

Razvojna agencija Split – RaST d.o.o. objavljuje

**JAVNI POZIV za iskaz interesa za korištenje prostora na području  
budućeg Tehnološkog parka Split – Dračevac**



Split, 8.6.2018.

## 1. Namjena Javnog poziva za iskaz interesa

Razvojna agencija Split – RaST d.o.o., u suradnji s Gradom Splitom, u postupku je razvoja projekta Tehnološkog parka Split na području obuhvata DPU Gradskog projekta Dračevac u Splitu, i u tu svrhu provodi istraživanje tržišta.

Za cjelokupno područje Gradskog projekta Dračevac izrađeno je idejno urbanističko rješenje te je na 94. sjednici Vlade RH donesen Zaključak o namjeri darovanja zemljišta RH Gradu Splitu (KLASA: 022-03/18-07/197, UR BROJ S0301-26/09-18-4, od 4. svibnja 2018.) po donošenju izmjena i dopuna DPU Radne zone Dračevac.

Odluka o izradi Izmjena i dopuna Detaljnog plana uređenja Radne zone Dračevac izglasana je na Gradskom vijeću Grada Splita 31.1.2018., a rezultati i podaci prikupljeni ovim Javnim pozivom za iskaz interesa bit će jedan od ulaznih parametara pri izradi urbanističkog rješenja DPU Radne zone Dračevac, donošenju istog zajedno s idejnim urbanističkim rješenjem Gradskog projekta Dračevac, kao i za izradu studije izvodljivosti samog projekta.

Tehnološki park Split realizirat će se kroz nekoliko faza, sukladno iskazanom interesu korisnika. Prva faza projekta procijenjene je vrijednosti 10.000.000,00 EUR i predstavlja ulaganje u centralnu zgradu, parkirališne prostore i pristupne ceste Tehnološkom parku Split.

Za ovu zgradu sredstva su osigurana kroz ITU mehanizam Urbane aglomeracije Split, a sama izgradnja planira se dovršiti krajem 2020. godine.

Ovaj javni poziv za iskaz interesa za korištenje prostora na području budućeg Tehnološkog parka Split ima za cilj informativni uvid u broj zainteresiranih pravnih osoba koje, uz centralnu zgradu, imaju poslovne potrebe za izgradnjom dodatnih objekata.

Na temelju prikupljenih iskaza interesa, a po donošenju DPU-a Radne zone Dračevac i darovanju zemljišta Gradu Splitu, provest će se javni poziv za odabir poduzetnika koji će, uz uvjet ispunjenja formalnih i ocjenu kvalitativnih kriterija, imati pravo korištenja prostora i usluga budućeg Tehnološkog parka Split.

### **Trenutni urbanistički uvjeti na lokaciji su sljedeći:**

Gospodarska zona i Gradski projekt Dračevac proteže se na 13 ha.

Namjena prema GUP-u Grada Splita je poslovna namjena K.

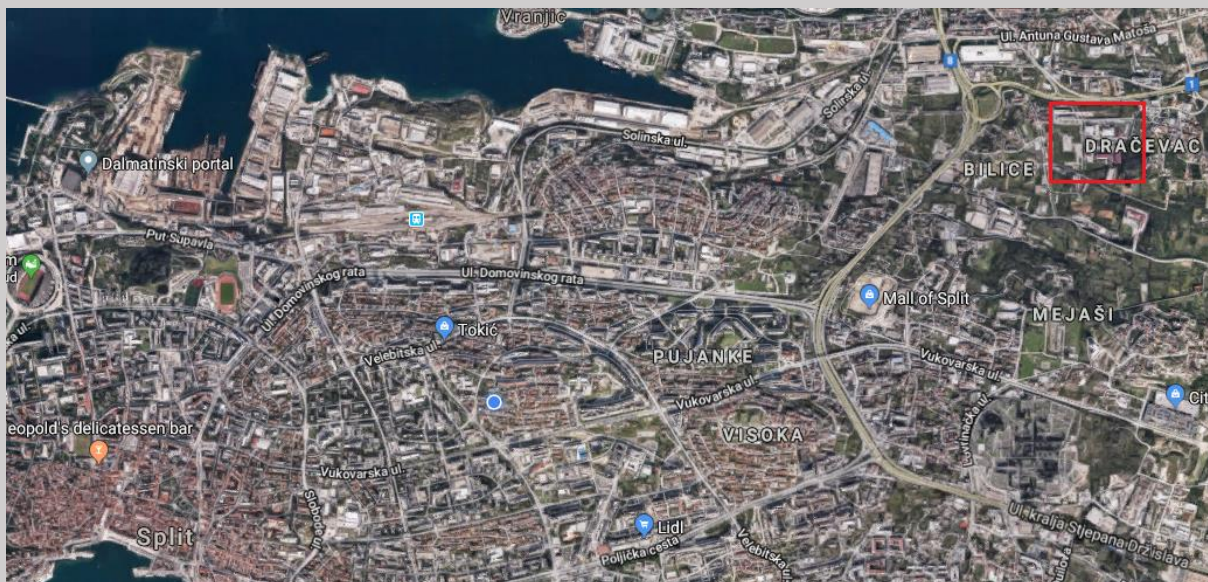
(Poslovna namjena – na površinama poslovne namjene K moguće je graditi i uređivati prostore za uslužne i trgovačke sadržaje, zanatske sadržaje, skladišne prostore, upravne, uredske, ugostiteljsko turističke, sportske i rekreacijske, zabavne te javne i društvene građevine i sadržaje. – Odluka o donošenju GUP-a Grada Splita)

