

PUBLIC PARTNER:

MUNICIPALITY OF ŠMARTNO PRI LITIJI  
TOMAZINOVA ULICA 2  
1275 ŠMARTNO PRI LITIJI

# PUBLIC CALL TO PROMOTERS

TO SUBMIT AN EXPRESSION OF INTEREST IN OPERATING  
A PUBLIC-PRIVATE PARTNERSHIP PROJECT  
“DISTRIBUTED HOTEL BOGENŠPERK”

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Source: VRNAR STIL, d.o.o.: IZP – conceptual design, No. 19012, March 2019.

## A) THE CALL TO PROMOTERS

### 1. INVITATION TO SUBMIT THE EXPRESSION OF INTEREST

Based on Article 32 of the Public-Private Partnership Act (Official Journal of the Republic of Slovenia, No. 127/2006, hereinafter ZJZP) and other provisions of ZJZP related to the conduct of the preliminary procedure, the Municipality of Šmartno pri Litiji in cooperation with the Bogenšperk Public Institute invites all interested promoters to submit their expressions of interest for the execution of public-private partnership project "Distributed Hotel Bogenšperk".

Figure 1: Distributed Hotel Bogenšperk



Source: VRNAR STIL, d.o.o.: IZP – conceptual design, No. 19012, March 2019.

More detailed information on the project and the intended mode of its implementation are provided below.

### 2. DEADLINE FOR SUBMITTING AN EXPRESSION OF INTEREST

The deadline for submitting an expression of interest is 5 June 2020.

The Promoters shall mail their respective expressions of interest to Bogenšperk Public Institute, Staretov trg 25, 1275 Šmartno pri Litiji.

Expressions of interest must be submitted in a sealed envelope stating: "Expression of interest in the PPP project implementation: Distributed Hotel Bogenšperk – DO NOT OPEN!"

## B) PRESENTATION OF THE PROJECT

### 1. PRESENTATION OF THE MUNICIPALITY OF ŠMARTNO PRI LITIJI AND ITS CENTRAL SIGHT – THE CASTLE OF BOGENŠPERK<sup>1</sup>

The municipality of Šmartno pri Litiji is one of the youngest municipalities in Slovenia. Today, just over 5.500 people live on 95 km<sup>2</sup>. The municipality is located in the western part of the Posavje Hills, at an elevation of 252 m. Here, roads cross for the direction of Litija – Ljubljana and Litija – Zagorje, then to Kostrevniška valley towards Moravče and past Bogenšperk through Temenica to the Ljubljana – Zagreb road and Zavrstniška valley across Trebeljevo to Ljubljana. The focal point of Šmartno pri Litiji is the mighty neo-gothic church of St. Martin, after which the place was named. The municipality is home to one of the most beautiful Slovenian castles, the Bogenšperk Castle.

Figure 2: The Bogenšperk Castle



Online source: <<https://www.slovenia.info/en>> (last accessed 28/2/2020).

The Renaissance Castle is also one of the youngest medieval castles and a cultural monument of national importance. It lies on the northern slopes of the Dolenjska hills, so to speak, in the very centre of Slovenia, along the main road connection of the Dolenjska and Zasavje regions. This central location makes the Castle a central figure in tourism development in the region, attracting over 40,000 visitors annually. It attracts visitors by its exquisite architectural design and quality content, museum collections and various cultural events.

The Castle was built in the first half of the 16<sup>th</sup> century and still preserves a typical four-tract shape. It consists of four unequal towers and four unequal hallways connecting the towers. The entrance portal is erected in gothic style. The central character, who has been involved in the stories of the Castle since 1672, is the famous Slovenian polymath and scientist Johann Weikhard von Valvasor, who had owned the Castle for 20 years and penned his most famous work The Glory of the Duchy of Carniola. Through museum exhibitions, visitors acquaint themselves with the history of the Castle and its owners. The Castle has preserved all the essential rooms that depict a past life and testify to the fruitful work of Valvasor. Visitors get to know Valvasor's living room, printing house, library, the Castle

<sup>1</sup> Istenič, M.: Grad Bogenšperk, eden izmed glavnih nosilcev turističnega razvoja Občine Šmartno pri Litiji. Šmartno pri Litiji, Februar, 2020 (arhiv JZ Bogenšperk).

chapel, visit a geodetic collection, a natural history collection and an exciting exhibition entitled The Scene of Human Death. The exhibition reveals the spiritual image of the time when Valvasor penned the work with the same title. The Castle also houses a gallery for occasional exhibitions. Throughout the year, up to five exhibitions are organised featuring various topics and contents. The visitor can choose a classically guided tour or return to Valvasor's times a few centuries back with an animated tour.

