

**REQUEST FOR INFORMATION
RELATING TO THE SITE OF THE COUNTRY HALL OF LIÈGE**

Contact information:

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Corrective notice:

Amendment to Article 3 of this document.

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1 Subject of the Request For Information

This Request For Information (RFI) is part of preliminary analyses conducted by Ecetia Intercommunale, on behalf of the Wallonia-Brussels Federation, relating to the future of the infrastructures of the Domaine du Bois Saint-Jean located at 4031 Angleur, Allée du Bol d'Air, more commonly known as the Country Hall of Liège (hereinafter "the Site").

The purpose of the RFI is (1) to test market interest in the Site as described below, (2) to determine the type of project that could be developed there and under what conditions, (3) to verify market expectations, in the event of competition for such projects, and the capacity of the said market to respond to them, ... all with a view to helping the Wallonia-Brussels Federation to determine the allocation it intends to allocate to it and the type of procedure it intends to launch (sale, management takeover, real right to be conferred, etc.).

NB: the RFI does not constitute a consultation, a call for tenders, or any commitment by the Wallonia-Brussels Federation to subsequently launch an operation on the same subject. Conversely, responses to the RFI will not constitute contractual or pre-contractual commitments on the part of their authors.

2 Recipients of the Request For Information

Given the size of the Site and the importance of the projects that could be carried out there, the RFI is aimed primarily at all potential economic operators, concessionaires or purchasers of the said infrastructures, for one or more lots, justifying their ability to present a credible project on the Site.

After verification of this capacity, Ecetia Intercommunale may invite the operator to participate in the consultation.

3 Description of the Site

The Site, which currently (and until the first quarter of 2023) belongs to Ecetia Intercommunale at the end of an emphyteutic lease granted to it by the Wallonia-Brussels Federation, is part of a property complex with a total area of thirty-one hectares forty-seven ares sixteen centiares (31 ha 47 ca 16 ca).

This set is composed of several lots, namely

- (i) the "Country Hall" Entity (Lots 1 and 2), with a area 7 hectares 54 ares and 23 centiares (75,423 m²);
- (ii) the "Standard" Entity (Lot 3), with an area of 23 hectares, 77 ares, 38 centiares (237,738 m²);
- (iii) the "Country Hall" and "Standard" Condominium Zone (Lot 4), with an area of 20 ares, 26 centiares, (2,026 m²).

The Site is composed of Lots 1 and 2 and Lot 4. It is intended to become the property of the Wallonia-Brussels Federation again during the first quarter of 2023. Lot 3 is covered by a real estate lease running until 19 May 2054.

The infrastructures present on the Site are as follows:

- (i) a multipurpose gym (Building B1 – Country Hall)

This gym was erected in 1968 and renovated in 2005 with a view to increasing the capacity of the building. It has a central field (capacity of 5,500 seats during sporting events) and a stage (capacity of 7,500 seats during shows). The building also includes adjoining spaces such as a cafeteria, a seminar room and dressing rooms. The gross area of the complex reaches about 12,000 m².

- (ii) a VIP area (Building B2 – Annex to the Country Hall)

This annex, which was built after the main Country Hall building and is estimated to be in the 1970s, was part of the renovation project in 2005. At this time, it was reconfigured as a VIP room during events. The gross area is approximately 2,000 m².

- (iii) a sports hall (Building B3)

This construction dates from 2005 and includes a cafeteria area and a sports hall with a capacity of 750 seats. The gross area is about 3,500 m².

- (iv) an administrative building (Building B4 – Saive Room - Workshops)

- (v) five tennis courts made in XXX

- (vi) two car parks (P1 and P2)

P1: NORTH outdoor car park with 990 spaces;

P2: SOUTH outdoor car park with 120 spaces.

