



STATE JOINT STOCK COMPANY "STATE REAL ESTATE", LATVIA

CONSTRUCTION WORK PROCUREMENT

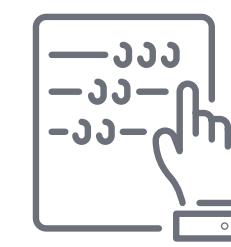
SJSC "State real estate"

"State Real Estate" (Valsts nekustamie īpašumi) is the largest manager of land and buildings in Latvia. The task of the capital company is to preserve and enhance the state's cultural and historical heritage and to create a safe infrastructure and a smart environment for state administration.

"State Real Estate" provides professional real estate management and administration for approximately 450 real estate properties with 1,200 buildings of 1.1 million square metres and more than 4,000 land properties of 10 million square metres. The capital company offers development, rental, management, and administration services to the public and private sectors, providing sustainable property development for its clients - state administration. The company is currently implementing 118 infrastructure development projects and working on 25 new project ideas.



100% capital holder
Ministry of Finance



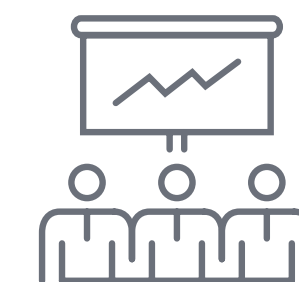
Turnover
EUR 40.2 million



Asset value
EUR ~400 million
(excluding management assets)



EBITDA
EUR 16.72 million



Equity
proportion 70%



118 infrastructure
development projects
with a volume of
EUR 180 million



25 new project ideas
with a volume of
EUR 150 million

Procurement of Construction Works Planned in 2021

1. Establishment of prototyping workshop "Riga Makerspace"
2. Workshop of performing arts decorations and a complex of rehearsal halls
3. Interdisciplinary culture and creative industries support centre "TabFab"
4. Increasing Energy Efficiency and setting up decoration workshops at Valmiera Drama Theatre
5. Increasing Energy Efficiency of the Latvian Puppet Theatre building
6. Deployment of part of the Literature and Music Museum

Procurement Procedure



Procurement Announcement

Procurement documentation will be available electronically at **www.eis.gov.lv**



Tender Submission

A tender shall be submitted electronically to **www.eis.gov.lv** by the given deadline. It is possible to submit questions during the submission.



Tender Evaluation

The Contracting authority will evaluate the compliance of the submitted tenders with the requirements and will announce the winner of the procurement.



Winner Registration

The winner will have to register in the Latvian Register of Construction Merchants and submit declarations about construction work managers regarding the provision of temporary services.



Conclusion of the Contract

Following conformity with the registration requirements, a procurement contract is concluded.

Procurement Procedure Organisation

Procurement procedures are organised in accordance with the Public Procurement Law of the Republic of Latvia (developed in accordance with Directive 2014/24/EU of the European Parliament and the Council).

Qualification Requirements:

1. Requirements regarding registration according to home country requirements; **if concluding a Contract, it will be necessary to register in the Latvian Register of Construction Merchants;**
2. Requirements regarding previous **experience in performing similar work in the period of the previous 5 years** both for the tenderer and the main construction specialists (for example, the construction work manager);
3. Requirements regarding **the minimum financial turnover.**



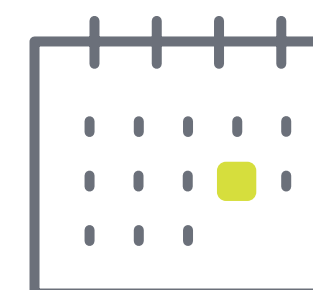
Tender evaluation criteria: price, criteria related to the quality of contract performance, experience of the main construction specialists.



The tenderer may form unions of suppliers and attract sub-contractors in order to meet the requirements.



There shall be no tax debts over €150, convictions for criminal offences, involvement in a cartel, illegal employment.



The minimum time limit for the submission of tenders is 20 days.

