On the basis of article 35 of the Statute of the City of Sinj ("Official Gazette of the City of Sinj" No.: 10/09 and 02/13) and Decision on initiation of the procedure for realization of the project of accommodation capacities for elderly and weak persons within the ex-barrack of Ivaniš Nelipić in Sinj of the City Council of the City of Sinj and Conclusion on the acceptance of intent of Ministry of Veteran's Affairs of Republic of Croatia for construction of veteran center on plots 1 and 2 according to parcellation of Detailed Arrangement Plan of the ex-barrack Ivaniš Nelipić in Sinj, the City Council of the City of Sinj publishes the following:

Public Invitation for expression of interest in investing in the Project of accommodation capacities for elderly and weak persons within the ex-barrack of Ivaniš Nelipić in Sinj

SUBJECT OF INVITATION

The subject of Invitation is the expression of interest by submitting a letter of intent for the realization of the project of adaptation and decoration of existing objects – accommodation capacities for elderly and weak persons with complementary contents for the minimal standard *** and construction of new objects up to the level of capacities determined by the Detailed Arrangement Plan (DAP) and Amendments and Supplements of the Detailed Arrangement Plan (ASDAP) of the ex-barrack of Ivaniš Nelipić in Sinj, and economic exploitation of the built objects, by submitting a preliminary design for the realization of the project and a business plan for 50 or > years.

The preliminary design needs to propose the preservation – reconstruction – upgrade of existing objects, as well as the construction of new objects of prescribed standard up to the total capacity determined by the aforementioned documents for spatial planning of the City of Sinj.

The subject of the expression of interest are not real estates marked in the Detailed Arrangement Plan for the ex-barrack of Ivaniš Nelipić in Sinj and Amendments and Supplements of the Detailed Arrangement Plan for the ex-barrack of Ivaniš Nelipić in Sinj as plots 1,2,3, 5 and 6.

In the evaluation of acceptability of proposed preliminary designs, advantage will be given to the preliminary design with a business plan which includes a part of contents for accommodation of elderly and weak persons in the network of the Ministry of Social Policy and Youth.

DESCRIPTION OF THE REAL ESTATE AND THE WAY OF REALIZATION OF THE RIGHT TO CONSTRUCTION

Complex of the ex-barrack of Ivaniš Nelipić, the subject of this Public Invitation, the part intended for healthcare purpose (D3) consists of plot 4 (according to the Parcellation Plan of the DAP and ASDAP), basic plots of land 725, cadastral municipality Sinj, owned by the City of Sinj, being the following:

- Plot 4 – 6607 m^2, maximal constructible part of the plot 1430m^2; plot coverage coefficient 0,216; plot exploitation coefficient 0,86; maximal number of floors P+2+Pk (ground floor + 2 floors + attic); maximal height – existing height – ex-barrack Rainer, preventively protected cultural good - reconstruction

The potential investor will realize his right to use, reconstruct and construct on plot 4 by:

- concluding a contract on the lease of plot 4 (ex-barrack Rainer with appertaining land) for the period of 50 or > years

WAY OF EXPRESSING INTEREST

Expression of interest is proved by submitting a letter of intent which must contain:

1. Company or name of the submitter of the letter of intent: state the basic information about the company (name, headquarter, business), information about the contact person: name and surname, position within the company, address, telephone, e-mail, address, and the following attachments:

   1.1. Excerpt from the court register for legal persons, or a copy of identification document for physical persons (copy of an ID card or passport),
   1.2. Statement that the submitter of the letter of intent is not in the liquidation process, forceful administration, bankruptcy or any other procedure which would lead to interruption of business activities, and that it/he/she is not insolvent,
   1.3. Last available non-consolidated and, where available, consolidated financial report

2. Potential partners in realization of the project: state the basic information about the potential partners (name, headquarter, business etc.)
3. Preliminary design for realization of the project in accordance with the DAP and ASDAP of the ex-barrack of Ivaniš Nelipić, containing:

3.1. Drawings with a demonstration of planned accommodation capacities on plot 4,
3.2. Short description of planned objects and contents,
3.3. Basic parameters of objects with the contents,
3.4. The necessary number and structure of employees needed for project management and realization of planned contents,
3.5. Framework investment plan – planned investment amount,
3.6. Time plan of investment realization,
3.7. Planned time of the commencement of works,

INVITATION CONDITIONS

The letter of intent with the expression of interest can be submitted by domestic or foreign legal or physical persons, in written form, in Croatian language, with all attachments in Croatian language or as a verified translation into Croatian language.

The letter of intent is submitted in a sealed envelope, sent by registered post or delivered personally in the Writing Office of the City of Sinj, no later than **15 September 2016 at 14:00 hours** to the following address:

City of Sinj
Dragašev prolaz 24, 21230 SINJ,

With a clear remark **"Ex -barrack of Ivaniš Nelipić"** and warning **"do not open"**.
In case the envelope is not marked accordingly, the receiver assumes no responsibility for untimely opening.

SPECIFIC REMARKS

The publication of this Invitation or receipt of any letter of intent with the expression of interest represents no obligation of the City of Sinj to conclude a contract on establishment of the right to construct and/or contract on the lease of real estates at the location of the ex-barrack of Ivaniš Nelipić in Sinj with any interested investor, nor can it represent a basis for any kind of claim or right of the submitter of the letter of intent to seek fulfilment of any action by the City of Sinj, on any basis.
The committee for evaluation of applications to the Public Invitation for expression of interest and for monitoring the process of realization of the project within the ex-barrack of Ivaniš Nelipić, at any moment reserves the right to:

- abort the procedure initiated by this Invitation or change its conditions,
- exclude any interested investor from the procedure,
- select none of the submitted bids, without providing an explanation for such decision.

Submitters of the letter of intent with the expression of interest have no right to compensation of any costs connected to production of the letter of intent, preliminary design and business plan and/or obtaining the documentation.
Submitters of the letter of intent with the expression of interest which are in the process of liquidation, forceful administration, bankruptcy or any other procedure that might indicate insolvency or termination of business activities will be excluded from the procedure.
The Authority of the City of Sinj is not obliged to invite interested investors to submit a binding bid, nor is it obliged to conclude a contract on lease with any of the interested investors. The interested investors will not have the right to seek compensation for damages from the City of Sinj on any basis.

REMARKS

Regulations of the Republic of Croatia apply to this Public Invitation.
All received data will be processed in accordance with the law as to ensure the protection of rights and privacy of interested parties. The data will exclusively be processed for the purpose of determining whether the submitters of the letter of intent

with the expression of interest meet the aforementioned conditions for participation in the process of realization of the project at the location of the ex-barrack of Ivaniš Nelipić in Sinj.

Committee for evaluation of applications to the Public Invitation for expression of interest and for monitoring the process of realization of the project within the ex-barrack of Ivaniš Nelipić can make a shortlist of acceptable preliminary designs with business plans and suggest to the State Office for Management of State Property and the City Council of the City of Sinj the conduction of procedure of publishing the invitation for submission of binding bids. The invitation for submission of binding bids will be delivered only to submitters whose preliminary designs have been shortlisted at the precedent non-binding invitation.

The following documentation is ensured for the production of preliminary designs for the realization of the project:

- Detailed Arrangement Plan for the ex-barrack of Ivaniš Nelipić in Sinj
- Amendments and Supplements of the Detailed Arrangement Plan of the ex-barrack of Ivaniš Nelipić in Sinj
- Special surveying map – land plot 725, cadastral municipality Sinj

Interested bidders can ask for the listed documentation at the following e-mail address: zvonko.borozan@sinj.hr.

Taking over the listed documentation is not charged.

This Public Invitation is published on the City of Sinj web site, web site of the Agency for Investments and Competitiveness, Croatian Chamber of Economy. A notification about this Public Invitation is published in Slobodna Dalmacija and Jutarnji list newspapers.

City Council of the City of Sinj
CLASS: 361-01/15-01/3
REF. NO.: 2175/01-01-16-6
In Sinj, 13 August 2016

President of the City Council:
Ivana Šabić, prof.