- ~~(vii) — a Finnish track built in 2009.~~

4 Site visit and available information

The Site can be visited by appointment (see contact person) **between 03 October and 14 October 2022.**

Upon signature of the confidentiality statement attached as Appendix A, the following information may be communicated to operators invited to participate in the consultation in accordance with point 2:

- (i) Site Plans;
- (ii) Audit concerning the repair/maintenance work to be carried out in the short/medium/long term.

In general, and always subject to the prior signature of the aforementioned confidentiality statement, the operators concerned may request the communication of any other generally unspecified information, relating to the operation and maintenance of the Site, which would be useful for them to forge an opinion on whether they should make a proposal.

Ecetia Intercommunale will assess, on a case-by-case basis, the opportunity to transmit this information.

Requests for information should be sent, **by 21 October 2022 at the latest**, to the email address: country@ecetia.be.

Responses to these Requests For Information will be shared, if necessary, **by 28 October 2022** in an electronic data room accessible only to signatories of the confidentiality statement.

5 Presentation files and characteristics of planned projects

Operators meeting the conditions provided for in point 2 who wish to respond to the RFI, are invited to complete the questionnaire attached in Appendix B. Any other document that could be of interest for the realisation of the Ecetia Intercommunale study will be accepted.

The response to this RFI must be drawn up in French.

Proposals must be sent to Ecetia by **Tuesday, 15 November 2022 at the latest**, by email sent to the following email address: country@ecetia.be.

Given the wishes of the Wallonia-Brussels Federation and the situation, particularly in urban planning, of the Site, the attention of operators is already drawn to the fact that only the sectors and activities listed in Appendix C can be developed on the Site. Appendix D sets out the conditions attached to the permit issued in 2005.

Operators who responded to the RFI may be invited to present their responses orally to Ecetia and the Wallonia-Brussels Federation **between 28 November and 2 December 2022**.

6 Protection of responses

It is up to the operator who responded to the RFI to mention, where applicable, the information contained in its response that must be protected by commercial secrecy.

7 Compensation for responses

Operators responding to the RFI cannot claim any compensation for the services provided for preparation of responses.

LIST OF APPENDICES

- A. Confidentiality statement
- B. Questionnaire
- C. List of sectors and activities
- D. Condition attached to the permit issued on 20 March 2005

APPENDIX A: CONFIDENTIALITY STATEMENT

This statement relates to information that will be transmitted to us by Ecetia Intercommunale or any other person dependent on it in the context of the Request For Information (hereinafter "the RFI") relating to the site of the Country Hall in Liège (hereinafter "the Site").

In order for you to provide us with specific information (hereinafter "the Information") (either verbally or in writing) concerning the Site,

we, the Company
.....

declare that, under penalty of damages on our part,

1. all oral or written documents and information of which we become aware in the context of the RFI are considered strictly confidential, unless
 - the Information in question is already in the public domain, other than in violation of this statement;
 - the communication of the Information is required by a legal provision or a judicial decision;
 - the Information is intended for financial, legal or similar advisers, subject to an obligation of professional secrecy;
 - the Information is necessary in legal proceedings, but only in order to ensure respect for the rights of the defence or the right to a fair trial.
2. except with the prior written authorisation of Ecetia Intercommunale, the Information may under no circumstances be communicated to third parties not concerned by the preparation of the response to the RFI;

In this context, we will only communicate this Information to employees, service providers and advisers directly concerned by the response to the RFI, and strictly essential to it. In addition, we assure you that such collaborators, service providers and advisers will not contravene the obligations resulting from this declaration;

3. except with the prior written authorisation of Ecetia Intercommunale, the Information may under no circumstances be used for purposes unrelated to the preparation of the response to the RFI;
4. we understand that Ecetia Intercommunale does not guarantee, either explicitly or implicitly, the accuracy or completeness of the Information provided;
5. we acknowledge that Ecetia Intercommunale incurs no liability with respect to any damage that may result from the use of the Information or for any errors or omissions contained therein;
6. we will refrain from using the Information for personal or commercial purposes or in a way that could cause any harm whatsoever to Ecetia Intercommunale or the Wallonia-Brussels Federation;

7. At the end of the RFI process, we will return to you at any time, upon your request, all Information in our possession and under our control, as well as any documents or other materials containing the Information, together with their copies. In the event of receipt of the Information by electronic means, we will definitively destroy, erase and/or delete the documents, files, etc. and we will attest to this on our honour;
8. we acknowledge that this obligation of confidentiality is not limited in time, unless the Information has lost its confidential nature for one of the reasons set out in point 1 above.

