FICHE PROJECT

CBC WITH BG - RESTORATION OF THE EKMEKÇIZADE CARAVANSERAI IN EDİRNE
PROJECT NO : TR 0405.03

1. Basic information

1.1 Title: Restoration of the Ekmeğizade Caravanserai in Edirne.

1.2 Sector: 2004-2006 Cross-Border Co-operation Programme (CBC) between Turkey and Bulgaria

1.4 Geographical Location: Edirne, Turkey

In the framework of the 2004-2006 Cross Border Co-operation (CBC) Programme between Turkey and Bulgaria, Turkey will finance the restoration of the Ekmeğizade Caravanserai in Edirne under the annual CBC programmes for 2004 and 2005.

2. Objective

2.1 Overall Objective
The key objective of the Turkish-Bulgarian CBC Programme is to help the border region between Turkey and Bulgaria to overcome specific development problems resulting from its relative isolation in the framework of national economies and to support the establishment and development of co-operative networks on both sides of the border and the creation of linkages between these networks and wider European Union networks.

2.2 Purpose of the project
To encourage the intensification of cross-border cultural and economic exchanges and relations by providing a venue for joint Turkish and Bulgarian cultural events, business forums, congresses, seminars, visits by commercial delegations, trade fairs and other bilateral events.

2.3 Accession Partnership and NPAA
This project is part of a process of creating "integration-minded" local community and supports the cultural, social and economic integration between the border regions of candidate countries. The planned activity is in compliance with the principles of NPAA, Chapter 21.

2.4 Contribution to National Development Plan
This project responds to the priority area of the Regional Development medium-term Strategy relating to “Supporting physical and social infrastructure important for the quality of urban life” and is in line with the objectives of Development Axis 4 “Increasing the economic power of Regions”.

2.5 Cross-border Impact of the Project
The ultimate beneficiaries of the project will be the local communities on the two sides of the border region between Turkey and Bulgaria.
The project promotes the recovery of a monument of great historical, cultural and architectural value for the whole Border Region and its destination as a space for events with a cross-border impact. Restoration is to be carried out respecting the architectural integrity of the building and the building materials employed. The restored caravanserai will mainly serve the needs of the local communities on both sides of the border between Turkey and Bulgaria. As such, it will be used as a meeting point for local entrepreneurs and business support organisations and as a venue for seminars, conferences and cultural events that stimulate and strengthen ties between the two communities. This will foster the creation of closer links between local communities, organisations and institutions on both sides of the border and will guarantee the cross-border relevance of the project. Moreover, this will help to maintain and improve relations between the border districts and provinces of Turkey and Bulgaria and to promote friendship, cultural exchanges, economic relations and other forms of bilateral co-operation, while protecting the historical heritage of the region. Growing cross-border contacts will help local communities to know and understand each other better and to create new forms of economic co-operation, which will have a positive effect on the development of the region. It is expected that the activities taking place in the Caravanserai will provide a favourable impulse to the balanced and sustainable development of the economy in the Border Region between Turkey and Bulgaria.

3. Description

3.1 Background and Justification
In the framework of the 2004-2006 CBC Programme, Turkey has decided to allocate 2,500,000 € from budget for the year 2004 and 500,000 € from the budget for the year 2005 to the restoration of the Ekmekçizade Caravanserai in Edirne and to its promotion as a site for joint Turkish and Bulgarian events. This project falls under Priority 1, Measure 1 of the 2004-2006 CBC Programme: “Development and modernisation of cross-border infrastructures” as identified in the Joint Programming Document. This project intends to provide a site that will contribute to the strengthening of economic and cultural relations between Turkey and Bulgaria and of cross-border co-operation between the two countries. Contacts between local communities across the border are regular at different levels. Chambers of Commerce and Industry are particularly active in the effort to improve cross-border co-operation activities and to improve trade relations. The institutions promoting this project are the Office of the Governor and the Special Administration of the Province of Edirne that have prepared a pre-Feasibility Study in Turkish. A full Feasibility study financed by the EU is under preparation.

History
Ekmekçizade Ahmed Pasa built the Caravanserai in 1609 by order of Ahmed 1st. The architect was Sedefkar Mehmet Aga, who was also architect of the Blue Mosque in Istanbul.

