The implementation of this resort will offer the Tunisian tourism the opportunity to enter a new niche and to boost the socio-economic situation of the archipelago of Kerkennah by creating jobs and prospects.

SITE PRESENTATION

The Kerkennah archipelago represents the part that emerges from a vast shoal area that extends off the coast of Sfax. It mainly consists of two islands, that separate the channel (El Kantara) 600 meters wide, and five uninhabited islets that are scattered on the periphery of its northern coast.

The Sidi Founkhal site is situated in the middle of the northern coast of Chergui Island where it forms a peninsula.

Covering an area of 90 hectares, the Sidi Founkhal site is considered as the peninsula of the archipelago's northern region. It is bordered on the north, east and west by the Mediterranean Sea. In the south, it is adjacent to the agricultural area. The site offers quite varied landscapes. The greatest advance of Ras Founkhal towards the sea allows a panoramic view of a big part of the northern coast of the island. From the middle of the peninsula to the north, wild palm groves dominate the landscape while the south is occupied by orchards.

In terms of accessibility, the area is connected by an existing road and forms the only access to the resort.

PURPOSE OF THE PRESENT CALL FOR EXPRESSION OF INTEREST

The purpose of the present international call for expression of interest is to choose in 2 phases an operator-planner in order to proceed with the acquisition of constructible lands (about 71 ha) from the Tourism Real Estate Agency for:

- Implementing intramural infrastructure projects and completing the extramural projects.
- Implementing directly the resort components by the operator as defined in the layout plan of details approved in 2004, the urban regulations related to it as well as the specifications of the ecological tourism area.

PLANNING AND EQUIPMENT PROGRAMME

At the site of Sidi Founkhal, there is a certain number of physical constraints that result, at the level of the planning, in the adoption of principles and measures aimed at enhancing the area while preserving the current ecosystem. Among these principles, it is worth mentioning:

- Conservation of the natural aspect of the terrestrial environments, lagoons and coastal,
- Limitation of land use by opting to urban diffusion,
- Design of nature-based leisure activities adapted to the environment,
- Valorisation of natural environments having ecological and archaeological interest,
- Recourse to ecological architecture for the implementation of the building,
- Articulation of the structure of the area around the four big hotel plots,
- Adoption of 10 m equestrian and pedestrian trails going transversely through the site,
- Compliance with a limit equivalent to the DPM protection area for the installation of permanent structures,

The detailed layout plan suggests hotel, entertainment and housing islets and equipped green spaces. Their allocation is as follows:

- The hotel islets are represented by the letter H and occupy H₁, H₂, H₃ and H₄. The lot H₁ occupies a position in the north and north-west and benefits from an important front on the northern coast, the north-west coast and north-east coast. The lots H₂ and H₃ occupy a central position and benefit from a sea front on the beach of the eastern coast, the lot H₄ occupies the lateral side of the south-east coast,
- The housing islets are symbolised by the letter U and correspond to a single plot U₁ that respectively occupies the central part of the western coast which can accommodate isolated, semi-detached or semi-collective housings,
- The entertainment islets are represented by the letter A and divided into four plots A₁, A₂, A₃ and A₄. These plots are meant to receive seaside entertainment projects, commerce and services; they are respectively placed in the north-east, centre east, centre west and south-east. They are accessible by a pedestrian path that connects them to the roadway. These pedestrian paths are accessible to emergency traffic,

- An islet V_e (equipped green space) occupies a lateral position on the north of the islet A_4 . It will house the marabout of Sidi Founkhal,
- An islet V_e corresponds to existing orchards and occupies a central part in the south of the peninsula. It will have the vocation of arboretum,
- An islet P (parking) intended for parking vehicles that are banned from entering to the site. It will be located between the orchards island and the island H_3 .
- An islet E intended to receive services equipments.

Site occupation

<i>Islets designations</i>	<i>Land occupation</i>	<i>Surface (ha)</i>	<i>Capacity (beds)</i>	<i>Use rate (beds/ha)</i>
H	Lodges	49,4	2550	50
U	Isolated or semi-detached housing	7,5	450	60
A	Entertainment spaces	7,2		
V_e	Equipped green spaces (marabout)	0,5		
V_e	Equipped green spaces (verger)	8,6		
E	Equipment	1		
P	Parking	1		
	Roadway	1,8		
	Equestrian, hiking and cycling trail	1,8		
	Parkway	1,2		

INFRASTRUCTURES

The carried out extramural infrastructure works are the following:

- The road leading to the resort along a length of 6 Km and over a width of 12m including 7m that are covered with a double layer;

- Sewerage network: the forcemain (2.5 Km) of a 250 mm diameter leading to the wastewater treatment plant during operation as well as the civil engineering of the sewerage system;
- Supplying drinking water by setting up a pipe of 315 mm diameter in order to satisfy the water needs of the construction sites.

The extramural infrastructure works carried out by the planner:

- Road arrangement through implementing the adequate coating work, roadsides and public lighting.
- Implementing the solution that provides the drinking water needs of the resort.
- Electronic and electro-mechanical equipment of the wastewater plant of used water taking into consideration the discharged flow rate by the entire resort.
- Connecting the resort with an average voltage AV.
- Connecting the resort with a telecommunication network.

The planner could present alternative solutions for drinking water supply and providing an average voltage.

Article 1: Mode of call for application: format and language of submission

The current international call for expression of interest is addressed to any natural or legal person interested in realizing this programme and filling the conditions mentioned below.

In case where multiple candidates submit a common offer, one of them shall be the attorney of the consortium designated to be the main contractor responsible for the execution of all the obligations, subject of the present specifications, and the vis-à-vis of the administration.

The bidders must present their offers in Arabic, French, or English.

Article 2: Offers validity period

The offers validity period is fixed at 120 days and starts counting from the first day after the deadline of receiving offers.

Article 3: Offers composition and presentation

Offers have to be presented in 3 sealed envelopes.