Maksimalna nadzemna izgrađenost zone je 200.000 m<sup>2</sup> na 130.000 m<sup>2</sup> površine.

Maksimalna visina građevina unutar zone nije ograničena.

Parkirališta 2PM na 100 m<sup>2</sup> BRP.

Nije potrebna izmjena GUP-a Grada Splita za realizaciju projekta.



Idejnim urbanističkim rješenjem Gradskog projekta Dračevac predviđeno je područje Tehnološkog parka Split sa sljedećim objektima i sadržajima:

Oznaka objekta	Namjena	Raspoloživa površina prostora za korištenje
A1	Centralna zgrada	6.000,00 m <sup>2</sup>
A3	Uredska zgrada	7.500,00 m <sup>2</sup>
A4	Uredska zgrada	7.000,00 m <sup>2</sup>
A5	Uredska zgrada	7.000,00 m <sup>2</sup>
A6	Proizvodni pogon - hala	10.000,00 m <sup>2</sup>
A7	Uredska zgrada	12.000,00 m <sup>2</sup>
A8	Proizvodni pogon - hala	9.000,00 m <sup>2</sup>
A9	Uredska zgrada	4.500,00 m <sup>2</sup>
A10	Uredska zgrada	16.500,00 m <sup>2</sup>
A12	Uredska zgrada	8.500,00 m <sup>2</sup>

Lokacijska dozvola za sve objekte planira se ishoditi do kraja 2018. godine, a prvi objekti koji budu popunjeni budućim korisnicima, zajedno sa centralnim objektom, bit će useljivi do zadnjeg kvartala 2020. godine.

Površine uredskih prostora za korištenje su sljedeće:

- 150 m<sup>2</sup>
- 200 m<sup>2</sup>



- 300 m<sup>2</sup>
- 500 m<sup>2</sup>
- 1.000 m<sup>2</sup>
- 1.500 m<sup>2</sup>
- 2.000 m<sup>2</sup>
- 3.000 m<sup>2</sup>
- 5.000 m<sup>2</sup> i više m<sup>2</sup>

Ovisno o podacima i interesu prikupljenim ovim Pozivom, moguće su modifikacije ponuđenih parametara pri postupku izrade DPU Radne zone Dračevac.

Korisnicima budućeg Tehnološkog parka Split na raspolaganju će biti sljedeći zajednički sadržaji:

- parkiralište
- čuvanje djece i igraonica za zaposlenike
- fitness centar
- kongresni i seminarski prostori
- kafeterija i kantina / restoran
- akceleracijski centar za poslovnu podršku Tehnološkog parka Split
- podrška u procesu zaštite intelektualnog vlasništva
- co-working prostori

Razvojna agencija Split - RaST d.o.o. i Grad Split, kao budući vlasnik nekretnine i vlasnik Razvojne agencije Split – RaST d.o.o., u sljedećim fazama pripreme projekta zadržavaju pravo izmjene i dopune gore navedenih uvjeta.



## 2. Indikativni uvjeti korištenja

### Planirano trajanje korištenja prostora budućeg Tehnološkog parka Split

Planirano trajanje korištenja prostora budućeg Tehnološkog parka određeno je na minimum od 5 godina, osim za korištenje prostora površine od 2.000 i više m<sup>2</sup> u kojem slučaju je minimalno trajanje korištenja 10 godina od ulaska u prostore.

Korištenje će biti moguće od 4. kvartala 2020. godine – nadalje ovisno o iskazanom interesu te sklopljenim ugovorima za korištenje prostora u objektima.

Cjenik korištenja prostora i ostalih sadržaja bit će definiran sukladno procijenjenoj vrijednosti poslovnih prostora na području grada Splita (DPU) i to na temelju pozitivnih pravnih propisa RH, zakonskih i podzakonskih akata i temeljem istraživanja tržišta, a bit će razvidan prilikom javnog poziva za odabir korisnika prostora budućeg Tehnološkog parka Split. Tom prilikom bit će detaljno razrađeno i bodovanje i kvalitativni kriteriji za odabir korisnika Tehnološkog parka Split.

### Indikativne cijene

Cjenik korištenja prostora u trenutku raspisivanja ovog informativnog poziva odgovara pokazateljima istraživanja tržišta i usporedbi s prikazom cjenika drugih tehnoloških parkova u RH.