Architecture
The Caravanserai is built with cut stones, bricks and wooden materials and divided in 3 different parts. The main walls are still standing up, while the original roofs have been lowered. The structure has 2 separate wings, connected by a central part once covered with a dome. Inside and outside shops surrounded the courtyard. Chimneys heated the two wings. Travellers and merchants who used the Caravanserai were able to accommodate their horses and camels inside.
**Present condition**

The Caravanserai is situated in the centre of the city of Edirne on an area of 3,700m² indoor and 2,800m² outdoor, for a total of 6,500m². It is a registered monumental building. The internal part of it has not been in use for a long time, it is in bad state of repair and unsafe. Unless action is taken rapidly, this situation is likely to deteriorate further.

**Ownership and management**

The Caravanserai is owned by the Prime Ministry, through the General Directorate of Foundations (Vakıflar). Its restoration will be carried out in co-operation with the Special Administration of the Province of Edirne that has been given a mandate by the owner, under the supervision of the Ministry of Public Works and Settlement. Restoration permits have been already obtained from the High Board of Monuments, which is attached to the Ministry of Culture and Tourism - General Directorate of Preservation of Cultural and Natural Heritage. Once the works are finished, the High Board of Monuments will check if the restoration has been done in accordance with the approved project. The Special Administration of the Province of Edirne - that has been delegated by the owner for this purpose - will manage the Caravanserai after completion of the works.

**Scope of the work**

The overall plan of restoration and use of the restored building for intensification of cross border exchanges will be divided into three phases.

Phase I: to be funded under the 2004 budget

**Restoration Works**

The feasibility study for the Caravanserai’s restoration has been completed. It has determined the types of interventions to be carried out in order to protect the original structure on the basis of a thorough examination of the historic documentation and of the conservation and environmental conditions of the building.

Phase II: to be funded under the 2005 budget

**Construction of a new Dome**

A dome covered the central part of the building that connects the two wings. The construction of a new dome is foreseen by the restoration project.

Phase III: to be funded under the 2006 budget

**Technical Assistance**

The project foresees the provision of Technical Assistance to Special Administration of the Province of Edirne, as manager of the restored Caravanserai to assist with the identification, design and planning of joint events and activities (cultural/economic, etc.) to take place inside the restored building and to ensure shared use of space by local communities on both sides of the border.

The 2004 CBC Programme will support Phase I, the Restoration Works. The present Project Fiche refers to this activity.

**3.2 Results**
The result the project will be the completion of the main body of restoration (first phase) of the Caravanserai for later use as a space for public events and particularly as a venue for cultural and business exchanges between Turkey and Bulgaria.

3.3 Activities
The restoration is planned to begin in mid-2005 and to be carried out over a period of one year. The following indicative works are foreseen:

- Restoration and Construction Works
- Sanitary Installation and Heating Works
- Joint Installation
- Electricity works
- Closed-Circuit Telecast
- Landscape works
- Decoration works

The works will be tendered according to PRAG rules. Supervision of the works and delivery will be carried out through a separate service contract.

3.4 Linked Activities
Although there is no "mirror" activity on the Bulgarian side, the building is of great cultural significance for, and part of the heritage of, the entire Border Region. The historical Caravanserai will be used for joint Turkish and Bulgarian events. Such cultural events, business forums, seminars, congresses, visits by commercial delegations, trade fairs and other bi-lateral events will be a favourable contribution to the balanced and sustainable development of relations and of the economy in the Border Region between Turkey and Bulgaria. The Chamber of Commerce and Industry of Yambol, the Chamber of Commerce and Industry of Haskovo and Governorship of Yambol have sent letters to expressing their support to the project. Part of the budget of the 2004-2006 CBC programme between Turkey and Bulgaria involves the establishment of a joint small projects fund (JSPF), which is designed to stimulate “people to people” projects that will encourage greater collaboration between the border communities in a number of areas and bring them closer together. The restored Caravanserai could provide a very suitable venue for several of the activities, which are likely to be funded under the JSPF in 2006.

3.5 Lesson Learned
Experience from the candidate countries demonstrates that CBC has been an effective instrument for delivering funds to projects that meet local needs and that have an immediate impact on economic and environmental conditions at local and regional levels. In other candidate countries the focus on infrastructure projects, whilst meeting local needs, has often failed to contribute directly to development of cross border network. Because of the use that will be made of the caravanserai once it is restored as a venue for cultural and business exchanges, this project has the advantage of combining the benefits of infrastructure with the objective of strengthening cross border networks.

