

36386-2026 - Zadávání

Německo – Architektonické, stavební, technické a inspekční služby – Permanent Mission of the Federal Republic of Germany to the United Nations and Consulate General, Gut Renovation of the German House, New York, USA

OJ S 12/2026 19/01/2026

Oznámení o zahájení zadávacího nebo koncesního řízení – standardní režim

Služby

1. Kupující

1.1. Kupující

Oficiální název: Staatl. Hochbauamt Freiburg

E-mail: poststelle.hbafr@vbv.bwl.de

Právní forma kupujícího: Regionální orgán

Činnost veřejného zadavatele: Hospodářské záležitosti

2. Řízení

2.1. Řízení

Název: Permanent Mission of the Federal Republic of Germany to the United Nations and Consulate General, Gut Renovation of the German House, New York, USA

Popis: The Federal Republic of Germany intends to renovate the federally owned property at 871 United Nations Plaza, New York, NY, 10017, USA. The 23-story high-rise, known as "German House," is the seat of the Permanent Mission of the Federal Republic of Germany to the United Nations and the Consulate General in New York. It is located in close proximity to the United Nations. The building, constructed in the 1990s, has a gross floor area (R) of approximately 10,380 m²/111,730 sf. The programmed net floor area is approximately 4,970 m²/ 53,497 sf for currently 159 positions: - Consulate General approx. 777 m²/8,364 sf - Permanent Mission to the United Nations approx. 2,276 m²/24,499 sf - Special areas approx. 1,917 m²/20,635 sf. The maximum costs of the renovation is estimated at USD 180 million. The planned date of final completion of the project is 2033. It is intended to award general planning services in accordance with the AIA B101 - 2017 contract (+ A201 - 2017 General Conditions). AIA service phases (or equivalent): -Schematic Design -Design Development - Construction Documents -Bidding and Negotiation -Construction Administration -Post-Construction Services -Special services as general planning services The general planning services cover the following areas: -General Planner -Local architect/architecture firm (NYC licensed) -Design architect -Cost estimator -Code and zoning consultant/expeditor -Structural engineer -Facade consultant -Consultant/engineer for fire protection -Civil engineer -MEP engineer -Energy/sustainability consultant -Consultant for accessibility -AV/IT -Lighting design - Elevator consulting -Acoustic Consultant -Kitchen Consultant -Signage -Security/low voltage - Security hardware If required, the general planning team will be supplemented by the following specialist disciplines (not part of this tender process): - Hazardous material abatement - Surveyor - FF&E - Vibration Monitoring - Special inspections Procedure for the 2-step VS-VgV process with competitive bidding: The tender procedure is divided in two steps. 1st step: application phase, 2nd step: bidding phase. The 2-step negotiated procedure with a call for competition is carried out in accordance with the VgV public procurement ordinance (VgV is an abbreviation for "Vergabeverordnung" = German tendering regulations). By means of defined criteria (see Evaluation matrix for 1st step), applicants are selected from 1st step and invited to

participate in 2nd step. As part of the tender documents of the 2nd step, proposals for architectural solutions for the project in accordance with § 77 (2) VgV are to be developed. The aim of the process is to find a suitable general planner. (Note: General planning services can also be offered by a consortium). 1st Step (application phase): In a public competitive bidding process, 3-8 qualified applicants are selected based on their performance and references. Selection criteria and their weighting 1st Step: see Evaluation matrix: NYDH_V1_Evaluation matrix_1. step_E 2nd Step (bidding phase): In the 2nd step, the selected applicants will be given the task of developing a project-specific solution proposal, for which they will receive a lump sum expense allowance of USD 60,000. It is intended to offer the selected applicants a site visit during step 2. The costs for the site visit in the 2nd step are covered by the lump-sum remuneration. The scope of the services to be provided should correspond to the amount of the expense allowance and be based on the following content: Services to be provided by bidders in the 2nd step: 1) Schematic floor plans 3/32"=1'-0" 2) One Exterior rendering (for option A and B) 3) Façade section / Elevation (Main entrance / typical floor / roof) 1/2"=1'-0" 4) Diagrams/pictograms/renderings illustrating design intent, public /secure areas, circulation egress concept, 5) MEP concept (Energy efficiency, sustainability) 6) Project description 7) General planning fee offer 8) Construction cost breakdown 9) Area calculations In the follow-up negotiations, the bidders present themselves, their team, their proposed architectural solution and their remuneration offer as well as their strategies and methods to implement the project. The decision for awarding and contracting will be taken within the context of the negotiations. The awarding of the contract is not subject to the award decision by the selection committee. The proposed architectural solution is one of several award criteria. The decision to award the contract is based on the following project-related criteria: -Proposed solution/Concept plans: Creative ability and approach to the task at hand (proposed solution/concept plans) Economic efficiency and feasibility of the concept idea Weighting 40% - Project management: Involvement of the locally based planning office, methods of schedule control/cost control, methods of quality assurance, on-site presence, weighting 40% - Fee offer: Weighting 20% Multiple applications as a subcontractor/sub-planner are generally possible. However, bidders and members of a bidding consortium may not simultaneously apply as general planners and subcontractor/sub-planner in separate applications. Multiple applications or participation as a general planner will lead to exclusion. Specialist engineers, consultants and local architects or architecture firms may apply in more than one general planning team if they do not act as authorized representatives. If subcontracts are awarded and the applicant invokes the capacities of the other enterprise with regard to the required economic, financial, technical and professional capacity pursuant to § 45 and § 46 VgV, he or she must prove that the necessary resources are actually available to him or her and that there are no reasons for exclusion with regard to this enterprise (for example, by means of a corresponding declaration of commitment by the subcontractor).

Identifikátor řízení: 406c69ab-da63-4cc4-9ecb-92f54dd1bd5c

Interní identifikátor: 25-00313

Typ řízení: Jednací řízení s uveřejněním / jednací řízení

Řízení se zrychlí: ne

2.1.1. Účel

Charakter smlouvy: Služby

Hlavní klasifikace (cpv): 71000000 Architektonické, stavební, technické a inspekční služby

2.1.2. Místo plnění

Poštovní adresa: Kartäuserstraße 61b

Obec: Freiburg

PSČ: 79104

Nižší územní jednotka země (NUTS): Freiburg im Breisgau, Stadtkreis (DE131)

Země: Německo

2.1.4. Obecné informace

Další informace: Applications for participation must be submitted in writing via the award platform within the application period using the application form provided by the contracting authority (available at the above-mentioned Internet address) and accompanied by the required declarations and evidence. Applications in paper form, by telephone, fax, or e-mail are not permitted. The following documents must be uploaded to the procurement platform: - NYDH_V1_Application Form_E - The self-declaration regarding possible connections with Russia "25-000313 Self-declaration_Russia sanctions.pdf" - In case of a bidder consortium: Formular NYDH_V1_B_M107_1 declaration bidder_E - NYDH_V1_Project references_attachment 1_E (of general planner and sub-planners BT-750) - NYDH_V1_Project data sheet_attachment 2_E (three references) - NYDH_Non-Disclosure Agreement - Proof of NYC license This procedure is being carried out under award number 25-00313 (please always quote this number in any enquiries). Date of dispatch of the Europe-wide notice to the Office for Official Publications of the European Union: January 16, 2026.

Právní základ:

Směrnice 2009/81/ES

vsvgv -

2.1.6. Důvody pro vyloučení

Zdroje důvodů pro vyloučení: Zadávací dokumentace

5. Část

5.1. Část: LOT-0000

Název: Permanent Mission of the Federal Republic of Germany to the United Nations and Consulate General, Gut Renovation of the German House, New York, USA

Popis: Applications must be submitted via the procurement platform within the application period using the application form provided by the contracting authority (available at the above-mentioned Internet address) and accompanied by the required declarations and evidence. The self-declaration regarding possible connections with Russia "25-000313_Declaration_RUS_Sanctions_E." enclosed with the tender documents must be completed and submitted. Applications in paper form, by telephone, fax, or email are not permitted. Missing documents may be requested at the discretion of the awarding authority. Date of dispatch of the Europe-wide notice to the Office for Official Publications of the European Union: January 16, 2026 This procedure is being carried out under award number 25-00313. (Please specify if you have any questions).

Interní identifikátor: LOT-0000

5.1.1. Účel

Charakter smlouvy: Služby

Hlavní klasifikace (cpv): 71000000 Architektonické, stavební, technické a inspekční služby

Možnosti:

Popis možností: The services will be commissioned in stages.

5.1.3. Odhadovaná doba trvání

Datum zahájení: 03/08/2026

Datum konce trvání: 30/12/2033

5.1.4. Obnovení

Maximální počet obnovení: 0

5.1.6. Obecné informace

Vyhrazená účast:

Účast není vyhrazena.

Musí být uvedena jména a příslušná odborná kvalifikace pracovníků pověřených realizací zakázky: Vyžaduje se v žádosti o účast

Projekt veřejných zakázek, který není financován z prostředků EU

Tato zakázka je vhodná i pro malé a střední podniky: ne

Další informace: As a public client, the Federal Republic of Germany has a special responsibility for building culture, as its buildings are highly visible to the public. In addition to functionality and safety, the quality and design of the architecture, cost-effectiveness, and sustainability during the construction and operational phases are important building policy objectives that should be reflected in federal buildings. The contract language is English. The project language for communication with the client/user and for project management on site is English. Planned project duration: 2026-2033 Only the required documents should be submitted. Any additional or deviating documents will not be considered in the evaluation. The client reserves the right to request supporting documents for the declarations submitted. The client will not return any application documents.

5.1.7. Strategické zadávání zakázek

Cíl strategického zadávání zakázek: Žádné strategické zadávání veřejných zakázek

5.1.9. Kritéria pro výběr

Zdroje výběrových kritérií: Oznámení, Zadávací dokumentace

Kritérium: Reference na určité služby

Popis výběrového kritéria: 1st Step: The general planner applicant or consortium must, on behalf of itself and its subplanners/subcontractors demonstrate technical and professional competence as listed below: - List of major services provided in the last ten years, including total construction costs, service period, client, and service phases completed for the following planners: (File: NYDH_V1_Project references_attachment 1_E): General Planner Local architect/architecture firm (NYC licensed) design architect Cost estimator Structural engineer Façade consultant MEP engineer Energy / sustainability consultant - Presentation of three references (File: NYDH_V1_Project data sheet_attachment 2_E): Reference 1: Proof of relevant experience through the planning and implementation of an embassy, consulate, or public building with special security requirements and comparable size and complexity in the United States or abroad. Reference 2: Proof of relevant experience through the planning and construction of a high-rise building of comparable size and complexity (also in terms of construction site setup and logistics) in the USA, ideally in NYC. Reference 3: Proof of planning and construction of a building of comparable size with a particular focus on energy efficiency, renewable energies, climate protection, sustainable construction, and innovation in the USA. The presentation of the reference objects should be limited to a maximum of 9 pages (3 pages per reference), format max. A3. Note: Applicants/bidders and consortia must jointly submit the required references. The applicant/bidder and consortia can be credited with references from all members of the applicant/bidder and consortium. With regard to the comparability of the reference objects and their suitability in terms of the specific requirements described, the criteria listed in the evaluation matrices provided (NYDH_V1_Evaluation matrix_1. step_E) will be used for the assessment.

Kritéria budou použita k výběru uchazečů, kteří budou pozváni do druhé fáze řízení

Kritérium: Relevantní vzdělání a profesní kvalifikace

Popis výběrového kritéria: Natural persons, who are entitled to use the professional title of architect under the law of their home country on the date of the contract award notice, are eligible to participate. By way of derogation from this provision, a natural person is also eligible to participate, provided that a person who is appointed as the responsible planner for the building construction planning can provide evidence of a professional qualification as an architect. Legal entities and bidding consortia are admitted as planners if they nominate a responsible professional or a planner responsible for construction planning with the required professional qualification as an architect for the execution of the task. If the professional title in the respective home country is not regulated by law, the professional requirements are to be met by an architect who possesses a diploma, certificate or other evidence of a formal qualification, the recognition of which is guaranteed in accordance with Directive 2005/36/EC (EU Professional Qualifications Directive). Proof can be provided through the presentation of a membership certificate from the chamber of trade or by other means. Eligibility for participation also requires proof of a "New York License" issued by the New York State Education Department Office and registration with the "New York State Board of Architecture". (In the case of bidding consortia, at least one planner or employee from a planning firm must provide this evidence).