Cijena korištenja prostora Tehnološkog parka Split u trenutku raspisivanja ovog Poziva za iskaz interesa iznosi 7 EUR/m<sup>2</sup> za uredske prostore i 5 EUR/m<sup>2</sup> za proizvodno-razvojne pogone bez PDV-a. Cijena zajedničkih troškova u trenutku raspisivanja ovog Poziva iznosi 2 EUR/m<sup>2</sup> bez PDV-a.

Na cijene će se zaračunavati PDV u iznosi od 25%.

Zajednički troškovi uključuju:

- Sve troškove koji se odnose na zajedničke prolaze, šetnice i vanjske površine Tehnološkog parka Split (rasvjeta, uređenje, održavanje i sl.) u idealnom omjeru ukupne površine
- Troškove usluga kao što su odvoz smeća, dezinfekcija, deratizacija i sl.
- Troškove čišćenja zajedničkih površina, vanjskih pristupnih puteva te čišćenje snijega i leda
- Troškove održavanja, servisiranja, provjere, popravaka i optimizacije vezano za opskrbe i druge uređaje i opreme
- Odgovarajuće osiguranje od svih rizika za Tehnološki park Split sa 100% (stopostotnim) pokrićem nabavne vrijednosti (koje pokriva uobičajene rizike kao što su požar, poplava, lom stakla, nevrijeme i potres) te osiguranje od prekida u poslovanju i osiguranje od odgovornosti
- Troškove menadžmenta i tehničkog upravljanja Tehnološkim parkom Split
- Troškove zaštitarske službe i nadzora 24 (dvadesetčetiri) sata 7 (sedam) dana u tjednu
- Troškove osoblja i materijalni troškove u vezi sa svim ovdje navedenim uslugama
- Komunalne i druge naknade, davanja, poreze i slično za Tehnološki park Split
- Troškovi svih vrsta uređenja (sezonska dekoracija, uređenje zelenih površina sadnjom biljaka i cvijeća, itd.)
- 

Cijena režija obračunavat će se prema stvarno nastalom trošku.

### Indikativne cijene ostalih sadržaja u trenutku raspisivanja ovog poziva – parking:

Vanjsko parkirno mjesto – 15 EUR / mjesečno + PDV

Garažno parkirno mjesto – 35 EUR / mjesečno + PDV

Cijene će se obračunavati u kunama po srednjem tečaju Hrvatske narodne banke za EUR koji vrijedi na dan izdavanja računa.

Razvojna agencija Split - RaST d.o.o. i Grad Split, kao budući vlasnik nekretnine i vlasnik Razvojne agencije Split – RaST d.o.o., u sljedećim fazama pripreme projekta zadržavaju pravo izmjene i dopune gore navedenih uvjeta.

### **3. Indikativni kriteriji i uvjeti za odabir korisnika**

Tehnološki park Split bit će orijentiran na visokotehnološka područja djelovanja, s naglaskom na područja informacijsko-komunikacijskih tehnologija povezanih sa svim ostalim djelatnostima, područje e-mobilnosti te drugih suvremenih sustava mobilnosti u zraku, na vodi i kopnu, kao i prateće djelatnosti podrške financiranju i poslovnom razvoju visokotehnoloških djelatnosti.

Područje poslovanja budućih korisnika na području Tehnološkog parka Split bit će određeno djelatnostima sukladno Odluci o Nacionalnoj klasifikaciji djelatnosti 2007. - NKD 2007. na sljedeće:

- C 26 Proizvodnja računala te elektroničkih i optičkih proizvoda
- C 27 Proizvodnja električne opreme
- C29 Proizvodnja motornih vozila, prikolica i poluprikolica
- C30 Proizvodnja ostalih prijevoznih sredstava
- J58.2. Izdavanje softvera
- J59.1. Proizvodnja i distribucija filmova, videofilmova i televizijskog programa
- J61 Telekomunikacije
- J62 Računalno programiranje, savjetovanje i djelatnosti povezane s njima
- J63 Informacijske uslužne djelatnosti
- K64.3. Uzajamni fondovi (trustovi), ostali fondovi i slični financijski subjekti
- K66.3. Djelatnosti upravljanja fondovima
- M69 Pravne i računovodstvene djelatnosti
- M70 Upravljačke djelatnosti; savjetovanje u vezi s upravljanjem
- M72.1. Istraživanje i eksperimentalni razvoj u prirodnim, tehničkim i tehnološkim znanostima
- M77.4. Davanje u zakup (leasing) prava na uporabu intelektualnog vlasništva i sličnih proizvoda, osim radova koji su zaštićeni autorskim pravima

Svi korisnici morat će ispunjavati područje djelovanja unutar jednog ili više gore navedenih područja koje će dokazati poslovnim planom, registracijom te dosadašnjim projektima i proizvodima.

