

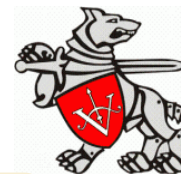


KRAŠTO APSAUGOS MINISTERIJA

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
30 October 2018



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
Šiaulių mieste

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

Institution implementing the project:

Deadlines:

Form of partnership applied in the project :

Method of selection:

Scope:

Maximal area of buildings/lot

Maximal number of personnel

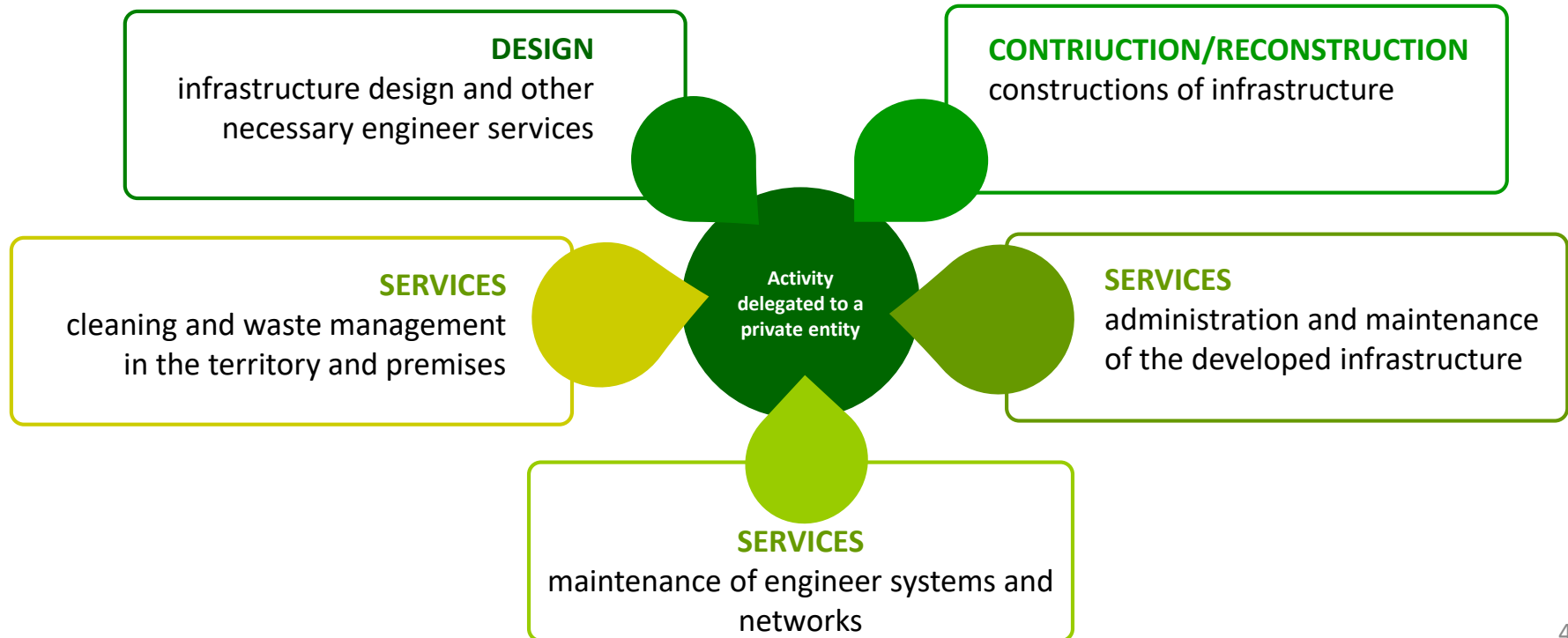
Tenure and access rights granted during the partnership Contract period:

ŠILALĖS REGION	VILNIAUS REGION	ŠIAULIŲ REGION
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
769	1088	802
Lot – on a lease Contract for the period of infrastructure development Completed infrastructure – no commodate Contract will be made		