Kritéria budou použita k výběru uchazečů, kteří budou pozváni do druhé fáze řízení

Kritérium: Průměrný roční počet zaměstnanců

Popis výběrového kritéria: Technical and professional capacity: (File: NYDH_V1_Application Form_E). The general planner applicant or consortium must demonstrate its technical and professional capabilities, as well as those of its subplanners/subcontractors, based on the average number of employees for corresponding services over the last three fiscal years: - General Planner - Local architect/architecture firm (NYC licensed) - Design architect - Cost estimator - Code and zoning consultant / expeditor - Structural engineer - Façade consultant - Consultant / engineer for fire protection - Civil engineer - MEP engineer - Energy / sustainability consultant

Kritéria budou použita k výběru uchazečů, kteří budou pozváni do druhé fáze řízení

Kritérium: Podíl subdodavatelů

Popis výběrového kritéria: Specification of contract parts for which subcontracts may be awarded.

Kritéria budou použita k výběru uchazečů, kteří budou pozváni do druhé fáze řízení

Kritérium: Další ekonomické nebo finanční požadavky

Popis výběrového kritéria: Declaration that professional liability insurance with the coverage amounts required in the application for participation is available or will be in place before the contract is concluded. The maximum compensation per insurance year is at least twice the coverage amount. Commercial Liability Insurance \$ 2,000,000 per occurrence at least and \$5,000,000 in the general aggregate Valuable Papers Insurance Minimum 100,000 USD Automobile Liability Minimum 1,000,000 USD per claim Umbrella liability Insurance Minimum 10,000,000 USD Workers Compensation Insurance according to legal requirements Employers' Liability At least \$1,000,000 per event and at least \$1,000,000 per employee Professional Liability per claim at least \$5,000,000 per claim and \$10,000,000 annual aggregate

Informace o druhé fázi dvoufázového řízení:

Minimální počet uchazečů, kteří budou pozváni do druhé fáze řízení: 3

Maximální počet uchazečů, kteří budou pozváni do druhé fáze řízení: 8
Řízení proběhne v několika na sebe navazujících fázích. V každé fázi mohou být určiti účastníci vyřazeni

5.1.10. Kritéria pro zadání

Kritérium:

Typ: Kvalita

Jméno/název: proposed solution/concept plans

Popis: Creative ability and approach to the task at hand; Economic efficiency and feasibility of the concept idea

Kategorie kritéria pro zadání s váhou: Váha (procenta, přesně)

Číslo spojené s kritériem pro zadání zakázky: 40

Kritérium:

Typ: Kvalita

Jméno/název: Project management

Popis: Involvement of the locally based planning office, methods of schedule control/cost control, methods of quality assurance, on-site presence,

Kategorie kritéria pro zadání s váhou: Váha (procenta, přesně)

Číslo spojené s kritériem pro zadání zakázky: 40

Kritérium:

Typ: Cena

Jméno/název: Preis

Popis: Fee offer

Kategorie kritéria pro zadání s váhou: Váha (procenta, přesně)

Číslo spojené s kritériem pro zadání zakázky: 20

5.1.11. Zadávací dokumentace

Jazyky, v nichž je oficiálně k dispozici zadávací dokumentace: angličtina

Adresa zadávací dokumentace: <https://vergabe.landbw.de/NetServer/PublicationControllerServlet?function=Detail&TWOID=54321-Tender-19a0611c2e9-1f7cc1e9ab3310e9>

5.1.12. Podmínky zadávání zakázek

Podmínky podání:

Povinné uvádění subdodávek: Jakou část zakázky zamýšlí uchazeč zadat třetí osobě

Elektronické podání: Povolena

Adresa pro podání: <https://vergabe.landbw.de/>

Jazyky, v nichž lze podávat nabídky nebo žádosti o účast: angličtina

Elektronický katalog: Nepovolena

Varianty: Nepovolena

Uchazeči mohou podat více než jednu nabídku: Povolena

Lhůta pro doručení žádostí o účast: 17/02/2026 18:00:00 (UTC+01:00) středoevropský čas, západoevropský letní čas

Informace, které lze doplnit po uplynutí lhůty pro předkládání návrhů:

Podle uvážení kupujícího mohou být všechny chybějící dokumenty týkající se uchazeče předloženy později.

Další informace: Missing documents may be requested at the discretion of the contracting authority.

Smluvní podmínky:

Plnění zakázky musí být provedeno v rámci programů chráněného zaměstnání: Ne

Podmínky týkající se plnění zakázky: The services will be commissioned in stages.