Korisnici će u trenutku raspisivanja budućeg poziva morati biti pravne osobe registrirane u Republici Hrvatskoj prema važećim zakonskim propisima. Za ovaj Poziv moguće je priložiti izvod iz registra države sjedišta na hrvatskom ili engleskom jeziku.

Korisnik i njegove povezane pravne osobe u trenutku potpisa ugovora neće smjeti imati evidentirana dugovanja prema Gradu Splitu.

Djelatnosti poslovne podrške i to:

- K64.3. Uzajamni fondovi (trustovi), ostali fondovi i slični financijski subjekti
- K66.3. Djelatnosti upravljanja fondovima
- M69 Pravne i računovodstvene djelatnosti
- M70 Upravljačke djelatnosti; savjetovanje u vezi s upravljanjem

neće moći činiti više od 20% ukupne površine Tehnološkog parka Split, a u slučaju zahtjeva za više kapaciteta za ovakve djelatnosti formirati će se posebna rang lista u kojoj će prioritet imati oni korisnici koji će postići veći broj bodova na ocjeni kvalitativnih kriterija za korištenje prostora Tehnološkog parka Split.

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#### **4. Dokumentacija za podnošenje iskaza interesa za korištenje prostora budućeg Tehnološkog parka Split**

Poduzetnik koji želi iskazati interes za korištenje prostora budućeg Tehnološkog parka Split – Dračevac obavezan je dostaviti sljedeću dokumentaciju u sklopu prijave iskaza interesa:

- Popunjen, i od osobe ovlaštene za zastupanje potpisan i pečatiran obrazac prijave Iskaza interesa za korištenje prostora budućeg Tehnološkog parka Split (Prilog 1. ovog Javnog poziva)
- Dokaz o registraciji poslovnog subjekta u Republici Hrvatskoj ili države sjedišta (izvadak/ rješenje iz odgovarajućeg registra RH) s vidljivim upisanim djelatnostima
- Dokaz o dosadašnjem obavljanju neke od djelatnosti iz članka 3. (preslika kataloga proizvoda, popis ugovora sa naručiteljima proizvoda i usluga i sl.)

Obrazac prijave Iskaza interesa za korištenje prostora budućeg Tehnološkog parka Split može se podnijeti na hrvatskom ili engleskom jeziku.

#### **5. Način podnošenja prijave Iskaza interesa**

Propisana dokumentacija ovim Javnim pozivom dostupna je na web stranicama: [www.split.hr](http://www.split.hr)  
Prijave s propisanom dokumentacijom moraju biti zaprimljene **do 6.7.2018.** na sljedećoj adresi:

Razvojna agencija Split – RaST d.o.o.  
Obala kneza Branimira 17  
21 000 Split

s naznakom «Prijava na Javni poziv za iskaz interesa korištenje prostora budućeg Tehnološkog parka Split – Dračevac – NE OTVARAJ »

#### **Kontakti za pitanja:**

Razvojna agencija Split – RaST d.o.o.

Antonija Eremut Erceg, direktorica

E-mail: [antonija.eremut@split.hr](mailto:antonija.eremut@split.hr)

Tel: 00 385 99 192 0068

## **6. Objava iskazanih interesa**

Po završetku ovog Javnog poziva objavit će se rezultati na mrežnim stranicama Grada Splita. Rezultati će ujedno biti dostavljeni svim subjektima koji iskažu interes putem e-pošte.

Lista zainteresiranih pravnih osoba bit će formirana po redosljedju zaprimanja prijave.

Split, 8.6.2018.

Razvojna agencija Split – RaST d.o.o.

