



International Organization for Migration (IOM)  
The UN Migration Agency

## **CALL FOR EXPRESSION OF INTEREST**

---

**Lease of building for the operation of Accommodation  
Facilities for Unaccompanied Minors**

---

**CEI: 2021.Lease**



---

IOM International Organization for Migration  
OIM Organisation Internationale pour les Migrations  
OIM Organización Internacional para las Migraciones

**23<sup>rd</sup> November 2021**  
**6 str. Dodekanisou, 17456, Alimos**



International Organization for Migration (IOM)  
The UN Migration Agency

## **CALL FOR EXPRESSION OF INTEREST**

**CEI: 2021.Lease**

The International Organization for Migration was established in 1951 and is the world leading intragovernmental organization in the field of migration, with 173 member states, a further 8 states holding observer status and offices in over 100 countries. IOM is dedicated to promoting humane and orderly migration for the benefit of both migrants and the receiving communities, to promote international cooperation on migration issues, to assist in the search for practical solutions to migration problems and to provide humanitarian assistance to migrants in need, including refugees and internally displaced people.

With the present call for expression of interest, The International Organization for Migration – Office of Greece, is interested in: **“Lease of Buildings (including former hotel facilities) for the operation of Accommodation facilities for Unaccompanied Minors”**, that are foreseen to operate for a period of 6 months, with the possibility of a further 6 months extension. Each building must have a minimum of 350m<sup>2</sup> of main use areas (excluding staircases, elevators, landings and hallways). Each facility will have a maximum capacity of 40 individuals.

The facilities will house Unaccompanied minors, aged under 18 years old, who arrive in Greece, without being escorted by the person with their parental responsibility (according to the Greek legislation), or for the specific time period the parental responsibility is not assigned to another individual as per the law and subsequently is not in practice, or minors that are left unaccompanied after their entry in Greece (Article 34 item (xi) of L. 4375/2016/Gov. Gazette A' 51). The main goal of the operation of the Accommodation Facilities for Unaccompanied Minors is the accommodation, the creation of a protection and care framework and the minors' gradual preparation for adulthood.

In this framework the International Organization for Migration will undertake the creation and operation of up to 200 accommodation places, in appropriate accommodation facilities for the accommodation of Unaccompanied minors in the regions of Attica and Central Macedonia.

The accommodation facilities must fulfill all necessary requirements of the building infrastructure as described below. In this context all potential bidders that submit a proposal must describe in detail the following:

- The area and address of each building, with a reference on the location (inside or outside of an urban area) and on the access to services and Public transportation.
- Description of the building infrastructure (description of the building's spaces)
- The duration of the building's availability
- Any provisions regarding the accessibility for persons with disabilities
- Any provisions regarding the fire safety of the building, such as active fire alarm systems, fire extinguishers, other fire extinguishing systems, etc.



## TECHNICAL SPECIFICATIONS FOR BUILDINGS

The buildings and facilities that will be used as Accommodation Facilities for Unaccompanied Minors must fulfill the following specifications:

### Operational Specifications

- a) Fully comply with the provisions of Law. 4067/2012 «New Building regulations» (Gov. Gazette A' 79) or for older buildings Law. 1577/1985 « General Building regulations » (Gov. Gazette A' 210).
- b) All areas of the building must meet the requirements for adequate (natural / artificial) lighting and ventilation, as dictated by the current legislation.
- c) A proper absorber system must be installed for the removal of gases and odors created during food production in the kitchen area.
- d) A central heating, or air conditioning system, or any alternative safe medium for heating and cooling of all areas of the building must be installed.
- e) Provision of adequate water supply appropriate for human consumption, according to nr. Y2/oik.2600/2001 Joint Ministerial Decision «Quality of water for Human Consumption» (Gov. Gazette B' 892), in compliance with the Directive 1998/83/EK of the European Commission, as amended by virtue of no. DYG2/G.P/ oik. 38295/2007 Joint Ministerial Decision (Gov. Gazette B' 630) as currently applicable,
- f) Adequate number of electrical power outlets (plugs) must be installed in all areas of the facility. All electrical panel boards must be fitted with an anti-shock switch.
- g) The building must be connected to the sewer system or alternatively all sewage liquids must be removed in a sanitary and environmentally friendly manner, according to nr. G1/9900/3.12.74 Joint Ministerial Decision «Mandatory construction of Restrooms» (Gov. Gazette B' 1266), in order not to cause pollution directly or indirectly.
- h) The collection and disposal of all waste must be conducted in accordance with nr. E1b/301/14.2.64 Joint Ministerial Decision «Collection, gathering and disposal of waste» (Gov. Gazette B' 63),
- i) The buildings must be located within residential areas, preferably within urban areas, so as access to relevant services, such as schools, hospitals, public and social services is ensured and also to provide ease of access to the Public Transportation System.
- j) The building can optionally have two exits, one of which can be used as an emergency exit.

### Premises

The buildings that will be used as accommodation facilities, must have at least the following spaces as described below, regardless of their accommodation capacity. In case any any of the following spaces is not available, IOM maintains the right to refurbish some of the available infrastructure in order to fulfill below specifications.

- Reception area, lounge area and dining hall able to host up to 40 individuals,
- A minimum of four (4) sq.m. of usable space per individual.



