172025-2026 - Konkurrencevilkår

Tyskland – Arkitekt-, ingeniør- og planlægningsvirksomhed – Provision of strategic space management services
OJ S 50/2026 12/03/2026
Udbuds- eller koncessionsbekendtgørelse – standardordningen
Tjenesteydelser

1. Køber

1.1. Køber

Officielt navn: European Central Bank
E-mail: procurement@ecb.europa.eu
Køberens retlige status: EU-institution, organ eller agentur
Den ordregivende myndigheds aktivitet: Økonomiske anliggender

2. Procedure

2.1. Procedure

Titel: Provision of strategic space management services
Beskrivelse: The ECB is seeking a contractor to provide consultancy services across a comprehensive range of strategic space management topics, as well as support for operational space management processes. The scope of work is driven by the need to adapt the physical workplace to a mature hybrid working model as well as to decisions on the ECB long-term real estate strategy. Simultaneously, the office must remain a destination for collaboration, innovation, focus-work, inclusion and culture. Additionally, the contractor is expected to maintain and further develop the existing Activity-based Workspace concept and contribute with state-of-the art developments from the market. The foreseen contract signature date is in Q4 of 2026, contract duration shall be 48 months with a possible extension of another 12 months, (i.e. 60 months in total). The ECB is planning to sign a Framework Agreement with one supplier.
Identifikator for proceduren: dbd208d5-a9e0-4cd0-83dc-79cb8aefed44
Intern ID: PRO-2879451137
Udbudsprocedure: Udbud med forhandling/indkaldelse af tilbud med forudgående offentliggørelse
Proceduren er en hasteprocedure: nej
Hovedpunkterne i proceduren: The tender procedure shall be open on equal terms to all natural or legal persons resident or located in the European Union and to all natural and legal persons resident or located in a country which has ratified the World Trade Organisation Agreement on Government Procurement or has concluded with the European Union a bilateral agreement on procurement under the conditions laid down in the said agreements. The tender procedure is conducted in accordance with Decision ECB/2016/2 laying down the rules on procurement (as amended), available at https://www.ecb.europa.eu/ecb/legal/1001/procurement/html/index.en.html And in EUR-Lex: https://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX:02016D0002-20200501. The detailed features and terms and conditions of the procedure can be found in the procurement documents.

2.1.1. Formål

Kontraktens hovedformål: Tjenesteydelser

Primær klassifikation (cpv): 71240000 Arkitekt-, ingeniør- og planlægningsvirksomhed
Supplerende klassifikation (cpv): 70330000 Forvaltning af fast ejendom på honorar- eller kontraktbasis

2.1.2. Udførelsessted

Postadresse: Sonnemannstrasse 22
By: Frankfurt am Main
Postnummer: 60314
Landsdel (NUTS): Frankfurt am Main, Kreisfreie Stadt (DE712)
Land: Tyskland

2.1.3. Værdi

Anslået værdi eksklusiv moms: 8 000 000,00 EUR
Rammeaftalens maksimumværdi: 9 600 000,00 EUR

2.1.4. Generelle oplysninger

Yderligere oplysninger: This tender procedure is conducted via the ECB's electronic tendering system (SAP Ariba) which can be accessed via the following internet address: http://www.ecb.europa.eu/ecb/jobsproc/sourcing/html/index.en.html If you have not used the ECB's electronic tendering system before, you need to register via the above link. Under the above link you also find user guides for detailed information on how to use the system and contact details for technical support. Should you require technical help when using the system, please raise a contact support request on the following website: https://eu.service.cloud.ariba.com/Sourcing.aw. Any other queries relating to this procurement procedure and the content of the procurement documentation shall be submitted as laid down in the procurement documentation itself.
Retsgrundlag:
Anden
http://data.europa.eu/eli/dec/2016/245/2020-05-01 - Consolidated text: Decision (EU) 2016/245 of the European Central Bank of 9 February 2016 laying down the rules on procurement (ECB/2016/2) (recast)

