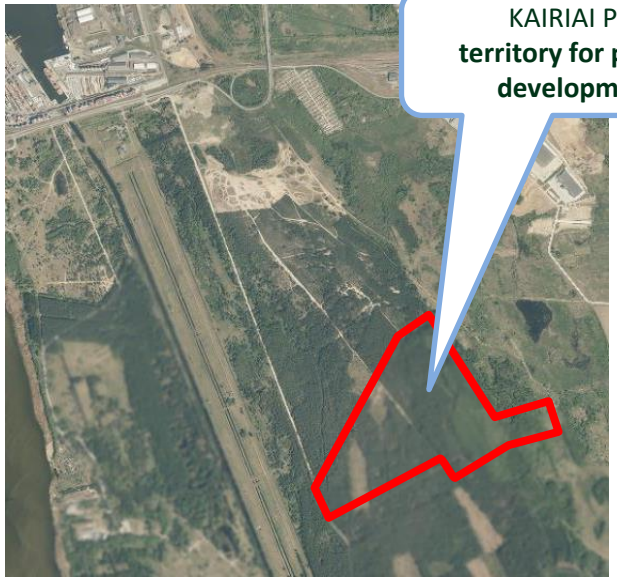
KRAŠTO APSAUGOS MINISTERIJA

PUBLIC AND PRIVATE PARTNERSHIP

IN IMPLEMENTATION OF
MILITARY BASE INFRASTRUCTURE DEVELOPMENT AND PUBLIC SERVICES PROVISION PROJECT IN KLAIPEDA REGION, KAIRIAI

MILITARY BASE INFRASTRUCTURE DEVELOPMENT AND PUBLIC SERVICES PROVISION PROJECT
KLAIPEDA REGION, KAIRIAI

KAIRIAI PPP
Klaipeda region
Kairiai



KAIRIAI PPP
territory for project development

Development of military infrastructure required for LTU Armed forces and receiving country support needs using PPP method

All information is preliminary and it will be updated in the future

MILITARY BASE INFRASTRUCTURE DEVELOPMENT AND PUBLIC SERVICES PROVISION PROJECT KLAIPEDA REGION, KAIRIAI

I. GENERAL PROJECT DATA

	KAIRIAI MILITARY BASE
Legal basis:	GRT decision 2024-02-07 Nr. 5KV-7
Institution implementing the project:	**Ministry of National Defense Republic of Lithuania**
Project implementation period:	**15 years:** 3 years – investment period, 12 years – operational period
Project partnership form:	Public and private partnership
Private partner selection method:	Competitive dialogue
Project scope:	**Military base infrastructure development (>1500 soldiers, <150 employees)**
Max. buildings area/ site (part) area / number of buildings / number of engineering structures	**~ 67.000 m^2 / ~ 64 ha / 25 units / 37 units**
During the partnership agreement period rights are granted:	**Lot.** During construction period, the private partner must perform all necessary actions for the creation of the military infrastructure. **Created infrastructure –** property will belong to the state by right of ownership and will be managed, used and disposed by LTU Armed forces. The property won't be transferred to a private partner for management and use.

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II. ACTIVITIES TRANSFERRED TO A PRIVATE PARTNER

DESIGN
New infrastructure design and other required engineering services

CONSTRUCTION New infrastructure construction works.

SERVICES
Cleaning and maintenance of the territory and part of the premises

Activities transferred to a private partner

SERVICES
Maintenance of the newly created infrastructure

SERVICES
Engineering systems and networks maintenance

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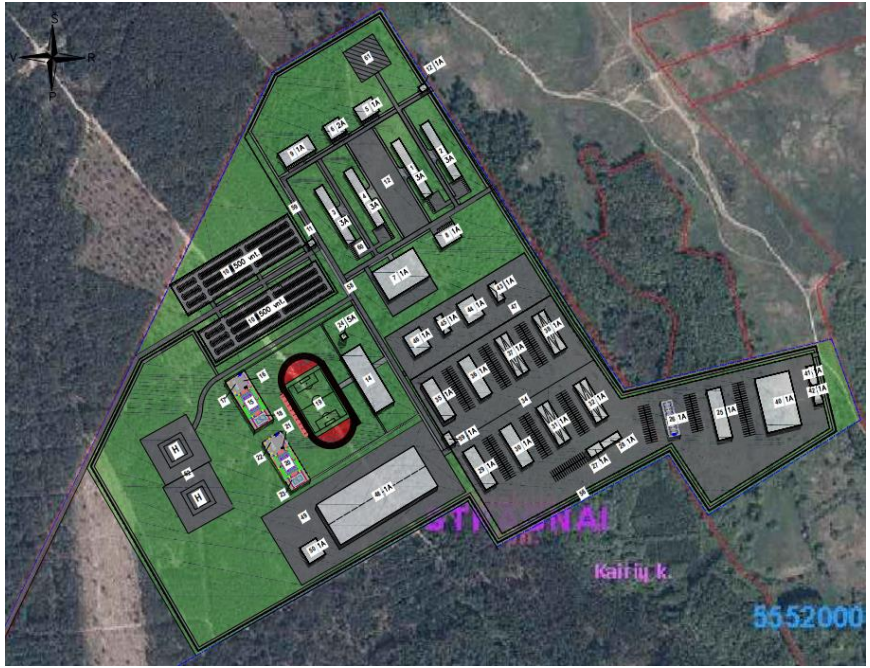
MILITARY BASE INFRASTRUCTURE DEVELOPMENT AND PUBLIC SERVICES PROVIDING PROJECT KLAIPEDA REGION, KAIRIAI

