



The Company for Economic Development, Ramat Gan Ltd.

National Stadium in Ramat Gan Project

**Invitation to Participate in the Pre-Qualification Process
For Providing Planning Services for the Stadium (Architects' Competition)**

1. Invitation

1.1 The Israel Land Administration (hereinafter, the "Administration") and the Municipality of Ramat Gan (hereinafter, the "Municipality") operating through the Company for Economic Development, Ramat Gan Ltd. (hereinafter, the "Company"), are the initiators of the project to demolish and rebuild the National Stadium in Ramat Gan.

1.2 The Project will include construction of a covered football stadium with a seating capacity of approximately 60,000, the building of accompanying facilities, the creation of commercial and various service areas, in accordance with the program which will be presented to the candidates during the architects' competition phase.

1.3 The Administration and the Municipality authorize the Company to oversee the performance of the Project on their behalf.

1.4 For the purposes of the management of the Project and the supervision of its performance, the Company has selected a Steering Committee that includes representatives from the Israel Land Administration, the Israel Football Association, the Municipality, the Company and external advisors.



1.5 The Municipality and the Administration, operating through the Company, hereby invite architectural offices with proven planning experience of at least three football stadiums with a seating capacity of over 30,000, to submit an office profile, including professional experience in the field, the names of the architects who would work on the Project, and their professional experience. The relevant experience must include the ability to plan a football stadium and the experience and ability to prepare a land use plan (zoning) for a renewed National Stadium (hereinafter, the "Stadium") and the adjacent and nearby areas.

1.6 The architects who are selected at the end of this process will participate in an architects' competition at the end of which the project architect will be chosen (hereinafter, the "Selected Architect").

2. The Proposed Plan

2.1 The demolition and rebuilding of the Stadium to a seating capacity of 60,000 will be done according to the regulations of FIFA and UEFA.

2.2 The seating in the Stadium will be covered.

2.3 The Stadium will be suitable for cultural performances and mass entertainment as well as international football matches.

2.4 The Stadium complex will include galleries, entertainment and leisure centers for the public, auditoriums for conferences, and meeting rooms.

2.5 Areas will be designated for restaurants, coffee houses and snack bars.

2.6 Luxury and V.I.P. boxes will be constructed.



2.7 In addition to various operating facilities, facilities for the use of spectators, athletes, artists, the media, emergency services, and Stadium management will be constructed.

2.8 The site will be accessible to the disabled population according to accepted standards.

2.9 The economic potential of the areas adjacent to the Stadium and nearby will be maximized.

3. Definitions

The Administration	Israel Land Administration
The Municipality	Ramat Gan Municipality
The Company	Company for Economic Development, Ramat Gan, Ltd.
The Inviter	the Administration and/or the Municipality and/or the Company together and individually
The Bidder	Whoever participates in this process
The Project	The construction of a national stadium in accordance with the guidelines and international regulations
The Local Committee	The Local Committee for Planning and Building, Ramat Gan
The Regional Committee	The Regional Committee for Planning and Building, Tel Aviv
The Engineer	The City Engineer of Ramat Gan and/or his representative
The Steering Committee	The special steering committee which was established by the initiators of this process, and is comprised of representatives of the Administration, the Municipality, the Football Association, the Company, and the Project advisors.



4. The Method of Selecting the Architect

4.1 The selection of the architect for the Project will be made by the Steering Committee in a two-stage competitive process:

The first stage – the pre-qualification process for bidders

4.2 The second stage – from all of the bids submitted in the first stage which meet the pre-conditions specified in section 5 below, five architects will be selected by the Steering Committee to submit their proposals for the preparation of a detailed plan for the Project.

5. The Pre-Qualification Selection Process

5.1 The invitation for architect participation in the pre-qualification selection process will be published to the general public by means of the print media, and possibly by way of the Internet as well. The Steering Committee has the right to approach architects' offices directly according to its sole and exclusive determination.

5.2 The prerequisites for architects who wish to make a bid before the Steering Committee are as follows:

5.2.1 The leading architect of the team of architects chosen for the Project (hereinafter the "Leading Architect") must have comprehensive knowledge and proven experience in the design and planning of modern football stadiums.

5.2.2 At least one member of the team of architects chosen for the Project must have experience as a senior designer who, within the last fifteen year, has completed the



planning for at least three football stadiums currently in use or currently being built, with a seating capacity of at least 30,000.

5.2.3 The Leading Architect must have specific knowledge in the area of international safety standards for football stadium projects.

5.2.4 The Leading Architect must have specific knowledge in the area of the design and operational requirements of FIFA and UEFA for football stadiums.

5.2.5 The team of architects must be capable of supplying a valid professional responsibility policy in the minimum amount of \$10,000,000 per lawsuit and accumulative lawsuits, which may be filed against any of the insured during the period covered by the insurance, and the maximum deductible will be in the amount of \$50,000 per member of the team of architects per case and accumulatively.

5.2.6 The Leading Architect will be required to demonstrate innovative designing ability which provides a high standard of customer satisfaction to the general public, as well as to the varied population which will come to the Stadium and the surrounding area.

