

Last modifications

On 08th May, 2009 , modifications were brought about in the following points :

- Point 3.2. (Environment and town planning certificates and permits
- Point 3.4 (Project)
- Point 3.5. (Construction contract)
- Point 3.6. (Security clearance)
- Point 5 (Information notice on the security clearance) is cancelled

The list of the selected candidates for the construction project is mentioned in point 3.5 (Construction contract).

1. HISTORICAL BACKGROUNDS OF THE PROJECT



1.1. Decision to settle new infrastructures of the permanent Headquarters

In Prague, BELGIUM and NATO signed on the 21st of November 2002 an agreement on the concession to the North Atlantic Treaty Organization of a plot of land with a view to the extension and setting up of new infrastructures for the Permanent Headquarters of that Organization.

1.2. International architecture competition for the new NATO Headquarters.

NATO has launched an international architecture competition for the presentation of a concept on the new NATO Headquarters. This competition was won by an international Consortium of Architecture and Engineering firms: SOM Inc(United Kingdom),SOM LLP (United States),ASSAR srl, associated Engineers sa and VK Engineering nv.

1.3 Resumption by Belgium of the Management of the new NATO Headquarters construction project

On the 14th of September 2004, the NATO Secretary General asked Belgium to assess with NATO the possibilities and the conditions for the resumption by Belgium of the management of the new NATO Headquarters construction project.

On the 01st of October, the Council of Ministers authorized the start of the negotiations which gave rise to two documents: a Memorandum of Understanding (MOU) between NATO and the Belgian State and a design contract between Defence and the Consortium of the Architecture and Engineering firms. On the one hand, the MOU lays down the responsibilities of Belgium towards NATO, the mutual commitments, the distribution of works and the funding procedures and processes. On the other hand, the design contract lays down the administrative and technical clauses in order to carry out designs for the works contracts award. On the 01st of December, the North Atlantic Council (NAC) approved the MOU signed on the 08th of December 2004 by the NATO Secretary General, the Prime Minister, the Minister of Foreign Affairs and

the Minister of Defence. The contract signature took place on the 17th of December 2004 between the duly mandated representatives of the Architecture and Engineering Consortium and the Minister of Defence. The design started in January 2005. The demolition works started early May 2007. The construction works are planned for early 2010. The end of the construction works is foreseen for early 2015. The handing over of the new Headquarters and the relocation will take place in 2015.

2. GENERAL INFORMATION



2.1. Main clauses of the MOU

The Belgian State represented by the Minister of Defence agreed to manage the new NATO Headquarters construction project. This management is about the design and the construction itself, that is to say a mission starting in January 2005 for a period of about ten years. Within the scope of this overall mission, the finalization and the detailed expression of the requirements nevertheless is a responsibility of NATO.

The design contract and the contracts for the project are signed by the Minister of Defence or his delegate for and on behalf of NATO.

The contract bidding procedure will be the International Competitive Bidding procedure (ICB) (see item 2.2).

Before the resumption of the project management by Belgium, NATO had decided that the interior works in the premises intended for the national Delegations would be carried out by the nations themselves in the last six months of the main building construction.

Faced with the difficulties that would represent the coordination of 26 nations works sites with the main contractor's works, the Belgian Government agreed on some nations and NATO request that Belgium takes charge of the interior fit-out works in the areas of the nations' delegations wishing to entrust this task to Belgium as host nation.

22 of the 26 countries have decided to entrust to Belgium the design and the execution of their interior fit-out works of their delegation. The taking in charge of these fit-out works requires a MOU modification which was approved by the Belgian Council of Ministers on the 20th of July 2006 and by the NATO Council on the 08th of September 2006.

2.2. ICB procedure.

The ICB (the International Competitive Bidding) is the procedure to be applied on NATO infrastructure projects.

The firms from a NATO member state other than Belgium certified « eligible » by their country of origin and meeting the specific conditions imposed by the awarding authority can be invited to tender. The eligibility certification means that the firm has the technical, financial and professional abilities to carry out the considered contract.

The Belgian firms meeting the specific conditions imposed by the awarding authority can be invited to tender.

The contract is awarded to the lowest bidder whose bid is compliant.

The invitation to tender for these contracts is done by a notice to the diplomatic representatives of the NATO countries in Belgium and by a notice in the Belgian Official Bidding Bulletin.

The ICB procedure is described by the document AC/4-D/2261 (Edition 1996).

Information on this procedure can be obtained by the candidate at the NATO Delegation of his country (addresses available on the website www.nato.int >Organization >Member States).

