

# **Notification of Intent to Invite Competition in accordance with NATO National competitive Bidding Plus (NCB+) Procedure - Construction and Delivery of the RSOM Accommodation Area at Kouvola, Finland**

## **1 Background**

Defence Properties Finland (DPF) intends to run a competition for the construction and delivery of RSOM (Reception, Staging and Onward Movement) Accommodation area located in Kouvola, Finland. The competition is announced in agreement with the rules and procedures for National Competitive Bidding Plus (NCB+) as defined for the NATO Security Investment Programme (NSIP). The contract to be established is of a civil works nature. With this notification document, DPF would like to ensure that eligible firms from any NATO member nation are informed and invited to participate in the competition.

## **2 Scope**

The procurement concerns the construction of the RSOM Accommodation area in Kouvola, Finland. The scope of the work includes the construction of foundation structures and utility infrastructure, including water, electricity and sewer. The accommodation covers an area of approximately 5-6 hectares.

The estimated value of the contract is EUR 6 million, excluding VAT. Interested firms will be subject to a pre-qualification process. Only firms that are successfully pre-qualified will receive the invitation to tender documents and be eligible to submit a bid.

The pre-qualification process for this project will be based on the standard national qualification requirements.

The Act on the Contractor's Obligations and Liability when Work is Contracted Out (22 December 2006/1233) obliges a client to verify that its contracting partners fulfil their statutory obligations as contracting parties and employers. The Act aims to prevent the grey economy and undeclared work, and its purpose is to promote fair competition between companies as well as compliance with the terms and conditions of employment. Compliance

with the Act in Finland is monitored by the Regional State Administrative Agency for Southern Finland.

The Act stipulates that the client shall request and the contracting partner shall provide, the following information and certificates, each issued no more than three (3) months prior to submission:

- An account of whether the enterprise is entered in the Prepayment Register as stipulated in the Prepayment Act (1118/1996), the Employer Register, and the Value Added Tax Register as stipulated in the Value Added Tax Act (1501/1993)
- An extract from the Trade Register
- A certificate demonstrating that the enterprise has no tax debt as defined in paragraph 2 of subsection 1 of section 20 b of the Act on the Public Disclosure and Confidentiality of Tax Information (1346/1999) or an official statement regarding any tax debt
- Certificates of employees' pension insurance and payment of pension insurance contributions, or a statement that a payment agreement has been concluded for outstanding pension insurance contributions
- An account of the collective agreement or the principal terms of employment applicable to the work
- An account of the occupational healthcare arrangements provided for employees
- A certificate of mandatory accident insurance required in the building sector

If an employee's employer or a party to a subcontracting agreement is a foreign company, information corresponding to the clarifications and certificates required under the Contractor's Obligations Act must be submitted in the form of register extracts issued in accordance with the legislation of the country of establishment, equivalent certificates, or another generally acceptable form of evidence.

A foreign contracting party must also provide the clarifications referred to in paragraphs 1 and 3 of subsection 1 if it has a Business Identity Code as defined in the Business Information Act (244/2001). If the foreign contracting party posts workers to Finland, as defined in paragraphs 1 and 3 of subsection 2 of section 1 of the Posted Workers Act, the client must

verify the social security coverage of the posted workers before work under the employment contract, as defined in the Posted Workers Act, begins.

In addition to the obligations set out in subsection 2 of section 5, the contractor must verify that all posted workers have a valid certificate of their social security coverage before they begin work. (22.5.2015/678)

### **3 Security**

The main invitation to tender documents to be issued to pre-qualified firms will be unclassified. However, the facility drawings are classified up to NATO RESTRICTED, and bidding firms will only be granted access to these drawings by visiting Defence Properties Finland's premises in Helsinki, Finland. The invitation to tender documents will be issued in Finnish.

The contractor shall attend the mandatory site visit before submitting its tender. The site visit will be held in Kouvola, Finland, on August 19<sup>th</sup>, 2026 at 12:00 pm (EEST, UTC +3).

Contractor personnel requiring access to the construction site must hold a valid RESTRICTED security clearance.

### **4 Time Schedule**

Firms interested in participating in the pre-qualification process for this project shall express their interest as soon as possible by email to Tapani Aalto or Janne Mikkonen. The tendering period will run from August 17, 2026 to August 28, 2026 at 12:00 pm (EEST, UTC +3). The contract is planned to be signed by September 2026 and works on-site start at Kouvola in September 2026 and the project must be completed by May 2027.

## 5 Points of Contact

POC: Tapani Aalto

E-mail address: [tapani.aalto@puolustuskiinteistot.fi](mailto:tapani.aalto@puolustuskiinteistot.fi)

Telephone no: +358 294 83 1116

POC: Janne Mikkonen

E-mail address: [janne.mikkonen@puolustuskiinteistot.fi](mailto:janne.mikkonen@puolustuskiinteistot.fi)