International Organization for Migration (IOM)  
The UN Migration Agency

- Sanitary Facilities (WC>Showers>Sink areas) for the unaccompanied minors. Minimum requirements of one sanitary facility for every six (6) unaccompanied minors.
- A space for provision of first aid assistance, nursing and medical care.
- Areas for the provision of psychosocial support services and the conduction of individual or group sessions.
- Areas for the conduction of recreational, educational or creative leisure activities, study and events,
- Outdoor areas, appropriate for sport activities and games (if available). Preferably the outdoor areas must be equipped with drinking water supply, and a protective canopy against rain and other weather conditions.
- Areas appropriate for the installation of washing and dryer machines.
- Kitchen Area.
- Storage Rooms.
- Office spaces in accordance with the number of staff operating in the facility.
- Filing Rooms.
- All premises of the building must be provided for use by IOM exclusively, and no other parallel use of the building is permitted. (e.g. in the case hotels, no part of the building will be able to be used as a hotel by the owners)

The main aspects / characteristics that will determine whether a building is appropriate for the specific activity will be:

- The capability of each facility to correspond to the qualitative and quantitative needs of an Accommodation Facility for Unaccompanied Minors.
- The capability of each facility to provide bedrooms with a maximum capacity of four (4) individuals, while sized to a minimum of 16 sq.m.
- The facility's degree of readiness (availability, refurbishment needs and necessary time for their completion).
- The location of the building and the proximity to supporting services in the immediate area, as well as the distinctive characteristics of the area.
- The accessibility to the Public Transportation System, especially to any track-based means of transportation.
- The capability to ensure the staff's safe arrival and departure, throughout the day and the night hours
- The year that the building was constructed (the construction date determines the building specifications of the structure as well as the earthquake resistance regulations followed).
- The necessity or not to redesign the building or renew the building's license, due to the changes of use etc.
- The legality of the building.



International Organization for Migration (IOM)  
The UN Migration Agency

At this point it is noted that in case the building to be leased, does not meet the necessary requirements to operate as an Accommodation Facility for Unaccompanied Minors, IOM remains the right to proceed with all necessary refurbishment works.

## **SUBMISSION OF PROPOSALS**

All interested parties (natural or legal persons) are invited to submit their expression of interest proposal for the “lease of building” in a single and sealed folder with the following clear references:

- a) «Proposal for the Lease of a building for the Accommodation of Unaccompanied Minors».
- b) Full title of the Responsible Department conducting the present expression of Interest: «PROCUREMENT DEPARTMENT – INTERNATIONAL ORGANISATION FOR MIGRATION».
- c) Sender’s contact details.

It is not allowed to submit a bid for an already leased building (sublease). IOM will enter into lease agreements only with the owners / legal representatives of the buildings or their proxies.

The sealed envelope for each Expression of Interest proposal, must contain the following:

- Completed Expression of Interest Form.
- Solemn Declaration from the submitting party that, either they are the owner and legal representative for the building, or they are authorized by the owner to submit the expression of interest proposal on their behalf.
- Property titles of the building.
- Building permits and any available amendments.
- Engineer’s Certificate that the building is suitable to operate as an accommodation facility for unaccompanied minors (optional, if available).
- Electrical Engineer’s Certificate for the satisfactory performance of the building’s electrical installation.
- Fire-Safety certificate of the building (optional, if available).
- Buildings floor plans for all floors, depicting all individual spaces, the square meters, and the size of each opening.
- Photographs of all spaces of the buildings.
- Financial proposal for the monthly lease of the building, including any administration fees and guarantee deposits. It is highlighted that for hotels that submit their proposal, a monthly rate for the lease of the building should be submitted and not cost per room or per person. A clear mention of the real-estate agent’s fee (including VAT) should be made where applicable

All interested parties may submit their proposals either by mail or in person at the address, 7 str. Megalou Alexandrou, Argyroupoli, PO 16452, the latest by **21<sup>st</sup> February 2022, at 14.00 local hour**. All proposals are valid from the time the present Call for Expression of Interest is issued, until the appropriate number of facilities is identified.



International Organization for Migration (IOM)  
The UN Migration Agency

For any more information, you can address your request to the following e-mail: [iomgrprocurement@iom.int](mailto:iomgrprocurement@iom.int).

## **EVALUATION**

For the evaluation of the proposals, a committee consisting of three members - staff of International Organization of Migration - will be created. In this framework, if any buildings are evaluated positively and meet the requirements set by the present Call for expression of Interest, the conduction of an inspection on site is deemed necessary. The inspection will be conducted in coordination with the interested party. In case the inspected building is evaluated as suitable and the financial offer is deemed cost efficient, the successful candidates will be notified in written and will be invited for the creation of the relevant contracts/lease agreements.

## **OTHER TERMS**

The International Organization of Migration retains the right to amend part or the totality of the present Call for Expression of Interest, if deemed necessary, and has the right to cancel the whole process without bearing any responsibility or any obligation to inform any of the interested parties

The present Call for Expression of Interest, under no circumstances cannot support any claims for compensation from the side of the participants

IOM Greece  
6 Dodekanisou str, 17456, Alimos  
Athens, Greece