

THE REPUBLIC OF CROATIA

THE TOWN OF OGULIN

VODOVOD I KANALIZACIJA OGULIN d.o.o.

**INVITATION FOR EXPRESSION OF INTEREST FOR PROJECTING, CONSTRUCTION  
AND MANAGEMENT OF WATER-SUPPLY SYSTEM AND DRAINAGE AND SEWAGE  
TREATMENT ON THE WIDE AREA OF HOC BJELOLASICA**

HRVATSKI OLIMPIJSKI CENTAR BJELOLASICA d.o.o.

VRELO BB, JASENAK

**INVITATION FOR EXPRESSION OF INTEREST FOR THE CONSTRUCTION OF  
SNOWMAKING AND MANAGING OF SKI RESORT BJELOLASICA**

JAVNA USTANOVA "HRVATSKI OLIMPIJSKI CENTAR"

VRELO BB, JASENAK

**INVITATION FOR EXPRESSION OF INTEREST FOR THE CONSTRUCTION AND  
MANAGEMENT OF GYM WITH SWIMMING POOL FACILITIES**

## **1. Project**

Vodovod i kanalizacija d.o.o. Ogulin, Hrvatski olimpijski centar Bjelolasica d.o.o., Javna ustanova " Hrvatski olimpijski centar", Vrelo is looking for an investor – private partner, i.e. private entrepreneur or an association of private entrepreneurs (hereinafter referred to as Private partners), which will use their funds to finance and implement the following projects:

- I) water-supply system and sewage treatment on the wide area of HOC Bjelolasica,**
- II) snowmaking for the runs of Bjelolasica,**
- III) gyms with swimming pool facilities.**

The interest of the Vodovod i kanalizacija d.o.o. Ogulin, Hrvatski olimpijski centar Bjelolasica d.o.o. and Javna ustanova "Hrvatski olimpijski centar" Vrelo is to determine the readiness and conditions of potential investors to implement these projects through this invitation. This invitation creates no legal relations between Vodovod i kanalizacija d.o.o. Ogulin, Hrvatski olimpijski centar Bjelolasica d.o.o. and Javna ustanova " Hrvatski olimpijski centar" Vrelo with potential investors to which the Act on Private Partnership would be applied (NN,129/08).

The received solutions of the chosen tenders will be used to prepare the documentation for the public tender for the construction and management of buildings (through the construction right, through the relation of public private partnership or through some other model).

## **2. Short description of the location and project**

Hrvatski olimpijski centar Bjelolasica d.o.o. and Javna ustanova "Hrvatski olimpijski centar" Vrelo are the owners of the land on which the construction of the buildings offered in this invitation is planned. It is a land in Jasenak, settlement Vrelo and Bjelolasica.

A private partner can offer other programs at their own discretion, in accordance to the Detailed plan of the development of sports and recreation area of HOC Bjelolasica at the location of Vrelo of the town of Ogulin.

### **I)**

1. Vodoopskrba's project (hereinafter referred to as: object) has been planned to ensure sufficient quantities of potable water throughout the year for the needs of the Tourist village Hrvatski olimpijski centar Bjelolasica d.o.o. and of the local population, as well as technical water for snowmaking and swimming facilities.

2. The Project of drainage and sewage treatment on the wide area of HOC Bjelolasica includes drainage and sewage treatment.

### **II)**

The Project of snowmaking of the ski resort Bjelolasica (hereinafter referred to as: facility), has been planned in a way which would enable the reliability of snowmaking, as well as the quantity and quality of snow of the minimum of 75 days for commercial users, as well as for the training of top skiers and holding the competitions of the top level.

### **III)**

The Project Gym with swimming facilities (hereinafter referred to as: object) has been planned in a way which would enable the best possible conditions for the preparation of top sportspersons, to implement school children physical education program, and for the commercial use 365 days a year. Their form completely suits the environment and is based on the town-planning solution which has been defined by the Detailed plan of development of sports and recreation area of HOC Bjelolasica at the location Vrelo of the town of Ogulin. The planned facility is a combination of several functional entities under one roof. Such concept has led to a facility of a large volume, the central part of the facility has four levels, left and right from the central part is the area of a swimming pool and a gym. The dimensions of the facility are 78.00 x 98.00 meters, height 15.40 meters.