The Bogenšperk Castle was the first castle in Slovenia to be engaged in wedding activity in 1972 and has kept this tradition to this day. On average, 40 couples marry at the Castle annually. The Castle also provides a place for various workshops, meetings and educational and cultural activities. The Castle also has an inn, which complements the castle experience with its culinary offer. In the autumn of 2019, the Wagen Meat Maker was opened in the Castle cellar, where visitors can taste cured meat products. At the beginning of 2020, a new product is planned to be added to the Wagen product group – Wagensperk sparkling wine. A guided tour of the Castle can be complemented by the cellar tour and tasting at the end. Around the Castle, there is a nature trail and a modern trim track. Also, two buildings belong to the Castle, which are the subject of this project. Due to its central location in Slovenia and its friendly surroundings, the Bogenšperk Castle is a popular excursion destination.

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The Bogenšperk Castle is a significant cultural monument and at the same time the centre of cultural activity in the region. The broader area of the Castle is covered with forests, which enrich and complement the tourist offer. There are many thematic, cycling, hiking and educational trails throughout the landscape. Bajdur's trail, Panoramic maple trail and Valvasor circular trail, Maple energy trail along which the visitor can walk alone or take a hike, such as Humar's hike, Levstik's hike, Jablaniška valley hike, and Safran's hike. Visitors can get acquainted with local cuisine on carefully cultivated farms, mostly organic. There are some cultural and sacred heritage monuments in the municipality – pilgrim churches, manors, archaeological site, ruins of a castle, etc.

Aware of the mission of presenting a cultural monument of national importance to the broadest circle of the interested public, at the building and in its immediate vicinity, Javni zavod Bogenšperk (Bogenšperk Public Institute), as the manager of the Castle, is continuously upgrading its offer with new topical and quality contents. The Bogenšperk Castle is a central figure in the development of tourism in the region, and in recent years, it has become an essential mission of the Institute to plan and implement the development of the entire tourist image of the Šmarje municipality. In line with this awareness, a few years ago, we set a serious strategy for the tourism development of this region and started intensively implementing it last year. The acquisition of new accommodation capacity in the area of Bogenšperk Castle is a necessary step in implementing the aforementioned tourism development strategy in the Municipality of Šmartno pri Litiji.

## 2. PRESENTATION OF THE PROJECT

In 2010, the Municipality of Šmartno pri Litiji joined the project of comprehensive content and programmatic renovation of the Bogenšperk Castle as part of a broader project to design the Valvasor Center in the Slovenian and European area. The importance of the latter is presented in detail in the document The Comprehensive Plan of Content and Renovation of Bogenšperk<sup>2</sup>.

The content and programmatic renovation of the Bogenšperk Castle also includes the revitalisation and reconstruction of the Castle farm in the scope of thorough construction and static rehabilitation

<sup>2</sup> Bogataj, J. et al.: Projekt Celotne vsebinske in programske prenove gradu Bogenšperk [The Project of a Comprehensive Content and Programme Renovation of the Bogenšperk Castle]. December 2010. Online Source: <<http://smartno-litija.si/staro/www.smartno-litija.si/datoteke/celostni-nacrt-1.pdf>> (last accessed 28/2/2020).

of the so-called Polland's House, following the already prepared project documentation: Conceptual design of the project, plan no. 19012, dated 19 March 2019, made by VERNAR STIL, Ltd, Dolina 1, 4260 Bled, prepared under the conservation guidelines for the renovation of the Polland's House, Cultural-protection Conditions, no. 72/2001C-ME of 31 May 2011 and other documentation.

