



**NATO UNCLASSIFIED**

3 August 2020

**DOCUMENT**  
AC/4(PP)D/28207

**INVESTMENT COMMITTEE**

**NETHERLANDS - HEADQUARTERS - BRUNSSUM  
PROVIDE TEMPORARY HOUSING FOR JLSG  
SERIAL 2020/2HQ09804-00**

**URGENT REQUIREMENT**

**FIRST STAGE AUTHORISATION AND AUTHORITY TO ISSUE INVITATION FOR BID  
AND TO COMMIT NATO FUNDS**

**REPORT BY THE INTERNATIONAL STAFF**

- References: (a) AC/335-D(2019)0015-ADD2-AS1  
(b) AC/335-N(2019)0042-FINAL (INV);  
(c) AC/4-D(2011)0006

1. **Host Nation Request** (Enclosure 1).

Action Slip	CIRIS Work ID	Authorisation Type
NHQD # 193103	0015351	First Stage Authorisation and Authorisation to Issue the Invitation for Bids and to commit NATO funds. Urgent Requirement.

2. **Background.**

- 2.1. Host Nation (HN) Netherlands, requests authorisation to commit EUR 9,281,000 for the implementation of an Urgent Requirement (UR) project at JLSG Brunssum.
- 2.2. JLSG HQ, as part of the NCS, provides the tactical-level executive for command, control and coordination of the JFC or Joint Task Force (JTF) Theatre Logistics execution for the JTF operating within its Area of responsibility.



2.3. The JLSG requirement is included in the under development Capability Programme Plan (CPP) “NATO Command Structure – Adaptation” (NCS-A), initiated with the Operational Requirement Statement (ORS) “Affected ACO Headquarters”, and approved with the documents at reference (a). The facility is scaled for an agreed manpower PE of 77 pers, a planned IOC of Apr 2021, and FOC Jan 2023. The Rough Order of Magnitude (ROM) cost identified in the ORS was EUR15,000,000.

2.4. No APF has been previously granted.

### 3. **Screening Summary** (Annex 1).

3.1. The existing JFC BS facilities have insufficient infrastructure to accommodate the JLSG, but have identified an existing car park area, to the west of building H105, into which a “temporary” facility can be constructed. HQ JFC BS and HN NL are developing a long-term plan for the reconstruction of the JFC BS HQ that would ultimately accommodate JFC BS HQ and the JLSG. In the near to medium term (15 years), HN NL have planned construction of a “temporary” facility with adequate service life to cover the period until a more permanent facility is developed.

3.2. HN NL reports the usual design for temporary buildings have a lifespan of 5-7 years, incorporating standard modular units. Due to the relatively short design life, this type of construction does not meet NL building code requirements. In the case of the JLSG HQ, the building has a lifespan of 15 years. For sustainability, it will be constructed out of “normal” building materials, which are reusable at the end of the lifespan of 15 years. Additionally, to meet the HN building codes, and to obtain the mandatory building permit, it requires incorporation of additional measure, including emergency and escape route lighting, fire emergency and evacuation installation, higher levels of insulation (floor, outer walls, windows and roof), solar panels, sedum roof, and centralised installations for ventilation/cooling/heating.

3.3. Buildings constructed in this manner will have a longer and more sustainable lifespan, with an expected benefit in savings associated with maintenance and/or replacement costs during the anticipated 15 years of operation. The HN have designed the structure in accordance with HN statutory requires and in accordance with Bi-SC Directive 85-9 “NATO Criteria and Standards for Peacetime Headquarters. The building will deliver Class II office space, meeting the minimum standards of AD70-1 ACO Security Directive, sufficient for 77 PE. The building is designed to support an additional floor for future expansion.

3.4. The Staff notes that the construction schedule is ambitious. This would indicate that the form of construction, conventional materials prefabricated off site, and minimal on-site finishing works, should mitigate the very tight 7 month timeline for construction, allowing completion within 2021.