Elektronická fakturace: Povolená

Bude použito elektronické objednávání: ano

Bude použita elektronická platba: ano

Právní forma, kterou musí mít skupina uchazečů, které byla zadána zakázka: jointly and severally liable

Finanční ujednání: -

Subdodávky:

Zhotovitel, dodavatel nebo poskytovatel musí uvést veškeré změny týkající se subdodavatelů, k nimž dojde během plnění zakázky.

5.1.15. Techniky

Rámcová dohoda:

Žádná rámcová dohoda

5.1.16. Další informace, mediace a přezkum

Organizace příslušná pro přezkum: Vergabekammer des Bundes beim Bundeskartellamt
Informace o lhůtách pro přezkum: A request to initiate a review procedure is inadmissible pursuant to Section 160 (3) GWB (German Act against restraints of Competition) if 1. the applicant recognized the alleged violation of procurement regulations before submitting the review request and did not notify the contracting authority within a period of ten calendar days; the expiry of the period pursuant to Section 134 (2) remains unaffected, 2. violations of public procurement regulations that are apparent from the announcement are not reported to the contracting authority by the deadline for applications or bids specified in the announcement at the latest, 3. Violations of procurement regulations that are only apparent in the procurement documents are not reported to the contracting authority by the deadline for applications or for the submission of tenders at the latest, 4. more than 15 calendar days have passed since receipt of the notification from the contracting authority that it does not intend to remedy a complaint. Sentence 1 shall not apply in the case of an application for a declaration of - invalidity of the contract pursuant to Section 135 (1) No. 2. - Section 134 (1) sentence 2 shall remain unaffected.

Organizace poskytující další informace o podání návrhů na přezkum: Staatliches Hochbauamt Freiburg

8. Organizace

8.1. ORG-7001

Oficiální název: Staatl. Hochbauamt Freiburg

Registrační číslo: 08-A9939-15

Poštovní adresa: Kartäuserstraße 61b

Obec: Freiburg

PSČ: 79104

Nižší územní jednotka země (NUTS): Freiburg im Breisgau, Stadtkreis (DE131)

Země: Německo

E-mail: poststelle.hbafr@vbw.bwl.de

Telefon: +49 761 3195 0

Fax: +49 761-3195-380

Internetová adresa: <https://www.bundesbau-bw.de>

Úlohy této organizace:

Kupující

8.1. ORG-7004

Oficiální název: Vergabekammer des Bundes beim Bundeskartellamt
Registrační číslo: ----
Poštovní adresa: Villemomblerstraße 76
Obec: Bonn
PSČ: 53123
Nižší územní jednotka země (NUTS): Bonn, Kreisfreie Stadt (DEA22)
Země: Německo
E-mail: vk@bundeskartellamt.bund.de
Telefon: +49 22894990
Úlohy této organizace:
Organizace příslušná pro přezkum

8.1. ORG-7005

Oficiální název: Staatliches Hochbauamt Freiburg
Registrační číslo: ---
Poštovní adresa: Kartäuserstraße 61b
Obec: Freiburg
PSČ: 79104
Nižší územní jednotka země (NUTS): Stuttgart, Stadtkreis (DE111)
Země: Německo
E-mail: poststelle.hbafr@vbv.bwl.de
Telefon: +49 761 3195 0
Fax: +49 761-3195-380
Internetová adresa: <https://www.bundesbau-bw.de>
Úlohy této organizace:
Organizace poskytující další informace o podání návrhů na přezkum

8.1. ORG-7006

Oficiální název: Datenservice Öffentlicher Einkauf (in Verantwortung des Beschaffungsamts des BMI)
Registrační číslo: 0204:994-DOEVD-83
Obec: Bonn
PSČ: 53119
Nižší územní jednotka země (NUTS): Bonn, Kreisfreie Stadt (DEA22)
Země: Německo
E-mail: noreply.esender_hub@bescha.bund.de
Telefon: +49228996100
Úlohy této organizace:
TED eSender

Oznámení - informace

Identifikátor oznámení/verze: 5914d428-0563-42df-8b44-5ff76c0d858f - 01
Druh formuláře: Zadávání
Typ oznámení: Oznámení o zahájení zadávacího nebo koncesního řízení – standardní režim
Podtyp oznámení: 18
Datum odeslání oznámení: 16/01/2026 10:16:18 (UTC+01:00) středoevropský čas, západoevropský letní čas
Jazyky, v nichž je toto oznámení oficiálně k dispozici: němčina
Číslo zveřejnění oznámení: 36386-2026

