

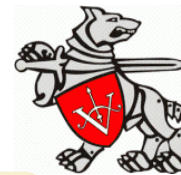


KRAŠTO APSAUGOS MINISTERIJA

PUBLIC PRIVATE PARTNERSHIP

IN THE IMPLEMENTATION OF PROJECTS OF PUBLIC INFRASTRUCTURE DEVELOPMENT AND PROVISION OF PUBLIC SERVICES IN MILITARY UNITS IN ŠILALĖ AND VILNIUS REGIONS AND ŠIAULIAI CITY

Vilnius
21 January 2019



PPP PROJECTS OF PUBLIC INFRASTRUCTURE DEVELOPMENT AND PROVISION OF PUBLIC SERVICES IN MILITARY UNITS IN ŠILALĖ AND VILNIUS REGIONS AND ŠIAULIAI CITY

PEČIULIONIS ARTILLERY
BATTALION
Šilalė region

MARGIRIS INFANTRY
BATTALION
Šiauliai city

VAIDOTAS INFANTRY
BATTALION
Vilnius region,
Rokantiškės Village



Creation of infrastructure required for the Lithuanian
Armed Forces development and Host Nation Support



PPP PROJECTS OF PUBLIC INFRASTRUCTURE DEVELOPMENT AND PROVISION OF PUBLIC SERVICES IN MILITARY UNITS IN ŠILALĖ AND VILNIUS REGIONS AND ŠIAULIAI CITY

I. GENERAL DATA OF THE PROJECTS

Legal basis

Institution implementing the project:

Deadlines:

Form of partnership applied in the project :

Method of selection:

Scope:

Maximal area of buildings/lot

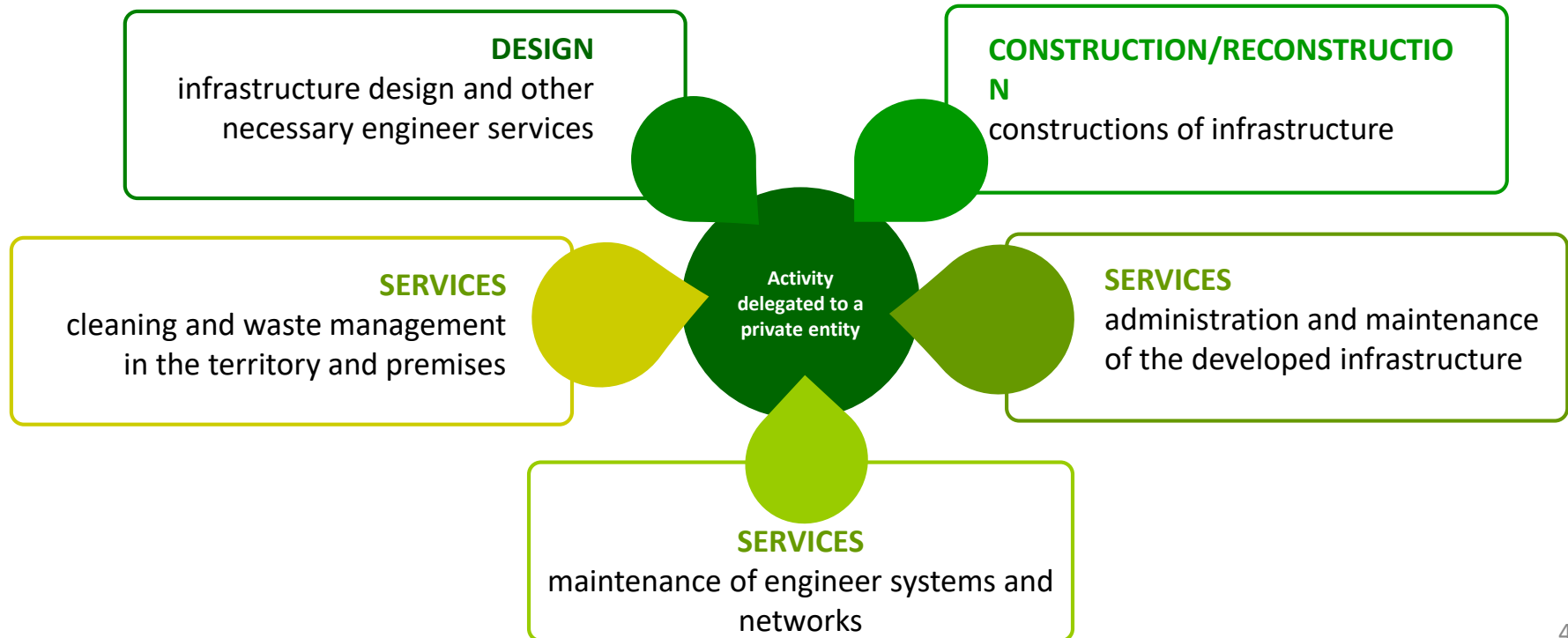
Tenure and access rights granted during the partnership Contract period:

ŠILALĖ REGION	VILNIUS REGION	ŠIAULIAI CITY
RESOLUTION OF THE GOVERNMENT OF THE REPUBLIC OF LITHUANIA No. 1309 of 19 DECEMBER 2018		
MINISTRY OF NATIONAL DEFENCE		
15 years: 2.5 years – investment period, 12.5 years – exploitation period		
Public-Private Partnership		
Negotiations		
Development of military units		
~ 22.000 m ² / 10 ha	~ 25.000 m ² / 17 ha	~ 24.000 m ² / 8 ha
Lot – on a lease Contract for the period of infrastructure development Completed infrastructure – owned by the state		



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II. ACTIVITY DELEGATED TO A PRIVATE ENTITY

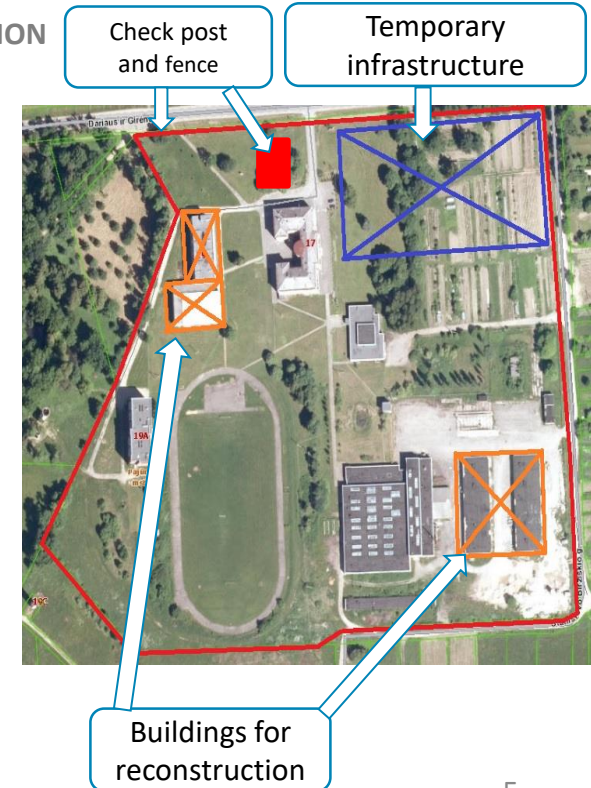




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III. DEVELOPMENT OF THE MILITARY UNIT IN ŠILALĖ REGION

Planned infrastructure of the military unit (TS Section 2.2 requirements)	<ul style="list-style-type: none"> • Administrative/special (roughly 14,650 sq. m): barracks (~9,350 sq. m), canteen (roughly 2,150 sq. m), hq (~1,050 sq. m), medical (~ 750 sq. m) and welfare (~1,350 sq. m) facilities. • Sports (~ 1,900 sq. m): indoor space (~1,900 sq. m), outdoor grounds, etc. • Technical (~ 8,800 sq. m): storages (~ 2,000 sq. m), garages (~ 4,600 sq. m), gas, carwash, shelters for equipment (~2,200 sq. m), parking areas (~20,000 sq. m), fences, etc. • Car parking area: for roughly 200 vehicles. • Other constructions: engineer networks, check post (~120 sq. m). • NOTE: Before the PPP Contract is in force in full scope, the territory will be fenced off and a check post built on MoD financing.
Lot (TS Section 2.1 requirements)	<ul style="list-style-type: none"> • Area of the lot: roughly 10 ha; • Before the PPP Contract is fully in force, one lot will be formed.
Modular camp (TS 1 Annex “Technical Information”)	<ul style="list-style-type: none"> • Temporary infrastructure of the military unit is designed to operate in parallel with the developed permanent infrastructure
Reconstruction of buildings within the PPP project	<ul style="list-style-type: none"> • Buildings used as garages (x2) and one with a sports facility (x1)





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IV. DEVELOPMENT OF A MILITARY UNIT IN VILNIUS REGION

Planned infrastructure of the military unit (TS Section 2.2 requirements)	<ul style="list-style-type: none">• Administrative/special (roughly 14,650 sq. m): barracks (roughly 9,350 sq. m), canteen (roughly 2,150 sq. m), hq (~1,050 sq. m), medical (~ 750 sq. m) and welfare (~1,350 sq. m) facilities.• Sports (~ 1,900 sq. m): indoor facility (~1,900 sq. m), outdoor grounds, etc.• Technical (~ 8,400 sq. m): storages (~ 1,600 sq. m), garages (~ 4,600 sq. m), gas, carwash, shelters for equipment (~2,200 sq. m), parking areas (~20,000 sq. m), fences, etc.• Car parking areas: for roughly 200 vehicles.• Other constructions: engineer networks, check post (~120 sq. m), fencing.
Lot (TS Section 2.1 requirements)	<ul style="list-style-type: none">• Area of the lot: roughly 17 ha;• All buildings in the territory will be pulled down and one lot will be formed before the PPP Contract is fully in force.



