List of clarifications for the Belz family regarding the Ein Gedi field school renovation project

1. **List of costs/ proposed naming**

J's responsibility.

1. **Cost estimates**

Below is a revised estimate of costs:

* First super unit – 2.97M NIS (including furniture), in conventional construction.
* Total first stage costs, including public washrooms, shelter, and infrastructure- 7.3M NIS.
* Costs of additional super unit approximately 3M NIS, in conventional construction.
* To date, 460,000 NIS have been spent on planning fees (architects and consultants), external project management, fittings, environmental survey, etc.

2. **Project status as of December 2019:**

* Detailed planning has been completed and consultants paid – attached is a summary of the work statuses for the individual consultants (roads, contractor, ground, plumbing, air conditioning, electricity, and security).
* We are currently in the process of compiling a tender portfolio for operating contractors.
* Following that, a specifications document and a list of quantities (without costs), a planning document, and a collaboration agreement with the winning contractor (April 2020), will be issued.
* Detailed timetable up until the start of construction:

|  |  |  |
| --- | --- | --- |
| **No.** | **Activity** | **Date** |
| 1 | Finalize planning organization and list of quantities | 01/2020 |
| 2 | Finalize preparation of agreement | 01/2020 |
| 3 | Conduct tender (advertising, contractor meeting, receipt of offers) | 01-03/2020 |
| 4 | Contractor selection and engagement | 04/2020 |
| 5 | Obtain building permit | 04/2020 |
| 6 | Work commences | 06/2020 |

* In the paragraph above, we noted that to date approximately half a million NIS has been spent from the project budget for the detail of what has been done.

**3. Sources of funding**

* The Environmental Protection Ministry – 2.3M NIS (already transferred).
* The Finance Ministry has pledged to provide 20-30M NIS, contingent on matched funds from the Education Ministry, if there is agreement from the Director General. A site visit has been arranged with the Director General of the Education Ministry for January 2020.
* The Tourism Ministry (we are in receipt of two grants from them for two campsites in the field school, in the amount of \*\*\*, they have not yet committed to the big project).
* Sources within the Society for the Protection of Nature *(clarify the amounts with Iris).*
* Sammy's has pledged to transfer $605,000- a small sum has already been transferred.

**4. The current lease runs through September 2021.** A copy of the lease agreement is attached.

The current contract is in effect until 2021. As we are already in regular contact with the Israel Land Authority, we have commenced the lease renewal process in parallel with the licensing procedures. It is important to note that in Israel, while lease renewal procedures are lengthy, the level of certainty is very high and there are very few (if any) cases where a lease is not renewed. In Ein Gedi, the renewal process will incorporate the changes that have taken place on the ground since the establishment of the field school—the removal of a small area of land from the reserve in parallel with the return of another area to the nature reserve—a process that has been undertaken in full cooperation with the Israel Nature and Parks Authority, from whom we obtained a letter of support for this undertaking. In early January, we will submit a proposal to the Israel Land Authority for the renewal of the lease. We will be assisted in this matter by a consultant specializing in propriety arrangements.

**5. Updated architectural plans**

* Detailed plans for Stage A of the project, including the first super unit, the shelter, public washrooms, and preparation of infrastructure for the campsite and the campus grounds—*attached as an appendix*.
* Renderings for the entire project, including the super units, public buildings, all campsites, and the total campus grounds—*attached as an appendix*.