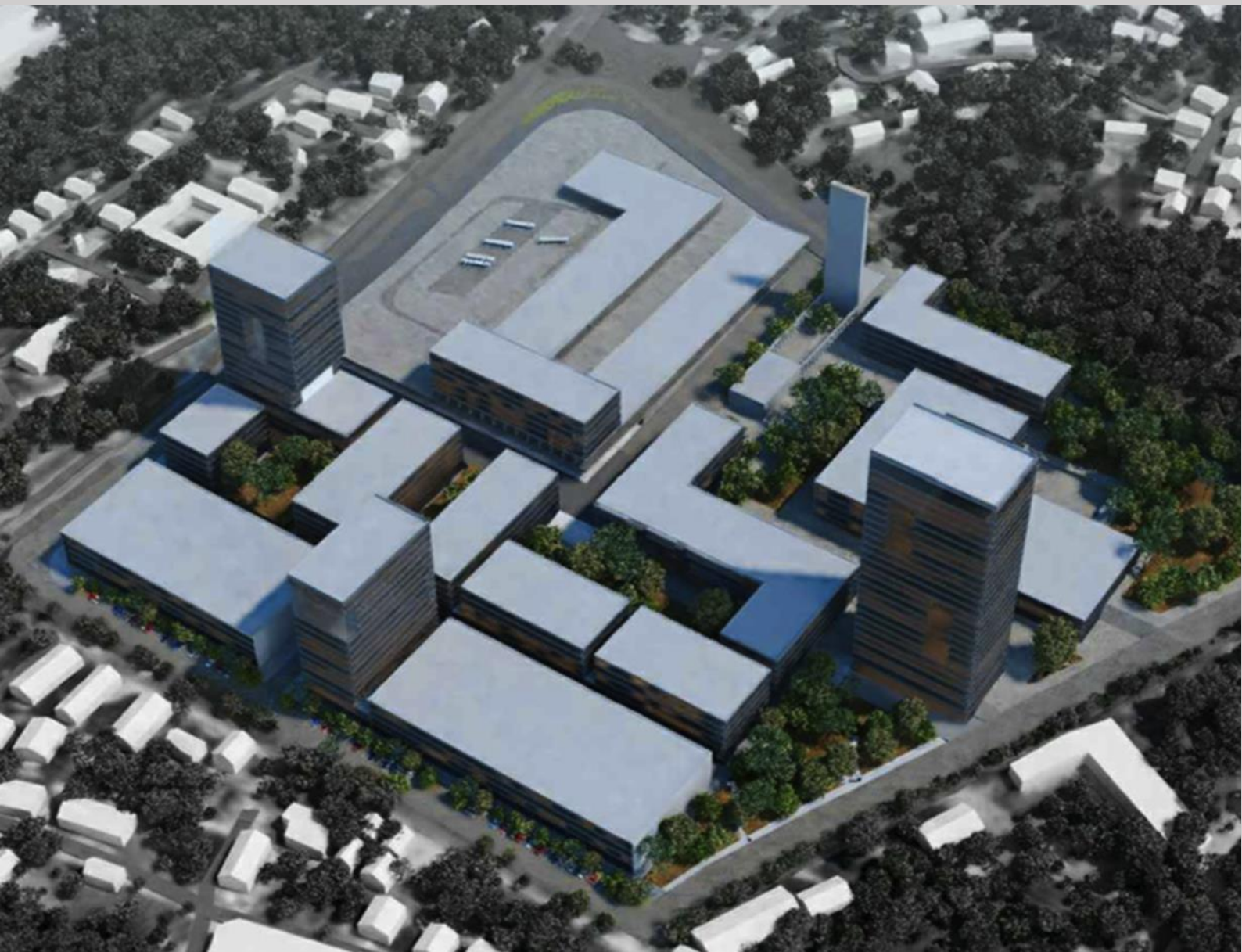
Antonija Eremut Erceg, direktorica



INFORMAL TRANSLATION

Split Development Agency - RaST Ltd. announces

**Public Invitation for Expressions of Interest  
in Using Premises of the Future “Technology Park Split – Dračevac”**



Split, 8.6.2018.

## Introduction to Split

Split is the second largest city in Croatia and the largest city on the Croatian coast of Adriatic (178.000 inhabitants). City of Split is also a functional center of Urban agglomeration of Split with about 350.000 inhabitants, out of which a significant number commutes to Split on a daily basis, and it is a center of the most dynamic administrative, economic, and transportation activities in the region of Dalmatia with 0,5 million inhabitants, with growing entrepreneurship and excellent traffic connections. Split has the second largest airport in Croatia by volume of traffic, with 2.818.176 million passengers in 2017 (increase of 178% compared to 2013), and it has direct regular flight connections with more than 30 cities in Europe. The Port of Split is the largest passenger port in Croatia and the third largest passenger seaport in the Mediterranean with total passenger traffic volume more than 5 million passengers. It has regular connections with Dalmatian islands and Italian cities of Ancona. Industrial port, international railway and coach station are also located in Split, and the city is well connected with the rest of the county by Highway A1 Zagreb – Split (- Dubrovnik)

Split is a city of culture – more than 1700 years ago the Roman Emperor Diocletian built his spectacular Palace out of which the city developed during the centuries. The Palace itself, together with old historical core, has been inscribed on the UNESCO World Heritage List from 1979. Numerous medieval churches, theaters, museums, galleries, promenades and squares make Split a vivid and attractive place to live and visit. Due to the rich cultural and natural heritage, 15 kilometers of beaches located around the city center, 2700 sunny hours and more than 300 sunny days per year, Split has the largest potentials for tourism development in Croatia.

Split is also known as a city of sport – it hosted numerous championships and the love of its inhabitants for the local football club “Hajduk” is famous worldwide.