## **2.2. The basic contents of the facility**

### **1. Water supply**

Projected and constructed the accumulation and water supply network till the end users. To ensure sufficient quantity of water for water supply in the are of spring of Vrelo, it is necessary to make a well which would enable the bailing of sufficient quantity of water in the periods of sufficient quantities of water in the well, and downstream from the spring app. 200 meters it is necessary to make a dam which would accumulate water surplus when there is more water then required for water supply and in such a way ensure sufficient quantities of water throughout the entire year.

The existing facilities, the so far made technical documentation and all positive regulations which regulate the mentioned activity have to be taken into account when projecting and constructing.

### **2. Drainage and sewage treatment of the wider area of HOC Bjelolasica**

Project and construct a dividing system of drainage (for sanitary and technological waste waters). The sanitary waste waters and technological waste waters which were previously treated and brought to a level of sanitary communal waste water it is necessary to clean on a joint cleaning device.

When projecting and constructing the facility, the existing condition and the existing documentation, as well as all positive regulations related to the mentioned activity have to be taken into account.

### **II) Snowmaking for ski runs Bjelolasica**

The project of snowmaking for the needs of recreational and competitive skiing includes ski runs Vrelo, Gomirkovica, Livade, and the upper part of the ski run Bjelolasica in the total surface of 200,200 m<sup>2</sup>

ski run for snowmaking	Priority 1	Priority 2	Priority 3	Total
	Livade and Gomirkovica	Vrelo	Bjelolasica (the upper part)	
Total length of the run	1,850 m	1.550 m	1.050 m	4.450 m
Vertical decline	254 m	450 m	200 m	705 m
Total surface of snowmaking	10,5 ha (105.000 m <sup>2</sup> )	7,00 ha (70 000 m <sup>2</sup> )	2,52 ha (25.200 m <sup>2</sup> )	20,02 ha (200.200 m <sup>2</sup> )
Height of snow	40 cm	50 cm	20 cm	
Quantity of water	22.000 m <sup>3</sup>	15.000 m <sup>3</sup>	3.000 m <sup>3</sup>	40.000 m <sup>3</sup>

Snowmaking for the ski runs is planned in the "Project of snowmaking on the skin runs in HOC Bjelolasica" and the valid Building permit: [Class: UP/I-361-03/05-01/09., Reg.no.: 2133-07-04/7-05-8., dated 30<sup>th</sup> September 2005.](#) and it foresees a complete infrastructure necessary for the snowmaking on ski runs, i.e.:

- Water pipe line with the belonging 5.710 m long equipment
- The construction of lake on the height above sea-level of 1.295 m with the volume of 38.000 – 49.000 m<sup>3</sup> with the belonging equipment
- The snowmaking equipment with the controlling system

### III) Gym with swimming pool facilities

#### A Indoor swimming pool

##### A.1. Building of the indoor swimming pool

A.1.1. Indoor swimming pool is multi-purpose, i.e. : sports purpose for the preparations, trainings, competitions in swimming, water-polo and synchronised swimming, school purpose for the physical education and for learning how to swim, recreational, and partly also health resort purpose as hydrotherapeutic part of physical therapy. Swimming pool consists of swimming pools: 33.33 x 25.00 x 2.20, 12.50 x 16.00 x 0.80-1.35m, for children of the surface of app. 30 m<sup>2</sup> and a swimming pool for physical therapy of 5.00 x 3.00 x 1.50 m.

A.1.2. Accompanying programs – framework consisting of clean and unclean corridors, dressing-room units, sanitary filters, M and F passes, swimming pool

supervisor's room, hydrotherapy, dressing room and toilets of coaches and judges, bikini bar for the swimmers, gallery with sauna, rooms for cleaning equipment.