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

II. ACTIVITY DELEGATED TO A PRIVATE ENTITY

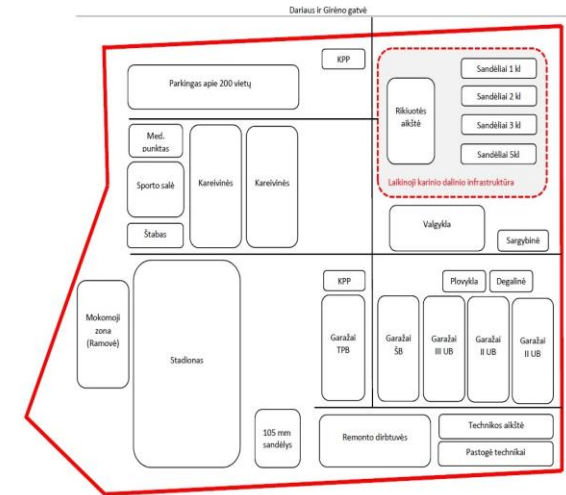




PPP PROJECTS OF PUBLIC INFRASTRUCTURE DEVELOPMENT AND PROVISION OF PUBLIC SERVICES IN MILITARY UNITS IN ŠILALĖ AND VILNIUS REGIONS AND ŠIAULIAI CITY

III. DEVELOPMENT OF A MILITARY UNIT IN ŠILALĖ REGION

Planned infrastructure of the military unit	<ul style="list-style-type: none"> • Administrative/special (roughly 10800 sq. m): barracks, canteen, hq, medical, control posts, etc. • Sports (roughly 4000 sq. m): indoor spaces, outdoor grounds, etc. • Technical (roughly 7200 sq. m): storages, garages, gas, carwash, shelters for equipment, parking areas, fences, etc. Car parking areas: roughly 200 places • Other constructions: drill ground, vehicle ground, engineer networks, etc.
Lot	<ul style="list-style-type: none"> • Area of the lot: roughly 10 ha; • The territory will be fenced off and a check-post will be built on MoD financing before the start of the constructions; • Before the PPP Contract is fully in force, one lot will be formed and buildings that are not transferred will be pulled down
Modular camp	<ul style="list-style-type: none"> • Temporary structure of the military units will be designed and operate in parallel with the developed 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

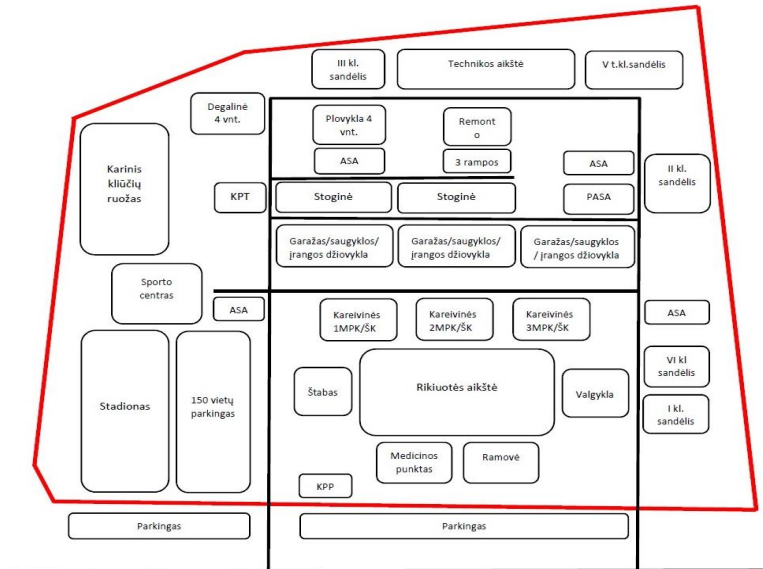




PPP PROJECTS OF PUBLIC INFRASTRUCTURE DEVELOPMENT AND PROVISION OF PUBLIC SERVICES IN MILITARY UNITS IN ŠILALĖ AND VILNIUS REGIONS AND ŠIAULIAI CITY

IV. DEVELOPMENT OF A MILITARY UNIT IN VILNIUS REGION

Planned infrastructure of the military unit	<ul style="list-style-type: none">• Administrative/special (roughly 10800 sq. m): barracks, canteen, hq, medical, control posts, etc.• Sports (roughly 4000 sq. m): indoor spaces, outdoor grounds, etc.• Technical (roughly 7200 sq. m): storages, garages, gas, carwash, shelters for equipment, parking areas, fences, etc.• Car parking areas: roughly 200 places• Other constructions: athletic field, drill ground, vehicle ground, engineer networks, etc.
Lot	<ul style="list-style-type: none">• Area of the lot: roughly 17 ha;• There will be no fence around the territory;• All buildings in the territory will be pulled down and one lot will be formed before the PPP Contract is fully in force.