2.1.6. Udelukkelsesgrunde

Kilder til grundlag for udelukkelse: Udbudsdokument

5. Delkontrakt

5.1. Delkontrakt: LOT-0001

Titel: Provision of Strategic Space Management Services
Beskrivelse: The ECB Space Management Team currently manages three office buildings located in Frankfurt am Main with around 99,000 m² office space that accommodate around 6,700 workplaces of around 30 Business Areas. The duties of the Contractor shall include (among other tasks): Space Design & Implementation Space management related consultancy and support services aim at the optimisation of space utilisation through analytics and forecasting, the development of strategic scenario planning and conceptual test fits, and the end-to-end operational planning and implementation of relocations and densification projects to ensure business continuity and alignment with hybrid work patterns. Under this service, tasks also include Blocking & stacking and scenario planning, Data-driven demand and analytics, Functional relationship mapping, Concept design & test fits, Business case & feasibility studies, Operational support of Reorganisations, Relocations & Densification Planning, etc. Workplace governance & policies: Conducting utilisation studies and developing

and maintaining workplace policies, standards and guidelines that align with ECB organisational culture, sustainability and circular economy practices, inclusive and neuro-diverse design standards, and benchmarks from industry peers to support continuous optimization of workplace strategies. Change Management, Stakeholder engagement and Communication Designing and executing inclusive, data-driven change frameworks that guide diverse stakeholder groups through the cultural and operational transition to new workplace concepts via targeted communication, user needs analyses, user journey mapping, and continuous impact analysis. Digitalisation and smart office strategy, including smart building ecosystems, office and non-office space optimization, etc.
Intern ID: PRO-2879451137

5.1.1. Formål

Kontraktens hovedformål: Tjenesteydelser
Primær klassifikation (cpv): 71240000 Arkitekt-, ingeniør- og planlægningsvirksomhed
Supplerende klassifikation (cpv): 70330000 Forvaltning af fast ejendom på honorar- eller kontraktbasis
Valgmuligheder:
Beskrivelse af optioner: The contract is subject to renewal. Initial contract duration shall be 48 months with a 12 month-extension option at the EB's discretion.

5.1.2. Udførelsessted

Postadresse: Sonnemannstrasse 22
By: Frankfurt am Main
Postnummer: 60314
Landsdel (NUTS): Frankfurt am Main, Kreisfreie Stadt (DE712)
Land: Tyskland

5.1.3. Anslået varighed

Anden varighed: Ukendt

5.1.5. Værdi

Rammeaftalens maksimumværdi: 9 600 000,00 EUR

5.1.6. Generelle oplysninger

Reserveret deltagelse:
Deltagelse uden forbehold.
Indkøbsprojekt, der ikke finansieres med EU-midler
Udbuddet er omfattet af aftalen om offentlige udbud (GPA): nej

5.1.9. Udvælgelseskriterier

Kilder til udvælgelseskriterier: Udbudsdokument
Oplysninger om den anden fase i en procedure, der afvikles i to faser:
Mindsteantallet af ansøgere, som skal opfordres til at deltage i anden fase af proceduren: 5
Det højeste antal ansøgere, som skal opfordres til at deltage i anden fase af proceduren: 5
Proceduren afvikles i successive faser. I hver fase kan nogle ansøgere blive udelukket
Køberen forbeholder sig retten til at tildele kontrakten på grundlag af de indledende tilbud uden yderligere forhandlinger

5.1.10. Tildelingskriterier

Kriterium:
Type: Kvalitet
Beskrivelse: As specified in the procurement document.

Kategori for tildelingskriteriet vægt: Vægtning (procentdel, præcis)
Tildelingskriterium talværdi: 50
Kriterium:
Type: Pris
Beskrivelse: As specified in the procurement document.
Kategori for tildelingskriteriet vægt: Vægtning (procentdel, præcis)
Tildelingskriterium talværdi: 50

5.1.11. Tilbudsdokumenter

Adresse på udbudsdokumenterne: https://eu.mu.ariba.com/uav/project/?token=6abcfe9e-3ffd-4973-8666-7f2b19d522ab
Ad hoc-kommunikationskanal:
Navn: ECB e-tendering platform
URL: https://eu.mu.ariba.com/uav/project/?token=6abcfe9e-3ffd-4973-8666-7f2b19d522ab

5.1.12. Tilbudsvilkår

Vilkår for indgivelse:
Elektronisk indgivelse: Påkrævet
Indgivelsesadresse: https://eu.mu.ariba.com/uav/project/?token=6abcfe9e-3ffd-4973-8666-7f2b19d522ab
Sprog, som tilbud og ansøgninger om deltagelse kan indgives på: engelsk
Elektronisk katalog: Ikke tilladt
Frist for modtagelse af anmodninger om deltagelse: 10/04/2026 10:00:00 (UTC+00:00) vesteuropæisk tid, GMT
Betingelser for kontraktens udførelse:
Udførelsen af kontrakten skal ske inden for rammerne af programmer for beskyttet beskæftigelse: Nej
Elektronisk fakturering: Påkrævet
Der vil blive anvendt elektronisk bestilling: ja
Der vil blive anvendt elektronisk betaling: ja

