**HAIFA MUNICIPALITY AND THE HAIFA SPORTS AND RECREATION COMPANY LTD.**

**REQUEST FOR INFORMATION (R.F.I.) REGARDING THE OPERATION OF COMMERCIAL AREAS ON THE GROUND FLOOR OF THE SAMMY OFER STADIUM IN HAIFA**

Haifa Municipality together with the Haifa Sports and Recreation Company Ltd. (hereinafter: the client) is interested in examining the possibility of renting out areas for commercial or other use in the Sammy Ofer Stadium built on the property known as Plot 59 in Block 11359 (hereinafter: the commercial areas).

The client is interested in receiving information that would enable it to formulate the proper and optimal format for renting out the commercial areas, in whole or in part, including a combination of businesses, the rental period, the leased areas, all in accordance with the permitted uses according to Local Master Plan HF/2119/A (hereinafter: the master plan) that applies to the property in general and the uses listed below in particular.

The client would like the properties to have a variety of uses, including commercial uses, uses of a public nature, offices, ancillary uses for the Stadium such as sports and leisure activities, entertainment, displays and catering, and any other relevant field according to the permitted uses in the master plan that would separate the commercial areas and turn them into a vibrant center for the benefit of the public in general and the residents of the Naot Peres neighborhood in particular. The client is particularly interested in uses having a direct or indirect connection to the field of sports.

There is no restriction in proposing more than one option for operating the commercial areas.

This request does not constitute a tender, but rather a preliminary request for information. Participation in this process is subject to the set of conditions and fulfillment of all of the details specified below by the participants.

Anyone wishing to participate in the application must state his name, details, type of association and details of a contact person on his behalf in Appendix A to this application, and send it to the client by email – mkeren@haifa-stadium.co.il.

You can confirm receipt of the email by phone: 0542872526 (Keren Marco, Sammy Ofer Stadium Marketing Director).

Answers to questions, as well as any other information or clarifications or additional requirements made by the client regarding this request, will be sent to the participants partaking in the process in accordance with details to be filled in by them in the Appendix. No claim will be heard from a participant about not receiving these details if he does not fill in the Appendix and forward it to the company.

1. **Objective of the Reference for Information**

The client is seeking to examine the possibilities of renting out commercial areas to third parties, and for this purpose is interested in receiving proposals for renting out commercial areas for different uses in accordance with permitted uses as per the master plan applied to the property.

1. **Description of the Commercial Areas**

The commercial areas form part of Plot 59, Block 11359 in the designation determined in Master Plan HF/2119/A in the Sammy Ofer Stadium in Haifa (hereinafter: the property). Rights for the property were purchased by Haifa Municipality for a period of 49 years + 49 years and were leased on a sublease for a period of 24 years and 11 months to the Company. The sublease period is expected to end in 2037.

According to the master plan, there are rights to 20,000 square meters of commercial areas (the main area), 13,715 square meters of which were purchased from the Israel Land Authority. Of the areas purchased from the Israel Land Authority, the extent of the built-up area in the form of a building skeleton is about 9,700 square meters (8,100 square meters of the main area and 1,600 square meters of service areas). The client marketed commercial areas in a previous process covering an area of approximately 300 square meters on the 3rd floor. In addition, approximately 1,000 square meters are designated for establishing a sports medicine club and are not included in the areas offered for rental purposes within the framework of this process.

The rest of the areas that have not yet been built and/or purchased are designated for construction on the adjacent lot.

As part of this request, the client is interested in receiving information regarding the areas built on the building skeleton level on the ground floor totaling approximately 8,700 square meters.

The area rented will be delivered to the tenant at the building skeleton level.

Attached as Appendix B is a sketch of the commercial areas.

1. **The Information Requested**

Participants are requested to present information that is in their possession and that could assist the Company in preparing an outline for operating the commercial areas. Participants are asked to respond to this request and provide data regarding the following aspects:

* The participant’s skills and experience in operating the type of use proposed by him
* Details of the proposed use/activity in the commercial areas
* Activity hours
* Target audience
* Principles of the business model in connection with the proposed use
* Technical and commercial data requested for the proposed use, including the leased area, the requested rental period and more
* The necessary infrastructure required for operation of the type of use proposed by the participant
* The period of time required for adapting the area rented, from the time of delivery of the area rented up until the commencement of activity
* Any additional and relevant information at the discretion of the participant
1. **How the Information Will be Provided**

Participants can submit questions or requests for clarification regarding this application until March 23, 2021 to the email: mkeren@haifa-stadium.co.il. It will be clarified that the client may, at its sole discretion, answer questions submitted after this deadline. The client will publish on its website (www.haifastadium.co.il) a written protocol of the questions and answers.