3.5. The solutions presented by HN NL offer robust and simple designs in keeping with a MMR for the facilities and good engineering practice. With the exception of the foundation design<sup>1</sup>, there are no technically challenging, novel or contentious construction technologies

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<sup>1</sup> A light foundation design is proposed, based on a geotechnical study and design analysis of the old mine corridors beneath the site.

being employed within the design. The project can be constructed as a standalone facility that will be integrated into the overall current HQ footprint.

3.6. The Staff recommends the project scope identified by the HN Netherlands.

3.7. The recommended physical scope to be agreed is EUR 8,361,257 unadjusted.

4. **Criticality.**

4.1. The HN confirms that the design proposal has been agreed by HQ JFC BS and the JLSG. As proposed, EDC is scheduled in December 2021 to allow the JLSG to meet FOC in Jan 2023 with a full spectrum PE, plus the functional services and infrastructure available in order to accomplish its mission.

5. **Affordability.**

5.1. The RPPB have also previously noted<sup>2</sup> that the NSIP ROM estimate for the provision of facilities for SJLSG, the JLSGs and MARCOM, would increase and noted that an overall range of EUR 67 to 110 million would be a realistic basis for the current NCS-A NSIP assessment.

5.2. The present authorization will add an expenditure requirement for 2021 of EUR 9,000,000, which will be duly considered within financial planning. Against that basis, the requirement can be considered affordable.

5.3. The host nation forecast no expenditures in 2020 (see paragraph 9.6).

6. **Eligibility.**

6.1. The Staff supports the project and considers it eligible for NSIP funding since the scope of the works meets both the general criteria for common funding set forth in paragraphs 7 and 8 of C-M(93)38 (Final), the specific requirements for eligibility under the "over and above" principle as elaborated in SRB-N(96)33(Revised) and Corrigendum and the criteria for Urgent Requirements under the documents at reference (c).

7. **NATO O&M and Manpower Costs.**

7.1. The HN confirm that the requirement and the expenditure profile has been taken into account for the preparation of the CRP but it does not show up in the submission because the project completion date (partial or final) goes beyond the CRP time window, but will be duly recorded and shown starting with the submission of the CRP 2021-2022.

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<sup>2</sup> AC/335-N(2018)0022-FINAL, Para 14.7

**8. Risk Assessment.**

8.1. In accordance with good project management and construction practice, the Staff assess the risks as follows:

Risk	Low	Medium	High	Comments
Scope	X			
Cost	X			
Schedule	X			

**9. Recommendations.** The Staff recommends that the Committee “at 30A” (Cost Share)”:

9.1. invite the Strategic Commands to confirm that the subject works meet/continue to meet only the NATO minimum military requirement and that the project cannot follow the capability programme plan procedures, and need to be implemented promptly in order to ensure the current necessary operational capability;

9.2. note that the present request relates to both the First Stage Authorisation and the Authority to Issue the Invitation for Bid and to commit NATO funds of a complete project;

9.3. agree to merge the First Stage and the Authority to issue Invitation for Bids Stage, in view of the fact that the Host Nation has the intention to issue the Invitation for Bids within a three month period from the date of the authorisation;

9.4. agree the physical scope as screened for the project “Temporary Housing for JLSG Brunssum”, Serial 2020/2HQ09804-00, at the estimated cost to NATO of EUR 7,601,143 (excluding contingencies, AE fees and NAEs);

9.5. agree that the project can be implemented according to a realistic schedule as follows:

Milestone	Latest Baseline Estimate
Advance Planning Funds (APF) Authorisation	N/A
Type B Cost Estimate (TBCE) submission	Jul-20
Merged Authorisation (FST & IFB)	Sep 20*
Contract Award (EDS)	Mar-21
Construction Start date (EDS)	Apr-21
Project Completion (EDC)	Dec-21
Joint Final Acceptance Inspection (JFAI) Report	Apr-22
Audit Request	Oct-22

\*amended by the Staff

9.6. agree that the expenditure profile as follows is affordable within current NSIP financial planning, noting that the amount of EUR 9,000,000 for 2021 can be covered out of the EUR 50,000 bulk amount, which is set aside to cover the expenditures related to new

Minor Work and Urgent Requirement projects, which are not individually profiled in the MTRP 2021-2025;

