

426292-2026 - Hange

Saksamaa – Kinnisvarateenused – Strategic Real Estate Advisory and Corporate Real Estate Management Services

OJ S 118/2026 22/06/2026

Hanketeade või kontsessiooniteade – üldkord

Teenused

1. Hankija

1.1. Hankija

Ametlik nimi: European Central Bank

E-posti aadress: procurement@ecb.europa.eu

Hankija õiguslik vorm: ELi institutsioon, organ või amet

Hankija tegevus: Majandus

2. Menetlus

2.1. Menetlus

Pealkiri: Strategic Real Estate Advisory and Corporate Real Estate Management Services

Kirjeldus: 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.

Menetluse tunnus: bc261d9f-eda4-42b8-a4f2-1ccedf42f137

Sisemine tunnus: PRO-2879448886

Menetluse liik: Väljakuulutamisega läbirääkimistega hankemenetlus / konkurentsipõhine läbirääkimistega hankemenetlus

Kiirendatud menetlus: ei

Menetluskorra kirjeldus: 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. Eesmärk

Lepingu olemus: Teenused

Peamine liigitus (cpv): 70000000 Kinnisvarateenused

2.1.2. Lepingu täitmise koht

Postiaadress: Sonnemannstrasse 22

Linn: Frankfurt am Main

Sihtnumber: 60314

Riik – jaotus (NUTS): Frankfurt am Main, Kreisfreie Stadt (DE712)

Riik: Saksamaa

2.1.3. Maksumus

Eeldatav maksumus käibemaksuta: 4 000 000,00 EUR
Raamlepingu maksimaalne maksumus: 4 800 000,00 EUR

2.1.4. Üldine teave

Lisateave: 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.

Õiguslik alus:

Muu

<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. Kõrvaldamise alused

Väljajätmise aluste allikad: Hankedokument

5. Osa

5.1. Osa: LOT-0001

Pealkiri: Provision of Strategic Real Estate Advisory and Corporate Real Estate Management Services

Kirjeldus: 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.

Sisemine tunnus: PRO-2879448886

5.1.1. Eesmärk

Lepingu olemus: Teenused

Peamine liigitus (cpv): 70000000 Kinnisvarateenused

Täiendavad hankevõimalused:

Täiendavate hankevõimaluste kirjeldus: 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. Lepingu täitmise koht

Postiaadress: Sonnemannstrasse 22

Linn: Frankfurt am Main

Sihtnumber: 60314

Riik – jaotus (NUTS): Frankfurt am Main, Kreisfreie Stadt (DE712)

Riik: Saksamaa

5.1.3. Eeldatav kestus

Kestus: 60 Kuud

5.1.6. Üldine teave

Reserveeritud osalemine:

Osalemine ei ole reserveeritud.

Hankeprojekt, mida ei rahastata ELi vahenditest

Hanke suhtes kohaldatakse riigihankelepingut (GPA): ei

5.1.9. Kvalifitseerimistingimused

Valikukriteeriumide allikad: Hankedokument

Teave kaheetapilise menetluse teise etapi kohta:

Menetluse teise etapi kutsutavate taotlejate miinimumarv: 5

Menetlus toimub järjestikuste etappidena. Igas etapis võidakse mõni osaleja kõrvaldada. Hankija jätab endale õiguse sõlmida leping esialgsete pakkumuste alusel ilma edasiste läbirääkimisteta

5.1.10. Pakkumuste hindamise kriteeriumid

Kriteerium:

Liik: Kvaliteet

Kirjeldus: As specified in the procurement document.

Kriteerium:

Liik: Hind

Kirjeldus: As specified in the procurement document.