The outer envelope (**E**) will carry the indication of the call for expression of interest to which the submission pertains, and has to contain the anticipated documents by article 4 of the present specifications. It has to be sealed and labelled with reference to **Mister the Chief Executive Officer of the Tourism Real Estate Agency at 3, Street Hooker Doolittle Belvedere 1002 TUNIS**, and it should be marked by « **DO NOT OPEN** » - « **International call for expression of interest for the implementation of Sidi Founkhal Ecological Tourist Resort in Kerkennah** ».

The inner envelopes (**A and B**), on which the name of the bidder and his coordinates, have to be closed and placed inside the outer envelope (**E**) and contain the administrative and technical documents as well as the supporting documents detailed below.

Bidders have to present their offers in a detailed way and describe precisely the required information.

Article 4: Constituent parts of the offer

Outer envelope (E)

The outer envelope has to contain two (02) envelopes:

- 1- Inner envelope A: Administrative documents
- 2- Inner envelope B: Technical documents.

4.1 Inner envelope A: Administrative documents

	Documents	Operations to be performed	Authentications
DA1	These specifications approved and duly signed	To be completed by the bidder with initials on each page	Initials, date, signature and stamp at the end of the document
DA2	Provisional deposit of an amount of DT 50,000, valid for a period of 120 days starting from the first day following the deadline for bids submission (according to the attached model, document No. 2)	Issued by a Tunisian bank in accordance with applicable regulations	Date, bank signature and registration
DA3	Bidder presentation sheet (according to the attached model, document No. 3)	Initials of the bidder on each page	Date, signature and stamp of the bidder
DA4	In case of groupings, a signed certificate by each member, giving power to the leader to represent the grouping and specifying the mutual commitment of the signatories regarding the payment of the arising amounts of the submission and in accordance with all specifications provisions.	Initials of the bidder on each page	Initials, date, signature and stamp at the end of the document
DA5	A sworn statement of non influence. (according to the annexed model, document No. 4)	According to the model to be filled	Legal authentication
DA6	A certificate for having visited and taken field knowledge, and for having accepted it in its state, without conditions.		Legal authentication

4.2 Inner envelope B: Technical documents

The envelope B must contain the documents listed in article 8 of the current specifications.

Article 5: Visiting the site

Those who are interested in visiting the site, subject of these specifications, are permitted to visit it during working days and working hours of the week, with an appointment taken from the commercial management of the Tourism Real Estate Agency:

Phone: 71 797 379

Fax: 71 796 259

Email: aft@email.ati.tn

Article 6: Sending offers

1. The deadline for receiving bids is fixed on **January 15th, 2016**. The stamp of the main registry office of the Tourism Real Estate Agency is postmarked.
2. Bids must be presented in 2 copies: the original copy and an identical one.
3. Sending offers must be done through « Rapid Post » or by registered mail with reference to **Mister the Chief Executive Officer of the Tourism Real Estate Agency to the address of the head office: 3 Street Hooker Doolittle 1002 TUNIS**. The envelope has to be sealed and marked **“DO NOT OPEN”, “International call for expression of interest for the implementation of Sidi Founkhal Ecological Tourist Resort in Kerkennah”**.

Any bid received after the fixed deadline or by any means other than those mentioned will be rejected.

Article 7: Deposit

The bidder must attach to his offer, a bank deposit from a first-class bank with an amount of fifty thousand dinars (50, 000D) payable to the first demand in favour of the Tourism Real Estate Agency. The validity of the deposit is fixed at 120 days counting from the first day following the

deadline for receiving bids. In case the selected bidder fails to follow up with his offer, he cannot claim in all cases a refund of his deposit that will become a right to the Tourism Real Estate Agency.

Not providing the required bank deposit constitutes a reason for rejecting the offer.

Article 8: Candidates evaluation criteria

The development and the planning of the resort must require:

- ***Knowledge and large experience***: in the fields of planning, tourism and real estate development as well as marketing of tourism products.
- ***Important financial means***: for this purpose, the operator must provide the necessary and appropriate financial means.

The candidacy files will be scored on the basis of the following **justified elements** of assessment:

- The first criteria scored 25 points: references in the fields of tourism and / or real estate planning.
- Second criteria scored 25 points: references in ecological projects management.
- Third criteria scored 25 points: references in tourism projects management.
- Fourth criteria scored 25 points: Financial means: the score will be awarded in function of the financial capacity of the bidder or possibly the group that will be created for this purpose.

Article9: Selection procedure of a planner operator

- In the first phase:

It will be carried out while preselecting a short list of the 5 first candidates on the basis of the criteria mentioned in article 8.

- In the second phase:

The candidates who were preselected at the end of the first phase will be invited to present their technical and financial offers on the basis of the following documents:

The technical offer will be scored 100 points i.e. 25 for each criterion:

	Criteria	Documents to provide	Authentications
	<ul style="list-style-type: none"> - Detailed programme and cost of planned investments - Implementation schedule - Direct job vacancies to be created - Solutions and measures proposed for preserving the environment, reusing renewable energy, saving water, building materials..... 	<p>Detailed descriptive and estimated report</p> <p>Overall layout plan Ech 1/2000</p> <p>General perspective and atmospheric sketches</p> <p>Calendar specifying the schedule</p> <p>Number of job vacancies being created</p> <p>Number of current jobs</p> <p>Descriptive and estimated report</p>	<p>Initials on each page, date, signature and stamp of the bidder</p>

Financial offer scored 100 points:

	<p>The financial offer expressed in dinars and tax free concerning the acquisition of the intended land to receive the project</p> <p>(according to attached model, document no.7)</p>	<p>According to the model to be filled</p>	<p>Initials and signature</p>
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The candidate having got the highest score at the technical and financial offer will be retained by the Ministry of Tourism according to the proposition of the committee that will be in charge of examining candidacy files.

Article 10: Waiver of international call for expression of interest

The Tourism Real Estate Agency could not give a follow up to the present call for international expression of interest. The candidates cannot invoke any right of any nature to the Tourism Real Estate Agency.

Article 11: Knowledge of the call for expression of interest conditions

The candidate declares being aware of all the articles of the present specifications and the regulations that govern it and unconditionally agrees to respect all clauses.

Article 12: Irrevocability

The candidate has to consider that the conditions of the present specifications are final and irrevocable.