## B Gym

B.1. Gym is located on the ground floor with a size of 48.00 x 32.00 meters with the height of 9.00 meters to the construction view. The size of the gym enables the set up of two basketball playgrounds sized 15.00 x 28.00 meters, i.e. one handball playground sized 21.00 x 42.00 meters with a folding stands for app. 300 viewers. The system of corridors enables a controlled circulation of users of the entire centre. The gym has a natural zenith light and highly set up windows which prevents blinding of players in all possible sports grounds.

B.1.1. Gallery with the stands, foreseen are stands in the gym for 258 persons, 70 fixed places and 168 standing places on telescopic stands. The gallery is usable for stands and training.

B.1.2. Dressing rooms, storerooms and corridors, next to the gym are dressing rooms which consist of two groups of two dressing rooms and one washing room, and two groups for a team with one dressing room and one washing room. Three dressing rooms with toilets are foreseen for coaches. Dressing rooms are accessible through the unclean corridor and are left through the clean corridor.

B.3.1. Workout-gym is functionally connected with the sports gym and dressing room area.

## C Accompanying programs

### C.1. Sports programs

C.1.1. Diagnostic centre with a biochemical laboratory is on the first floor and consists of more inter-connected areas: anthropometry and biochemistry, isokinetics, diagnostics, office and storeroom.

C.1.2. Physiotherapy which consists of more inter-connected areas of medical diagnostics (EKG, ultrasound) and massages.

C.1.3. Info centre, located in the attic by the central part of the facility.

C.1.4. Physical methods of recovery, located on the first floor with accesses from the central area and gallery by the swimming pool and it is connected to the sauna.

C.1.5. Martial arts gym, located on the basement level

C.1.6. Small polyvalent gym, located on the half level between the first floor and attic and is connected with the gym.

C.2. Technical facilities, consisting of boiler-room, swimming-pool air processing, ventilation station for gym and other accompanying facilities, swimming pool techniques of composition-swimming pool and chemical preparation, controlling

area of electrical switchboard, aggregate, workshop, storage room for cleaning equipment, personnel's dressing room, kitchenette and dining room.

C.3. Management office, located on the attic level.

C.4. Two-part meeting room, located on the attic level.

C.5. Other facilities, snack bar is foreseen on the ground floor and first floor level next to the basic communications.

C.6. Communications

C.6.1. Entrance hall with a windscreen and cash registers is common for swimming pool, gym and accompanying programs. Entrance area consists of outdoor and vaulted access area, windscreen area and entrance hall. Cash register, groups for sitting and relaxing as well as entrances to the dressing room blocks for swimming pool and gyms are in the entrance hall.

C.6.2. Horizontal communications, adjusted to the persons with movement disabilities connect all basic programs in the facility per levels.

C.6.3. Vertical communications are stairways, elevator and ramps in the facility.

D. Outdoor programs are porch, court, pool-fountain, accessing square with a ramp, parking for cars and bicycles.

Building a sports gym with a swimming pool is planned in the "Project of building a sports gym with a swimming pool " and valid Building permit: Class: UP/I-361-03/05-01/88, Reg.no.: 2133-07-04/4-07-14 dated 1<sup>st</sup> June 2007.

## **Purpose**

Water supply system and drainage and treatment of waste waters of the wide area of HOC Bjelolasica as a communal infrastructure will enable the development and sufficient quantities of water in the tourist village HOC Bjelolasica, as well as local population and sufficient quantities of technical water for snowmaking of ski runs and for swimming pools. Drainage and treatment of waste waters will ensure high standards of environment protection.

Snowmaking in the ski resort will ensure at least 75 days of constant use of ski runs on which it will be possible to hold skiing competitions of all levels, as well as implement programs of physical education and recreational skiing.

Sports gym with swimming pool facilities will be a multipurpose area in which it will be possible to implement basic preparations of sports persons, programs of physical education as well as recreational programs with necessary medical sports diagnostics and physical therapy.