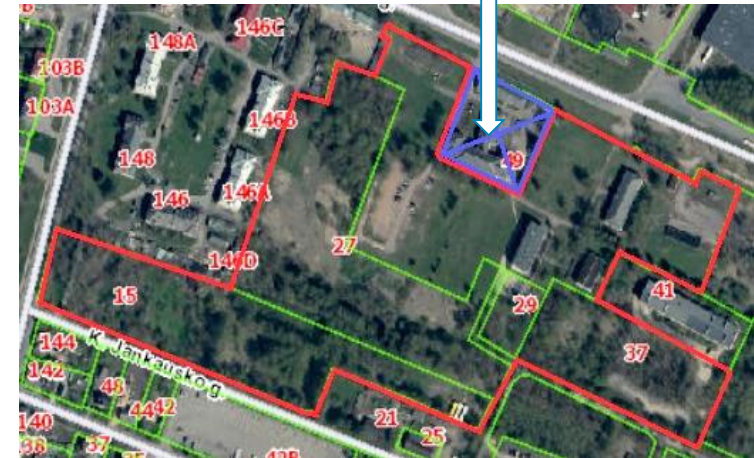


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V. DEVELOPMENT OF A MILITARY UNIT IN ŠIAULIAI CITY

Planned infrastructure of the military unit` (TS Section 2.2 requirements)	<ul style="list-style-type: none">• Administrative/special (roughly 14,250 sq. m): barracks (roughly 9,350 sq. m), canteen (roughly 2,150 sq. m), hq (~2,000 sq. m), medical facility (~ 750 sq. m).• Sports (~ 1,900 sq. m): indoor facility (~1,900 sq. m), outdoor grounds, etc.• Technical (~ 8,400 sq. m): storages (~ 1,600 sq. m), garages (~ 4,600 sq. m), gas, carwash, shelters for equipment (~2,200 sq. m), parking areas (~20,000 sq. m), fences, etc.• Car parking areas: for roughly 200 vehicles.• Other constructions: engineer networks, check post (~120 sq. m), fencing.
Lot (TS Section 2.1 requirements)	<ul style="list-style-type: none">• Area of the lot: roughly 8 ha;• All buildings in the territory will be pulled down and one lot will be formed before the PPP Contract is fully in force.
Object of cultural heritage (TS 1 Annex "Technical Information")	<ul style="list-style-type: none">• MoD infrastructure development project is implemented,