This statement is governed by Belgian law. Any dispute relating therefrom will be submitted to the jurisdictions of the judicial district of Liège – Liège division.

Executed at, on

For,

Name(s), capacity(ies) and signature¹

¹ Each signature must be preceded by the surname and first name and the capacity of the signatory.

APPENDIX B: QUESTIONNAIRE

| |
|---|
| REQUEST FOR INFORMATION RELATING TO THE SITE OF THE COUNTRY HALL OF LIÈGE QUESTIONNAIRE TO BE COMPLETED |
|---|

1. GENERAL INFORMATION

Contact information – Reference person

| | |
|---------------------|--|
| Surname, first name | |
| Function | |
| Company | |
| Telephone | |
| Email | |

Information on the purpose of the project

| | |
|--|--|
| Brief description of the offer/project | |
| Primary NACE code of the project | |
| Secondary NACE code(s) of the project | |

2. PROFILE OF RESPONDENT(S)

Person 1 (reference person)

| | |
|---|--|
| Surname, first name | |
| Initial training | |
| Career path (<i>optional</i>) – Brief description of history | |
| Current situation (function, company) | |

Person 2

| | |
|---|--|
| Surname, first name | |
| Initial training | |
| Career path (<i>optional</i>) – Brief description of history | |
| Current situation (function, company) | |

Person 3

| | |
|---|--|
| Surname, first name | |
| Initial training | |
| Career path (<i>optional</i>) – Brief description of history | |
| Current situation (function, company) | |

Person 4

| | |
|---|--|
| Surname, first name | |
| Initial training | |
| Career path (<i>optional</i>) – Brief description of history | |
| Current situation (function, company) | |

Person 5

| | |
|---|--|
| Surname, first name | |
| Initial training | |
| Career path (<i>optional</i>) – Brief description of history | |
| Current situation (function, company) | |

3. CURRENT USEFUL EXPERIENCE

| | |
|--|--------|
| Do you have experience in the management of “Country Hall” type infrastructures? | Yes/No |
| If Yes, | |

| | |
|--|--|
| <p>Example 1</p> <ul style="list-style-type: none"> - Team member - Institution name: - Activity/Sector: - Town: - Region: - Country: - Function: - Role: - Start date (takeover): - End date, if applicable: <ul style="list-style-type: none"> o What were the reason(s)? - Investment amount - Source of investment | |
| <p>Example 2 (optional)</p> <ul style="list-style-type: none"> - Team member - Institution name: - Activity/Sector: - Town: - Region: - Country: - Function: - Role: - Start date (takeover): - End date, if applicable: <ul style="list-style-type: none"> o What were the reason(s)? - Investment amount - Source of investment | |

| | |
|--|--|
| <p>Example 3 (optional)</p> <ul style="list-style-type: none"> - Team member - Institution name: - Activity/Sector: - Town: - Region: - Country: - Function: - Role: - Start date (takeover): - End date, if applicable: <ul style="list-style-type: none"> o What were the reason(s)? - Investment amount - Source of investment | |
|--|--|

| | |
|--|--|
| | |
|--|--|

4. INFORMATION ON YOUR PROJECT AT BOIS SAINT-JEAN / Country Hall

| | |
|--|--|
| What is the purpose of the takeover? For which activity(ies)/in which sector(s)? | |
| Why? What societal, regional, environmental impact, ...? What would be your vision over a 10-year horizon? | |
| What is the original character of your project? | |
| What would be your target markets/customer segments? | |
| What kind of takeover would you consider? (Buyback, rental, ...) | |