5.3 Questions requiring clarification should be sent via e-mail to:
perzlina@gmail.com, office@rothschild-law.com until 17/1/2011 at 12:00.

5.4 All materials must be submitted in writing in Hebrew or English (or a combination of the two). It is possible to combine a presentation and pictures. The last day for bid submission is 10/2/2011 at 12:00.

The materials will be submitted in sealed envelopes which will be delivered to the Company offices at the address specified below.



5.5 The bids which have been submitted will be discussed by the Steering Committee in writing or by e-mail. The Steering Committee has the right during this pre-qualification process to summon the prospective architects, any or all of them, to appear before the committee for an interview and/or in order to provide clarification as much as is needed, at the sole discretion of the committee.

5.6 The Steering Committee has the right to decide, at its sole discretion, not to summon any of the prospective architects to appear for an interview.

6. Process of the Architects' Competition

6.1 The Steering Committee will allocate to each of the bidders who reach this stage a sum of money to be determined later by the committee. The allocation will be provided for the preparation of a presentation to be made before the Steering Committee. None of the bidders will have the right to appeal the amount of money or the manner in which it is allocated.

6.2 The Steering Committee will present the bidders with a plan of the National Stadium in Ramat Gan.

6.3 The bidders will be required to present a detailed presentation with accompanying materials to the Steering Committee, according to their judgment, which is suitable for the program.

6.4 At the end of the process specified above, the Steering Committee will choose the Selected Architect according to criteria which will be defined in the program and/or special instructions, which will be disseminated by the Steering Committee.



6.5 The Selected Architect, in the event that it is an architect from abroad, will be required to join an Israeli architecture firm (hereinafter the “Local Architect”), which is registered with the Registrar of Engineers and Architects in Israel, and which has been approved by the Steering Committee. In the event that the Steering Committee does not approve the Local Architect suggested by the Selected Architect, the Selected Architect will be required to present to the committee an alternate local architect for its approval.

7. Clarification of the Sorting and Selecting Procedure

7.1 The Inviter hereby clarifies that the initial sorting procedure as specified above is not to be considered a tender, and the Inviter has no obligation to accept any bid from among the bids that will be submitted.

7.2 The Inviter reserves the right, according to its sole discretion, to refrain from completing the planning process and/or the construction of the Project.

7.3 The Inviter notes that in the framework of the process stated above, it will examine existing planning solutions of facilities similar to the planning Project whose success is proven.

7.4 No expenses of any kind incurred in the preparation of the bid, including expenses for the architects’ participation in the process of choosing the Selected Architect, will be reimbursed to the bidders, with the exception of the amount which will be allocated to each bidder that reaches the second stage of the process, in accordance with section 6.1 above.

7.5 The Steering Committee will not be limited in the amount of bids it will review and/or the length of time required for said review.



8. Participants' Bid

8.1 The documents submitted by the bidders will include an affidavit by an the bidder's participation in the process and in submitting the bid was made after his acceptance of all decisions and permits required by law regarding the bidder.

8.2 The documents submitted by the bidders will include an affidavit by an accountant or attorney, stating that the bidder operates, and is registered, according to law in his place of business (registered in the Registrar of Engineers and Architects).

8.3 In Order to Remove All Doubt, it is Hereby Clarified:

(a) any envelope containing a bid that is received by the Inviter in the location specified for the submission of bids after the determined date and time will be returned to the bidder, and he will not participate in the competitive process.

(b) the bids will be valid for twelve (12) months, or an announcement is sent to the bidder that he has won or not won the bid, whichever comes first.

(c) the Inviter will be authorized to eliminate any bid that was not submitted on the appropriate dates and in the manner specified above and/or is not signed as required and/or is submitted with clarifications, additions, and stipulations or with the purpose of entering into negotiations with the Inviter.

8.4 An architect who operates as a corporation will include his registration certificate, his articles of incorporation, and an affidavit by an accountant or attorney, verified by a consular official or notary public, regarding the identity of the corporation, the details of its registration and its authorized signatories to his bid.



9. General Instructions

9.1 The Company offices are open Sunday – Thursday (excluding holidays) from 9:00 – 15:00.

9.2 The sealed envelopes containing the bids and all required documents must be placed in the box designated for this purpose at the offices of the Company, located at: 35 Bialik st. Ramat-Gan, starting on 3/2/2011 and ending on 10/2/2011, Sunday through Thursday (excluding holidays) between 9:00 – 15:00.

9.3 The final date for submitting bids is 10/2/2011 at 12:00.

10. Changes in the Documents

10.1 The Inviter will be authorized to add changes and corrections, and to clarify subjects on its own initiative or as a result of questions submitted during the tour or at any other time, at any time up until the last date of the submission of bids.

10.2 Any such change and/or correction and/or clarification will be made in writing and will be brought to the attention of all of the bidders. Any such change and/or correction and/or clarification will become an inseparable part of the documents.

11. Reservation of Rights

11.1 All of the rights to the documents of the invitation, plans and specifications are reserved by the Inviter.

The Company for Economic Development, Ramat Gan Ltd.