

## 36386-2026 - Mise en concurrence

**Allemagne – Services d'architecture, services de construction, services d'ingénierie et services d'inspection – Permanent Mission of the Federal Republic of Germany to the United Nations and Consulate General, Gut Renovation of the German House, New York, USA**

**OJ S 12/2026 19/01/2026**

**Avis de marché ou de concession – régime ordinaire**

**Services**

### 1. Acheteur

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#### 1.1. Acheteur

Nom officiel: Staatl. Hochbauamt Freiburg

Adresse électronique: [poststelle.hbafr@vbv.bwl.de](mailto:poststelle.hbafr@vbv.bwl.de)

Forme juridique de l'acheteur: Autorité régionale

Activité du pouvoir adjudicateur: Affaires économiques

### 2. Procédure

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#### 2.1. Procédure

Titre: Permanent Mission of the Federal Republic of Germany to the United Nations and Consulate General, Gut Renovation of the German House, New York, USA

Description: The Federal Republic of Germany intends to renovate the federally owned property at 871 United Nations Plaza, New York, NY, 10017, USA. The 23-story high-rise, known as "German House," is the seat of the Permanent Mission of the Federal Republic of Germany to the United Nations and the Consulate General in New York. It is located in close proximity to the United Nations. The building, constructed in the 1990s, has a gross floor area (R) of approximately 10,380 m<sup>2</sup>/111,730 sf. The programmed net floor area is approximately 4,970m<sup>2</sup>/ 53,497 sf for currently 159 positions: - Consulate General approx. 777 m<sup>2</sup>/8,364 sf - Permanent Mission to the United Nations approx. 2,276 m<sup>2</sup>/24,499 sf - Special areas approx. 1,917 m<sup>2</sup>/20,635 sf. The maximum costs of the renovation is estimated at USD 180 million. The planned date of final completion of the project is 2033. It is intended to award general planning services in accordance with the AIA B101 - 2017 contract (+ A201 - 2017 General Conditions). AIA service phases (or equivalent): -Schematic Design -Design Development - Construction Documents -Bidding and Negotiation -Construction Administration -Post-Construction Services -Special services as general planning services The general planning services cover the following areas: -General Planner -Local architect/architecture firm (NYC licensed) -Design architect -Cost estimator -Code and zoning consultant/expeditor -Structural engineer -Facade consultant -Consultant/engineer for fire protection -Civil engineer -MEP engineer -Energy/sustainability consultant -Consultant for accessibility -AV/IT -Lighting design - Elevator consulting -Acoustic Consultant -Kitchen Consultant -Signage -Security/low voltage - Security hardware If required, the general planning team will be supplemented by the following specialist disciplines (not part of this tender process): - Hazardous material abatement - Surveyor - FF&E - Vibration Monitoring - Special inspections Procedure for the 2-step VS-VgV process with competitive bidding: The tender procedure is divided in two steps. 1st step: application phase, 2nd step: bidding phase. The 2-step negotiated procedure with a call for competition is carried out in accordance with the VgV public procurement ordinance (VgV is an abbreviation for "Vergabeverordnung" = German tendering regulations). By means of defined criteria (see Evaluation matrix for 1st step), applicants are selected from 1st step and invited to

