

172025-2026 - Competition

Germany – Architectural, engineering and planning services – Provision of strategic space management services

OJ S 50/2026 12/03/2026

Contract or concession notice – standard regime

Services

1. Buyer

1.1. Buyer

Official name: European Central Bank

Email: procurement@ecb.europa.eu

Legal type of the buyer: EU institution, body or agency

Activity of the contracting authority: Economic affairs

2. Procedure

2.1. Procedure

Title: Provision of strategic space management services

Description: 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.

Procedure identifier: dbd208d5-a9e0-4cd0-83dc-79cb8aefed44

Internal identifier: PRO-2879451137

Type of procedure: Negotiated with prior publication of a call for competition / competitive with negotiation

The procedure is accelerated: no

Main features of the procedure: 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. Purpose

Main nature of the contract: Services

Main classification (cpv): 71240000 Architectural, engineering and planning services
Additional classification (cpv): 70330000 Property management services of real estate on a fee or contract basis

2.1.2. Place of performance

Postal address: Sonnemannstrasse 22

Town: Frankfurt am Main

Postcode: 60314

Country subdivision (NUTS): Frankfurt am Main, Kreisfreie Stadt (DE712)

Country: Germany

2.1.3. Value

Estimated value excluding VAT: 8 000 000,00 EUR

Maximum value of the framework agreement: 9 600 000,00 EUR

2.1.4. General information

Additional information: 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.

Legal basis:

Other

<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. Grounds for exclusion

Sources of grounds for exclusion: Procurement Document

5. Lot

5.1. Lot: LOT-0001

Title: Provision of Strategic Space Management Services

Description: 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.

Internal identifier: PRO-2879451137

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 71240000 Architectural, engineering and planning services

Additional classification (cpv): 70330000 Property management services of real estate on a fee or contract basis

Options:

Description of the options: 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. Place of performance

Postal address: Sonnemannstrasse 22

Town: Frankfurt am Main

Postcode: 60314

Country subdivision (NUTS): Frankfurt am Main, Kreisfreie Stadt (DE712)

Country: Germany

5.1.3. Estimated duration

Other duration: Unknown

5.1.5. Value

Maximum value of the framework agreement: 9 600 000,00 EUR

5.1.6. General information

Reserved participation:

Participation is not reserved.

Procurement Project not financed with EU Funds.

The procurement is covered by the Government Procurement Agreement (GPA): no

5.1.9. Selection criteria

Sources of selection criteria: Procurement Document

Information about the second stage of a two-stage procedure:

Minimum number of candidates to be invited for the second stage of the procedure: 5

Maximum number of candidates to be invited for the second stage of the procedure: 5

The procedure will take place in successive stages. At each stage, some participants may be eliminated

The buyer reserves the right to award the contract on the basis of the initial tenders without any further negotiations

5.1.10. Award criteria

Criterion:

Type: Quality

Description: As specified in the procurement document.
Category of award weight criterion: Weight (percentage, exact)
Award criterion number: 50
Criterion:
Type: Price
Description: As specified in the procurement document.
Category of award weight criterion: Weight (percentage, exact)
Award criterion number: 50

5.1.11. Procurement documents

Address of the procurement documents: <https://eu.mu.ariba.com/uav/project/?token=6abcfe9e-3ffd-4973-8666-7f2b19d522ab>

Ad hoc communication channel:

Name: ECB e-tendering platform

URL: <https://eu.mu.ariba.com/uav/project/?token=6abcfe9e-3ffd-4973-8666-7f2b19d522ab>

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: <https://eu.mu.ariba.com/uav/project/?token=6abcfe9e-3ffd-4973-8666-7f2b19d522ab>

Languages in which tenders or requests to participate may be submitted: English

Electronic catalogue: Not allowed

Deadline for receipt of requests to participate: 10/04/2026 10:00:00 (UTC+00:00) Western European Time, GMT

Terms of contract:

The execution of the contract must be performed within the framework of sheltered employment programmes: No

Electronic invoicing: Required

Electronic ordering will be used: yes

Electronic payment will be used: yes

5.1.15. Techniques

Framework agreement:

Framework agreement, without reopening of competition

Maximum number of participants: 5

Information about the dynamic purchasing system:

No dynamic purchase system

5.1.16. Further information, mediation and review

Mediation organisation: The European Ombudsman

Review organisation: European Central Bank - Procurement Review Body of the European Central Bank, c/o Legal Advice Team

Information about review deadlines: 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 providing additional information about the procurement procedure: European Central Bank

Organisation providing offline access to the procurement documents: European Central Bank

Organisation providing more information on the review procedures: European Central Bank

8. Organisations

8.1. ORG-0001

Official name: European Central Bank

Registration number: 0001

Postal address: Sonnemannstrasse 22

Town: Frankfurt am Main

Postcode: 60314

Country subdivision (NUTS): Frankfurt am Main, Kreisfreie Stadt (DE712)

Country: Germany

Contact point: Central Procurement Office

Email: procurement@ecb.europa.eu

Telephone: +49 6913440

Internet address: <https://www.ecb.europa.eu>

Information exchange endpoint (URL): <https://www.ecb.europa.eu/ecb/jobsproc/sourcing/html/index.en.html>

Other contact points:

Official name: Procurement Review Body of the European Central Bank, c/o Legal Advice Team

Postal address: Sonnemannstrasse 22

Town: Frankfurt am Main

Postcode: 60314

Country subdivision (NUTS): Frankfurt am Main, Kreisfreie Stadt (DE712)

Country: Germany

Contact point: Legal Advice Team

Email: LegalServices@ecb.europa.eu

Telephone: +49 6913440

Fax: +49 6913446886

Internet address: <http://www.ecb.europa.eu>

Roles of this organisation:

Buyer

Organisation providing additional information about the procurement procedure

Organisation providing offline access to the procurement documents

Organisation receiving requests to participate

Organisation processing tenders

Review organisation

Organisation providing more information on the review procedures

8.1. ORG-0002

Official name: The European Ombudsman

Registration number: 0002

Postal address: 1 avenue du Président Robert Schuman, CS 30403

Town: Strasbourg

Postcode: 67001

Country subdivision (NUTS): Bas-Rhin (FRF11)

Country: France

Contact point: The European Ombudsman

Email: eo@ombudsman.europa.eu

Telephone: +33 388172313

Internet address: <https://www.ombudsman.europa.eu/en/home>

Roles of this organisation:

Mediation organisation

Notice information

Notice identifier/version: 69a66a01-2bce-48a2-a1c0-69f139b0ea4b - 01

Form type: Competition

Notice type: Contract or concession notice – standard regime

Notice subtype: 16

Notice dispatch date: 11/03/2026 13:48:20 (UTC+00:00) Western European Time, GMT

Languages in which this notice is officially available: English

Notice publication number: 172025-2026

OJ S issue number: 50/2026

Publication date: 12/03/2026