## **4. The goal of the project**

Projects contained in this tender have a closed unity with the existing resources, and they have elements of the sustainable development with direct and indirect economical effects.

In these projects the public partner the town of Ogulin, Vodovod i kanalizacija d.o.o. Ogulin, Hrvatski olimpijski centar Bjelolasica d.o.o. and Javna ustanova "Hrvatski olimpijski centar" implement interests building the objects which will serve for the fulfilment of the needs of citizens in the area of sports and widening continental tourist offer (of top sports persons, school children and recreationists in the area of sports) as well as contribute to the recognisability of this part of Croatia.

## **5. Submitting offers**

Legal persons (domestic or foreign) have the right to submit offers.

Application which represents the interest has to be delivered in a closed envelope with a sign "statement of interest for investment, projecting, construction and management of the project/s" is delivered either personally or by post with a return to the address:

HOC Bjelolasica d.o.o., 47300 Ogulin, B. Frankopana 20., within 90 days from the date of publication in mass media.

## **6. Contents of the Application**

The Application is to include the name of a specific project (one of the three projects or two of the three projects listed in the Invitation to state interest) for which interest is shown and / or for the entire invitation for the statement of interest (all three projects).

The application must include:

- a) general proposition of the manner and deadline of construction, in accordance with the stated interest
- b) general manner of economic use of the constructed facilities with the suggested number of years of concession to use the facility and in which number of years would the interested company completely amortise investments,
- c) proposition of facilities which the interested company would like to gain by the construction,
- d) estimated value of construction cost.

The following documents must be annexed to the Application:

- a) Extract from the court register on the registration of the company, i.e. a contract on the consortium if the application is sent by joint companies
- b) Proof on the adequate experience of the applicant, with confirmed references in financing, construction, and on commercial use of facilities of the same or similar use.

## 7. Additional information

Interested companies can get an insight in the project documentation for the construction of sports gym and swimming pool and snowmaking of ski runs of the ski resort Bjelolasica in the facilities of HOC Bjelolasica d.o.o. in Ogulin, B.Frankopana 20., every working day from 9.00 a.m. till 2.00 a.m.

Graphic and textual part of the Detailed plan of developing tourist – recreation area on the location Vrelo of the town of Ogulin, can be examined in the expert service of the town of Ogulin, B. Frankopana 11, Ogulin, every working day from 08.00 a.m. till 1.00 p.m..

For water supply and drainage general projects can be examined in Vodovod i kanalizacija I. Gorana Kovačića 20. Ogulin every working day from 08.00 a.m. till 2.00 sati p.m.

Further explanations and information can be asked from:

- a) The town of Ogulin and / or Vodovod i kanalizacija d.o.o. Ogulin, in relation to the construction and management of water supply system, contact person: Zdravko Paušić, dipl.ing. tel: 098/247754, mail: vodovod-pz@ka.t-com.hr
- b) HOC Bjelolasica d.o.o. in relation to the construction and management of snowmaking system of ski resort Bjelolasica, contact person: Maro Mišić, dipl.oec. tel: 099/2202936, mail: misic@bjelolasica.hr
- c) Public institution "Hrvatski olimpijski centar", for the construction and management of sports gym with swimming pool, contact person: Željko Lipošćak, dipl.ing., tel: 098/1720221 mail: [javnaustanovahoc@bjelolasica.hr](mailto:javnaustanovahoc@bjelolasica.hr).

Vodovod i kanalizacija d.o.o. Ogulin

Director

Zdravko Paušić, dipl.ing.

Reg.no.:

Hrvatski olimpijski centar d.o.o. Bjelolasica  
centar Vrelo

Bernandina Frankopana 20. Ogulin

Director

Maro Mišić, dipl.oec.

Reg.no.:

Javna ustanova Hrvatski olimpijski

Bernandina Frankopana 20. Ogulin

Manager

Željko Lipošćak, dipl.ing.

Reg.no.: