

MINISTRIES' CAMPUS

2024



OBJECTIVE

Create a new quality of ministries' working environment and at the same time reduce the scope of state-owned real estate and optimize operating costs and increase asset usage efficiency.

THREE-WAY NEEDS ANALYSIS



Current indicators



1031 €

Workplace cost in 2017



1,922

Average utility costs per year in 2013-2017
million



€ 800 thousand

Average utility costs per year
2013-2017 (21 m²)



56 years

Average
age of buildings



€ 547

thousand
Average operating and
administration costs per year in
2013-2017
(14 Eur / m²)



€ 575

thousand
Average repairs, other
maintenance costs for the year
2013-2017
(15 Eur/m².)



50 €/m²

Average annual maintenance
costs in 2013-2017 per m²



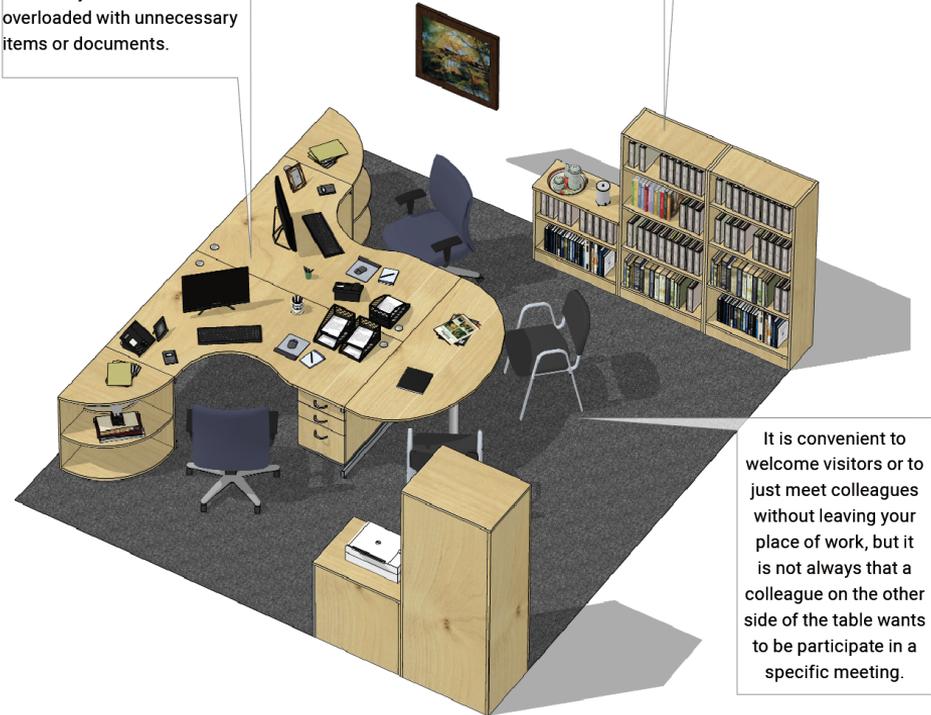
23.1 m²

Area per employee

Current situation:



A relatively large table surface area is not effectively utilized when it is overloaded with unnecessary items or documents.



High cabinets contain large amount of documents, some of which are stationary throughout the year, in some cases, the cabinets are half-empty.

It is convenient to welcome visitors or to just meet colleagues without leaving your place of work, but it is not always that a colleague on the other side of the table wants to be participate in a specific meeting.

Preliminary value of ministry assets

€ 55 871 957,-

ADVOKATAS

Summary of the current situation

The reason to launch this project is the depreciation of the existing long-term assets of the ministries (average age - 56 years).