4. Institutional Framework

The CBC programme BG-TR 2004-2006 is under the responsibility of a Joint Co-operation Committee (JCC), which will ensure a policy and financial overview of the
operation of the programme, and of a Joint Steering Committee (JSC), which will be responsible for the selection of the projects.

The key institutions of the CBC Programme are the National Aid Co-ordinator (NAC) that is responsible for programming, monitoring, implementation and assessment of all EU-funded programmes. The National Fund (NF), in the Office of the Under Secretary of State for Treasury in Turkey, headed by the National Authorising Officer (NAO), that supervises the financial management of the 2004-2006 CBC Programme between Turkey and Bulgaria, transfers funds to the Contracting Authority to perform all necessary payments and is responsible for reporting to the European Commission. The competent National Control Authority shall carry out appropriate financial control.

The CFCU will be the Contracting Authority and the State Planning Organisation is the Beneficiary. At local level the Special Administration of Edirne, which is co-financing the project will be closely involved in monitoring the implementation of the works.

5. Detailed Budget (in MEUR):

The EU budget for the 2004 CBC programme is € 2.5 million, as detailed below:

| Year 2004 | EU Support | | | | | |
|-----------|------------|--------|--------|------|--------|
|           | Investment Support | Institution Building | Total EU (=I+IB) | National Co-financing*(±) | IFI* | TOTAL |
| Restoration Works | 2,500 | 2,500 | 0,835 | 3,335 |
| Year 2005 | Indicative EU Support | | | | | |
| Construction of a new Dome | 0,350 | 0,350 | 0,165 | 0,515 |
| TA | 0,150 | 0,150 | 0,150 | 0,150 |
| Total | 2,850 | 0,150 | 3,000 | 1,000 | 4,000 |

* In cases of co-financing only

Note: expenditure on equipment should be put under Investment

(±) A pre-Feasibility Study has been prepared in Turkish. A full Feasibility study financed by the EU is under preparation. After that, total project cost will be determined exactly. The Special Administration of the Province of Edirne will co-finance the restoration works and the construction of the new dome for the difference between its total cost and the EC contribution.

6. Implementation Arrangements

6.1 Contracting Authority

The Central Finance and Contracts Unit (CFCU)

Contact person and contact details:

Mr. Ercan Tortop
Ehlibeyt Mahallesi 6. Sokak No:18/8
Ekşioğlu İş Merkezi 06520 Balgat/Ankara, TURKEY
The CFCU will be responsible for the implementation of the project including:
- approval of terms of invitation to tender;
- approval of tender documents;
- approval of evaluation criteria;
- approval of evaluation of bids;
- signature of contracts;
- authorisation and payments of invoices.

This project will be contracted in accordance with the procedures set out in the “Practical Guide to contract procedures by the general budget of the European Communities in the context of external actions” (PRAG) currently in force.

The project shall be implemented with ex-ante control of the EC.

The Special Administration of Edirne (Governor’s office) will be closely involved in day to day monitoring the implementation of the works contract and will be responsible for keeping the CFCU and the final Beneficiary (the State Planning Organisation) informed of progress.

6.2 Non-standard Aspects
There are no “non-standards aspects”. The EC PRAG standard procedures for works and service contracts will strictly be followed.

6.3 Contracts
Works and Service Contracts will be signed according to the EC PRAG contract procedures.

7. Implementation Schedule

1) Phase I – Restoration works

<table>
<thead>
<tr>
<th>Tendering</th>
<th>01/2005</th>
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<tbody>
<tr>
<td>Contracting</td>
<td>06/2005</td>
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<tr>
<td>Completion of works</td>
<td>06/2006</td>
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<tr>
<td>Final Payment</td>
<td>12/2006</td>
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</tbody>
</table>

2) Phase II – Construction of new Dome (funded from the 2005 CBC budget)

<table>
<thead>
<tr>
<th>Tendering</th>
<th>01/2006</th>
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<tbody>
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<tr>
<td>Final Payment</td>
<td>06/2007</td>
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</tbody>
</table>

3) Phase III – Technical Assistance (funded from the 2005 CBC budget)

| Tendering       | 02/2006         |
8. Equal Opportunity
In the whole process of preparation and implementation of the project no discrimination between men and women will be made.