MoD project (object of cultural heritage)





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VII. DEVELOPMENT OF A MILITARY UNIT IN ŠILALĖ AND VILNIUS REGIONS AND ŠIAULIAI CITY

Energy efficiency class of the objects:

- The designed objects of the Military Unit have to fall into such energy efficiency class that is obligatory according to legislation in force at the time of construction works.
 - ✓ Energy efficiency class of buildings constructed on the basis of a new building permission submitted for after 1 January 2019 shall be at least **A++**

Energy indicator requirements:

- Energy indicators of the developed infrastructure will not be assessed/no assessment criteria.
 - ✓ However, the Tenderer will have to fill out the form of the Appendix of Annex 3 „Specification of Services“ of Annex 2 „Technical Specification“ of the Conditions including technical parameters (which will have to be implemented over the life period) and submit it along with the bid.
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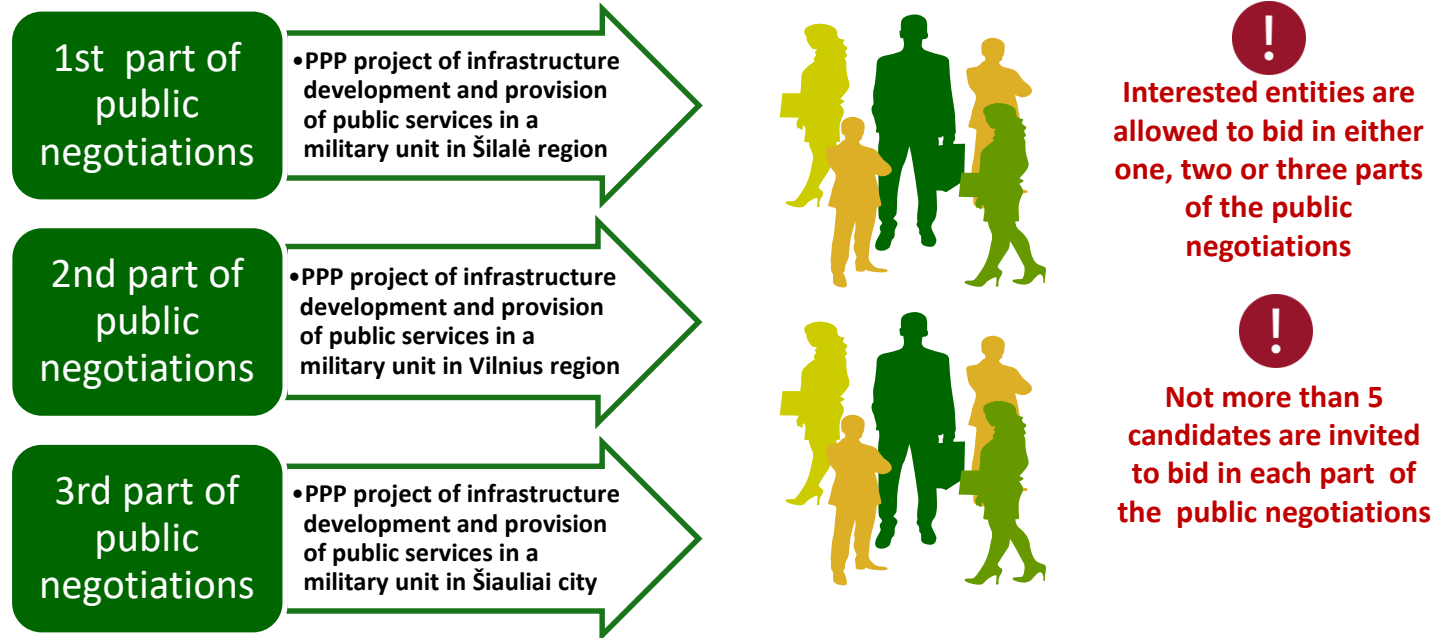
VIII. FINANCIAL INFORMATION

