

## 447843-2026 - Competition

Germany – Repair and maintenance services of building installations – PRO-2879452194 -  
Technical FM services MB  
OJ S 123/2026 30/06/2026  
Contract or concession notice – standard regime  
Services

### 1. Buyer

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#### 1.1. Buyer

Official name: European Central Bank

Email: [procurement@ecb.europa.eu](mailto:procurement@ecb.europa.eu)

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

Activity of the contracting authority: Economic affairs

### 2. Procedure

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#### 2.1. Procedure

Title: PRO-2879452194 - Technical FM services MB

Description: The European Central Bank is seeking suitable candidates through this Call for Applications that will be invited to participate in the negotiated procedure and to submit a tender for the Contract on Technical facility management service provider main building.

Procedure identifier: 617bd829-e258-4677-85ec-14f531fdf9e5

Internal identifier: PRO-2879452194

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): 50700000 Repair and maintenance services of building installations

##### 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: 88 648 875,00 EUR

Maximum value of the framework agreement: 111 000 000,00 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

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### 5.1. Lot: LOT-0001

Title: Technical facility management service provider Main Building

Description: The European Central Bank is seeking suitable candidates through this Call for Applications that will be invited to participate in the negotiated procedure and to submit a tender for the Contract on Technical facility management service provider main building.

Internal identifier: PRO-2879452194

#### 5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 50700000 Repair and maintenance services of building installations

#### Options:

Description of the options: The contract can have a maximum duration of 9 years, with an initial term of 5 years and the possibility of further extensions in the sequence of 2 years, 1 year and 1 year (extension strategy of 5+2+1+1).

#### 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: 5 Years

#### 5.1.4. **Renewal**

Maximum renewals: 3

Other information about renewals: The buyer reserves the right for additional purchases from the contractor, as described here.

#### 5.1.5. **Value**

Estimated value excluding VAT: 88 648 875,00 EUR

Maximum value of the framework agreement: 111 000 000,00 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: 3

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: 60

##### **Criterion:**

Type: Price

Description: As specified in the procurement document.

Category of award weight criterion: Weight (percentage, exact)

Award criterion number: 40

#### 5.1.11. **Procurement documents**

Address of the procurement documents: <https://eu.mu.ariba.com/uav/project/?token=d256fff1-1bb4-45a1-bb16-d23130fec536>

##### **Ad hoc communication channel:**

Name: ECB e-tendering platform

URL: <https://eu.mu.ariba.com/uav/project/?token=d256fff1-1bb4-45a1-bb16-d23130fec536>

#### 5.1.12. **Terms of procurement**

##### **Terms of submission:**

Electronic submission: Required

Address for submission: <https://eu.mu.ariba.com/uav/project/?token=d256fff1-1bb4-45a1-bb16-d23130fec536>

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

Electronic catalogue: Not allowed

Deadline for receipt of requests to participate: 27/07/2026 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 organisational and technical complexity of the operation of the Main Building require a longer contract duration.

**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

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**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](mailto: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](mailto: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](mailto:eo@ombudsman.europa.eu)  
Telephone: +33 388172313  
Internet address: <https://www.ombudsman.europa.eu/en/home>

**Roles of this organisation:**

Mediation organisation

## Notice information

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Notice identifier/version: 4ac09df8-468a-43c0-88d4-d2ab797cbe90 - 01  
Form type: Competition  
Notice type: Contract or concession notice – standard regime  
Notice subtype: 16  
Notice dispatch date: 26/06/2026 16:47:53 (UTC+00:00) Western European Time, GMT  
Languages in which this notice is officially available: English  
Notice publication number: 447843-2026  
OJ S issue number: 123/2026  
Publication date: 30/06/2026