For the Belgian candidates, information regarding this procedure AC/4-D/2261(Edition 1996) can be obtained at the following address:

Federal Public Service "Economy, SME, Middle Class & Energy
General Direction of the Economic Potential,
Aeronautics Direction- Defence- ICT
City Atrium C
Rue du Progrès, 50
1210 Brussels
tel: + 32 2 277 68 57 (Fr)
fax: + 32 2 277 53 07 (NI)

2.3. PMT

A Belgian Project Management team (PMT) has been created within the Communication & Information Systems and Infrastructure Division to carry the project through a successful conclusion. All the PMT running costs will be covered by the National Administrative Expenses (NAE's) paid by NATO and set at 3% of the final cost of the works. It is the percentage usually granted to host nations for the execution of NATO investment projects.

2.4. General remarks

a) The Belgian laws on the use of languages in administrative matter are applicable to all the contracts concluded within the scope of this project.

b) The financing is made in accordance with the NATO security investment procedure.

c) Considering the principle of equality of the bidders, it is clear that the eventual previous contacts with the authorities in charge of the project will bring no advantage to the concerned firms.

3. FURTHER EXPLANATIONS ON THE PROJECT



3.1. The phases.

The design contract granted to the Architecture and Engineering Consortium as prize- winner of the competition includes several phases (Sketch design- preliminary design-working design-bidding documents- general supervision of the works execution) which elapse between early 2005 and early 2015

The "preliminary design" phase has just been finished and was subject to an agreement of the NATO member states on the 30th of July 2007.

The design phase is under way. It is an important stage which will lead to finalize the plans and to draw up the contract specifications;

In parallel with this design, official contacts were made with the authorities responsible for the granting of the various permits and necessary authorizations.

Some specific contracts have been launched in order to assist the PMT in its project management mission. Moreover, other additional contracts could still be launched according to the requirements.

A succinct statement of these contracts is mentioned in point 4.

3.2. The town planning and environmental certificates and permits

Further to the requests introduced by the Defence for the new Headquarters construction, the following authorizations have been granted by the relevant authorities :

- Two town planning permits for the demolition works of the existing facilities on the site were granted granted respectively on 1st March 2006 and on 13th October 2006.

- The certificates for the construction of the new infrastructures were granted by the Brussels-Capital Region:
 - on 14th August 2007, as regards the environment certificate;
 - on 18th October 2007, as regards the town planning certificate.

- The environment permit was granted by the Brussels-Capital Region/ Brussels Institute for the Environment Management on 12th August 2008.

- The town planning permit was granted by the Brussels-Capital Region/ Administration for the Housing and Town and Country Planning on 9th December 2008.

3.3. Project presentation to the residents

A first information meeting for the residents took place on February 12th, 2007 at the Queen Elisabeth Headquarters on the Ministry of Defence and the City of Brussels initiative.

During this meeting, Defence presented the project in a general way and gave a description of the organization of the demolition works. This presentation can be consulted on this website.

The aim of this information meeting was also to present to the different residents the main results of the impact study on the environment carried out during the examination procedure of the files for the environment and town planning certificates requests .The broached topics not only concerned the mobility, the road traffic, the parking but also the working site, the town planning, the town and country planning, the noise pollution and also the energy, soil and water.

See PDF: <http://www.mil.be/def/doc/viewdoc.asp?Ian=fr&file=&id=1181>

A second information meeting for the residents took place on May 20th, 2008 on Defence initiative.

This second information meeting concerned a project presentation finalized for the town planning and environmental permits and was the opportunity to assess the demolition works

During this meeting, different aspects of the future construction site were also explained: the working hours, the working site installations, the contractor's rolling stock and the mobility and the workers housing on the site during the works. These different topics and the conclusions of the discussions enabled Defence to prepare and introduce to the City of Brussels authorities a request for an environment permit for a class III working site. This request got the agreement of the Municipal College on 11th September 2008. On the basis of this granted permit, the contractor who will be in charge of the works will introduce his official request for a class III working site as required by the regulations.

The documents regarding this second information meeting may be also consulted on this website.

See pdf 1 : <http://www.mil.be/def/doc/viewdoc.asp?Ian=fr&file=&id=921>
See pdf 2 : <http://www.mil.be/def/doc/viewdoc.asp?Ian=fr&file=&id=922>

3.4. The project

The project is subdivided into two main phases.

a) Demolition phase

The first phase relating to the demolition of the existing infrastructures on the site of the former Quartier Roi Albert 1er was awarded to the temporary company DE MEUTER- INTERBUILD- CEI- DEMEYER within the framework of an ICB procedure (see point 2.2 above). The demolition works started on 7th May 2007 and ended on 04 June 2008.

b) Construction phase

The second phase relating to the new NATO Headquarters construction is subject to :

- a very important single contract integrating the latest modern techniques in the construction field (electricity ,heating air conditioning, ...) which will be only entrusted to one contractor.
- different other contracts in very specific areas (audiovisual installations, electronic security equipment,...)