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Project

**Establishment of prototyping
workshop "Riga Makerspace"**

Establishment of prototyping workshop "Riga Makerspace"

Project overview

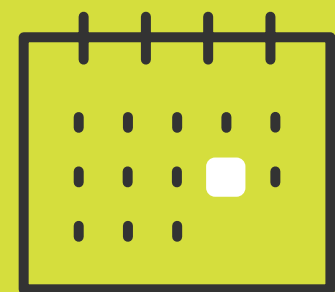
Location: 13 Aristida Briana Street, Riga, Latvia

Type of works: Reconstruction

Area to be developed: 3 600 m² (area of constructed and renovated buildings)

Estimated amount for the construction works: from €6 000 000

Heritage status of the object: The object is located in the immediate vicinity of the UNESCO World Heritage Site (monument of national importance as well) 'the Historical Centre of Riga', in its protection (buffer) zone. In 2009, Riga Light Industry Technical School ceased operating; therefore, since 2009, no investments have been made in the facility. 1 building of heritage value, 1 building of minimal heritage value.



Date of the announcement for the procurement of construction works: **Feb 2021**

Scheduled date of contract signing for the construction works: **July 2021**

Estimated duration of the construction works: **24 months**



Establishment of prototyping workshop "Riga Makerspace"

Project benefits



The degraded territory in the vicinity of *Brasa* and *Riga City Centre* will be restored



Premises for two educational institutions with prototyping service centre

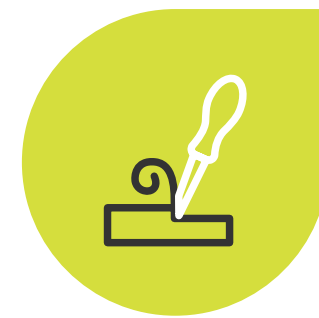


Increased energy efficiency of the building complex

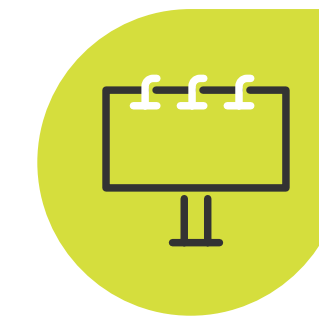
Prototype production workshops



for educational programmes in metal product design



for educational programmes in wood design



for artistic construction, design and visual advertising



for educational programmes in ceramic arts



for educational programmes in fashion design



for educational programmes in environmental design

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CONSTRUCTION WORK PROCUREMENT

Project

**Workshop of performing arts decorations
and a complex of rehearsal halls**

Workshop of performing arts decorations and a complex of rehearsal halls

Project overview

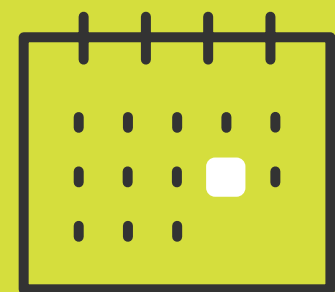
Location: 2 Meiranu Street, Riga, Latvia

Type of works: New construction, Commodity of the territory, Landscaping

Area to be developed: 2 900 m² (land), 3 300 m² (area of the new building of the first stage)

Estimated amount for the construction works: from €4 000 000

Heritage status of the object: The territory (*Šķirotava* neighbourhood) where the object to be revitalised is located can be assessed as one of the most degraded neighbourhoods of the city of Riga with the historical nature of industrial buildings, which is no longer used and is functionally and visually degraded.



Date of the announcement for the procurement of construction works: **Feb 2021**

Scheduled date of contract signing for the construction works: **Jun 2021**

Estimated duration of the construction works: **24 months**



Workshop of performing arts decorations and a complex of rehearsal halls

Project benefits



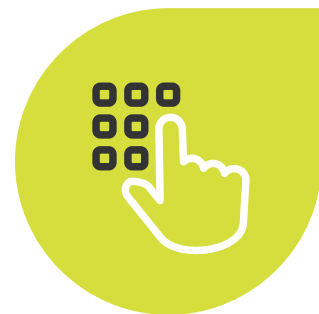
The socio-economic environment of the *Škirotava* neighbourhood improved