	ŠILALĖ REGION			VILNIUS REGION			ŠIAULIAI CITY		
	Net present value, 4 % discount rate	Real value	Nominal value, 2% inflation	Net present value, 4 % discount rate	Real value	Nominal value, 2% inflation	Net present value, 4 % discount rate	Real value	Nominal value, 2% inflation
Maximal property obligations of the public entity in the PP project (€ m VAT inclusive)	53.69	74.68	89.11	55.08	76.94	91.93	55.76	77.63	92.68
Maximal payments of the public entity to a private entity (€ m VAT inclusive)	51.28	71.1	84.64	53.64	74.8	89.26	53.06	73.56	87.57
Maximal property obligations of the public entity in the PP project (€ m VAT inclusive, for 12.5 years)		5.97	7.13		6.16	7.35		6.21	7.41
Maximal average annual proceeds (€ m VAT inclusive, for 12.5 years)		5.69	6.77		5.98	7.14		5.89	7.01



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IX. SELECTION OF A PRIVATE ENTITY PROCEDURE

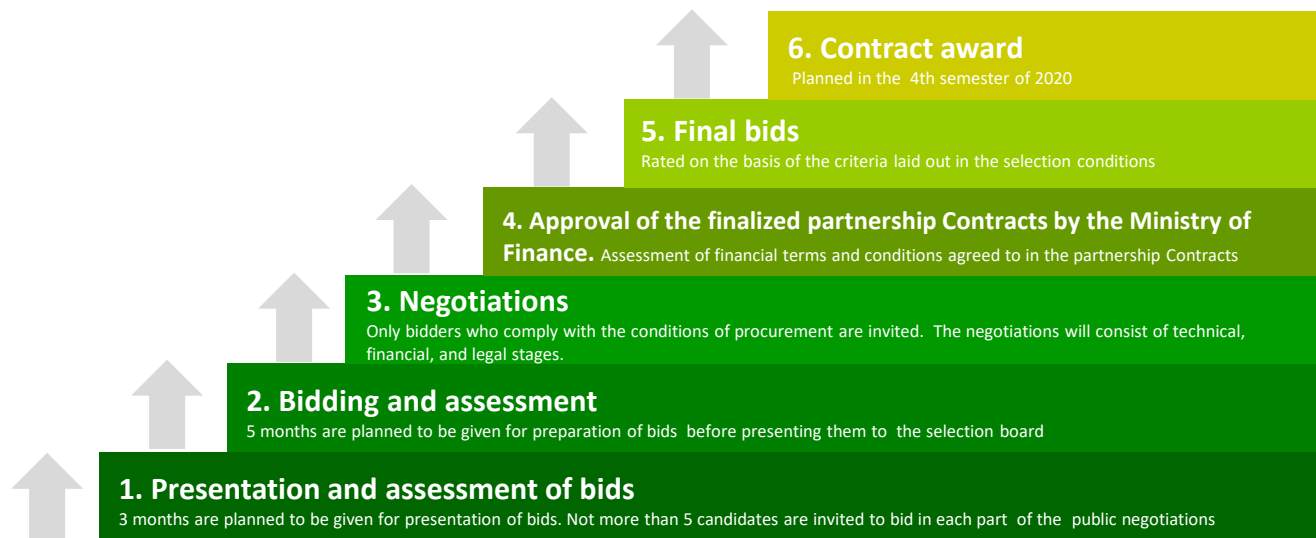




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X. SELECTION OF A PRIVATE ENTITY PROCEDURE

