426292-2026 - Competition

Germany – Real estate services – Strategic Real Estate Advisory and Corporate Real Estate Management Services
OJ S 118/2026 22/06/2026
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: Strategic Real Estate Advisory and Corporate Real Estate Management Services
Description: The European Central Bank is seeking providers to participate in a tender for the provision of real estate advisory and corporate real estate management services.
Procedure identifier: bc261d9f-eda4-42b8-a4f2-1ccedf42f137
Internal identifier: PRO-2879448886
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): 70000000 Real estate services

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: 4 000 000,00 EUR
Maximum value of the framework agreement: 4 800 000,00 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 Real Estate Advisory and Corporate Real Estate Management Services

Description: At present the ECB manages about 185,000 m² of owned space and about 60,000 m² of rented space in the three office buildings listed above. In addition, there are other ECB buildings like externally hosted and operated computer rooms, disaster stand-by-site facilities and an official representation office in Brussels, etc. The ECB is seeking a contractor who will provide advice on any strategic corporate real estate management related topics, such as real estate strategies; real estate forecasting models, strategies for development-projects; change management strategies and organisational development projects. The services further comprise of any relating reporting, documentation and support of the decision-making processes and include any corresponding meetings and workshops in order to achieve the objectives. The above may include the relevant overall coordination. The successful tenderer shall provide upon request comprehensive strategic real estate management advice on executive management level to establish and execute corporate business strategies related to estate organisation, management, performance and winning concepts for their successful implementation, including change management. The scope is closely linked to the evolving top global real estate trends, such as geopolitical risks, security concerns and volatility, integration between human resources, space and ways of working, convergence, data intelligence and digital developments (AI), sustainability, co-working, forecasting models (demand vs. supply; options to meet demand, etc.) in close cooperation with forecast strategies but as well ownership related strategies for the acquisition of land and premises i.e. for lease or buy or build real estate development projects. The scope includes, besides the development of related strategies and concepts, preparation of the decision-making process and upon approval of the ECB their successful implementation and delivery in time, budget and quality.

In case requested, the successful tenderer shall provide operational business related real estate asset management services, including recurrent property management related tasks and projects e.g. verification, analysis and settlement of costs, identifying and proposing cost optimisation scenarios, contract management, valuation services, forecast, local real estate market reports and projections on market developments, due diligence for current space and premises or under consideration for acquisitions/disposal, maintenance and development of information systems and tools, etc. Real Estate Brokerage services are excluded.
Internal identifier: PRO-2879448886

5.1.1. Purpose

Main nature of the contract: Services
Main classification (cpv): 70000000 Real estate services
Options:
Description of the options: The contract shall be valid for 48 months, with a possible extension of 12 months. The total maximum duration shall not exceed 60 months.

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

Duration: 60 Months

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
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.
Criterion:
Type: Price
Description: As specified in the procurement document.

5.1.11. Procurement documents

Address of the procurement documents: https://eu.mu.ariba.com/uav/project/?token=380f75be-f567-4fa3-8faf-0f47a698c489

Ad hoc communication channel:
Name: ECB e-tendering platform
URL: https://eu.mu.ariba.com/uav/project/?token=380f75be-f567-4fa3-8faf-0f47a698c489

5.1.12. Terms of procurement

Terms of submission:
Electronic submission: Required
Address for submission: https://eu.mu.ariba.com/uav/project/?token=380f75be-f567-4fa3-8faf-0f47a698c489
Languages in which tenders or requests to participate may be submitted: English
Electronic catalogue: Not allowed
Variants: Not allowed
Deadline for receipt of requests to participate: 20/07/2026 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: 1
Justification for the duration of the framework agreement: The Contract shall have a validity of 48 months plus 12 months possible extension based on satisfactory performance. Due to strategic real estate projects foreseen for the 2027-2031 period and also in view of business services alignment between stakeholders and external providers, the contract may be extended, in case some major real estate scenarios materialize.
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
Organisation receiving requests to participate: European Central Bank
Organisation processing tenders: 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: 727b4db6-4cd9-463a-b4ca-e4bfde966bd9 - 01
Form type: Competition
Notice type: Contract or concession notice – standard regime
Notice subtype: 16
Notice dispatch date: 18/06/2026 13:37:50 (UTC+00:00) Western European Time, GMT
Languages in which this notice is officially available: English
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