5. TECHNICAL CHARACTERISTICS OF YOUR PROJECT AT BOIS SAINT-JEAN / Country Hall

| | |
|--|--|
| Which type(s) of work do you envisage among the following categories? Please strike out as appropriate | <i>None</i> <i>Light renovations</i> <i>Major renovations</i> <i>Demolition</i> <i>Demolition & reconstruction</i> <i>Other: please specify</i> |
| Description of work envisaged | |
| Estimated budget | |
| Source of investment (own funds, bank loan, etc.) | |

6. (possibly) STEPS ALREADY UNDERTAKEN BY YOURSELF AS PART OF YOUR PROJECT AT BOIS SAINT-JEAN / Country Hall

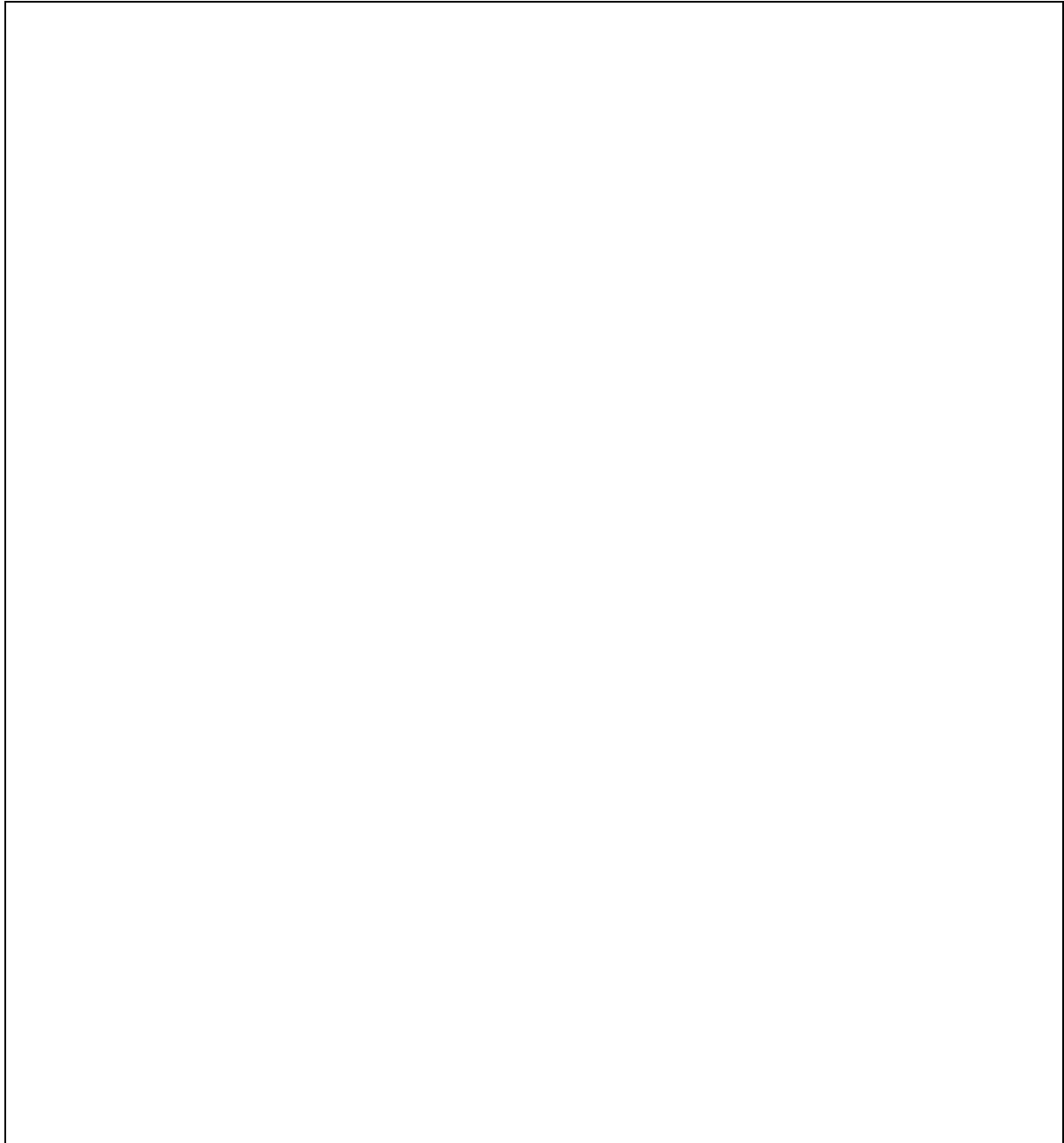
| | |
|--|---|
| What have you already accomplished for this project? | <i>E.g.: market research to determine interest in the project</i> |
| Have you already contacted actors among the following categories? Please strike out as appropriate | <i>Suppliers Architects Design offices Engineers Technicians Investors, banks Other: please specify</i> |
| On a scale of 0 to 10, how would you rate the progress of the project? | |
| How do you see the future of the project? Stages and timing | |