9. Environment
Environmental aspects have been assessed in the Feasibility Study.

10. Rates of Return
Rates of return have been assessed in the Feasibility Study.

11. Investment Criteria
Investment criteria are stated in the Feasibility Study.

12. Conditionality and Sequencing
The completion of the full feasibility study and the commitment to co-finance the works until their completion by the Special Administration of the Province of Edirne are pre-condition for carrying out this project. Phase II and III are subordinated to the completion of Phase I and to a memorandum signed between the Prime Ministry (owner of the building) and the Special Administration of the province of Edirne concerning the use of the restored building for the purposes of strengthening cross border exchanges.

Annexes to project Fiche
- Logical framework matrix in standard format (compulsory)
- Detailed implementation chart (compulsory)
- Contracting and disbursement schedule by quarter for full duration of programme (including disbursement period) (compulsory)
<table>
<thead>
<tr>
<th><strong>Overall objective</strong></th>
<th><strong>Objectively verifiable indicators</strong></th>
<th><strong>Sources of Verification</strong></th>
<th><strong>Assumptions</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>To help the border region between Turkey and Bulgaria to overcome specific development problems resulting from its relative isolation in the framework of national economies and to support the establishment and development of co-operative networks on both sides of the border and the creation of linkages between these networks and wider European Union networks.</td>
<td>• Economic regional statistics; • National statistics.</td>
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<tr>
<th><strong>Purpose of the project</strong></th>
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<td>• Works contracted; • TA contracted.</td>
<td><em>Contractors’ reports; Reports by Edirne Governor’s Office and the CBC Implementing Agency in Ankara.</em></td>
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<tr>
<td>Results</td>
<td>Objectively verifiable indicators</td>
<td>Sources of Verification</td>
<td>Assumptions</td>
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| Caravanserai restored and rehabilitated for use as a space for public events and particularly as a venue for cultural and business exchanges between Turkey and Bulgaria. | • Restoration works completed as per plan;  
  • Number of joint events organised annually.                                                  | • Records and Reports from the Special Province Administration;  
  • Records and Reports from Edirne Governor’s Office;  
  • Records and Reports from the High Board of Monuments. | • Commitment by Turkish authorities to ensure shared use of space by local Bulgarian organisations and communities. |

<table>
<thead>
<tr>
<th>Activities</th>
<th>Means</th>
<th>Costs</th>
<th>Assumptions</th>
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</table>
| • Internal and external restoration and rehabilitation of the Caravanserai’s building through works tender  
  • Reconstruction of the Caravanserai’s dome (Phase II 2005)  
  • Technical Assistance to promote the use of the Caravanserai as space for cultural events, trade fairs, congresses, etc. among the local communities on both sides of the border between Turkey and Bulgaria. (Phase III 2006) | • Manpower, materials and equipment.  
  • Identification and “design” of events that could take place in the Caravanserai in collaboration with the local authorities and cultural and business associations on the two sides of the border.  
  • Promotional action towards potential local users. | • EC Funds – 3,000,000 EUR;  
  • Local Funds – 1,415,000 EUR.                                                                                       | • Adequate capacity in local/regional institutions;  
  • Sustained interest of Bulgarian institutions to utilise the Caravanserai for cultural events, fairs, congresses, etc.;  
  • Effective identification and “design” of events for which the Caravanserai could be used;  
  • Well functioning co-operation and co-ordination among relevant central regional and local authorities and with the EC Representation  
  • Feasibility study completed. |
### Implementation Time Chart

#### Restoration of Ekmekçizade Caravanserai

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<tbody>
<tr>
<td>Restoration Works</td>
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<tr>
<td>Construction of new Dome</td>
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T: Tendering  
C: Contracting  
I: Implementation  
D: Disbursement
## Commitment Schedule
### Restoration of Ekmekçizade Caravanserai

<table>
<thead>
<tr>
<th>Sub-projects</th>
<th>Commitments (EUR Mil)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Restoration Works</td>
<td>0</td>
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<td>0</td>
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<td>TA</td>
<td>0</td>
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<td>EC Contribution</td>
<td>EUR 3 000 000</td>
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## Disbursement Schedule
### Restoration of Ekmekçizade Caravanserai

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