The offers received within the agreed deadlines become irrevocable upon receipt and for a minimum period of 120 days starting from the deadline of offers receipt.

Article 13: Results notification of the international call for expression of interest

The Tourism Real Estate Agency will notify its choice by a recommended letter to the candidate whose offer will be retained. The candidates, whose offers won't be retained, cannot claim any compensation for costs incurred in preparing and monitoring their offers.

Deposits will be returned once the contractor is finally chosen. For the retained candidate, the deposit will be returned after signing the promise of sale.

Article 14: Conclusion and effectiveness

The contractual relationship between the Tourism Real Estate Agency and the selected candidate will not come into force until:

- Approval of the bidder by the decision bodies.
- Signature and registration of contractual documents.

Article 15: Taking possession

Taking possession of the land intended for the implementation of Sidi Founkhal Ecological Tourist Resort in Kerkennah will be carried out after the accomplishment of the required formalities in these specifications and gaining the authorizations in accordance with the regulations in force. It will be approved by a minutes signed by the duly authorized representatives of the selected bidders and the Tourism Real Estate Agency.

Article 16: Regulatory formalities at the charge of the beneficiary of the option

After designating the beneficiary of the option, this one shall get all necessary authorizations and strictly comply with all legal and regulatory requirements and any that may subsequently be issued in terms of the construction and operation of the resort.

Article 17: Cancellation and forfeiture clause

In case of a serious breach by the taker while executing his obligations pursuant to his commitments relative to the implementation of Sidi Founkhal ecological tourist resort in Kerkennah, the Tourism Real Estate Agency will have the right to cancel the promise of sale agreement in accordance with the regulations in force.

Will be considered as serious breaches:

- The cases of insolvency, bankruptcy, legal settlement, liquidation of goods or any other similar state of total or partial suspension of payment.
- Failing to pay by the deadline.
- The taker's failure to meet his commitments, particularly planning implementation within the deadlines.
- Vocation change of the part or the whole project.

Article 18: Contract documents

The object of this international competitive bidding carried out in accordance with the clauses and conditions of the documents classified hereafter in a decreasing order of priority:

- Commitment procedure (submission)
- Specifications
- The bidder's offer.

Article 19: Jurisdiction - applicable law

All clauses and contracts object of the international competitive bidding are governed, interpreted and carried out in accordance with the existing Tunisian laws. Any litigation arising from clauses and contracts interpretation or application will be submitted to the Tunisian relevant tribunals.

Article 20: Registration fees

All expenses related to the establishment of contracts, particularly the registration fees of all contracts shall be borne and paid by the taker.

**SPECIFIC RULES FOR THE SALE OF THE
LAND INTENDED TO RECEIVE THE
PROJECT**

SPECIFIC RULES FOR THE SALE OF THE LAND INTENDED TO RECEIVE THE PROJECT

Preamble

The chosen general operator will benefit from a purchase option on the total surface of the land measuring 71 hectares approximately, and this for the implementation of a programme defined by the detailed layout plan.

The project will be arranged in the form of an overall operation; it will be regulated by the provisions of articles 85 et seq of the Real Property Code.

Land sale conditions and modalities will be fixed by the A.F.T as part of a promise of sale which will be established for that purpose.

Article 1: General provisions

The present part is to establish rules and conditions of project implementation.
This specifications section is divided into two parts:

PART I: REGULATORY INSTRUCTIONS

Article 2: Sale object

The sale is granted with the aim of implementing an Ecological Tourist Resort.
The buildings will be built according to the provisions of the regulation of town planning and of specifications approved by competent services of the department in charge of Tourism.

Article 3: Forfeiture clause

The sale contract will contain the following clause:

“The buyer refrains on penalty of forfeiture to sell, alienate either for a fee or free of charge the lands, object of this sale, and this before the completion of the resort construction which will be carried out such as approved by the tutelage bodies.”

Article 4: Lands property transfer conditions

A promise of sales agreement will be concluded between the Tourism Real Estate Agency on one hand and the successful bidder on the other hand fixing in particular methods and conditions for the sale of the land.

The sale contract will be conditioned in particular in:

- The obtaining of all the agreements and the administrative approvals (deposit certificate of investment declaration).
- Payment of the full price object of the submission.

Article 5: Obligations of the taker

The taker will execute, in compliance with an approved file of studies, all the road work of community facilities and networks intended to be incorporated in the field of communities and to be handed to concessionary bodies or to local authorities.

Article 6: Sale of buildings on the transferred lands

Residences can be sold by the taker only after total completion of the resort implementation.

PART II: TECHNICAL PRESCRIPTIONS

Article 7: Connecting buildings

The taker promises to bear the cost of all the networks until the limit of the public equipments of drinking water, gas, electricity, sewage disposal, drainage pipes, etc...

The corresponding internal installations will have to respect laws and regulations which are applicable to them and which the taker is considered to know. He will deal personally with any contract and subscription to be spent with public services and their concessionaires.

Article 8: Work coordination

The taker will have to draw up his plans in compliance with specifications and town planning rules.

Article 9: Work execution by contractors

The taker will be responsible for repairing damages caused by him on road, various networks and development work in general, carried out by his companies in the region.

The taker will have to impose obligations and expenses to contractors participating in work implementation by inserting the necessary clauses in the contracts.

TOWN PLANNING REGULATIONS

TOWN PLANNING REGULATIONS

GENERAL CLAUSES

Article 1: Scope of application

The present clauses are of measurements of architectural and urban order which must apply to the various islets and plots operated in the study perimeter and defined in the layout plan of Sidi Founkhal zone. They will aim to create an ecological tourist resort in Sidi Founkhal that integrates with its landscape context.

Article 2: Territory division

The land covered by the layout plan is spread over 80 ha. It must accommodate 3000 beds distributed between hotel islets and housing islets. The zone includes hotel, animation and housing islets, as well as orchards and equipped green spaces which are distributed as follows:

- The hotel islets are represented by the letter H and include lodges,
- The housing islet is represented by the letter U and can accommodate a semi-detached or semi-collective housing,
- The animation islets are represented by the letter A intended to welcome a seaside animation, of businesses and services,
- An islet Ve including an equipped green space and sheltering the marabout of Sidi Founkhal,
- An islet V corresponding to existing orchards,
- An islet P intended to accommodate the polluting vehicles,
- An islet E intended to accommodate service equipments.