Figure 3: The area of the castle farm (left) near the castle



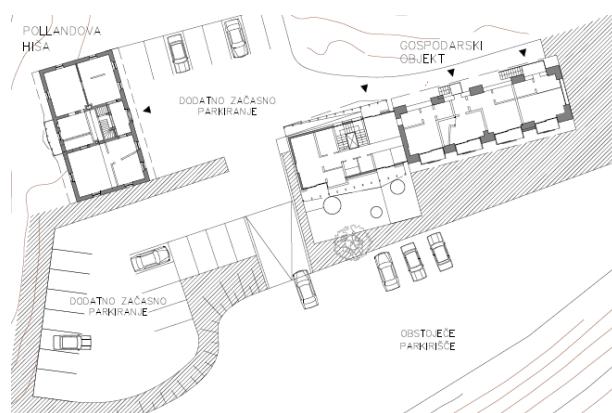
Online Source: <<https://www.geoprostor.net/piso/>> (last accessed: 6/3/2020).

## 5

Within the castle farm, i.e. Polland's House, for the full realisation of the planned project "Valvasor's Center", the public partner wants to acquire within the existing building of Polland's House and the adjacent outbuilding, which extend on the plots, no. 1963, 1964, both cadastral municipality 1846 - Liberga, the premises reserved for the purpose as follows:

- A restaurant with seating capacity for up to 120 guests;
- Summer garden spaces within the restaurant;
- Premises for the promotion and sale of local food and handicraft products;
- Accommodation of up to 6 apartments;
- Residential studios (handicrafts and graphics);
- The premises of the tourist information centre;
- Multi-purpose rooms with a capacity of 70 to 100 visitors;
- Exhibition spaces (approx. 80–100 m<sup>2</sup>);
- Administrative centres.

Figure 4: Conceptual design of the renovation



The gross floor area of the Polland's House is 572 m<sup>2</sup>, and the gross floor area of the outbuilding is 817 m<sup>2</sup>.

The vision of the Municipality of Šmartno pri Litiji is to attract a private partner interested in the implementation of the planned project "Distributed Hotel Bogenšperk". A distributed hotel is an innovative approach with new content, which involves the reconstruction of dilapidated buildings in the Castle farm and their use for tourism, cultural research and catering purposes.

### 3. METHOD OF IMPLEMENTATION OF THE PUBLIC-PRIVATE PARTNERSHIP PROJECT

The public partner plans to implement the project through a public-private partnership. In doing so, the public partner intends to invest in the project the existing facilities and the obtained project documentation. At the same time, the reconstruction of the castle farm, i.e. Polland's house and outbuildings, is expected by the private partner, following the project documentation already prepared, the arrangement of dedicated premises and the maintenance and management of both facilities. Throughout the public-private partnership, the use of the premises is shared by the public and the private partner in predefined content and scope. The public partner expects that the private partner will receive a return on its investment through the possibility of marketing individual dedicated premises intended for the provision of tourism and catering activities.

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Concerning the model and form of the PPP, the distribution of risks, the transfer of ownership or the grant of a building right and other mutual relations between future partners, the public partner is prepared to analyse the proposals received from potential promoters and, within the public interest boundaries protected by the public partner, include them in the design of the final form and model of the public-private partnership. Therefore, promoters are encouraged and invited to present, without limitations, their own models and forms of public-private partnerships that they consider to be financially, economically, technically and legally optimal.

### 4. EXISTING DOCUMENTATION

The potential promoters can obtain documentation available to a public partner by sending a request to the public partner contact person: Peter Avbelj, e-mail: [peter@bogensperk.si](mailto:peter@bogensperk.si).

The documentation that promoters will receive by email shall be considered confidential and may only be used to submit an expression of interest.

### 5. DEFINITION OF MICRO AND MACRO LOCATIONS

The Polland's House and the adjacent outbuilding that the public partner would invest in the project are located in the immediate vicinity of the Bogenšperk Castle. It is located near the town of Šmartno pri Litiji in the municipality of the same name, on the ridge of Strmec above Dvor, which connects Dolenjska and Zasavje regions. The Bogenšperk Castle is located approximately 45 km from Slovenia's capital Ljubljana and has good transport links. The map below shows the macro location of the Bogenšperk Castle – its location in Slovenia.