NETHERLANDS UR				Request as recommended at 30A					Future requests	Total
2020/2HQ09804-00	NAC approved	PIP agreed	Previously Authorised	2020	2021	2022	2020	Total		
-00	0	0	0	0	9,000,000	280,996	0	9,280,996	0	9,280,996
Total	0	0	0	0	9,000,000	280,996	0	9,280,996	0	<b>9,280,996</b>

9.7. invite HN Netherlands to bring changes to IC attention as soon as their need emerges (or becomes clear)

9.8. invite HN Netherlands, to inform the Investment Committee of any significant changes in the agreed schedule and expenditure profile as soon as they are known so that funding can be adjusted; and

9.9. grant HN Netherlands, the “Authority to issue the Invitation for Bid” for the project for the provision of Project “Temporary housing for JLSG Brunssum”, and agree that a binding obligation exists between the Host Nation and the Investment Committee to implement the project, and authorise Netherlands, to implement the project with the scope as described in this document at the estimated amount of EUR 9,280,996 (7,601,143 x110%, + EUR 250,838 NAE + EUR 668,901 AE fees) to be charged against Serial 2020/2HQ09804-00; in scope and funds.

10. **Procurement Method.** The HN Netherlands requests that the Investment Committee agrees to the following procurement strategy due to urgency and nature of the works: National Competitive Bidding with the understanding that only a few national firms will be approached (“private tender”).

(Signed) Anthony Wakeman  
 Capability Implementation Branch  
 NATO Office of Resources

1 Annex  
 1 Enclosure  
 1 Appendix

Original: English

**NETHERLANDS – HEADQUARTERS – BRUNSSUM**  
**TEMPORAY HOUSING FOR JLSG**  
**URGENT REQUIREMENT – SERIAL 2020/2HQ09804-00**  
**SCREENING BY THE INTERNATIONAL STAFF**

ITEM	DESCRIPTION	REQUEST BY HOST NATION				IS RECOMMENDATION		COMMENT
		Unit	Unit Cost (EUR)	QTY	COST (EUR)	QTY	COST (EUR)	
<b>1</b>	<b>Foundation and Terrain Work</b>						<b>915,623</b>	
1.1	Terrain work	Item	455,835	1	455,835	Item	455,835	
1.2	Construction of foundation	m2	224	2054	459,788	Item	459,788	
<b>2</b>	<b>Structural Works</b>						<b>3,886,941</b>	
2.1	construction works , steel beams	m2	237	2054	486,017	Item	486,017	
2.2	Walls and Facades	m2	555	503	278,924		278,924	
2.3	Windows and frame works	m2	1,277	557	711,361		711,361	
2.4	Inner walls	m2	103	2057	211,768		211,768	
2.5	Inner doors, windows, frame	m2	1,718	299	513,649		513,649	

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ANNEX 1  
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ITEM	DESCRIPTION	REQUEST BY HOST NATION				IS RECOMMENDATION		COMMENT
		Unit	Unit Cost (EUR)	QTY	COST (EUR)	QTY	COST (EUR)	
2.6	Inner wall ties , wall paper, paint	m2	31	5237	164,913		164,913	
2.7	Roof	m2	372	2053	762,751		762,751	
2.8	Mass concrete floor	m2	165	2054	338,540		338,540	
2.9	Floor tile/Floor coating	m2	80	1885	150,536		150,536	
2.10	Ceiling	m2	9	1885	17,531		17,531	
2.11	Inner blinds	Item	114,803	1	114,803		114,803	
2.12	Pantry and kitchen	Item	14,684	1	14,684		14,684	
2.13	Cloakrooms and inner sun protection	Item	40,723	1	40,723		40,723	
2.14	Design syndicate rooms	m2	24	2054	49,994	item	49,994	
2.15	Sanitary rooms	Item	30,746	1	30,746	Item	30,746	
3	<b>Mechanical Works</b>						<b>1,301,820</b>	
3.1	Mechanical installation, Heating, Ventilation, Water supply	Item	797,849	1	797,849	Item	797,849	
3.2	Climate Control	Item	503,971	1	503,971	Item	503,971	
4	<b>Landscaping and civil Engineering Works</b>						<b>163,159</b>	
4.1	Earthwork	Item	163,159	1	163,159	Item	163,159	