Article 3: Public maritime domain easement

All interventions inside the public domain must be in accordance with the articles stipulated in the law no. 95-73 dated 24 July 1995 relating to the public maritime domain.

SPECIFIC CLAUSES

HOTEL ZONE H (H₁, H₂, H₃)

ZONE CHARACTER

The zone consists of three islets H₁, H₂, H₃, and H₄ intended to receive the construction of four lodges. Their average density is estimated at 50 beds/ha.

The hotel zone surface is 49.4 ha; its accommodation capacity will reach 2250 beds, which will be distributed as follows:

- The islet H₁ covers a surface of 20.4 ha, its capacity is of 1100 beds,
- The islet H₂ covers a surface of 8 ha; its capacity is of 400 beds,
- The islet H₃ covers a surface of 14 ha; its capacity is of 700 beds,
- The islet H₄ covers a surface of 7 ha; its capacity is of 350 beds,

CHAPTER 1: LAND USE

Article 1: Types of prohibited activities

Are prohibited all the polluting, dangerous, harmful activities that can cause disruptions in the zone ecosystem balance and be a source of annoyance for the operation of an ecological tourist resort, such as:

- premises for industrial use,
- companies and storage areas, waste and scrap deposits, etc,
- quarries,
- camping caravanning,
- residential buildings other than those authorized in article 2.

Article 2: Types of activities authorized subject to a conditional authorization

Residences of various services attached to the tourism activity, provided that their surfaces do not exceed 10 m² /ha.

CHAPTER 2: LAND OCCUPATION CONDITIONS

Article 3: Access and road network

- The main access of the various hotels must be assured by the central axis which crosses the zone and through the central plot planned in the layout plan.
- Inside the different islets, the circulation must exclusively be pedestrian.
- The vehicle won't be allowed to enter into the islet except in case of needs for security, rescue and supply or to reach the hotel parking.

Article 4: Connection by the networks

Any construction must be linked to the supply system of drinking water and electricity, to the public sewage system and to the telephone network if they exist, and this in accordance with requirements of different public concessionaires (SONEDE, STEG, ONAS, PTT...)

Article 5: Parcels surface and shape

The surface and shape of each islet are fixed by the layout plan.

Article 6: Implanting buildings relatively to the roads and to the influences of public work

The buildings must be implanted with a minimum withdrawal of 20 m over the alignment of the central axis, with a maximum of 2 m with regard to the alignment of the central plot and with a minimum of 10 m with regard to the alignment of pedestrian roads,

The buildings must respect the limits of the no-build zone defined in the layout plan.

Article 7: Implementation of buildings relatively to the plots dividing line

The distance separating buildings from the parcel's boundaries must be more than 10 m.

Article 8: Implementation of buildings relative to one another on the same islet

None.

Article 9: Coefficient of land occupation (COS)

The COS is lower than 0.1.

Article 10: Buildings maximum height

- The buildings maximum height is fixed at G+1, partial,
- The floor's surface must be $\leq 60\%$ of the first floors' surface
- The constructions height counted from the arranged land level should not exceed 8 m. It must be \leq with the palm trees' average height which exist on the site,
- The arranged land should not exceed 1 m of height in comparison with the border road's level.

Article 11: External appearance

- Masses must be of the pavilion type. The scale of the built surface should respect site scale and fit the landscape atmosphere of the area,
- Any construction must be created in harmony with its natural and architectural environment, by referring to the peculiarity of the zone,

- Any construction must use natural materials by referring to the local buildings techniques,
- Mass distribution must offer a fluid and flexible circulation,
- Different buildings facades must reflect the zone's architecture specificities,
- Paintings colours must be harmonious with the existing landscape colours.

- All rooms must enjoy a balcony with a sea view and a good orientation. They must be directed eastward in order to benefit from the sun in the morning and shade in the afternoon,
- The hotels H₁, H₂, H₃, must have masses leading directly to the plot in order to create a central core,
- The buildings density will become lower by getting closer to the sea,
- Various masses roofs can be cupolas or domes in order to minimize the exposed surface to the direct radiation,
- Masses can be organized around patios in order to create grey areas.

Article 12: Parking

- The parking area surface is calculated in accordance with the hotel capacity, i.e. a car parking-place of 25 m for 5 beds and a bus parking-place for 150 beds,
Parking places must be decorated with high-stem vegetation.

Article 13: Free spaces and plantations

Surfaces left unbuildable must be arranged in green spaces, for relaxation and enjoyment, as well as in sports courts, in plots and in pedestrian circulation spaces.

Article 14: Land Use Coefficient (CUF)

The CUF is inferior or equal to 0.20.

ANIMATION ZONE (A₁, A₂, A₃, A₄)

ZONE CHARACTER

Animation islets A₁, A₂, A₃, and A₄ are designed to receive a seaside animation, and commerce and services animation. They are respectively positioned in the Northeast, Central East, Central West and Southeast.

The zone covers an area of 7.2 ha which is distributed as follows:

- The islet A₁ covers a surface of 1.6 ha
- The islet A₂ covers a surface of 2.7 ha
- The islet A₃ covers a surface of 2 ha
- The islet A₄ covers a surface of 0.9 ha.

CHAPTER 1: LAND USE

Article 1: Types of prohibited activities

Include all polluting, dangerous and harmful activities that could be annoying to the operation of an ecological tourist resort and disrupting to the zone ecosystem.

Article 2: Types of activities subject to a conditional authorization

Guardhouses are authorized provided that their surfaces do not exceed 40 m².

Article 3: Access and road network

The access to the islet A₃ and A₄ must be assured starting from the central axis, the access to the various islets A₁ and A₂ must be assured starting from the various pedestrian roads set out in the layout plan.

Article 4: Connection by the networks

Any construction must be linked to the supply system of drinking water and electricity, to the public sewage system and to the telephone network if they exist, and, in accordance with requirements of different public concessionaires (SONEDE, STEG, ONAS, PTT...)