5.1.15. Teknikker

Rammeaftale:
Rammeaftale uden fornyet iværksættelse af konkurrence
Det maksimale antal deltagere: 5
Oplysninger om det dynamiske indkøbssystem:
Intet dynamisk indkøbssystem

5.1.16. Yderligere oplysninger, mægling og gennemgang

Organisation med ansvar for mægling: The European Ombudsman
Organisation med ansvar for klager: European Central Bank - Procurement Review Body of the European Central Bank, c/o Legal Advice Team
Oplysninger om klagefrister: Within 10 days of receipt of the notification in accordance with Article 34(1) or the first sentence of Article 34(3) of Decision ECB/2016/2 laying down the rules on public procurement. Further requirements are outlined in Article 39 of this Decision. A complaint to the European Ombudsman does not affect the deadline for lodging appeals.
Organisation, der leverer supplerende oplysninger om udbudsproceduren: European Central Bank
Organisation, der sikrer adgang til udbudsdokumenterne offline: European Central Bank
Organisation, der leverer yderligere oplysninger om klageprocedurerne: European Central Bank

Organisation, der modtager ansøgninger om deltagelse: European Central Bank
Organisation, der behandler tilbud: European Central Bank

8. Organisationer

8.1. ORG-0001

Officielt navn: European Central Bank
Registreringsnummer: 0001
Postadresse: Sonnemannstrasse 22
By: Frankfurt am Main
Postnummer: 60314
Landsdel (NUTS): Frankfurt am Main, Kreisfreie Stadt (DE712)
Land: Tyskland
Enhed: Central Procurement Office
E-mail: procurement@ecb.europa.eu
Telefon: +49 6913440
Internetadresse: https://www.ecb.europa.eu
Adresse til udveksling af oplysninger (URL) (eDelivery-Gateway): https://www.ecb.europa.eu/ecb/jobsproc/sourcing/html/index.en.html
Andre kontaktpunkter:
Officielt navn: Procurement Review Body of the European Central Bank, c/o Legal Advice Team
Postadresse: Sonnemannstrasse 22
By: Frankfurt am Main
Postnummer: 60314
Landsdel (NUTS): Frankfurt am Main, Kreisfreie Stadt (DE712)
Land: Tyskland
Enhed: Legal Advice Team
E-mail: LegalServices@ecb.europa.eu
Telefon: +49 6913440
Fax: +49 6913446886
Internetadresse: http://www.ecb.europa.eu
Denne organisations roller:
Køber
Organisation, der leverer supplerende oplysninger om udbudsproceduren
Organisation, der sikrer adgang til udbudsdokumenterne offline
Organisation, der modtager ansøgninger om deltagelse
Organisation, der behandler tilbud
Organisation med ansvar for klager
Organisation, der leverer yderligere oplysninger om klageprocedurerne

8.1. ORG-0002

Officielt navn: The European Ombudsman
Registreringsnummer: 0002
Postadresse: 1 avenue du Président Robert Schuman, CS 30403
By: Strasbourg
Postnummer: 67001
Landsdel (NUTS): Bas-Rhin (FRF11)
Land: Frankrig
Enhed: The European Ombudsman

E-mail: eo@ombudsman.europa.eu
Telefon: +33 388172313
Internetadresse: https://www.ombudsman.europa.eu/en/home
Denne organisations roller:
Organisation med ansvar for mægling

Oplysninger om bekendtgørelsen

Bekendtgørelsens ID: 69a66a01-2bce-48a2-a1c0-69f139b0ea4b - 01
Formulartype: Konkurrencevilkår
Bekendtgørelsestype: Udbuds- eller koncessionsbekendtgørelse – standardordningen
Bekendtgørelsesundertype: 16
Afsendelsesdato for bekendtgørelsen: 11/03/2026 13:48:20 (UTC+00:00) vesteuropæisk tid, GMT
Bekendtgørelsens officielle sprog: engelsk
Bekendtgørelsesnummer: 172025-2026
EUT-S-nummer: 50/2026
Offentliggørelsesdato: 12/03/2026