PUBLIC NEGOTIATIONS





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XI. PRELIMINARY QUALIFICATION REQUIREMENTS



The annual average proceeds from services of management and maintenance of buildings (one of which should have the total area of at least 3,500 m²) and engineering structures carried out by a Candidate bidder over the recent 3 (three) fiscal years until the bidding deadline, or within the period from the day the Candidate entity was registered (if it operates for less than 3 (three) fiscal years) until the bidding deadline, has to be at least **Eur 400,000 (four hundred thousand) net of VAT** (or a corresponding sum in other currency).



The Candidate bidder has to have the **financial capability to finance a Military Unit Development Project (MUDV)** in **Šilalė Region, a MUDV in Šiauliai Region, or a MUDV in Vilnius Region**. The total amount of financing, including the Financer's contribution to the MUDV in Šilalė Region, or the MUDV in Šiauliai Region, or the MUDV in Vilnius Region, together with the Participant's financial contribution has to be at least **Eur 40,300,000 (forty million three hundred thousand)** in the case of the MUDV in Šilalė Region; **Eur 43,110,000 (forty three million one hundred ten thousand)** in the case of the MUDP in Šiauliai Region; or **Eur 42,490,000 (forty two million four hundred ninety thousand)** in the case of the MUDV in Vilnius Region.



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The annual average scope of constructions and installation of buildings (one of which should have the total area of at least 3,500 m²) and engineering structures carried out by a Candidate bidder over the recent **5 (five)** years until the bidding deadline, or within the period from the day the Candidate entity was registered (if it operates for less than 5 (five) years) until the bidding deadline, has to be at least **Eur 15,420,000 (fifteen million four hundred twenty thousand) net of VAT** (or a corresponding sum in other currency).



The Provider shall comply with the requirements of classified information protection: has clearance to enter into contracts classified as “limited use of information”.

Note: Law on Public Procurement in Security and Defence Area of the Republic of Lithuania

Detailed information on limited the “use of information” permit : <https://www.vsd.lt/paslapciu-apsauga/leidimai-dirbti-su-paslaptimis/juridiniams-asmenims/>



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XII. QUALIFYING SELECTION CRITERIA

K1
50 points

- Annual average scope of construction and installation of buildings (one of which should have the total area of at least 3,500 m²) and engineer structures over the past 5 (five) years

K2
50 points

- Annual average proceeds received by the Candidate bidder from building (one of which should have the total area of at least 3,500 m²) and engineer structure management and maintenance services over the past 3 (three) fiscal years.

XIII. CRITERIA OF FINAL BID ASSESSMENT

Annual
proceeds

70 points

Quality and
efficiency

30 points

- 15% suitability, functionality and quality of infrastructure development (P1)
- 15% suitability, functionality and quality of services (P2)