Article 5: Parcels surface and shape

The surface and the shape of each islet are fixed by the layout plan.

Article 6: Implanting buildings relatively to the roads and to the influences of public work

- The buildings must be implanted with a minimum withdrawal of 15 m with regard to the alignment of the principal roads and of 10 m with regard to the pedestrian roads.
- Solid buildings must respect the limits of the no-build zone defined by the layout plan.

Article 7: Implementation of buildings relatively to the plots dividing line

The distance separating buildings from parcel's boundaries must be superior to 10 m.

Article 8: Implementation of buildings relative to one another on the same islet

The distance that separates two non non-contiguous masses must be superior to 8m.

Article 9: Coefficient of land occupation (COS)

The COS is inferior to 0. 1.

Article 10: Buildings maximum height

The buildings maximum height is fixed at F +1, partial,

Article 11: External appearance

- The different buildings scale must integrate in the zone landscape,
- Implemented buildings must be in harmony with their natural and architectural environment, referring to the zone particularity,
- All buildings either solid or with lightweight materials must use natural local materials by referring to the local buildings techniques,
- Masses distribution must offer a fluid circulation and different sequences,
- The different masses facades have to reflect the zone architecture specificities and leisure spaces peculiarities,
- Paintings colours must be harmonious with the surrounding landscape and must encourage the visitors to walk around,
- Masses located in the utility area must be surmounted on stilts.

Article 12: Parking

- It is strictly forbidden to provide parking spaces inside different islets,
- The polluting vehicles are parked on the parking level set out in the layout plan.

Article 13: Free spaces and plantations

Surfaces left unbuildable must be arranged in green spaces, for relaxation and enjoyment, well as in sports courts, in plots and in pedestrian circulation.

Article 14: Land Use Coefficient (CUF)

The CUF is inferior or equal to 0.1.

HOUSING ZONE: U₁

ZONE CHARACTER

The islet U₁ is designed to receive isolated seaside housings; it covers a surface of 7.5 ha and is capable to accommodate 450 beds, let an average density of 60 beds/ha.

CHAPTER 1: LAND USE

Article 1: Types of prohibited activities

Are prohibited all activities other than those enumerated in article 2, particularly the following activities:

- All the polluting, dangerous and harmful activities that could be disrupting to the zone ecosystem balance,
- Campsites,
- Quarries opening and operation.

Article 2: Types of activities subject to a conditional authorization

Are authorized the construction of garages annexed to the various residences.

CHAPTER 2: LAND OCCUPATION CONDITIONS

Article 3: Access and road network

- The access to the islet must obligatory be done by the central road. However, each plot must have an access to the central axis or to a private road inside the islet,
- Roads set out inside the islet are exclusively pedestrians. Their average width is 4 m,
- Provided accesses should comply with sideboard and fire-fighting rules, civil protection, etc.
- Pedestrian accesses must be provided with street furniture (benches, street lighting) and of palm trees planted along the different roads.

Article 4: Connection by the networks

Any construction must be linked to the supply system of drinking water and electricity, to the public sewage system and to the telephone network if they exist, and this in compliance with requirements of different public concessionaires (SONEDE, STEG, ONAS, PTT...)

Article 5: Parcels surface and shape

The islet surface is of 7.5 ha. It is subject to a total real estate transaction.
The islet cannot be divided into several plots.

Article 6: Implanting buildings relatively to the roads and to the influences of public work

The buildings must be implanted with a minimum withdrawal of 10 m with regard to the alignment of the principal road and of 4 m with regard to the pedestrian roads.

The different plots must respect easement zone boundaries mentioned in the layout plan and should have a withdrawal of 4 m with regard to these boundaries.

Article 7: Implementation of buildings relatively to the plots dividing line

The distance separating buildings from the parcel's boundaries must be superior to 6m.

Article 8: Implementation of buildings relative to one another on the same islet targeted to this end

The distance that separates two non non-contiguous masses must be superior or equal to the greatest height, never be inferior to 6 m.

Article 9: Coefficient of land occupation (COS)

The coefficient of land occupation (COS) is inferior or equal to 0.2

Article 10: Buildings maximum height

- Buildings height will be Floor +1 without exceeding 8m.

Article 11: External appearance

- The different buildings scale must integrate in the zone landscape and shed the light on the marabout of Sidi Founkhal
- Facades processing must reflect the architectural features of the city of Kerkennah,
- The overall organization plan should be studied in detail as a total unit by creating sets of levels and volume in order to get flexible forms and fluid circulation.
- Masses distribution must offer a fluid circulation and different sequences,
- Housing units can be clustered around plots,
- Housing project volume should allow to the majority of buildings to enjoy the sea view,
- Masses can be organized around patios in order to create shadow areas.

Article 12: Parking

- Parking areas must be arranged inside the islet at the rate of one place per housing.
- Each car will have a surface of 25 m²,
- The parking must be accessible from the central road, and fenced to prevent the entrance of vehicles to the interior of the islet.

Article 13: Free spaces and plantations

The free left spaces will be developed into green spaces.

Article 14: Land Use Coefficient (CUF)

The Land Use Coefficient CUF is inferior to 0.20

EQUIPPED GREEN ZONE (V_e)

ZONE CHARACTER

The sector zone V_e is formed by one equipped islet that is called to accommodate the marabout of Sidi Founkhal.

CHAPTER 1: LAND USE

Article 1: Types of prohibited activities

Are prohibited all activities other than those related to sports and socio-cultural activities.

Article 2: Types of activities subject to a conditional authorization

Service accommodation for security guards provided that they are integrated into the landscape and their surfaces are reduced.

CHAPTER TWO: LAND USE CONDITIONS

Article 3: Access and road network

- Access to the islet from the central axis, access set out in the layout plan,
- Cars access is strictly forbidden,
- Vehicles must be parked in the car park as planned in the layout plan.

Article 4: Connection by the networks

None

Article 5: Parcels surface and shape

The islet shouldn't be parcelled. It is subject to a single plot that is spread over 0.5 ha sheltering the marabout of Sidi Founkhal.