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

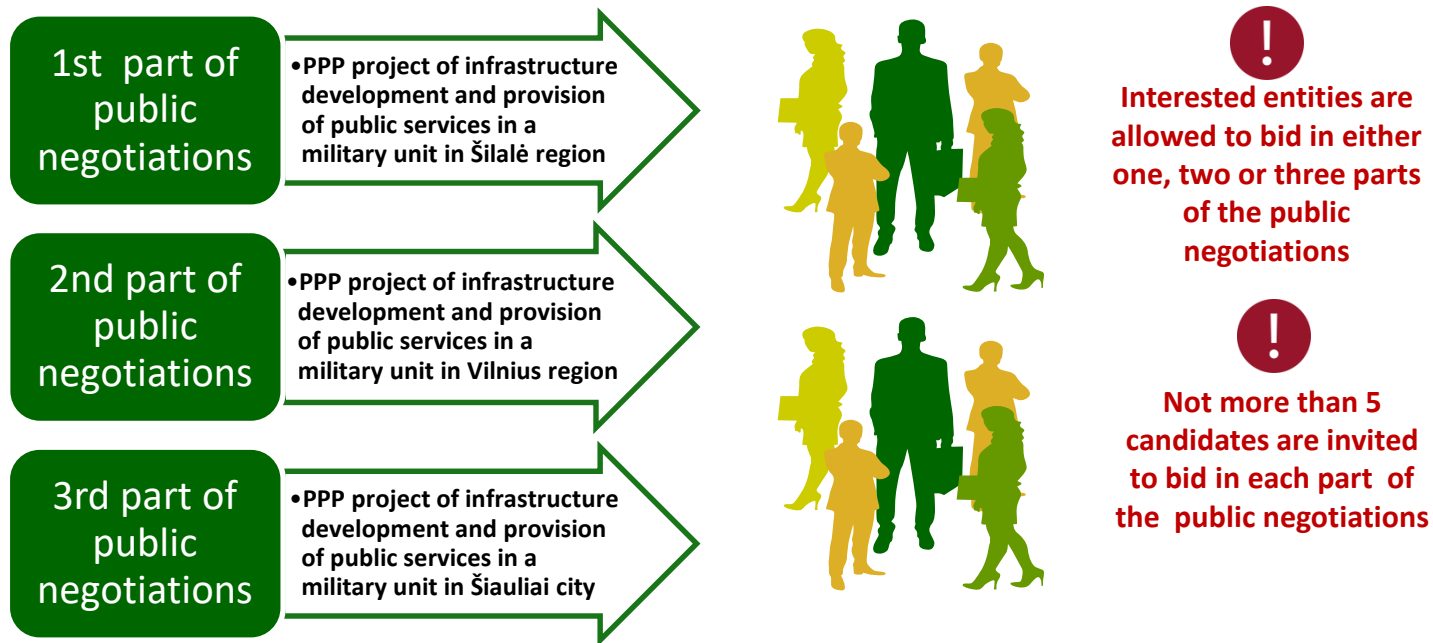
VI. FINANCIAL INFORMATION

	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
Total capital investments (million € VAT included) (CAPEX)		40.3			42.49			43.11	
Initial capital investment (million € no VAT)		29.19			32.31			31.06	
Preliminary VAT to be paid immediately after the initial capital investment (million €)		6.13			6.79			6.52	
Total operating and maintenance costs (million € VAT included) (OPEX)		22.31			23.73			22.20	
Public Sector Comparator (PSC) model (million € VAT included)	53.69			55.08			55.76		
PSC model (million € VAT included without public sector risks)	51.28			53.64			53.06		
Availability payments (million € VAT included annual for 13 years)		5.74	6.85		5.92	7.07		5.97	7.13
Availability payments (million € VAT included annual for 13 years without public sector risks)		5.47	6.51		5.75	6.87		5.66	6.74