Arranged and landscaped degraded territory



A cultural infrastructure object created



Restricted area – production, workshop and decoration warehouse premises



Public area – rooms for employees and archive



Premises for rehearsals



Wardrobe, artists' changing rooms with showers

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Project

Interdisciplinary culture and creative industries support centre "TabFab"

Interdisciplinary culture and creative industries support centre "TabFab"

Project overview

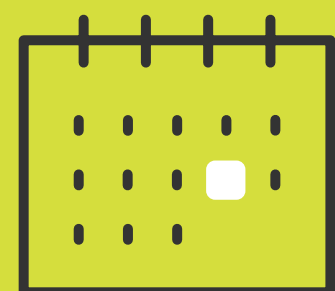
Location: 58a Miera Street, Riga, Latvia

Type of works: Reconstruction, New construction, Commodity of the territory, Landscaping

Area to be developed: 1 667 m² (buildings); 1 019 m² (land)

Estimated amount for the construction works: from €4 500 000

Heritage status of the object: A monument of national importance and UNESCO World Heritage Site in the protection zone of the historic centre of Riga. The territory (city centre neighbourhood) where the object to be revitalised is located can be assessed as one of the most degraded neighbourhoods of the city of Riga, with the historical nature of industrial buildings.



Date of the announcement for the procurement of construction works: **Feb 2021**

Scheduled date of contract signing for the construction works: **July 2021**

Estimated duration of the construction works: **24 months**



Interdisciplinary culture and creative industries support centre "TabFab"

Project benefits



Renovated degraded territory of Riga City in the city centre neighbourhood



State real estate that is arranged, renovated and put into use



Increased energy efficiency of the building complex

Building design includes



Contemporary modern study and work premises



National Film School of the Latvian Academy of Culture



Filming Pavilion of the National Film School



Creative industries business incubator



Entrance node of the Creative Quarter



Attractive public outdoor space

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Project

Increasing Energy Efficiency and setting up decoration workshops at Valmiera Drama Theatre (VDT)

Increasing Energy Efficiency and setting up decoration workshops at VDT

Project overview

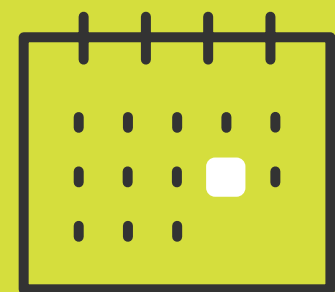
Location: 4 Lacplesa Street, Valmiera, Latvia

Type of works: Reconstruction and energy efficiency improvement works

Area to be developed: 7 066 m²

Estimated amount for the construction works: from €6 000 000

Heritage status of the object: A culturally and historically valuable object and an example of the modern architecture of its time. The theatre building was built in 1996 on the site of the former Latvian Society House, according to the project of architects M. Ģelzis, O. Upaciere, and J. Gusevs, as a large-scale modern masonry building with two halls, a theatre museum, an art salon, and an area for a café.



Date of the announcement for the procurement of construction works: **Mar 2021**

Scheduled date of contract signing for the construction works: **Aug 2021**

Estimated duration of the construction works: **14 months**



Increasing Energy Efficiency and setting up decoration workshops at VDT

Project benefits



A modern and attractive environment for Valmiera guests and residents

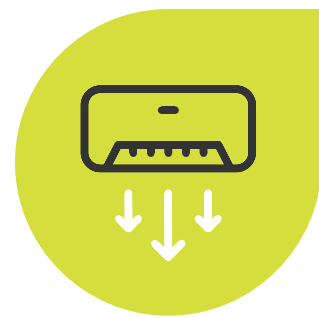


Viewers are provided with appropriate indoor climatic conditions



Thermal energy savings have improved by 49%

Building design includes



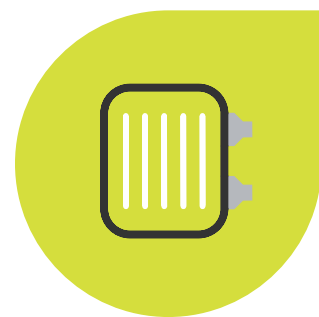
Installation of ventilation and cooling systems