Article 6: Implanting buildings relatively to the roads and to the influences of public work

None

Article 7: Implementation of buildings relatively to the plots dividing line

None

Article 8: Implementation of buildings relative to one another on the same islet targeted to this end

None.

Article 9: Coefficient of land occupation (COS)

The COS is inferior to

Article 10: Buildings maximum height

None.

Article 11: External appearance

None.

Article 12: Parking inside the islet

The parking of vehicles is prohibited; they must park in the parking set out in the layout plan.

Article 13: Free spaces and plantations

The free spaces will be arranged in green spaces, for relaxation and enjoyment.

Article 14: Land Use Coefficient (CUF)

None.

GREEN ZONE (V)

ZONE CHARACTER

The sector zone V is formed by a single islet currently occupied by orchards.

CHAPTER 1: LAND USE

Article 1: Types of prohibited activities

Are prohibited all activities other than those related to agricultural activity.

Article 2: types of activities authorized subject to a conditional authorization

The buildings necessary for agricultural activity provided that they are integrated in the landscape and that their surfaces are reduced.

CHAPTER 2: LAND OCCUPATION CONDITIONS

Article 3: Access and road network

- Access to the islet is done from the central axis set out in the layout plan,
- Cars access is strictly forbidden,
- Vehicles must park in the parking set out in the layout plan.

Article 4: Connection by the networks

None.

Article 5: Parcels surface and shape

The islet shouldn't be parcelled. It is subject to a single plot that is spread over 8.6 ha.

Article 6: Implanting buildings relatively to the roads and to the influences of public work

None.

Article 7: Implementation of buildings relatively to the plots dividing line

None.

Article 8: Implementation of buildings relative to one another on the same islet targeted to this end

None.

Article 9: Coefficient of land occupation (COS)

None.

Article 10: Buildings maximum height

None.

Article 11: External appearance

None.

Article 12: Parking inside the islet

The parking of vehicles is prohibited; they must park in the parking set out in the layout plan.

Article 13: Free spaces and plantations

None.

Article 14: Land Use Coefficient (CUF)

None.

PARKING (P)

ZONE CHARACTER

The parking zone consists of a single islet which covers 1 ha. Its capacity is estimated at 400 cars.

CHAPTER 1: LAND USE

Article 1: Types of prohibited activities

All activities other than those related to the parking function.

Article 2: Types of activities authorized subject to a conditional authorization

None.

CHAPTER 2: LAND OCCUPATION CONDITIONS

Article 3: Access and road network

- The access to the parking must be assured starting from the vehicular road set out in the layout plan,
- Parking entry and exit must have a sufficient space; their widths must be superior or equal to 8 m.

Article 4: Connection by the networks

None.

Article 5: Parcels surface and shape

None.

Article 6: Implanting buildings relatively to the roads and to the influences of public work

None.

Article Seven: Implementation of buildings relatively to the plots dividing line

None.

Article 8: Implementation of buildings relative to one another on the same islet targeted to this end

None.

Article 9: Coefficient of land occupation (COS)

None.

Article 10: Buildings maximum height

None.

Article 11: External appearance

None.

Article 12: Parking inside the islet

- Each vehicle benefits from a surface of 25 m²
- Parking entry and exit must have a sufficient space; they must have a minimum width of 8 m,
- Traffic corridors must have a minimum width of 6m. Cars parking spaces must have a minimum length of 5 m and a minimal width of 2.5 m.

Article 13: Free spaces and plantations

The parking must be entrusted inside by plantations such as palm trees to create shaded spaces. Parking different spaces and traffic corridors must durably and legibly be marked out with lines on the ground.

Article 14: Land Use Coefficient (CUF)

None.

EQUIPMENT ZONE (E)

ZONE CHARACTER

The islet is intended to accommodate service equipments such as, infirmary, police station, civil protection ... etc.

CHAPTER 1: LAND USE

Article 1: Types of prohibited activities

Are prohibited all activities that could be a source of discomfort and annoyance such as:

- Hazardous, polluting installations, and those that can disrupt zone ecosystem equilibrium,
- Camp grounds,
- Quarries opening and use.

Article 2: Types of activities authorized subject to a conditional authorization

None.

CHAPTER 2: LAND OCCUPATION CONDITIONS

Article 3: Access and road network

- Access to the islet must be made through the central way,
- Roads provided inside the islet must exclusively be pedestrian, their average width is of 4 m,
- Provided accesses should comply with sideboard and fire-fighting rules and civil protection.

Article 4: Connection by the networks

None.

Article 5: Parcels surface and shape

The islet surface is 1 ha; it is subject to an overall operation.

Article 6: Implanting buildings relatively to the roads and to the influences of public work

- All buildings must have a minimum withdrawal of 10 m by reference to the central road,
- The different masses must respect easement zone boundaries mentioned in the layout plan.

Article 7: Implementation of buildings relatively to the plots dividing line

The distance separating the buildings from the parcel's boundaries shouldn't be less than 6 m.

Article 8: Implementation of buildings relative to one another on the same islet targeted to this end

None.

Article Nine: Coefficient of land use (COS)

The coefficient of land use is inferior to 0.1

Article 10: Buildings maximum height

Buildings height won't be able to exceed a single level.

Article 11: External appearance

- The different buildings scale must integrate in the zone landscape and shed the light on the marabout of Sidi Founkhal,
- Facade processing must reflect the features to the city of Kerkennah ,
- The overall organization plan should be studied in detail as a total unit by creating sets of levels and volume in order to get flexible forms and a fluid circulation.

Article 12: Parking inside the islet

- A parking area must be arranged inside the islet at the rate of a place for 5 agents.

Article 13: Free spaces and plantations

- The free spaces will be arranged into green spaces.

Article 14: Land Use Coefficient (CUF)

The land use coefficient (CUF) is inferior to 0.1.

ECOLOGICAL TOURIST ZONE SPECIFICATIONS

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PREAMBLE

Kerkennah islands development went, inevitably, through strengthening tourist activities, currently seasonal and of consumption. Our objective is to create an incentive for tourism of belonging and loyalty in order to push the archipelago out of its isolation.

The tourist resort project in Sidi Founkhal aims to insure islands sustainable development by means of a luxury and relations external contribution to be mastered respecting the archipelago features and socio-economic equilibrium.

The main asset lies in the creation of an ecological project based on the island typical concept resumption which is none other than “The Village” with its environmental and cultural components.

Article 1 – Tourism products to promote:

Sidi Founkhal site’s fragility involves necessarily the development of a particular planning giving priority to the protective natural environment approach.

In fact, it is about:

- Promoting the site by implementing an ecological tourism likely to target specific clientele.
- Resorting to a specific clientele.
- Enhancing natural environments with ecological interest.
- Implanting an arboretum likely to preserve and promote Kerkennah islands flora.
- Designing natural leisure adapted to the environment.
- Arranging an equipped seaside centre able to overcome any anarchic occupation of beaches.
- Ensuring a transport based on horse carriage and prohibiting motor vehicles inside the tourist zone.
- Creating a pier able to receive boats with paddles or sails.

Article 2 – Zones to protect:

With the goal of minimizing negative impacts in order not to destroy the ecosystem equilibrium, it is a matter of:

- Rigorous respect of withdrawals with regard to the sea and sebkhas.
- Formal prohibition of sampling beach and dunes sand.
- Prohibiting arrangement on the Northwest Coast of the extremely fragile site.

- Arrangement rationalization on the Northeast in accordance with the construction plan boundaries.

Article 3 – Areas to be exploited: Projects location within different islets

Soil's nature in Sidi Founkhal is extremely fragile. It is a sandy soil with a slight lime scale layer, and the groundwater is located between 4 and 7m depth.

The topography forms a low relief at the centre with small hills directed to the North, East, and West.

In light of these features, it is about occupying islets centre leaving visual escapement towards the sea.

Article 4 – Green architecture

- Green architecture must be an integration and enhancement element for the natural site sheltering it.
- It is about using material peculiar to that region, from wood or any other material coated with walls texture employed in the region in order to minimize negative impacts on the environment.
- It is compulsory to proceed to a spatial organization and to a positioning allowing the building space to benefit from energy saving.

Article 5- Sequential approach

Urban and architectural planning must be carried out in a harmonious way within the landscape. The architectural study has to try to reproduce the island planning unchanging concept that is none other than “the village”.

Hence, by means of this morphological component, the visitor can move from a natural landscape to a constructions gathering, created on a human scale, without having any negative impact on the landscape.

A touristic village reconstitution would introduce the advantage of an excellent landscape transition, a better project integration in a fragile site with traditional village essential components resumption: main square, streets, market place, etc...as many landmarks that engender a way of life and a social practice peculiar to the region.

The project can revolve around a central place in which activities, leisure, and animation will be developed, as for the accommodation, it will be suburban or of Medina type dissimulated by vegetation.

Article 6- Land use and landscapes

- Landscape in Sidi Founkhal is characterized by a planarity (sea immobility), accentuated by the vertical structure emergence such as boats triangular sails and palm trees.
- Land occupation by buildings will be strictly inferior to 15% of each islet surface, and this by alternating a vacuum between buildings.

Article 7- Built environment typology and building materials

As far as possible, it is necessary to take advantage from building methods in Kerkennah characterized by local material usage. This process presents physical and technical features of sound and heat insulation adapted to the local climate.

Thus, for tourists' projects execution, it is advised to employ any of the following processes:

- Reinforced concrete construction by keeping the same volumetric and processing of walls and apertures in compliance with the local stamp.
- Timber building (barracks).
- Construction with regional material (rammed earth, adobe, stone): a precise use without actually exploiting carriers.

Article 8- Buildings volumetric and height

- It should be noted that none of the buildings must be higher than a palm tree height, thus (Groundfloor+1)
- Each project must develop a volumetric sought by the fact of creating recesses, terraces, and a balanced filled/empty ratio.
- The designer is obliged to integrate architectonic components at projects volume level. These components must be drawn on the local architectural register.
- The project must be designed in a way that fosters a better vegetal element insertion within the construction.

Article 9- Architectural requirements

- Each promoter is obliged to provide a mass plan, elaborated on his project's topographic bottom, to the tourism administration before initiating his draft. This document will have to determine the creation, built surface, accesses, green spaces, and pedestrian traffics. Each project mass plan must ensure the entire architectural continuity, so as to provide the islet a homogeneous aspect in terms of plan and elevation.

- Each projected hotel building will be of pavilion type, composed of scattered bungalows and including one or several rooms.
The set would be composed of a central block whose height would not be higher than two levels (G+1) without resorting to the basement or a semi-underground level.
- Services and technique locals will be subject to a meticulous architectural processing, and will be hidden by plantations (hedgerows, trees...), and trellises.
- Fences on street and on dividing lines will be composed of a low wall whose height is about 60 cm, topped with trellises or grids doubled with plantations.

Article 10- Buildings' colours and textures

- Texture and walls processing must refer to the local architectural register; hence, colours used are white for walls and blue for apertures (doors and windows).
- External walls must be established by means of a rough coating bringing back the wall processing artisanal aspect.
- It is strictly prohibited to use metallic joinery for apertures; only wood is allowed.
- Regarding timber shelters, their natural colour must be sustained while fixing vines on the walls.

Article 11- Furnishing and decoration

By referring to the decree dated 4 February 2000 fixing minimum norms of hotels ranking, the different decoration and furnishing objects peculiar to the region, particularly to Kerkennah, would be used on projects.

The promoter has to exclude all decoration industrial components damaging the harmony inside buildings.

It is about using heritage and knowledge components and local artisanal know-how so as to disseminate a real image of the region's specificities. These elements will contribute in avoiding tourists' units' standardization and lining up with eco-hotels rankings features.

Traditional elements peculiar to the region will be used in furnishing, decoration and external spaces processing.

A model room will be achieved by the promoter and received by the tourism administration services.

Article 12- Water and energy saving: Means to use

In accordance with the terms of the decree of the Ministry of Commerce and of Tourism, Leisure and Handicrafts dated 4 February 2000 (Appendix VII- Article 13) relative to specialization minimum requirements for eco-hotels.