participate in 2nd step. As part of the tender documents of the 2nd step, proposals for architectural solutions for the project in accordance with § 77 (2) VgV are to be developed. The aim of the process is to find a suitable general planner. (Note: General planning services can also be offered by a consortium). 1st Step (application phase): In a public competitive bidding process, 3-8 qualified applicants are selected based on their performance and references. Selection criteria and their weighting 1st Step: see Evaluation matrix: NYDH\_V1\_Evaluation matrix\_1. step\_E 2nd Step (bidding phase): In the 2nd step, the selected applicants will be given the task of developing a project-specific solution proposal, for which they will receive a lump sum expense allowance of USD 60,000. It is intended to offer the selected applicants a site visit during step 2. The costs for the site visit in the 2nd step are covered by the lump-sum remuneration. The scope of the services to be provided should correspond to the amount of the expense allowance and be based on the following content: Services to be provided by bidders in the 2nd step: 1) Schematic floor plans 3/32"=1'-0" 2) One Exterior rendering (for option A and B) 3) Façade section / Elevation (Main entrance / typical floor / roof) 1/2"=1'-0" 4) Diagrams/pictograms/renderings illustrating design intent, public /secure areas, circulation egress concept, 5) MEP concept (Energy efficiency, sustainability) 6) Project description 7) General planning fee offer 8) Construction cost breakdown 9) Area calculations In the follow-up negotiations, the bidders present themselves, their team, their proposed architectural solution and their remuneration offer as well as their strategies and methods to implement the project. The decision for awarding and contracting will be taken within the context of the negotiations. The awarding of the contract is not subject to the award decision by the selection committee. The proposed architectural solution is one of several award criteria. The decision to award the contract is based on the following project-related criteria: -Proposed solution/Concept plans: Creative ability and approach to the task at hand (proposed solution/concept plans) Economic efficiency and feasibility of the concept idea Weighting 40% - Project management: Involvement of the locally based planning office, methods of schedule control/cost control, methods of quality assurance, on-site presence, weighting 40% - Fee offer: Weighting 20% Multiple applications as a subcontractor/sub-planner are generally possible. However, bidders and members of a bidding consortium may not simultaneously apply as general planners and subcontractor/sub-planner in separate applications. Multiple applications or participation as a general planner will lead to exclusion. Specialist engineers, consultants and local architects or architecture firms may apply in more than one general planning team if they do not act as authorized representatives. If subcontracts are awarded and the applicant invokes the capacities of the other enterprise with regard to the required economic, financial, technical and professional capacity pursuant to § 45 and § 46 VgV, he or she must prove that the necessary resources are actually available to him or her and that there are no reasons for exclusion with regard to this enterprise (for example, by means of a corresponding declaration of commitment by the subcontractor).

Identifiant de la procédure: 406c69ab-da63-4cc4-9ecb-92f54dd1bd5c

Identifiant interne: 25-00313

Type de procédure: Négociée avec publication préalable d'un appel à la concurrence / concurrentielle avec négociation

La procédure est accélérée: non

### **2.1.1. Objet**

Nature principale du marché: Services

Nomenclature principale (cpv): 71000000 Services d'architecture, services de construction, services d'ingénierie et services d'inspection

### **2.1.2. Lieu d'exécution**

Adresse postale: Kartäuserstraße 61b

Ville: Freiburg

Code postal: 79104

Subdivision pays (NUTS): Freiburg im Breisgau, Stadtkreis (DE131)

Pays: Allemagne

#### 2.1.4. Informations générales

Informations complémentaires: Applications for participation must be submitted in writing via the award platform within the application period using the application form provided by the contracting authority (available at the above-mentioned Internet address) and accompanied by the required declarations and evidence. Applications in paper form, by telephone, fax, or e-mail are not permitted. The following documents must be uploaded to the procurement platform: - NYDH\_V1\_Application Form\_E - The self-declaration regarding possible connections with Russia "25-000313 Self-declaration\_Russia sanctions.pdf" - In case of a bidder consortium: Formular NYDH\_V1\_B\_M107\_1 declaration bidder\_E - NYDH\_V1\_Project references\_attachment 1\_E (of general planner and sub-planners BT-750) - NYDH\_V1\_Project data sheet\_attachment 2\_E (three references) - NYDH\_Non-Disclosure Agreement - Proof of NYC license This procedure is being carried out under award number 25-00313 (please always quote this number in any enquiries). Date of dispatch of the Europe-wide notice to the Office for Official Publications of the European Union: January 16, 2026.