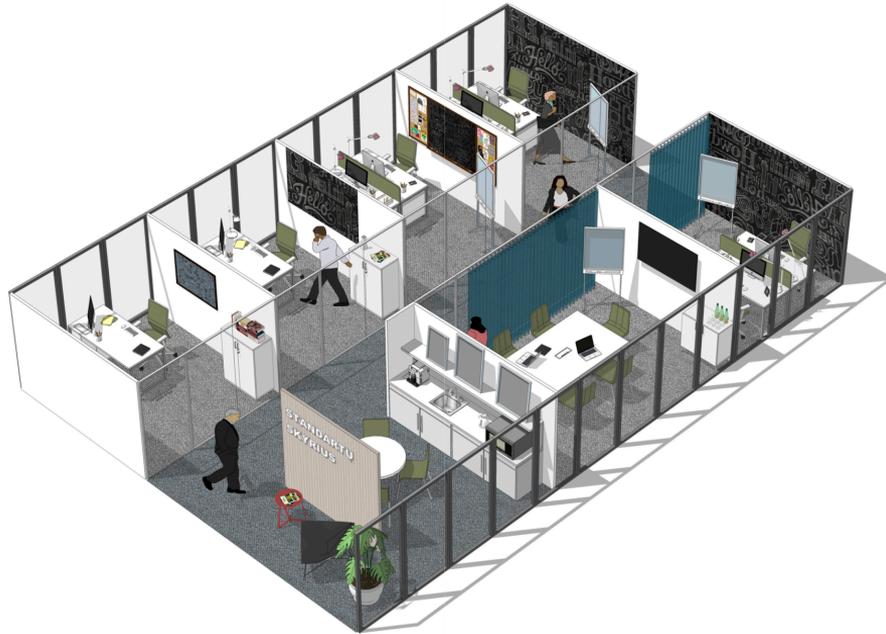
Problems (consequences):

1. High operating costs for ministries;
2. High cost of workplace;
3. Unattractive working environment.

Key benefit:

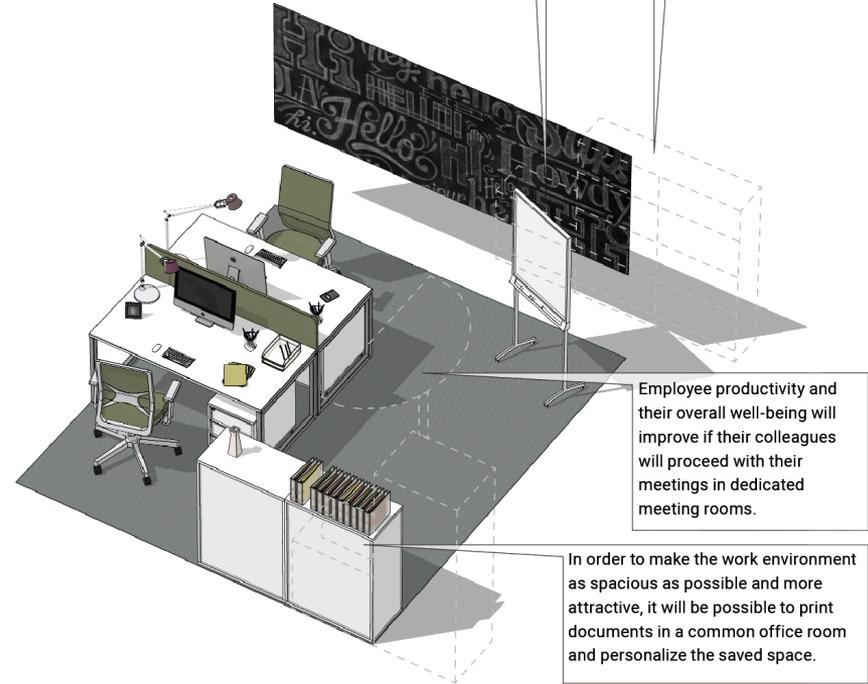
High value of existing ministries' fixed assets!

10 Employees = 100 m² = new quality environment



From now on, making tea or warming up ones lunch will be available in the shared kitchenettes with your colleagues.