The client may at any time before the deadline for submitting a response to the request include changes and/or amendments and/or clarifications of any kind and/or send the participants additional information and/or requirements or instructions in addition to those included in the process documents at its discretion, exclusively and independently of and/or related to the participants’ questions.

1. **Submit Procedure and Deadline for Submitting the Information**

A participant who wishes to respond to the request can forward his proposal to a dedicated email address opened for the process at RFI@haifa-stadium.co.il by 16:00 on March 30, 2021.

1. **Tour for the Participants**

A tour for the participants will be held for those interested on March 18, 2021 at 12:30. The meeting point will be at the Stadium’s management offices.

1. **General Conditions**

7.1 It is hereby clarified that the expenses involved in providing the information will apply to the respondents only and the respondents will not be entitled to any compensation and/or payment for responding to this request.

7.2 The client will not bear any payment or expense incurred by the individual submitting the information and its use in accordance with this request.

7.3 It is hereby clarified that the transfer of information does not grant the individual submitting the information any right to the information sent to the client and does not impose any obligation on the client.

7.4 The client will be entitled to make any use it deems appropriate of the information received in response to this request, without giving the individual submitting the information the right and/or any assistance in the client’s use of this information.

7.5 It should be emphasized that this request does not constitute a tender or part of tender processes and does not constitute an invitation to submit proposals but is rather a preliminary request for information in accordance with Section 14A of the 1993 Tender Obligations Regulations, and as a result, the client will take under consideration continuing its operations.

7.6 Without derogating from the above, it should be noted that the information received may be used, inter alia, as an aid in preparing application documents for proposals within the framework of a tender for leasing commercial areas that will be published on a date and under conditions to be determined separately if a decision to publish this information will indeed be made.

7.7. This proposal should not be construed as an undertaking on behalf of the client to publish any tender as aforesaid, and a response on behalf of the information provided by the individuals in response to this request should not be regarded as any obligation on behalf of the client towards any of the respondents.

7.8 The client is not obliged to make any use of the information received in response to this request, in whole or in part.

7.9 The client may submit additional requests for information from the public or from a private bidder.

7.10 The client may forward any information or data provided to it in response to this request to any party on its behalf, as well as publish through a tender and/or negotiations, specifications or characteristics, which will be based on the knowledge and experience that will accumulate as a result of receiving the information.

7.11 The client reserves the right to ask a clarifying question or make a request for information only or any other data of the respondents to this request in whole or in part.

7.12 Without derogating from the generality of the aforesaid, it should be clarified that the client reserves full discretion in its decision regarding issuing a tender, in determining the terms of the tender, the manner of communication, the terms of the contract, pricing and any other matter concerning the lease and operation of the commercial areas.

7.13 To the extent that the information provided in this proceeding includes elements that are a trade secret or professional secret of the participant, this must be stated explicitly, indicating the confidential part.

7.14 Without derogating from the generality of the aforesaid, it should be clarified that all of of the details specified in this application are subject to change at the sole discretion of the client, and does not obligate the client in any way.

7.15 A participant who submits information in response to this request is obligated that as part of the information he submitted and/or any use made of it as stated above no rights will be infringed, including copyrights or trade secrets of a third party. The participant alone will bear any responsibility for any demand or claim arising from the claim since within the framework of use of the submitted information, third party rights were violated, and he will indemnify the client immediately upon presentation of a claim for any amount required and/or demanded to be paid, due to the claim and/or the demand, including legal expenses and fees.

7.16 To avoid any doubt, this posting of information is nothing more than a request for information. The posting of information is not used in any way as an attempt, n intention or a commitment to enter into a contract and/or negotiate between the client and the individuals providing the information.

**Appendix A**

**Participant details**

To: Haifa Sports and Recreation Company Ltd.

**Re.: Request for Information (RFI) regarding the operation of commercial areas on the ground floor of the Sammy Ofer Stadium in Haifa**

We, the undersigned, declare that we have received the application documents for receiving information and request that you send us any notification regarding the said request to the following address:

Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Identity no. or company or partnership number: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Full address and zip code: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Telephone: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Email: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Mobile phone: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Contact person – direct telephone; \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Role of contact person: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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Signature and stamp

 **Appendix B: Sketch**