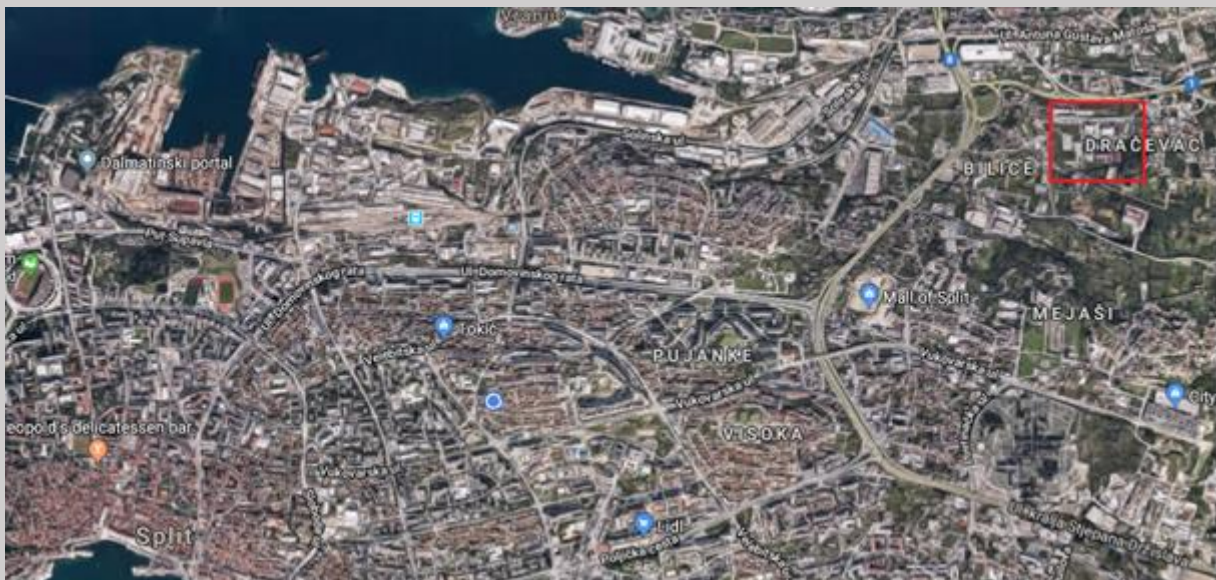




But the most important, Split is a city of knowledge – the University of Split was ranked on the 8<sup>th</sup> place among 1472 institutions by the Times Higher Education ranking, which for the first time measured the ranking of 13 New European countries, joined the European Union in the 21<sup>st</sup> century.

With more than 20 thousand students, and with Faculty of Mechanical Engineering and Naval Architecture being the most progressive one and educating young experts in IT sector, Technology park Split on the area of Dračevac will trigger networking of the local IT scene with entrepreneurs, and it will significantly improve the competitiveness of Split on national and international economic market.

Along with Technology Park Split, we kicked off the strategic process of building a new entrance – a road and a railway bridge that will connect the center of Split with the airport and Urban agglomeration of Split, and we are transforming 11 ha of derelict, and for decades illegally built and (under)used maritime good on the area of Žnjan into diverse and quality public space for our citizens and visitors.



## **1. Purpose of a Public Invitation for Expressions of Interest**

Split Development Agency - RaST Ltd., in collaboration with the City of Split, is in the process of developing the project of Technology Park Split in the area of Dračevac in Split, and for that purpose a market research is being conducted.

For the whole area of the Dračevac City Project, a draft of Detailed Urban Plan was made and at the 94<sup>th</sup> session of the Government of the Republic of Croatia, the Government of the Republic of Croatia adopted a Conclusion on the Intention of Donating the Real Estate to the City of Split (CLASS: 022-03/18-07/197, NR: S0301-26/09-18-4, from 4.5.2018.) following the adoption of amendments to the Detailed Urban Plan of Entrepreneurship Zone Dračevac.

The decision to initiate the procedure of amendment of the Detailed Urban Plan of Entrepreneurship Zone Dračevac was adopted by the City Council of the City of Split on 31.1.2018. Results and data collected by this Public Invitation for Expressions of Interest will be one of the input parameters for the development of the Detailed Urban Plan of Entrepreneurship Zone Dračevac, adoption of the same together with the preliminary urban design of the City Project Dračevac, as well as for the feasibility study of the project itself.

Technology Park Split will be realized in several phases, according to and depending on the expressed interest of the users. The first phase of the project has an estimated value of EUR 10.000.000,00 and represents investments in central building, parking and access roads to the Technology Park Split. For this phase, which has the status of a strategic project, the funds are available through the ITI mechanism of Urban Agglomeration Split, and the construction will be realized by the end of 2020.

This Public Invitation for Expressions of Interest in Using Premises of the Future Technology Park Split – Dračevac aims to provide an informative insight into the number of interested legal entities who, along with the central building, have business needs for building additional facilities.

Based on the collected expression of interest, following the adoption of Detailed Urban Plan of Entrepreneurship Zone Dračevac and transfer of land ownership from the Republic of Croatia to the City of Split, a public call will be conducted to select legal entities who will be entitled to use the space and services of the future Technology Park Split, according to formal and qualitative criteria that will be set and assessed for that purpose.