5.1.11. Hankedokumendid

Hankedokumentide aadress: <https://eu.mu.ariba.com/uav/project/?token=380f75be-f567-4fa3-8faf-0f47a698c489>

Sihtotstarbeline teabevahetuskanal:

Nimi: ECB e-tendering platform

5.1.12. Hanke tingimused

Esitamise tingimused:

Elektrooniline esitamine: Nõutav

Esitamise aadress: <https://eu.mu.ariba.com/uav/project/?token=380f75be-f567-4fa3-8faf-0f47a698c489>

Keeled, milles võib pakkumusi või osalemistaotlusi esitada: inglise keel

Elektrooniline kataloog: Ei ole lubatud

Variandid: Ei ole lubatud

Osalemistaotluste esitamise tähtaeg: 20/07/2026 10:00:00 (UTC+00:00) Lääne-Euroopa aeg, Greenwichi aeg

Lepingutingimused:

Lepingu täitmine peab toimuma kaitstud tööhõive programmide raames: Ei

E-arveldamine: Nõutav

Kasutatakse elektroonilisi tellimusi: jah

Kasutatakse elektroonilisi makseid: jah

5.1.15. Vahendid

Raamleping:

Raamleping ilmaminikonkursita

Osalejate maksimaalne arv: 1

Raamlepingu kestuse põhjendus: 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.

Teave dünaamilise hankesüsteemi kohta:

Ei kohaldata dünaamilist hankesüsteemi

5.1.16. Lisateave, lepitus ja vaidlustus

Lepitusorganisatsioon: The European Ombudsman

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

Teave vaidlustamise tähtaegade kohta: 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.

Organisatsioon, mis annab lisateavet hankemenetluse kohta: European Central Bank

Hankedokumentidele internetivälisest juurdepääsu pakkuv organisatsioon: European Central Bank

Organisatsioon, mis annab lisateavet vaidlustamise kohta: European Central Bank

Organisatsioon, millele laekuvad osalemistaotlused: European Central Bank

Pakkumusi menetlev organisatsioon: European Central Bank

8. Organisatsioonid

8.1. ORG-0001

Ametlik nimi: European Central Bank

Registreerimisnumber: 0001

Postiaadress: Sonnemannstrasse 22

Linn: Frankfurt am Main

Sihtnumber: 60314

Riik – jaotus (NUTS): Frankfurt am Main, Kreisfreie Stadt (DE712)

Riik: Saksamaa

Kontaktpunkt: Central Procurement Office

E-posti aadress: procurement@ecb.europa.eu

Telefon: +49 6913440

Internetiaadress: <https://www.ecb.europa.eu>

Teavevahetuse lõpp-punkt (URL): <https://www.ecb.europa.eu/ecb/jobsproc/sourcing/html/index.en.html>

Muud kontaktpunktid:

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

Postiaadress: Sonnemannstrasse 22

Linn: Frankfurt am Main

Sihtnumber: 60314

Riik – jaotus (NUTS): Frankfurt am Main, Kreisfreie Stadt (DE712)

Riik: Saksamaa

Kontaktpunkt: Legal Advice Team

E-posti aadress: LegalServices@ecb.europa.eu

Telefon: +49 6913440

Faks: +49 6913446886

Internetiaadress: <http://www.ecb.europa.eu>

Selle organisatsiooni rollid:

Hankija

Organisatsioon, mis annab lisateavet hankemenetluse kohta

Hankedokumentidele internetiväliselt juurdepääsu pakkuv organisatsioon

Organisatsioon, millele laekuvad osalemistaotlused

Pakkumusi menetlev organisatsioon

Vaidlustusorgan

Organisatsioon, mis annab lisateavet vaidlustamise kohta

8.1. ORG-0002

Ametlik nimi: The European Ombudsman

Registreerimisnumber: 0002

Postiaadress: 1 avenue du Président Robert Schuman, CS 30403

Linn: Strasbourg

Sihtnumber: 67001

Riik – jaotus (NUTS): Bas-Rhin (FRF11)

Riik: Prantsusmaa

Kontaktpunkt: The European Ombudsman

E-posti aadress: eo@ombudsman.europa.eu

Telefon: +33 388172313

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

Selle organisatsiooni rollid:

Lepitusorganisatsioon

Teave teate kohta

Teate tunnus/versioon: 727b4db6-4cd9-463a-b4ca-e4bfde966bd9 - 01

Vormi liik: Hange

Teate liik: Hanketeade või kontsessiooniteade – üldkord

Teate alaliik: 16

Teate saatmise kuupäev: 18/06/2026 13:37:50 (UTC+00:00) Lääne-Euroopa aeg, Greenwichi aeg

Keeled, milles käesolev teade on ametlikult kättesaadav: inglise keel

Teate avaldamise number: 426292-2026

ELT S väljaande number: 118/2026

Avaldamise kuupäev: 22/06/2026