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XII. NEGOTIATIONS

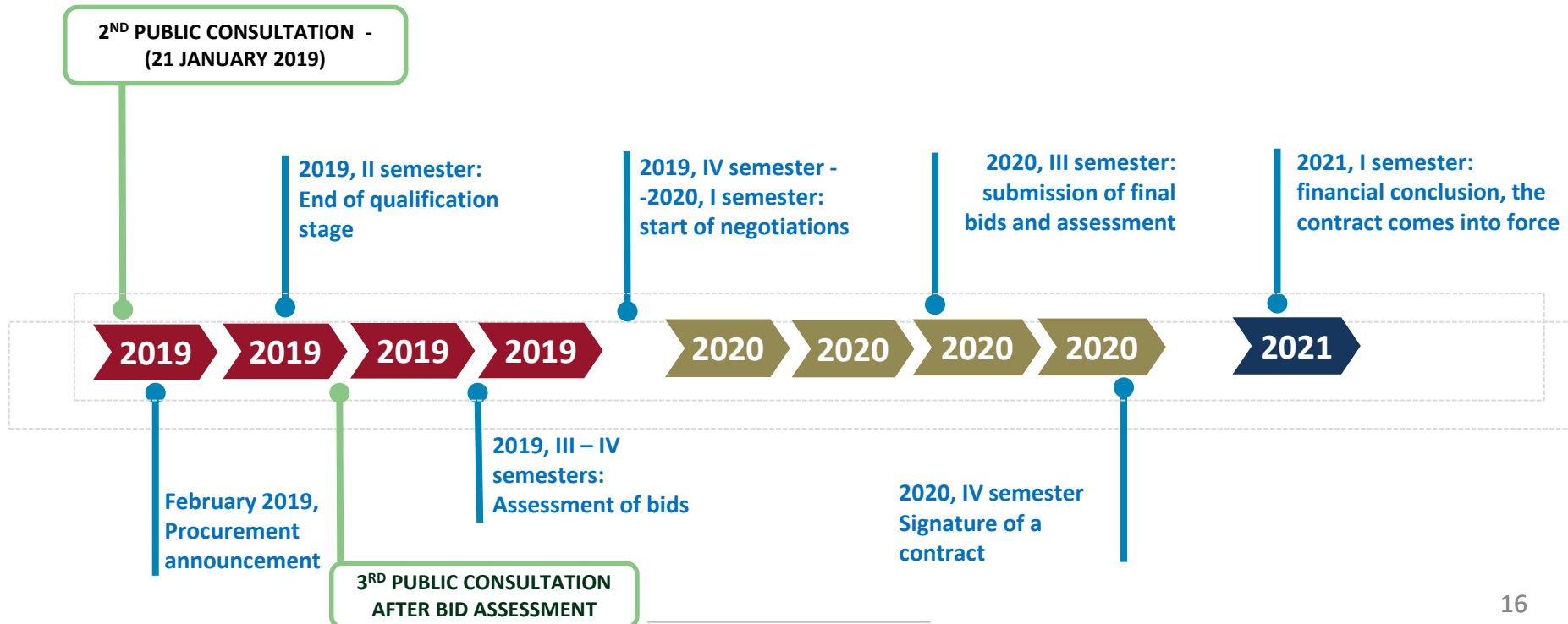
The following conditions shall not be changed:

- ✓ **Maximal property obligations of the state** concerning the implementation of partnership projects in Šilalė, Vilnius, and Šiauliai;
- ✓ Property rights concerning property handed over for the implementation of the Contract or developed under the Contract when the Contract ends;
- ✓ Duration of the Contract – 15 (fifteen) years;
- ✓ The principle of setting the maximal rate of remuneration paid to the private entity (*the maximal rate of remuneration can not exceed value of the property determined by an independent asset valuer according to legislation of the Republic of Lithuania*), in case the Contract is terminated because of the Investor and/or the Private entity or when neither of the parties has any fault.



PPP PROJECTS OF CREATION OF PUBLIC INFRASTRUCTURE FOR MILITARY UNITS AND PROVISION OF PUBLIC SERVICES IN ŠILALĖ, AND VILNIUS REGIONS AND ŠIAULIAI CITY

XV. Chronology of selection procedures





All information is published on:

http://kam.lt/lt/veikla_576/vpsp.html

<http://www.ppplietuva.lt/vpsp-projektai/>

E-mail address:

vpsp@kam.lt

Project management contacts:

Aurimas Banys, +370 706 80 589, Aurimas.Banys@kam.lt

Renata Chleborodovienė, +370 706 80 838, Renata.Chleborodoviene@kam.lt