### **Current urban conditions on the site are as follows:**

The Entrepreneurship Zone Dračevac and Dračevac City Project are 13 hectares in size.

According to the General Urban Plan of the City of Split, the site has business purpose - K.

(Business Purpose - on business area K it is possible to construct and arrange premises for service and commercial facilities, handicrafts, warehouses, administrative, office, catering, sports and recreational, entertainment, public and social buildings and facilities – Decision on the Adoption of General Urban Plan of Split)

The maximum overhead zone construction is 200,000 m<sup>2</sup> on 130,000 m<sup>2</sup> of surface area.

The maximum height of the building inside the zone is not limited.

Two parking lots shall be made on 100 m<sup>2</sup> of gross developed area

There is no need for an amendment of the General urban Plan of the City of Split for the implementation of the project.

The preliminary urban design of the Dračevac City Project foresees the area of the Technology Park Split having the following facilities and amenities:

Building mark	Type	Free space
A1	Central building	6.000,00 m <sup>2</sup>
A3	Office building	7.500,00 m <sup>2</sup>
A4	Office building	7.000,00 m <sup>2</sup>
A5	Office building	7.000,00 m <sup>2</sup>
A6	Production facility	10.000,00 m <sup>2</sup>
A7	Office building	12.000,00 m <sup>2</sup>
A8	Production facility	9.000,00 m <sup>2</sup>
A9	Office building	4.500,00 m <sup>2</sup>
A10	Office building	16.500,00 m <sup>2</sup>
A12	Office building	8.500,00 m <sup>2</sup>

The Location Permit for all facilities is planned to be obtained by the end of 2018, and the first facilities to be filled up with future users, together with the central building, will be accessible until the last quarter of 2020.

Size of the office spaces for use are as follows:

- 150 m<sup>2</sup>
- 200 m<sup>2</sup>
- 300 m<sup>2</sup>
- 500 m<sup>2</sup>
- 1,000 m<sup>2</sup>
- 1,500 m<sup>2</sup>
- 2.000 m<sup>2</sup>
- 3.000 m<sup>2</sup>
- 5.000 m<sup>2</sup> and more

Depending on and in line with data and interest gathered by this Public Invitation for Expressions of Interest, modification of the previously offered parameters are possible in the phase of the final design of Detailed Urban Plan of Entrepreneurship Zone Dračevac.

The following common facilities will be available to users of the future Technological Park Split:

- parking
- childcare and playroom for employees
- fitness center
- congress and seminar rooms
- cafeteria and canteen / restaurant



- acceleration center for business support of Technological Park Split
- support in the process of intellectual property protection
- co-working spaces

Split Development Agency - RaST Ltd. and the City of Split, as the future owner of the real estate and owner of the Split Development Agency - RaST Ltd., reserve the right to amend and supplement the conditions stated above in the next phases of project preparation and development.

## **2. Indicative Terms of Use**

### **Planned duration of the use of the future Technology Park Split**

The planned duration of the use of premises of the future Technology Park Split is a minimum of 5 years, except for the use of an area of 2,000 m<sup>2</sup> and more, in which case the minimum duration of use is 10 years from entering the premises.

The use of the facilities and services will be possible from the fourth quarter of 2020, and further depending on the interest shown and the contracts signed for the use of space in the facilities.

The pricelist for the use of premises and other facilities will be defined in accordance with the estimated value of business premises in Split area (Detailed Urban Plan) on the basis of positive legal regulations of the Republic of Croatia, by law and bylaws, based on market research, and will be available during the public call for the selection of users of space of the future Technology Park Split. On this occasion, scoring and qualitative criteria for the selection of users of Technological Park Split will be elaborated in detail.

### **Indicative prices**

The price list for the use of space at the time of the announcement of this informative Public Invitation for Expressions of Interest corresponds to the market research and the comparison with the price lists of other technological parks in the Republic of Croatia.

The price of the premises of the future Technology park Split, at the moment of the announcement of this informative Public Invitation for Expressions of Interest, is 7 EUR / m<sup>2</sup> for office space and 5 EUR / m<sup>2</sup> for production-development facilities, VAT excluded. The price for the common costs at the moment of this informative Public Invitation for Expressions of Interest is 2 EUR / m<sup>2</sup>, VAT excluded.

VAT will be charged at 25%.

Common costs include:

- All costs relating to common passages, promenades and outdoor areas of the Technological Park Split (lighting, decoration, maintenance etc.) in the ideal proportion of total area
- Service costs such as garbage disposal, disinsection, deratization, etc.
- Expenses for cleaning of common surfaces, external access roads, and cleaning of snow and ice
- Maintenance, servicing, checking, repairs and optimization related to supplies and other equipment
- Proper insurance against all risks for Technology Park Split with 100% (one-hundredth) coverage of purchase value (covering common risks such as fire, flood, glass breakdown, severe weather and earthquake), insurance against business interruption and liability insurance
- Management and technical management costs of Technology Park Split

- Cost of security and surveillance 24 (twenty-four) hours 7 (seven) days a week
- Staff costs and material costs related to all of the services listed here
- Utility and other fees, taxes, taxes etc. for Technology Park Split
- Costs of all kinds of decorations (seasonal decoration, decoration of green areas by planting flowers and flowers, etc.)