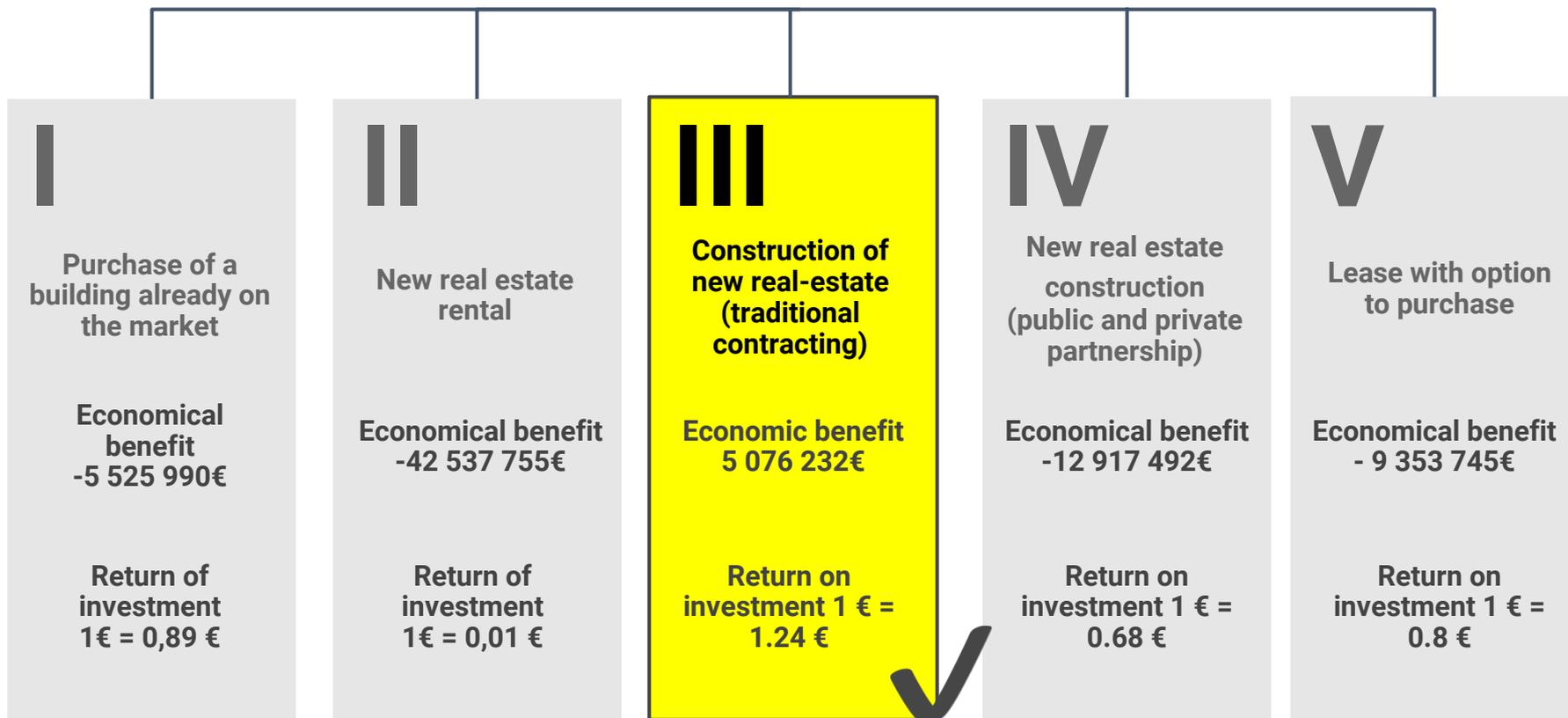
Unused documents will be readily available in common department storages (depositories), and clothes will be left in the cloakrooms.



Employee productivity and their overall well-being will improve if their colleagues will proceed with their meetings in dedicated meeting rooms.

In order to make the work environment as spacious as possible and more attractive, it will be possible to print documents in a common office room and personalize the saved space.

Possible alternatives to project implementation



Sensitivity analysis

1. If the value of investments for the implementation of the MC project will increase by more than **14%**, the project will not generate socio-economic benefits.
2. The value from sales of existing ministry assets affects financial rather than economic benefits.
3. If the value of real estate in the surrounding areas decreases by more than **15%**, the project does not generate socio-economic benefits.

Future projection (benefits)

1:1

48,21 : 48,21
Ratio with market price in
EUR / m²



50.42% 69,46%
Work space and common
area ration



23.1 13.1
Reduction of square meters
of area per employee 43,3%



1031 632
Workplace price, Eur



40k 24 k
Sq. meters of common area
in future (40,0% decrease)



39,3%
AVNT total area reduction,
m²

39 681 m²
24 084 m²



39,6%
Cost reduction, Eur

1 922 068
1 161 020



50 48,21
Average annual ministries'
costs per 1m², Eur

Ministries' campus building structure



Office area, m²

16 730

+



Common and specialized premises area, m²

7 354

=



Total area of MT, m²

24 084



Number of car parking places

760

460

For ministries' employees

300

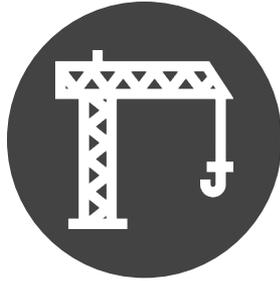
For the employees of the Office of the Parliament of Lithuania