7. YOUR EXPECTATIONS IN THE CONTEXT OF YOUR PROJECT AT BOIS SAINT-JEAN / Country Hall

| | |
|--|---|
| On a scale of 0 to 10, how would you rate your current interest in the project? | |
| On what factor(s) does this interest depend? | <i>Financial: Technical: Commercial: Other: please specify</i> |
| What information would you need before the call for projects? (To respond to the call for tenders) | <i>General information: Technical information: Financial information: Commercial information: Documentation: Other:</i> |
| Do you have any other specific expectations from the contracting authority? | <i>Before the tender launch: In the special specifications:</i> |

| | |
|---|---------------|
| Do you have any other conditions? | |
| Do you have any concerns or reservations about the project? | <i>Yes/No</i> |
| If yes, please specify: | |

8. COMMENTS



APPENDIX C: LIST OF SECTORS AND ACTIVITIES

Sectors and activities – Country Hall

According to the sector plan, the Country Hall is located in a recreation area, which limits the possibilities in terms of activities. The list of potential projects on page 2 is intended to be as exhaustive as possible; it therefore takes up a large number of activities which are permitted by the Territorial Development Code. The final choice will depend on the wishes of the Wallonia-Brussels Federation.

Art. D.II.27 – Recreation area

The recreation area is intended for **recreational or tourist facilities**, including **leisure accommodation**.

Insofar as it is contiguous to a residential area, to a rural residential area or to a concerted communal development area implemented and assigned in whole or in part to dwellings, the recreational area may include housing as well as **craft activities, services, socio-cultural facilities, public service facilities and community facilities** provided that simultaneously:

1° this habitat and these activities are complementary and ancillary to the primary intended purpose of the area referred to in the first paragraph;

2° the recreation area is located within the perimeter of a local orientation plan approved beforehand by the Government.

D.IV.45 – Recreational accommodation

By **holiday village** is meant a group of at least fifteen fixed accommodations, built by the same natural or legal person, private or public, and intended to promote relaxing stays.

By **weekend residential park** is meant a set of plots included in an urbanisation permit intended to accommodate weekend residences. By weekend residence is meant a building with a gross floor area of less than sixty m².