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ANNEX 1  
AC/4(PP)D/28207

ITEM	DESCRIPTION	REQUEST BY HOST NATION				IS RECOMMENDATION		COMMENT
		Unit	Unit Cost (EUR)	QTY	COST (EUR)	QTY	COST (EUR)	
5	<b>Electro Technical Works</b>						<b>1,333,600</b>	
5.1	Electrical installation and power supply	Item	543,669	1	543,669	Item	543,669	
5.2	Lighting	Item	160,086	1	160,086	Item	160,086	
5.3	Communication and ICT	Item	361,824	1	361,824	Item	361,824	
5.4	Security/Access measurements	Item	127,824	1	127,824	Item	127,824	
5.5	Screens and Building Information system	Item	140,197	1	140,197	Item	140,197	
6	Construction Works				7,601,143		7,601,143	
7	Contingencies				760,114		760,114	
8	Sub Total Construction Works				8,361,257		8,361,257	
9	NAE (3%)				250,838		250,838	
10	A/E fees (8%)				668,901		668,901	
11	Recommended Authorisation				9,280,996		<b>9,280,996</b>	

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HOST NATION REQUEST (NHQD #193103)



Kingdom of the Netherlands

**Joint Permanent  
Representation of the  
Kingdom of the Netherlands  
to NATO**

IS-NOR  
Attn.: Mr. Anthony Wakeman

NATO HQ

Bld Leopold III 39  
Brussels  
Belgium  
[www.minbuza.nl](http://www.minbuza.nl)

**Contact**  
Pim van der Putten  
T 00-32-2-707 6618  
[brn-ado@minbuza.nl](mailto:brn-ado@minbuza.nl)

Our reference : BRN/ADO/20-020

Date 03 July 2020  
Re URP JLSG – JFCHQ Brunssum

Dear Mr. Wakeman,

Please find attached documents for further processing of above mentioned project.

Kind regards,

Pim van der Putten  
Joint Delegation of the Netherlands to NATO





Central Government Real Estate  
Agency  
Ministry of the Interior and  
Kingdom Relations

To:  
Permanent Representation of  
The Kingdom of the Netherlands to NATO  
Attn.: Drs. W.J.C. (Pim) van der Putten  
Boulevard Leopold III  
1110 Brussels  
Belgian

Ministry of the Interior and  
Kingdom Relations  
Central Government Real  
Estate Agency  
Division Transactions &  
Projects

St Jacobsstraat 16  
3511 BS Utrecht

Date: 20 June 2020

Subject:  
URP: Joint Logistic Support Group (JLSG) at HQ JFC Brunssum The Netherlands  
2HQ09804

POC  
Ing. J. Dam  
Projectmanager  
M 00 31 6 21 9297 82

CIRIS W-ID W-ID 0015351

This Urgent Requirement Project (URP) includes the complete scope of work for  
the project:

**URP-JLSG**  
FOR:  
**"Temporary housing for JLSG Brunssum 2HQ09804, The Netherlands"**  
AT  
HEADQUARTERS ALLIED JOINT FORCE COMMAND  
BRUNSSUM, THE NETHERLANDS

Attachment  
1

Letter attribute

Host Nation request exemption from ICB. Due to the urgency and the nature of  
the works NCB is requested with the understanding that only a small number of  
national firms will be approached (private tender).

The following expenditure profile is realistic.

	2020	2021	2022	Total
JLSG at HQ JFC Brunssum, 2HQ09804		€ 9.000.000,00	€ 281.000,00	€ 9.281.000,00

You are kindly requested to submit the Urgent Requirement Project (URP)  
documents to the authorities concerned. The documents are screened and  
approved by HN MOD NL.

Rijksvastgoedbedrijf  
Directie Transacties &  
Projecten  
Sectie Projecten Defensie

Date

Letter attribute

Respectfully,

*Projectmanager*

ing. Jeroen Dam