Investment structure



Design and engineering services, Eur with VAT

2 830 161



Construction, installation (equipping), parking Eur including VAT

54 895 274



Furniture and equipment, Eur including VAT

2 447 044



Other costs (project management, unforeseen costs), Eur including VAT

2 370 595

Total: EUR 62 543 074 including VAT

An aerial, black and white photograph of a city. A large river flows through the center, curving to the right. A large stadium is visible on the right bank of the river. The city is densely packed with buildings and streets. The word "LOCATION" is overlaid in large, white, bold, sans-serif capital letters across the middle of the image.

LOCATION

Evaluation criteria:

K1. Accessibility

- By foot to the Parliament
- By foot to the Government
- Traveling to subordinate institutions
- Travelling to work

K2. Preparedness for construction

- No need to change BP
- None or need to change the DP
- Near the street - 2500 cars / h
- There is no heritage and research
- No other type of any interference

K3. Socio-economic benefits

- Developed service infrastructure
- It is necessary to improve soc. infrastructure
- It is necessary to improve public spaces
- May increase the value of real estate
- Can create a social impulse

K4. Property form

- Public / Private
- Formed land plot

K5. Property form

- Sufficient area 40.000m²
- Optimal intensity 1.6-2.2
- Number of floors 5-10

Absolute rating

No.	Name	Score	Price of the project	Additional investment	Total sum
1.	Land plot at the Parliament of Lithuania	6.94	€ 60 196 092	€ 2 346 982	€ 62 543 074
2.	A. Goštauto str. district	6.88	€ 63 012 471	€ 4 210 200	€ 67 222 671
3.	Railway station project	6.18	€ 60 196 092	€ 6 203 600	€ 66 399 692
4.	The territory of Educational sciences university	5.97	€ 60 196 092	€ 4 300 497	€ 64 496 589
5.	Juozapavičiaus str 5m 9 and 11	5.92	-	-	-
6.	Culture house of the Ministry of Interior	3.63	-	-	-



Investment implementation chart

2019-
2021



Ministries' campus design works

2021-
2024 m.



Ministries' campus
construction works

2024-
2027 m.



Realization of ministries'
assets

Risk management

Risk group / risk factors	Management options
Risk of sale of existing ministry buildings	Preliminary market information on planned sale of ministries buildings.
Transfer of existing ministries' assets to the Project organization	Proper planning process, timely preparation of documents and harmonization with departmental institutions.
Prolonged preparation of technical documentation preparation	Proper planning process, timely preparation of documents and harmonization with departmental institutions.
Prolonged public procurement processes	Quality of purchase documents.
Delays in project activities and non-compliance with the implementation schedule	<p>The time reserve for unforeseen factors has been assessed when planning project activities.</p> <p>Creation, management and control of the implementation plan for signed contracts.</p> <p>Organizing meetings with contractors and service providers. Constant communication and control of implementation deadlines.</p>
Increase in works and service prices	The budget of the project is planned while taking into account the prevailing prices in the market, the prices of works and services are calculated according to the recommendations of the responsible institutions.
Design errors	Professional technical design expertise at the right time.
Delay in construction works completion	<p>Priority is given to the harmonization of all necessary permits and reconciliations necessary prior to the start of construction.</p> <p>Planning and providing penalties for delays in the contracts.</p>
Non-compliance of construction works with normative requirements and standards	<p>Oblige the contractor to ensure executed construction works according to a construction risk insurance.</p> <p>Provide the procedures and responsibilities for recording and eliminating the non-compliance of construction works with regulatory requirements and standards in the construction contract.</p> <p>Organize and ensure professional supervision and maintenance of the project's implementation.</p>