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

VII. SELECTION OF A PRIVATE ENTITY PROCEDURE

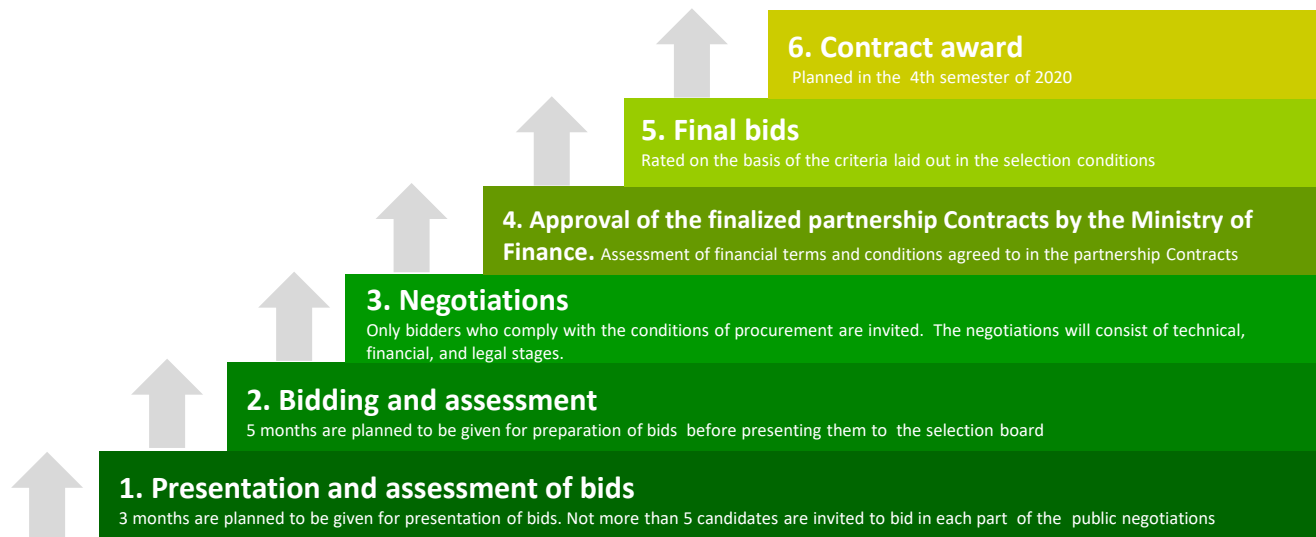




PPP PROJECTS OF PUBLIC INFRASTRUCTURE DEVELOPMENT AND PROVISION OF PUBLIC SERVICES IN MILITARY UNITS IN ŠILALĖ AND VILNIUS REGIONS AND ŠIAULIAI CITY

VIII. SELECTION OF A PRIVATE ENTITY PROCEDURE

PUBLIC NEGOTIATIONS





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

IX. 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 1,500,000 (one million five hundred thousand) net of VAT** (or the same 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) VAT included** in the case of the MUDV in Šilalė Region; **Eur 43,110,000 (forty three million one hundred ten thousand) VAT included** in the case of the MUDP in Šiauliai Region; or **Eur 42,490,000 (forty two million four hundred ninety thousand) VAT included** in the case of the MUDV in Vilnius Region.



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



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**.



The Candidate bidder **has to have completed appropriately at last 1 (one) contract on construction and/or reconstruction of buildings** (of which at least one has to be assigned to the category of special structures (or its equivalent for foreign private entities) of a value of at least **Eur 21,590,000 (twenty one million five hundred ninety thousand) net of VAT** 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 3 (three) years) until the bidding deadline.

Note. *The experience acquired by the Candidate in generating a constructions object of equivalent scope and complexity either on the basis of a contract or on its own risk, using workforce of the builder (client) or combined, is acceptable.*



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



The Candidate bidder has to be in or have successfully completed at least one contract for management and maintenance services over the recent 3 (three) 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) years) until the bidding deadline worth at least **Eur 12,670,000** (twelve million six hundred seventy thousand) **net of VAT**.

Note. The experience acquired by the Candidate in providing services of equivalent scope and complexity either on the basis of a contract or on its own risk, using workforce of the builder (client) or combined, is acceptable.



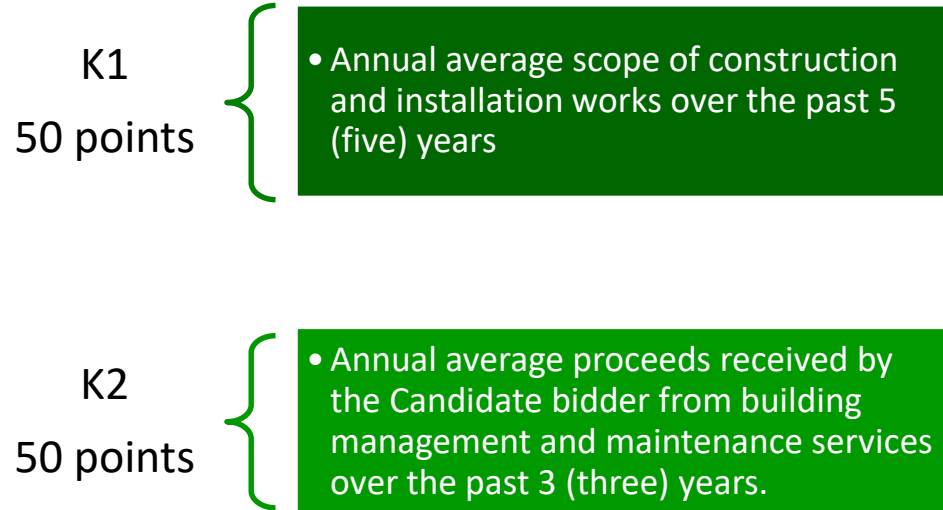
The Provider shall comply with the requirements of classified information protection: has clearance to enter into contracts classified as „limited use of information“.

