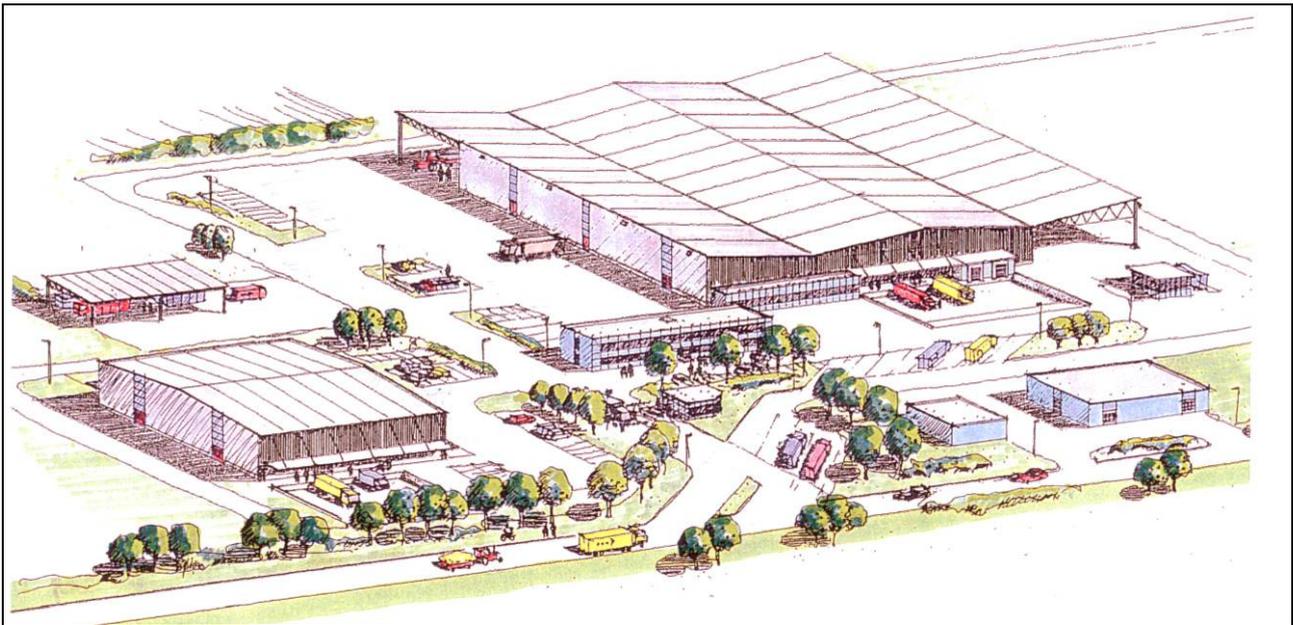




BULGARIA

**WHOLESALE AND ASSEMBLY MARKETS
 (BUILDINGS COUNTRYWIDE)**



Plovdiv Wholesale Market

| | |
|-------------------------------|--|
| Client | Ministry of Agriculture, Forestry and Agrarian Reform (MAFAR), Sofia |
| Executing agency | MAFAR |
| Financing | EBRD |
| Duration of services | 1996-99 |
| Cost of implementation | 20 Mio US-\$ |

Description of services

- Basic functional, architectural and engineering design documents
- Final master plans and detailed design documents for all works concerning building, electrical, mechanical and infrastructural facilities
- Estimate of the annual building and road and other infrastructure maintenance incl. utility costs and their upkeep
- Detailed bill of quantities
- Final tender documents for the pre-qualification and final short list of companies to be invited to submit proposals for civil works
- Evaluation of all civil works tenders

Scope of Services

- International professional man months 56
- National professional man months * 272
- Fees ** 2 300 ThUS-\$

* national associates and counterparts not included
 ** Supplement 1

Brief description of project

Under the ex-Comecon system, Bulgaria established itself as a major producer of agricultural commodities, in particular fruit and vegetables. This sector, and its related industries, is the focus of the Government's programme for a transition to a market economy and one of the pillars for achieving economic growth over the medium term.

According to statistics, the importance of private operations concerning fruit and vegetables production and handling is increasing rapidly while that of state farms is expected to shrink further. The establishment of a modern wholesale and assembly market system will even accelerate the said privatisation process.

On the other hand, the dissolution of the central command economic system and the Government's programme of privatisation have not been complemented by the establishment of an adequate market infrastructure. The existing physical market facilities formerly owned by the state are poor and insufficient to meet the needs of the newly-emerging private traders. As a result, production, marketing and distribution of fresh and perishable produce remain constrained and highly inefficient.

The present project, which forms part of a series of similar food distribution infrastructure operations by the EBRD in various countries in the region, intends to address these constraints. Having selected CES as overall Consultant, it was originally scheduled to finance the establishment of wholesale market facilities in three major consumption centres (Sofia, Plovdiv and Varna) and the construction of new, and rehabilitation of existing, assembly market facilities in seven key production areas (Montana, Sandanski, Sliven, Plevnen, Pazardjik, Parvomir and Stara Zagora)*.

Main project data

| Subject | Wholesale market facilities in major consumption areas | Assembly market facilities in key production areas |
|--------------|--|--|
| • Locations | <ul style="list-style-type: none"> • Sofia ≈ 3.500 m² (Masterplan for the rehabilitation + extension of an existing market completed) • Plovdiv ≈ 7.000 m² (all services from preliminary design up to award proposal for the rehabilitation + extension of an existing market) • Varna 11.000 m² (Masterplan for the construction of a new market completed) | <ul style="list-style-type: none"> • Montana (site assessment, project suspended) • Sliven 6.000 m² (all services from preliminary design up to contract award for a new wholesale and assembly market) • Pazardjik 3.000 m² (masterplan for a new market) • Stara Zagora 6.000 m² (all services from preliminary design up to contract award for a new wholesale and assembly market) • Khaskovo 6.000 m² (Masterplan for a new wholesale + assembly market) |
| • Definition | Specialized trading centre catering for domestic supplies and buyers | Collection, grading, packaging and forwarding centre to cater for the needs of producers |
| • Facilities | <ul style="list-style-type: none"> • Trading halls • Service building to house <ul style="list-style-type: none"> - cold storage - banana ripening • Administrative building to house office • Miscellaneous infrastructure <ul style="list-style-type: none"> - bank branch office - repair station - cafeteria/restaurant - maintenance yard | <ul style="list-style-type: none"> • Main hall • Service building to house <ul style="list-style-type: none"> - cold storage - grading • Emballage hall to house re-useable crates • Administrative building to house offices • Miscellaneous infrastructure <ul style="list-style-type: none"> - repair station - cafeteria/restaurant - maintenance yard |

* During the implementation of the project the client decided to alter the number of sites. One site was substituted after masterplanning, three sites were cancelled at all.