III. MILITARY BASE INFRASTRUCTURE DEVELOPMENT

Military base infrastructure	• ***Administrative / residential area buildings around 30.000 sq. m:*** *administrative buildings, barracks, dining facility, moral welfare building and etc.* • ***Sport facilities around 23.500 sq. m:*** *indoor sport complex, outdoor courts, stadium and etc.* • ***Technical park buildings around 27.400 sq. m:*** *garages, sheds, gas station, car wash, repair shops and etc.* • ***Storage area buildings around 20.000 sq. m.:*** *warehouses, sheds and etc.* • ***Hard surfaces around 244.000 sq. m :*** *parking spaces around 1000, internal roads, parade ground, technical park area, pedestrian paths and etc.* • ***Other buildings*****:** *helipad, antenna fields, engineering networks, fence and etc.*
Military base territory	• **Territory area around 64 ha;** • **the development area will include two sites.**



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IV. FINANICAL INFORMATION

	KAIRIAI MILITARY UNIT		
	Net present value, 4 % discount rate	Real value	Nominal value, 3% inflation
Maximal property obligations of the public entity in the PPP project (€ m| VAT incl.)	520 mln.	724 mln.	948 mln.
Maximal payments of the public entity to a private entity (€ m| VAT incl.)	494 mln.	694 mln.	914 mln.
Capex (€ m|VAT excl.)		345 mln.	

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V. SELECTION OF A PRIVATE ENTITY PROCEDURE

COMPETETIVE DIALOGUE

6. Contract award
Planned in the 3th semester of 2026

5. Final bids
Rated on the basis of the criteria laid out in the selection conditions

4. Approval of the finalized partnership Contracts by the Ministry of Finance. Assessment of financial terms and conditions agreed to in the partnership Contracts

3. Dialogue
Only bidders who comply with the conditions of procurement are invited. The dialogue will consist of technical, financial, and legal stages.

2. Bidding and assessment
3 months are planned to be given for preparation of solutions. Solutions must be presented to the public procurement commission

1. Presentation and assessment of bids
2 months are planned to be given for presentation of bids. Not more than 5 candidates are invited to bid in dialogue

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VI. The following conditions shall not be changed:

- 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 period (15 years).

VII. National security conditions (1) / classified information requirements

- **Article 6(2) of the Defence public procurement law**: participant cannot be an economic entity that is not registered in a European Union or NATO member state. Likewise, the participant cannot engage subcontractors, financiers, or economic entities whose capacities are relied upon if they are not registered in a European Union or NATO member state.
- **The condition of Article 34(2)(5)** of the **Defence public procurement law** applies, stipulating that the offer is rejected if ‘the Participant, its Subcontractor, the economic entity whose capacities are relied upon, the manufacturer, or the person controlling them (including the characteristics of the services provided, goods supplied, or equipment) is not reliable or poses a threat to national security. This condition also applies to the Financier.
- **A private entity complies with the classified information protection requirements**: it is authorized to handle or access classified information marked with the **'Restricted' classification** (this also applies to subcontractors who will work with information marked with this classification).

VII. National security conditions (2)

- Points 1 and 2 of Paragraph 9, Article 40 of the Procurement law – the procurement will include goods or services listed under CPV codes specified in the list provided in Paragraph 13, Article 92 of the Law on Public Procurement. It is considered that goods or services pose a threat to national security when:

1) the supplier of goods, its subcontractor, the economic operator whose capacity is relied upon, or the manufacturer and the controlling person thereof, are registered (if the manufacturer or the controlling person is an individual – permanently residing or holding citizenship) in the countries or territories listed in Paragraph 14, Article 92 of the Law on Public Procurement;
2) the provision of services would be carried out from the countries or territories listed in Paragraph 14, Article 92 of the Law on Public Procurement."

VIII. QUALIFICATION REQUIREMENTS (1)

- The candidate must be **financially capable** of financing the Project. The total amount of funding, including the Funder's contribution, together with the financial contribution of the Participant must be no less than EUR **345 000 000** (three hundred forty-five million)

VIII. QUALIFICATION REQUIREMENTS (2)

- The Candidate's scope of new construction or reconstruction of **special-purpose** buildings over the past 5 (five) years, or from the date of the Candidate's registration (if the activities have been conducted for less than 5 (five) years) until the deadline for the submission of applications, must be no less than **60,000,000** (sixty million) euros (excluding VAT). The works performed and their final results must be recognized as properly completed.

- The Candidate's scope of construction or reconstruction of **transportation infrastructure (roads and streets)** over the past 5 (five) years, or from the date of the Candidate's registration (if the activities have been conducted for less than 5 (five) years) until the deadline for the submission of applications, must be no less than **18,000,000** (eighteen million) euros (excluding VAT). The works performed and their final results must be recognized as properly completed.