It should be noted that the works relating to the ICT () are not part of the mission entrusted to Belgium by NATO, except for the passive ICT network infrastructure.

3.5 Construction contract

The properly so called construction contract should start in 2010 and end early 2015.

Today, the construction works are estimated at about 640,000,000 EUR without Value Added Tax.

This contract like the others for this project is reserved to the contractors of the NATO member states.

The procedure for the construction contract of the new NATO Headquarters takes place in two phases:

- the candidature and selection phase
- the bids submission and the awarding phase

In accordance with the ICB procedure (see point 2.2), to be applied in this contract, a call for candidatures was issued in the Belgian Official bidding Bulletin on 9th June 2008. A modifying notice was issued on 7th July 2008 and another one on 12th September 2008. These notices have been officially sent to the embassies of the different NATO member states.

The candidatures were to be sent for the 18th November 2008. After analysis of the submitted candidatures, the Belgian Minister of Defence approved on 4th May 2009 the selection of the following six associations of companies:

1) THV BAM ALLIANCE

1.1 Firms

- Interbuild NV
- CEI-De Meyer NV
- Galère SA
- BAM Utiliteitsbouw bv
- Wayss & Freytag Ingenieurbau AG
- BAM Construct UK Ltd

1.2 Point of contact

Mr. Willy TAHON
Heistraat, 129
2610 Wilrijk
Belgium
32 (0)3 820 64 64
Willy.tahon@interbuild.be

2) CIT BLATON-JAN DE NUL- VAN LAERE

2.1 Firms

- CIT Blaton SA
- Ondernemingen Jan De Nul NV
- Van Laere NV

2.2 Point of contact

Mr Georges Leclercq
Av. Jean Jaures,50
1030 Brussels
Belgium
gleclercq@citblaton.be
+32 (0)2 240 22 10

3) THV EVER HQ

3.1 Firms

- Willemen General Contractor NV
- Franki NV
- Strabag Belgium NV
- Cordeel Zetel Temse NV
- Cordeel Zetel Hoeselt NV
- Les Entreprises Louis De Waele NV

3.2 Point of contact

Mr. Michel Corneillie
Boerenkrijgstraat, 133
2800 Mechelen
Belgium
Michel.corneillie@willemen.be
+32 (0)15 56 99 65

4) JOINT VENTURE EVEREHQ

4.1 Firms

- Besix SA
- Compagnie d'Entreprises CFE SA
- Bâtiment et Ponts Construction SA (BPC)
- Valens SA
- Antwerpse Bouwwerken NV
- Entreprises Générales Louis DUCHENE SA

4.2 Point of contact

Mr. Jean-Paul HOUYET
Avenue des Communautés, 100
1200 Brussels
jphouet@besix.com
32 (0) 402 63 74

5) UTE CONSTRUCTORA SAN JOSE- INSTALACIONES INABENSA SA-CORSAN- CORVIAM CONSTRUCTION SA- WATSEGUR SA

5.1 Firms

- Constructora SAN JOSE SA
- CORSAN- CORVIAM Construcción SA
- Instalaciones INABENSA SA
- WATSEGUR SA

5.2 Point of contact

Mr. José Antonio Carpintero Dacal
Ronda de Poniente,11
28760 Tres Cantos, Madrid
SPAIN
Jantonio.carpintero@grupo-sanjose.com
+ 34 91 806 54 00

6) JV BELGIAN CONSTRUCTION ALLIANCE

6.1 Firms

- Denys NV
- Fabricom GTI NV
- Democo NV
- Van Roey NV
- Imtech Projects NV
- Axima Contracting NV

6.2 Point of contact

Mr. Geert Dhont
9032 Wondelgem
Belgium
Geert.dhont@denys.com
32 (0) 9 254.01.11

On the basis of the estimated project schedule, it is foreseen that the selected candidates receive the works special specifications in August 2009.

See pdf: <http://www.mil.be/def/doc/viewdoc.asp?lan=fr&file=&id=1182>

3.6. Security clearance

Considering the kind of project, all the contracts mentioned in the point 3.4 are submitted to the NATO security policy and rules mentioned in the ICB procedure (see point 2.2.) among which the most important ones are:

- I. These contracts can only be carried out by firms holding a "NATO SECRET" classification security clearance.
- II. Can only be selected as candidates for a bid submission and afterwards be notified as contractors the firms holding a "NATO SECRET" classification security clearance.