Means to use are:

- Sewage pre-treatment equipment (grease trap, bar screen, etc.)

- Material relative to saving water, electricity, gasoil, fuel oil, and gas consumption.
- Insofar as possible, the hotel must use treated water for green spaces and gardens irrigation.

Article 13- Rainwater drainage and harvesting

Water is considered to be an essential component involving an appropriate management by resorting to harvesting processes.

It is a question of equipping each unit with “Majels” or wells in order to collect surfaces water.

- Each landscaping will have to take into consideration in a serious manner rainwater disposal and flood risks.
- It is about planning impluviums for harvested water users.

Article 14- Development of vegetation cover and tree expansion

It is imperative to preserve the existing flora and reinforce it by:

- Creating an arboretum and a botanical park in order to develop plants peculiar to the island.
- Intensifying planting operations according to a cautious and reasonable programme.
- Creating pedestrian and equestrian circuits for walking.
- Substituting all removed trees from the project footprint.

Article 15- Implementation of these specifications

The promoter acknowledges having read all provisions of these specifications binding him with the Tourism Administration.

He is committed to respect and apply all mentioned clauses and this during the tourist resort implementation.

Likewise, he is required to execute the resort’s public equipment maintenance operations and this after works implementation.

APPENDICES

Document No. 1 : ***Site Plan***

Document No. 2 : ***Model of a bid bond***

Document No. 3 : ***Bidder information sheet***

Document No. 4 : ***Template of a non-influence statement***

Document No. 5 : ***Template of a sworn statement***

Document No. 6 : ***Bid form***

Document No. 7 : ***Land for sale price***

Document No. 1: SITE PLAN

Document No. 2 – BID BOND TEMPLATE ON FIRST REQUEST

We the undersignedacting as

From the Bank

- Certify that the Bank has been approved by the Tunisian Ministry of Finance in application of the article 55 of the decree n° 2002-3158 dated on 17 December 2002, governing public procurements, as modified and completed by the subsequent texts, that this approval has not been repealed, that the Bank established in the hands of the Treasurer General of Tunisia, the receipt number dated on....., a fix bond of 5, 000 TND, predicted by the article 55 of the above-mentioned decree and this bond have not been restored.
- We, referring to specifications of the international call for expression of interest for the implementation of Sidi Founkhal Ecological Tourist Resort in Kerkennah, hereby declare that the Bank vouches on first demand and up to an amount of **fifty thousand Tunisian Dinars** (50, 000 TD) in the name and behalf of *.....as a bond to which the latter is subject to its submission to said call oftender.
- Therefore, we are engaged to unconditionally deposit and at first request from the REAL ESTATE TOURISM AGENCY, any amount until reaching **fifty thousand Tunisian Dinars**, and this without the need of dunning or putting actions, generally any, and without being necessary to prove to us a lack or a default of

This banking warranty will be valid 120 days starting from the first day following the deadline of offers submission, i.e. on..... It is regulated by Tunisian laws. Any litigation thereof, comes under the jurisdiction of Tunis relevant tribunals.

Done in, on

Handwritten mention: Read and approved

Warranty certificate at first request

Bank signature and seal

Document No. 3: BIDDER INFORMATION SHEET TEMPLATE

I/ Candidate Identity

I/1 Natural Person

- Name and surname;
- Identity Card number (IC or Passport);
- Personal or company's head office address;
- Phone, fax, telex, email;
- Nationality;
- Card or professional license indicating the number and place of registering in the commercial register;

Bank references. I/2

Legal Person

- Business or legal name,
 - Legal form of the company,
 - Head office address,
 - Phone, fax, telex, email,
 - Extract of registration in the commercial register or an equivalent act of competent authority for foreigners,
 - Social capital amount,
 - List of main shareholders,
 - Social leaders: names and positions,
- A duly certified sworn statement will be required from the bidder (natural or legal person) specifying that he is not in a situation of payment suspension, in bankruptcy state, or judicial liquidation.

II/ Bidder references

The bidder is asked to provide the following information:

- Professional activities (nature, framework within which they are practiced),

III/ Development plan

The following details are required for the coming five (5) years:

- Objectives pursued by the bidder
- Means that the bidder plans to implement in order to reach them.

Done in, on

Signature and seal of the bidder

NOTE: If the submission is introduced by a grouping or in the name of a natural and/or legal persons grouping, information must be supplied by each of the group members.

Document No. 4 – Template of a non-influence statement

I, the undersigned, acting as,
declare on my honour, my commitment not to make by myself or by a third party,
promises, donations or presents in order to influence the different procedures of the
international call for expression of interest for the implementation of Sidi Founkhal
ecological tourist resort in Kerkennah.

Done in, on.....

Signature and Seal

Document No. 5 – Template of a sworn Statement

I, the undersigned,

Acting in my name and on behalf of

.....

Registered in the commercial register of

After having read all the articles and documents appearing or mentioned in the file of the international call of expression for the implementation of Sidi Founkhal ecological tourist resort in Kerkennah;

After becoming personally aware of the current state of affairs and having acquainted and appreciated, from my perspective and under my own responsibility, the land state before bidding on the project;

I submit and commit to respect all international call for expression of interest file clauses, without any reserve.

The amount of my offer for the land acquisition is of

..... (Tax-free amount in Tunisian Dinars, write out in words)

If my submission is accepted, I commit myself to acquitting of the above-mentioned amounts in accordance with the ensuing contract made for this purpose.

I remain committed by my submission throughout a period of 120 days starting from the first day following offers delivery deadline.

I enclose to this submission a payable bank guarantee on first demand of an amount of fifty thousand dinars (50, 000 TD).

I assert that I (or the company in which I am taking part) do not fall under the blow of legal bans decreed in Tunisia.

I cannot, take advantage of any right, of whatever nature, that would result from my participation in the international call for expression of interest.

Done in, on.....

Signature and seal of the bidder

Document No. 6: LAND FOR SALE PRICE

	Suggested unit price Tax-free
Land

Unit prices must be entirely mentioned in letters and numbers.

Date, signature and seal

SIDI FOUNKHAL ECOLOGICAL TOURISM ZONE IN KERKENNAH



MASS PLAN