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



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

X. QUALIFYING SELECTION CRITERIA



XI. CRITERIA OF FINAL BID ASSESSMENT





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

XII. NEGOTIATIONS

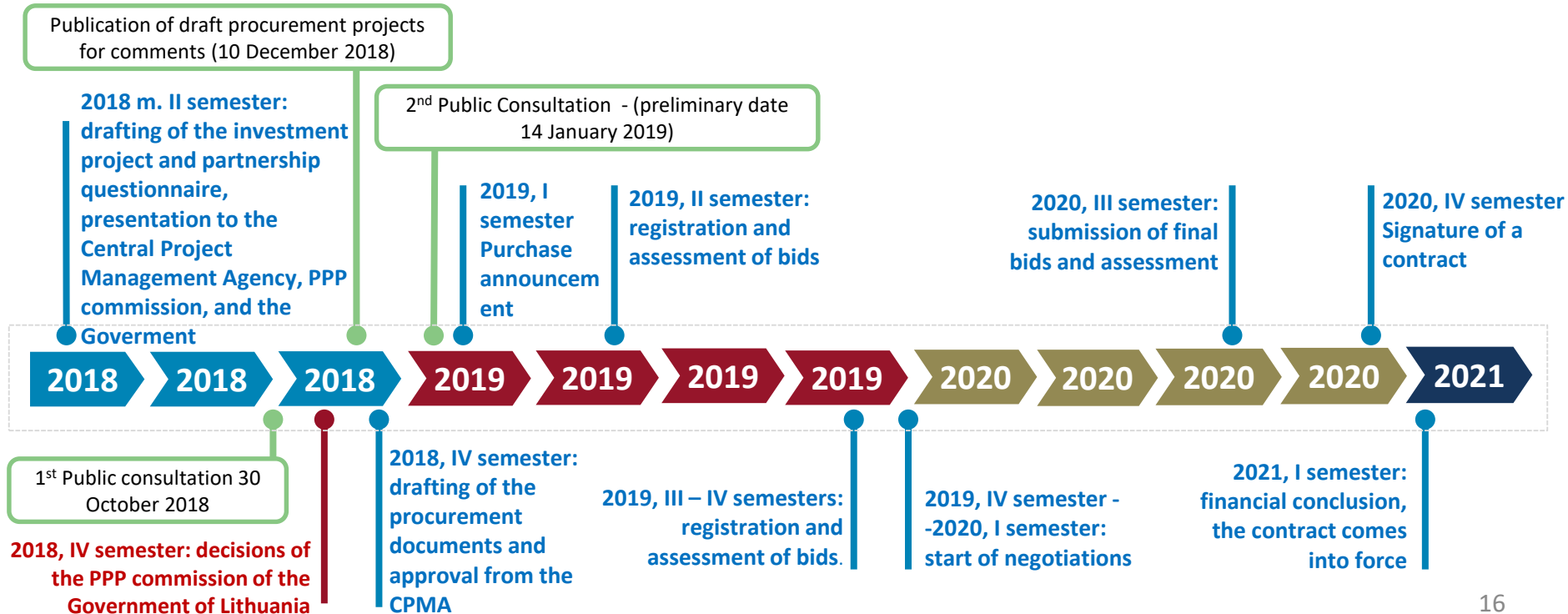
The following conditions shall not be changed:

- ✓ **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 works shall not exceed the deadline given in the Conditions (2.5 years)
- ✓ Duration of service supply indicated in the Conditions (12.5 years);
- ✓ 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 value 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

XIII. 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, tel. 8706 80 589, Aurimas.Banys@kam.lt

Renata Chleborodovienė, tel. 8706 80 838, Renata.Chleborodoviene@kam.lt