Illustration of the Ministries' campus

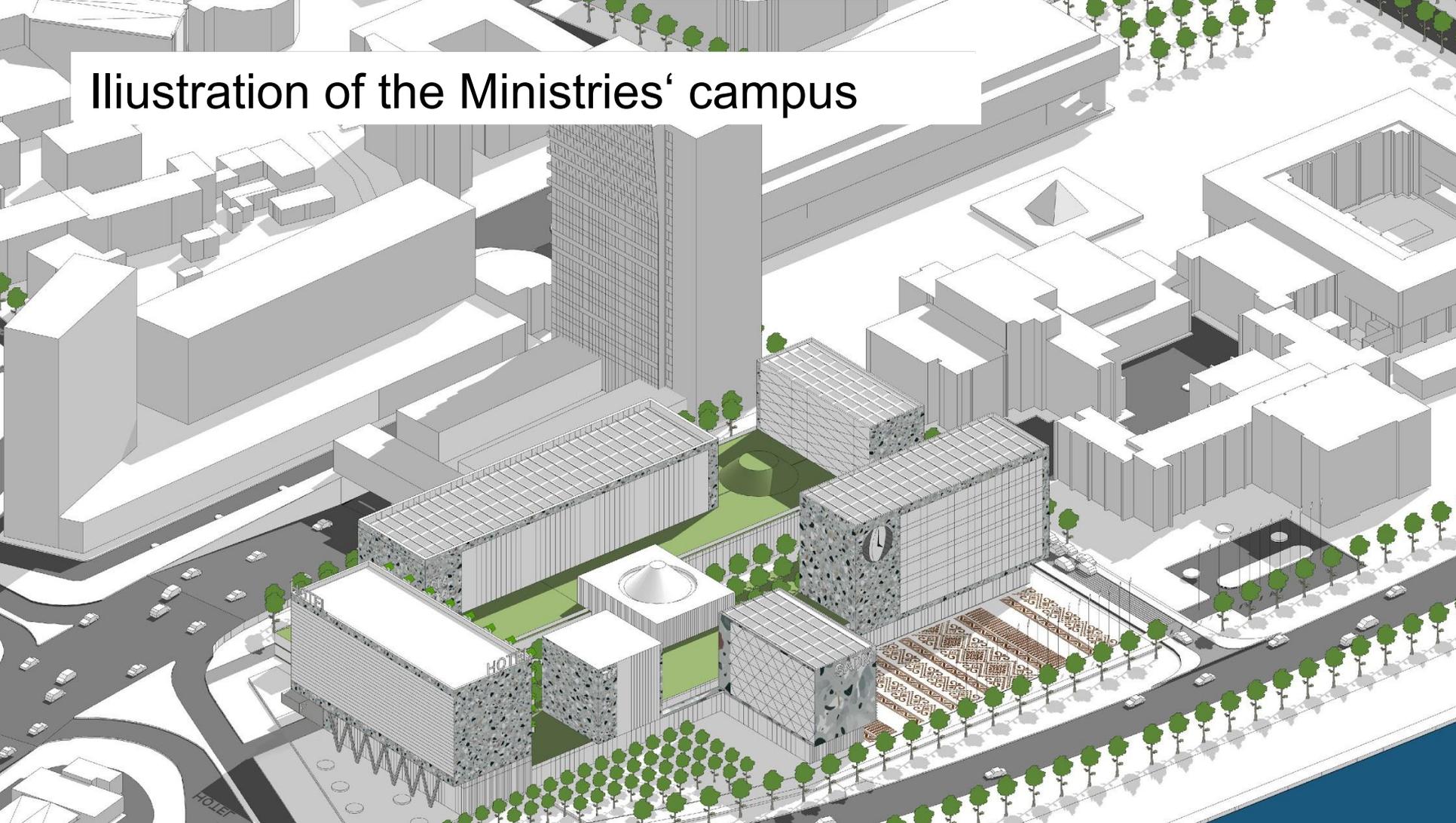
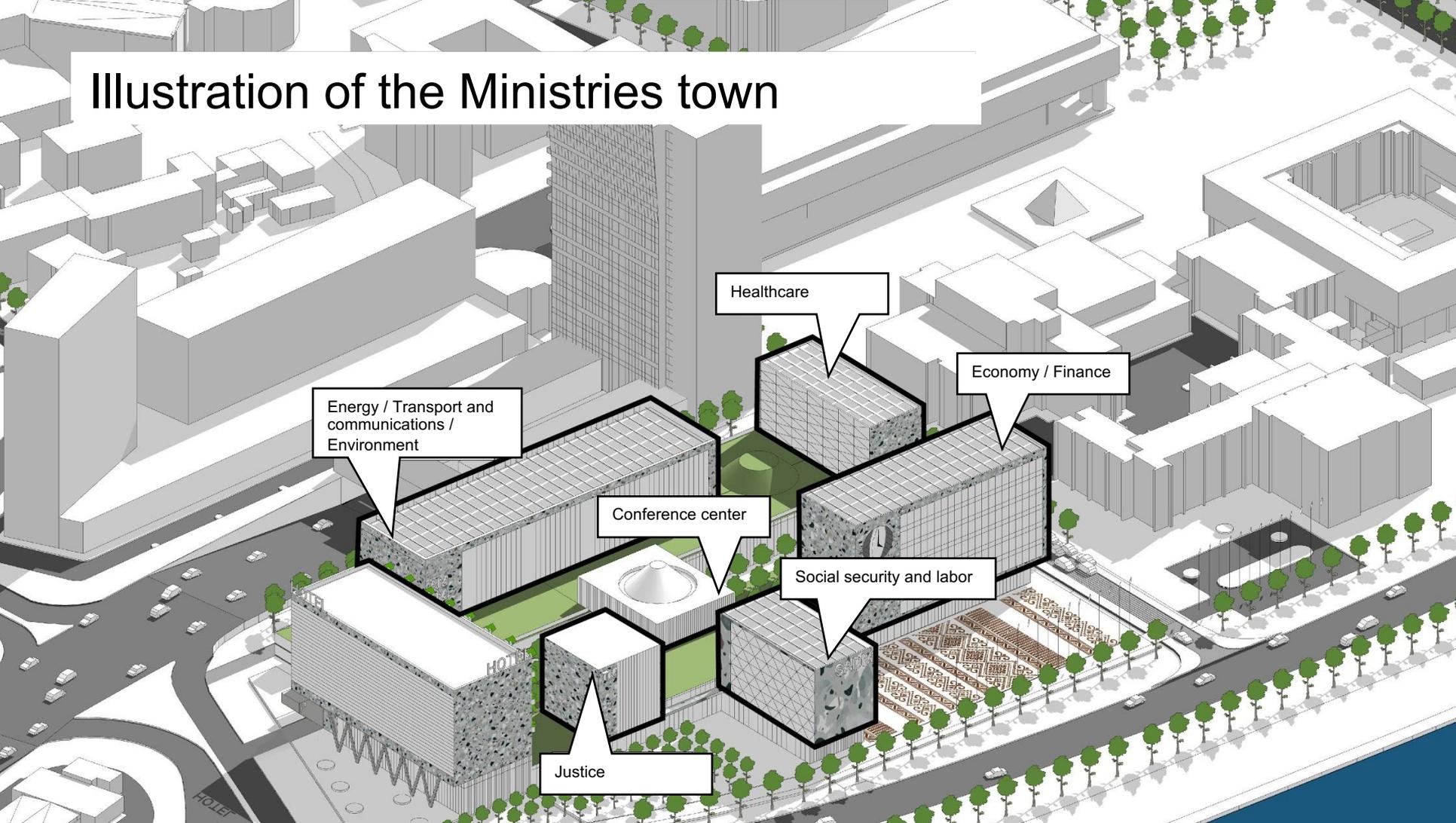


Illustration of the Ministries town



Energy / Transport and communications / Environment

Healthcare

Economy / Finance

Conference center

Social security and labor

Justice

Summary

- 1. New assets will meet efficiency indicators and asset provisioning standards;**
- 2. The ministries' maintenance costs will be reduced by - 39.60%;**
- 3. Premises will comply with the implementation of intended functions, delegated by the State;**
- 4. The total area of the property is reduced by 39.30%;**
- 5. A workplace "standard" is created and implemented to help not only provide workplace security and compliance with today's needs, but also increase the attractiveness of jobs for prospective professionals;**

Summary

6. A centralization effect is achieved (both for workplaces and parking);
7. A long-term, sustainable activity model between the owner (SE Turto bankas) and the lessee (ministries) has been achieved, allowing to comply with the obligations assumed by the parties;
8. Better and more efficient administration of state assets;
9. Motivating modern workplace of the ministries' employees, better internal and inter-institutional communication, representative environment;
10. A working environment oriented for the completion of specific activities allows one to save space and increase employee productivity, as well as. the quality of specific works.

**THANK YOU FOR YOUR
ATTENTION**