The overhead costs will be calculated according to the actual cost.

**Indicative prices of other facilities at the time of this Invitation - parking:**

Outdoor parking space - 15 EUR / month + VAT

Garage parking place - 35 EUR / month + VAT

The prices will be calculated in HRK according to the middle exchange rate of the Croatian National Bank for EUR, valid on the day of issue of the account.

Split Development Agency - RaST Ltd. and the City of Split, as the future owner of the real estate and owner of the Split Development Agency - RaST Ltd., reserve the right to amend and supplement the conditions stated above in the next phases of project preparation and development.

**3. Indicative criteria and conditions for selecting users**

The Technology Park Split will be oriented to high-tech activities, focusing on information and communication technologies related to all other activities, e-mobility and other contemporary air, water and land mobility systems, as well as support activities for financing and business development of high technology activities.

The business activities of future users of Technology Park Split will be determined according to the Decision on the National Classification of Activities 2007 of the Republic of Croatia as follows:

- C 26 Manufacture of computers and electronic and optical products
- C 27 Manufacture of electrical equipment
- C29 Manufacture of motor vehicles, trailers and semi-trailers
- C30 Manufacture of other transport equipment
- J58.2. Software release
- J59.1. Production and distribution of films, video and television programs
- J61 Telecommunications
- J62 Computer programming, consultancy and related activities
- J63 Information service activities
- K64.3. Mutual funds (trusts), other funds and similar financial entities
- K66.3. Fund management activities
- M69 Legal and accounting activities
- M70 Operations; management consultancy
- M72.1. Research and experimental development in natural, technical and technological sciences

- M77.4. Leasing rights to the use of intellectual property and similar products, other than works that are protected by copyright

All users will have to fill within one or more of the categories listed above, which will be demonstrated by their business plan, registration and the latest projects and products.

At the time of the future public call for selection of users of Technology Park Split, users will have to be legal entities registered in the Republic of Croatia according to applicable legal regulations. For this Public Invitation it is possible to enclose an extract from the registry of the headquarters in Croatian or English language.

The user and its affiliated legal entities at the time of signing the contract shall not have any debts owed to the City of Split.

Business support activities such as:

- K64.3. Mutual funds (trusts), other funds and similar financial entities

- K66.3. Fund management activities

- M69 Legal and accounting activities

- M70 Operations; management consultancy

will not be able to account for more than 20% of the total premises of the Technology Park Split, and in the case of a request for more capacities than provided for such activities, users will be ranked and prioritized according to the highest score on the qualitative assessment for the use of the Technology Park Split.

Split Development Agency - RaST Ltd. and the City of Split, as the future owner of the real estate and owner of the Split Development Agency - RaST Ltd., reserve the right to amend and supplement the conditions stated above in the next phases of project preparation and development.

#### **4. Documentation for submitting a Statement of Interest to use the premises of the future Technology Park Split**

An entrepreneur who wishes to express his interest in the use of premises of the future Technology Park Split - Dračevac is obliged to submit the following documentation as part of the application of the Statement of Interest:

- Filled in, signed and stamped application form of Statement of Interest in Using the Premises of the Future Technology Park Split – Dračevac (Annex 1 of this Public Invitation for Expressions of Interest)

- Evidence of registration of a business entity in the Republic of Croatia or in the country of residence (extract / resolution from the relevant court or other register) with visible activities for which the legal entity is registered

- Proof of the performance of any of the activities referred to in Article 3 (a copy of the product catalog, the list of contracts with the contracting entities of products and services)

Statement of Interest in Using the Premises of the Future Technology Park Split – Dračevac can be submitted in Croatian or English language.

## 5. How to submit an Application for Statement of Interest

The documentation provided by this Public Invitation for Expressions of Interest is available on the website: [www.split.hr](http://www.split.hr)

Applications with the required documentation shall be received by 6.7.2018. to the following address:

Razvojna agencija Split – RaST d.o.o. / Split Development Agency – RaST Ltd.  
Obala kneza Branimira 17  
21 000 Split  
Croatia

With note: «Application for Statement of Interest in Using Premises of the Future Technology Park Split - Dračevac – do not open»

### Contact person:

Split Development Agency – RaST Ltd.

Antonija Eremut Erceg, director

E-mail: [antonija.eremut@split.hr](mailto:antonija.eremut@split.hr)

Tel: 00 385 99 192 0068

## 6. Announcement of the expressed interests

Upon completion of this Public Invitation, the results will be published on the website of the City of Split. The results will also be delivered to all interested parties by e-mail.

A list of interested legal entities will be formed in the order of receipt of the application.