



THE REPUBLIC OF CROATIA



ZADRA nova  
AGENCIJA ZA RAZVOJ  
ZADARSKOG ŽUPANIJE

ZADAR COUNTY DEVELOPMENT AGENCY ZADRA NOVA

CLASS: 303-04/16-01/1

Reg. No.: 2198-1-95/02-16-1

In Zadar, 16 May 2016

On the basis of the decision of the Governing Council of the Special Orthopedic Hospital in Biograd na Moru number: 001-1310/1/6/2016 of 11 April 2016 on the development procedure and implementation of the Public Call to determine the interest for the realization of the project Biograd Health and Tourist Centre by Zadar County Development Agency ZADRA NOVA and the decision number: 001-1641/1/3/2016 of 11 May 2016 by which the content of the Public Call to determine the interest for the realization of the construction project Biograd Health and Tourist Centre has been accepted in its entirety, Zadar County Development Agency ZADRA NOVA issues this

**PUBLIC CALL FOR EXPRESSION OF INTEREST  
(non-binding)  
FOR THE REALIZATION OF THE PROJECT  
BIOGRAD HEALTH AND TOURIST CENTRE IN THE TOWN OF BIOGRAD NA  
MORU**

**SUBJECT OF NON-BINDING PUBLIC INVITATION**

The subject of the non-binding public invitation for the expression of interest is the delivery of the Letter of Intent for the realization of the construction project Biograd Health and Tourist Centre on a plot registered in the land registry sheet 4963, cadastre municipality Biograd na Moru, as cadastre plot number 389/1, with the total area of 57.812 m<sup>2</sup>, owned by the Special Orthopedics Hospital in Biograd na Moru.

Expression of interest can be realized in the form of annual or multi-year lease, concession, right of construction, sales and/or other forms, in agreement with the Special Orthopedics Hospital in Biograd na Moru.

**DESCRIPTION OF THE LOCATION, PLANNED PROCEDURES AND REALIZATION OF THE  
CONSTRUCTION PROJECT**

Biograd Health and Tourist Centre is to be built next to the Special Orthopedics Hospital of Biograd in the town of Biograd na Moru. The plot is owned by the Special Orthopedics Hospital in Biograd na Moru and is located in the northwestern part of the undeveloped building land, which encompasses the cadastre plot number 389/1, cadaster municipality Biograd na Moru.

The plot, which has a continuous slight slope towards the coast, is situated below the Adriatic tourist road (the "Adriatic Highway") and has an excellent geographic location that allows visitors to arrive by road, air and sea.

The total size of the free space next to the hospital for which the construction is scheduled amounts to 57.812 m<sup>2</sup>. This is a very attractive location near the town center of Biograd na Moru, which is developed by a town-planning scheme for the comprehensive building area of the town Biograd na Moru – the central part located south of the Adriatic road (Poluotok, Jaz, Vruljine, Bošana, part of Primorje, Kožina, Centar, Tuče, Glavica, Rust, Meterize, Granda) with all modifications and amendments (Official Gazette of the city of Biograd na Moru No. 2/2008, 2/2009 and 3/2010). The purpose of the area is marked with a plan designation D8 - health purpose.

The location has access to the coast, and the size of the other plots with direct access to the sea that are also owned by the Special Orthopedics Hospital in Biograd na Moru amounts to a total of 4.134 m<sup>2</sup>.

Project Biograd Health and Tourist Centre implies the construction of the health and tourist centre as a fully functional part next to Special Orthopedics Hospital in Biograd na Moru, foreseen for the provision of health and tourist services which are complemented with the primary hospital function and which together form a unity (spatial, visual, functional, infrastructural, organizational unity and unity of personnel).

The project for the construction of Biograd Health and Tourist Centre next to the Special Orthopedics Hospital in Biograd na Moru can encompass all or some of the components set below:

1. **Construction of the health care system:** specialized outpatient area, premises for the conduct of physical rehabilitation, diagnostic and therapeutic treatment, gym
2. **Construction of a wellness center:** indoor and outdoor swimming pools with *whirlpool* and massage beds, therapeutic swimming pool for people with disability, sauna, massage studio, fitness room
3. **Construction of a recreational zone:** playgrounds, jogging trails, etc.
4. **Adaptation and renovation of the environment**
5. **Construction of accommodation facilities**

There is a basic framework for the process of the new construction as well as the total capacity of the indoor and outdoor spaces with the corresponding budget.

For the proposed project of construction of Biograd Health and Tourist Center, there is a conceptual architectural urban solution. Existing project documentation is not binding. The bidders may propose their own conceptual designs based on which it is possible to obtain a building permit.

In the case of the announcement of the binding public call, the proposed new conceptual design must be approved by the owner of the plot and must be in accordance with the spatial planning documents.

The bidder may obtain the right to a multi-year lease, concession, or right to construction by signing the contract for a period of up to 30 years (with the possibility to extend this period up to 50 years).

The Letter of Intent may be submitted by domestic and foreign legal entities and natural persons.

Interested bidders are invited to present themselves in their Letter of Intent and to submit it in written form within 30 days from the date of the publication of the Public Call for Expression of Interest, in a sealed envelope to the following address:

**ZADRA NOVA ZADAR COUNTY DEVELOPMENT AGENCY (AGENCIJA ZA RAZVOJ ZADARSKE ŽUPANIJE ZADRA NOVA)  
GRGURA BUDISLAVIĆA 99  
23000 ZADAR**

With a note: **NE OTVARATI (DO NOT OPEN)**

The Letter of Intent must be in written form, contain the name of the interested bidder and it must be signed by a responsible person. The Letter of Intent and accompanying documentation are to be delivered in Croatian. They may be delivered in a foreign language, but with a certified translation in the Croatian language, that is, they must be translated and certified by a sworn court interpreter.

In this Letter, the interested bidder must present its professional abilities in the realization and management of similar projects and briefly introduce the method of realization of the project.

The Letter of Intent must be enclosed with the following documents:

1. An excerpt from a court or other relevant registry for legal entities, i.e. a copy of an identification document for physical persons (ID card or passport copy)
2. A statement that the bidder is not in the process of liquidation, bankruptcy, or other proceedings that will lead to the interruption of business activities, as well as proof that it is not insolvent
3. The final available unconsolidated and, where applicable, consolidated financial report

Bidders who are in the process of liquidation, are insolvent, or are subject of a forced administration process, bankruptcy, or other similar actions that point to the interruption of business activities, shall be excluded from the procedure.

The Letter of Intent may be submitted jointly by two or more interested bidders who operate as a Consortium (Joint Venture) or bidders who intend to establish a special purpose entity for this procedure. In this case, the documents attached to the bid, must separately apply to each of those parties, and all involved parties are jointly and severally liable for all obligations arising from the possible future business relationship.

Each Letter of Intent should be delivered directly from the interested person or representative of the interested person.

The publication of this Public Call or the receipt of any kind of interest does not constitute any obligation for the Special Orthopedics Hospital in Biograd na Moru to conclude an Agreement on the establishment of rights from the Public Call, nor can it represent the basis for any claim or right of such parties to seek the fulfillment of any kind by the Special Orthopedics Hospital in Biograd na Moru on any basis.

Zadar County Development Agency ZADRA NOVA reserves the right to terminate the procedure initiated by this Public Call, to change its terms and to exclude any interested bidder from the procedure at any time, and it is not required to stipulate reasons for such decision.

Interested bidders are not entitled to the reimbursement of any charges in respect of drafting and submission of the Letter of Intent.

Authorized body of the Special Orthopedics Hospital in Biograd na Moru is not obliged to invite the interested bidders to submit the binding offers, nor does it have the duty to conclude an Agreement on the establishment of rights to lease, concession or construction with any of the interested bidders.

#### GENERAL REMARKS

The regulations of the Republic of Croatia shall apply to this Public Call. All received data shall be processed in accordance with the legal provisions to ensure the protection of the rights and privacy of the interested tenderers.

In the case of shown interest, Special Orthopedics Hospital in Biograd na Moru is not obliged to implement the procedure for the public call publication for the submission of binding offers.

This call shall be published on the website of the Croatian Chamber of Economy, Agency for Investments and Competitiveness of the Zadar County, Zadar County Development Agency ZADRA NOVA, in national publications and on all available communication channels used by the Agency for Investments and Competitiveness.

All other information related to the public call may be obtained at Zadar County Development Agency ZADRA NOVA, Grgura Budislavića 99, 23000 Zadar, with prior notice to Director, Mrs. Sanja Peričić, mobile phone: +385 99 293 5999 or e-mail: [sanja.pericic@zadra.hr](mailto:sanja.pericic@zadra.hr), or Mrs. Lana Tortić, phone: +385 23 493 780 or e-mail: [ana.tortic@zadra.hr](mailto:ana.tortic@zadra.hr)

DIRECTOR OF ZADAR COUNTY DEVELOPMENT AGENCY ZADRA NOVA

Sanja Peričić, dipl. oec.