The firm which will get the contract shall have permanently a security clearance during the execution of the contract.

Consequently, the candidate had to prove when he applied that he held the required security clearance. If the remaining period of validity of his security clearance is lower than the time necessary for its renewal when he submits his bid, the concerned candidate shall prove that a renewal file has been introduced in due time..

it should be noted that these security clearances are issued by the National Security Authority (NSA) of each firm.

For Belgian firms, the initial security clearance is issued by the Federal Public Service Economy, Small and Middle-sized enterprises, independent profession and Energy, -General Direction of Economic Potential, Direction for Aeronautics and -Defence-City Atrium-Rue du Progrès, 50 in 1210 Brussels (02/2776857). On the other hand, the request for the renewal of the security clearance has to be introduced to the SGRS Department, Quartier Reine Elisabeth, 1 rue d'Evèrè, 1140 Brussels (02/7014628).

For the non-Belgian firms, the address of their responsible authority can be obtained at the National Security Authority (NSA) of their country.

Considering the relatively long time limits required to get these security clearances, different information notices have been sent to the embassies of the different NATO member states and issued in the Belgian Official Bidding Bulletin (on 7th February 2006, 18th April 2007 and on 16th November 2007)..

The subcontractors shall hold also a security clearance which will depend on the kind of services to be provided and/or on the place where these services are to be executed.

In most cases, the required security clearance classification will be "NATO SECRET".

4. CONTRACTS SCHEDULE



4.1. Preliminary remark

All the contracts mentioned hereinafter are reserved for the NATO member states firms.

4.2. Contracts already awarded

a) « Consultancy in insurance » contract

- * Services contract by negotiated procedure with invitation to tender.
- * This contract was notified on the 24th of February 2006 and is in progress.

b) « Cost control and project management assistance » contract

- * Services contract by negotiated procedure without invitation to tender and which was subject to an expression of interest notice.
- * This contract was notified on the 11th of August 2006 and is in progress.

c) « Impact study contract” for town planning and environmental certificates

- * Services contract by negotiated procedure with invitation to tender.
- * This contract was notified on the 15th of May 2006 and is completed.

d) « Fit-out and conformity works of Bloc A12 » contract

- * Works contract by public call for bids.
- * This contract was notified on the 17th of May 2006 and is completed.

e) « Additional topography survey » contract

- * Services contract by call for bids.
- * This contract was notified on the 31st of May 2006 and is completed.

f) « Stability/quality/fire and physical safety control » contract for the new NATO permanent Headquarters in Brussels.

* Services contract by negotiated procedure without invitation to tender and which was subject to an expression of interest notice.

* This contract was notified on the 02nd of October 2006 and is in progress.

g) « Demolition works of the existing infrastructures in the King Albert 1st Quarters » contract

* Works contract by ICB procedure

* This contract has been notified on the 19th of March 2007 and is completed.

h) Geotechnical survey » contract

* Services contract by public call for bids.

* This contract was notified on the 30th of October 2006 and is completed.

i) « Assistance to the computerized management of the new NATO Headquarters construction project » contract

* Services contract by negotiated procedure without invitation to tender and which was subject of an expression of interest notice.

* This contract was notified on the 30th end of May 2007 and is in progress.

j) « Permanent supervision of the works » contract

* Services contract by negotiated procedure without invitation to tender and which was subject of an expression of interest notice.

* This contract was notified on the 28th April, 2008 and is in progress

4.3. Contracts for which expressions of interest, applications or bids have been submitted

a) Construction contract of the new NATO permanent Headquarters in Brussels

* Works contract by ICB procedure (see the procedure description in item 2.2).

* Call for candidatures (through a notification sent to the Embassies of the different NATO member states and issued in the Belgian Official Bidding Bulletin ("Bulletin des Adjudications") on 9th June 2008 and correction notices issued respectively on 7th July and 12th September 2008., on the

websites www.procurement.be and www.mil.be and correcting notices issued respectively on 7 July and 12 September, 2008).

- * The deadline to submit the candidatures was 18th September 2008 ,at 4 p.m.
- * The list of the selected candidates was approved by the Minister of Defence on 4th May 2009. This list is mentioned in point 3.5

4.4. Contract which will be launched in 2009 and not yet issued.

None

5. ADDITIONAL INFORMATION



Information on the new NATO permanent Headquarters in Brussels can be referred to the Belgian Defence website and to the NATO one on the following address:

<http://www.nato.int/> heading "Files" → "New NATO Headquarters"

For any additional information:

Major, Military Administrator, Didier De Meyere, Civil Engineer

Tel : 02.550.29.60 -

Mail : demeyere.d@mod.mil.be