Replacement of energy efficient lighting elements



Replacement of windows and exterior doors



Improvement of heating system



Insulation of building facade

STATE JOINT STOCK COMPANY "STATE REAL ESTATE"
CONSTRUCTION WORK PROCUREMENT

Project

**Increasing Energy Efficiency
of the Latvian Puppet Theatre building**

Increasing Energy Efficiency of the Latvian Puppet Theatre building

Project overview

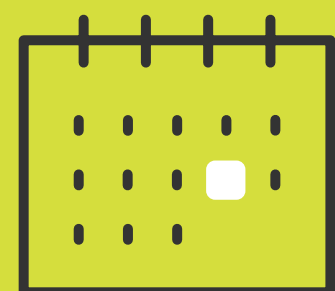
Location: 16/18 Krisjana Barona Street, Riga; 81 Elizabetes Street, Riga, Latvia

Type of works: Reconstruction and energy efficiency improvement works

Area to be developed: 1 826 m²

Estimated amount for the construction works: from €1 300 000

Heritage status of the object: Building of cultural and historical value. The Latvian Puppet Theatre has been operating here since 1944. Located in the protection zone of the UNESCO World Cultural and Natural Heritage Site "Historic Centre of Riga".



Date of the announcement for the procurement of construction works: **May 2021**

Scheduled date of contract signing for the construction works: **Jul 2021**

Estimated duration of the construction works: **14 months**



Increasing Energy Efficiency of the Latvian Puppet Theatre building

Project benefits



Level of comfort
for employees
and visitors improved



Well-organised
adjacent territory



Thermal energy savings
improved by 31%

Building design includes



Replacement
of stage lighting



Insulation of roof
and exterior walls



Replacement of windows,
gates, and exterior doors



Replacement of energy
efficient lighting elements



Roof lifting - reconstruction
of the small hall

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Project

Deployment of part of the
Literature and Music Museum

Deployment of part of the Literature and Music Museum

Project overview

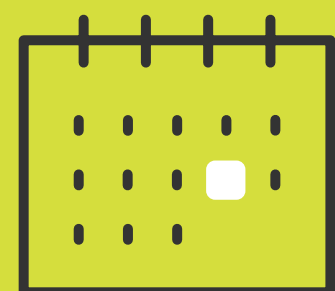
Location: 6 Marstalu Street, Riga, Latvia

Type of works: Reconstruction

Area to be developed: 795 m² (land), 1 400 m² (building)

Estimated amount for the construction works: from €2 600 000

Heritage status of the object: The former residential building in Riga is an outstanding monument of the Old Town development of the baroque-classicism era. Located in the protection zones of the state monument of urbanism "Historic Centre of Riga" and the UNESCO World Cultural and Natural Heritage Site the "Historic Centre of Riga", as well as in the territory of the state monument of architecture "Old Riga Archaeological Complex". An art monument of State significance is located in the building - a portal.



Date of the announcement for the procurement of construction works: **Mar 2021**

Scheduled date of contract signing for the construction works: **July 2021**

Estimated duration of the construction works: **11 months**



Deployment of part of the Literature and Music Museum

Project benefits



A modern and attractive environment for Old Town guests and residents



A cultural infrastructure object has been created



Energy efficiency improved

Building design includes



Insulation of the building's basement floor by constructing a new floor underlay



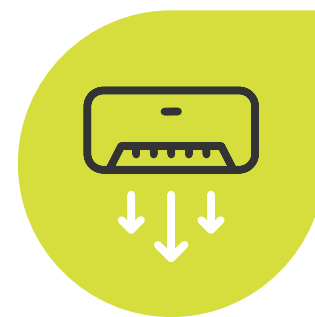
Insulation of roof and attic construction



Replacement of windows and restoration of exterior doors



Installation of energy efficient lighting elements



Creation of ventilation and conditioning systems



Reconstruction of heating system



BUILD FOR PRIDE. MANAGE WITH HONOUR.

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