Figure 5: Macro location (the Bogenšperk Castle, Slovenia)



Online Source: <[zemljevidi.najdi.si](https://zemljevidi.najdi.si)> (last accessed 6/3/2020).

Polland's house and the outbuilding are located at the following address: Bogenšperk 3 and 4, 1275 Šmartno pri Litiji, on the plot no. 1963 and 1964, both cadastral municipality 1846-Liberga. The micro location of the two facilities is indicated below.

Figure 6: Micro location (The Bogenšperk Castle, castle farm)



Online Source: <<https://www.geoprostor.net/piso/>> (last accessed: 6/3/2020).

## **C) INSTRUCTIONS FOR THE PREPARATION OF THE EXPRESSION OF INTEREST**

### **1. MEETING WITH POTENTIAL PROMOTERS**

Before the deadline for submitting expressions of interest, the public partner will organise a tour of the facilities with each promoter separately at the request of the potential promoter, within which the promoters will be provided with an opportunity to obtain detailed information about the project.

Interested promoters may apply for a tour appointment to a public partner contact: Peter Avbelj, e-mail: [peter@bogensperk.si](mailto:peter@bogensperk.si).

Participation in the tour or appointment with potential promoters is not a condition for submitting an expression of interest.

### **2. CONTENTS OF THE EXPRESSION OF INTEREST**

There is no prescribed form for the expression of interest. The interest should be expressed using the promoter's own documents. The expression of interest should include the following documents:

- Presentation of the promoter, including an analysis of the promoter's developmental capabilities and abilities;
- Contact person with contact information (telephone, email);
- The project description and the conceptual solutions, as envisaged by the promoter with the description and extent of the investment prepared by the private partner;
- A timetable of the implementation;
- Economic assessment of the project implementation;
- Presentation of the estimated value of the investment and the envisaged financial structure from which the risks that the interested person would take will be shown, with an estimate of the value of each assumed risk;
- Estimation of revenue and cost over the useful life of the project;
- Scans of the entire expression of interest in electronic form (stored on a CD or USB stick).

The public partner will also consider expressions of interest not accompanied by all the documents mentioned above if the expression can establish an interest in the implementation of a public-private partnership.

Promoters may make suggestions for amendments to the concept of the project or other documents not required by this invitation.

### **3. PROTECTION OF PROFESSIONAL SECRECY**

The public partner will protect all information contained in the expression of interest, which will be appropriately marked, as confidential or as a business secret. The information that under the law cannot be designated as a business secret will not be protected.

The public partner reserves the right to use all data that will not be designated as the promotor's business secret in the finalisation of content, model and scope of the tender documentation for the selection of a private partner. Under Article 35(2) of the Slovenian Public-Private Partnership Act (ZJZP), the public partner reserves the right, pursuant to regulations governing the award of public contracts, to decide on their purchase (e.g. the negotiated procedure without prior publication), in the case when documents are attached to the expression of interest for the conclusion of a public-private partnership that comprehensively represents the legal, economic, technical, environmental or other conditions for the implementation of the process or represent some other original conceptual solution that would be useful to the public partner in the realisation of the project.

A promoter submitting an expression of interest in operating a public-private partnership will enjoy the same rights as other candidates in the event of a public tender for selection of a private partner. With the submission of an expression of interest, the applicant shall not be deemed a candidate in the subsequent procedure for the selection of a public-private partnership contractor. The costs of preparing and submitting the expression of interest shall be borne entirely by the promoter.

This public call to promoters is a non-binding document that merely describes the intention of the public partner. The public partner reserves the right to amend the content and scope and parts of the project described in this call to promoters. The final form of the public-private partnership model, the scope and content of the project and the partners' obligations will be defined in the tendering process for the selection of the private partner.

#### 4. ADDITIONAL INFORMATION

Additional information can be obtained by potential promoters by sending a request to a public partner contact person: Peter Avbelj, e-mail: [peter@bogensperk.si](mailto:peter@bogensperk.si).

Šmartno pri Litiji, March 2020

Municipality of Šmartno pri Litiji

Rajko Meserko  
Mayor