VIII. QUALIFICATION REQUIREMENTS (3)

- The Candidate, over the past 5 (five) years or from the date of the Candidate's registration (if the activity has been conducted for less than 5 (five) years) until the deadline for the submission of applications, under one or more contracts, has provided services in **non-residential buildings** and/or non-residential premises **and/or engineering structures**, including technical maintenance of engineering networks and/or systems, and/or cleaning services and waste management, and/or maintenance and cleaning of outdoor areas and green zones, with a total value of no less than **1 860 000** euros (one million eight hundred sixty thousand) (excluding VAT).

IX. QUALIFYING SELECTION CRITERIA

K1

65 points

- The scope of new construction or reconstruction of special-purpose buildings over the last 5 (five) years until the deadline for the submission of applications

K2

15 points

- The scope of new construction or reconstruction of transportation infrastructure over the last 5 (five) years until the deadline for the submission of applications

K3

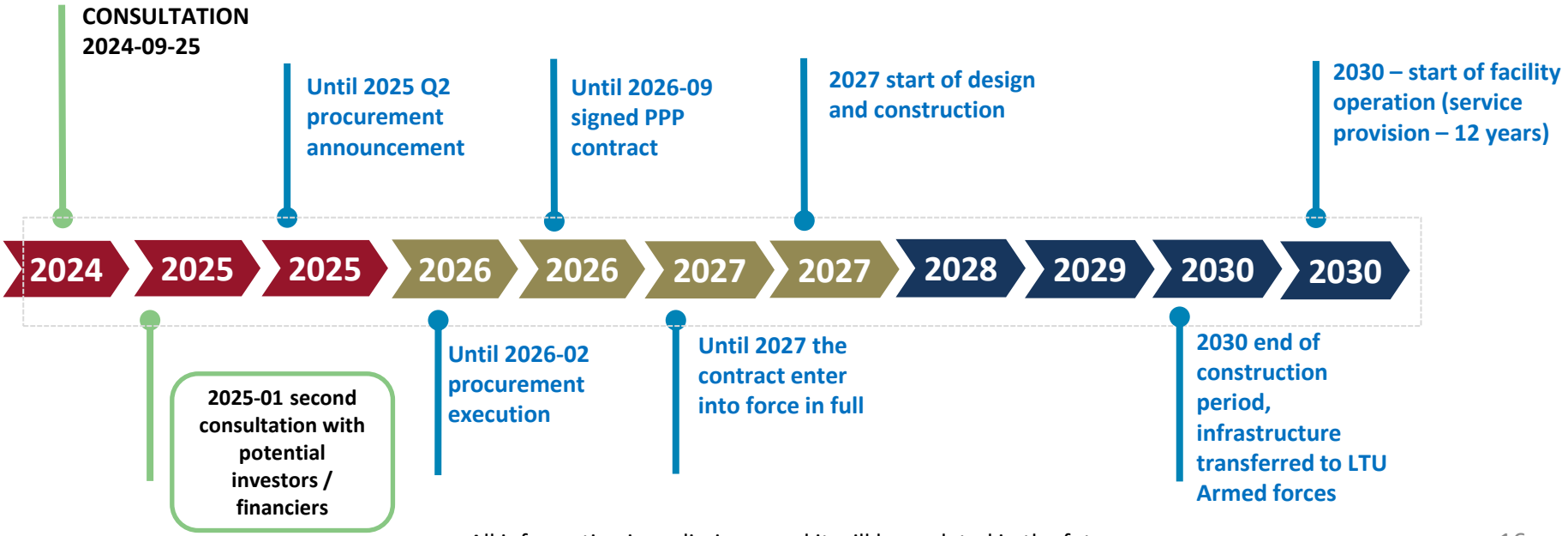
20 points

The scope of properly provided services in relation to the maintenance of non-residential buildings and/or premises, and/or engineering structures, and/or engineering networks and/or systems, and/or cleaning of premises and waste management services, and/or the maintenance and cleaning of the territory and green areas over the last five (5) years up to the deadline for submission of applications.

X. CRITERIA OF FINAL BID ASSESMENT

Evaluation criteria		Comparative weight of the criterion parameter	Weighting in the cost-benefit assessment
1.	**Annual remuneration (throughout the entire term of the Agreement) (C)**		**A= 70**
1.	**Object suitability, functionality and quality (T)**		**B= 30**
2.1.	**Suitability, functionality, and quality of the Object creation (P_1)**	**L_1=0,7**	**B_1 - 20**
2.1.1.	*Functionality and quality of the territory (K_1)*		**$B_{1.1}$ - 20/0,5=10**
2.1.2.	*Functionality and quality of the buildings* (K_2)		**$B_{1.2}$ - 20/0,5=10**
2.2.	**Quality assurance of services (P_2)**	**L_2=0,25**	**B_2 - 5**
2.3.	**Energy efficiency and sustainability (P_3)**	**L_3=0,05**	**B_3 - 5**

XI. PROJECT IMPLEMENTATION SCHEDULE



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QUESTIONS / ANSWERS

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