Activity List – Country Hall Takeover

PRIMARY ACTIVITIES

| Activity |
|---------------------------|
| Sport |
| Outdoor sports activities |
| - Golf |
| - Mountain biking |
| - Football |
| - Shooting activities |
| - Fishing |
| - Vita Course |
| - Skatepark |
| Indoor sports centre |
| Other sports activities |

Activity

| Companies & Professional |
|-------------------------------------|
| Place for teambuilding |
| Conferences |
| Business club |
| Networking events |
| Trade shows |

| Activity |
|-----------------|
| Culture |
| Cultural Centre |
| Museum |
| Aquarium |
| Exhibitions |

| Activity |
|-----------------------------------|
| Events & entertainment |
| Concerts |
| Shows |
| Theatre |
| Sports match |
| Comedy club |

| Activity |
|-----------------------------------|
| Recreational accommodation |
| Holiday village |
| Weekend residential park |
| Camping |
| Hotel |
| Caravan site |
| Campground |

| Activity |
|---------------------------------------|
| Recreational activities |
| Zoo |
| Amusement park (e.g. Walibi) |
| Adventure park (e.g. Adventure Park) |
| Water amusement park (e.g. Plopsaqua) |
| Youth movements place |

SECONDARY OR ANCILLARY ACTIVITIES ²

| Sector | Activity |
|-------------------------------------|-----------------|
| Companies & Professional | Coworking space |
| Horeca | Bar |
| | Nightclub |
| | Restaurant |

² Since the recreation area limits the possibilities, the activities in this section can only be complementary to the main activity

| | |
|--------------------|-------------------------|
| Culture | Library |
| Environment | Shared vegetable garden |
| | Green space |

APPENDIX D: CONDITIONS ASSOCIATED WITH THE PERMIT ISSUED IN 2005 (COMPENSATION MEASURES FOR THE NATURAL ENVIRONMENT)

"BIOLOGICAL ENVIRONMENT – WOODED ZONE

Maintain as much wooded area as possible.

The fragmentation of the forest massif will be avoided by the concentration of new infrastructures. "The vegetation to be laid out (alignment of trees, tree stands, massifs, etc.) must participate in the strengthening of the general structure and its perception as an extension of the forest massif of Sart Tilman, ..."

Improve the quality of the remaining wooded fragment

The quality of the remaining wooded fragment will be increased. All that is required is to encourage the presence of dead wood on the ground. The product of tree fellings, preferably the largest, will be transported to the preserved part. Ideally, these are the conditions of natural forests: the volumes of dead wood on the ground should reach a total of several tens of m³ per hectare.

Compensation measures for the natural environment

Compensation for the loss of wooded areas (4.8 ha) by recreating biologically interesting environments over a total area of approximately 2.8 ha, at the following locations:

- a) around the technical block of sites J1 to J3: native broadleaved afforestation over an area of 1,500 m², as well as at the southern end of the youth car park over 1,000 m², replacing the stony area;*
- b) at the southern end of the site J3: preservation of spontaneous woody vegetation with a view to reconstituting a wooded area of 5,000 m²;*
- c) on the roof of the covered area reserved for young people and located in the wooded area, installation of an extensive green roof (of the "pre-cultivated carpet" type of succulents to be placed on the existing structure, without the need for reinforcement of it – area: 2,800 m²);*
- d) in the "area to be redeveloped" (backfill present to the north-west of the site) creation of an "ecological impulse zone" as recommended in the Impact Study, with restoration of a shrubby and tree-lined border at the periphery of the plateau over an area of 6,000 m² and maintenance of a grassy wilderness in the centre. Within this open area, creation of a semi-permanent wetland of approximately 1,500 m² (digging of a shallow depression with a very gentle slope, the centre of which consists of a permanent body of water). Waterproofing using compacted layers of clay. This wetland could usefully be fed by rainwater collected from the hard surfaced areas of the car park located above (overflow to be directed towards the storm basin downstream).*

On the balance of the plateau, digging of temporary ponds in a row, contribution of stumps and dead wood from deforestation carried out to the south-west of the site.

The whole is to be managed in an ecological and extensive way to maintain its rich herbaceous characteristics (total area of the area: ± 17,000 m²);

For the implementation of these areas, a consultation will be established with the Directorate of Green Spaces of the Division of Nature and Forests.

These compensation zones must be considered as non-urbanisable zones, with an ecological vocation. They should under no circumstances be assimilated as zones for the reservation or future extension of infrastructures.”