#### Base juridique:

Directive 2009/81/CE

vsvgv -

#### 2.1.6. Motifs d'exclusion

Sources des motifs d'exclusion: Document de marché

## 5. Lot

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### 5.1. Lot: LOT-0000

Titre: Permanent Mission of the Federal Republic of Germany to the United Nations and Consulate General, Gut Renovation of the German House, New York, USA

Description: Applications must be submitted via the procurement platform within the application period using the application form provided by the contracting authority (available at the above-mentioned Internet address) and accompanied by the required declarations and evidence. The self-declaration regarding possible connections with Russia "25-000313\_Declaration\_RUS\_Sanctions\_E." enclosed with the tender documents must be completed and submitted. Applications in paper form, by telephone, fax, or email are not permitted. Missing documents may be requested at the discretion of the awarding authority. Date of dispatch of the Europe-wide notice to the Office for Official Publications of the European Union: January 16, 2026 This procedure is being carried out under award number 25-00313. (Please specify if you have any questions).

Identifiant interne: LOT-0000

#### 5.1.1. Objet

Nature principale du marché: Services

Nomenclature principale (cpv): 71000000 Services d'architecture, services de construction, services d'ingénierie et services d'inspection

#### Options:

Description des options: The services will be commissioned in stages.

### 5.1.3. Durée estimée

Date de début: 03/08/2026

Date de fin de durée: 30/12/2033

### 5.1.4. Reconduction

Nombre maximum de reconductions: 0

### 5.1.6. Informations générales

#### Participation réservée:

La participation n'est pas réservée.

Les noms et les qualifications professionnelles du personnel chargé de l'exécution du marché doivent être mentionnés: Exigence dans la demande de participation

Projet de passation de marché non financé par des fonds de l'UE

Le marché en question convient aussi aux petites et moyennes entreprises (PME): non

Informations complémentaires: As a public client, the Federal Republic of Germany has a special responsibility for building culture, as its buildings are highly visible to the public. In addition to functionality and safety, the quality and design of the architecture, cost-effectiveness, and sustainability during the construction and operational phases are important building policy objectives that should be reflected in federal buildings. The contract language is English. The project language for communication with the client/user and for project management on site is English. Planned project duration: 2026-2033 Only the required documents should be submitted. Any additional or deviating documents will not be considered in the evaluation. The client reserves the right to request supporting documents for the declarations submitted. The client will not return any application documents.

### 5.1.7. Marché public stratégique

Objectif du marché public stratégique: Pas de passation de marché stratégique

### 5.1.9. Critères de sélection

Sources des critères de sélection: Avis, Document de marché

Critère: Références sur des services spécifiés

Description du critère de sélection: 1st Step: The general planner applicant or consortium must, on behalf of itself and its subplanners/subcontractors demonstrate technical and professional competence as listed below: - List of major services provided in the last ten years, including total construction costs, service period, client, and service phases completed for the following planners: (File: NYDH\_V1\_Project references\_attachment 1\_E): General Planner Local architect/architecture firm (NYC licensed) design architect Cost estimator Structural engineer Façade consultant MEP engineer Energy / sustainability consultant - Presentation of three references (File: NYDH\_V1\_Project data sheet\_attachment 2\_E): Reference 1: Proof of relevant experience through the planning and implementation of an embassy, consulate, or public building with special security requirements and comparable size and complexity in the United States or abroad. Reference 2: Proof of relevant experience through the planning and construction of a high-rise building of comparable size and complexity (also in terms of construction site setup and logistics) in the USA, ideally in NYC. Reference 3: Proof of planning and construction of a building of comparable size with a particular focus on energy efficiency, renewable energies, climate protection, sustainable construction, and innovation in the USA. The presentation of the reference objects should be limited to a maximum of 9 pages (3 pages per reference), format max. A3. Note: Applicants/bidders and consortia must jointly submit the required references. The applicant/bidder and consortia can be credited with references from all members of the applicant/bidder and consortium. With regard to the comparability of the reference objects and their suitability in terms of the specific requirements

described, the criteria listed in the evaluation matrices provided (NYDH\_V1\_Evaluation matrix\_1. step\_E) will be used for the assessment.

Les critères seront appliqués pour sélectionner les candidats à inviter pour la seconde étape de la procédure

Critère: Qualifications éducatives et professionnelles pertinentes

Description du critère de sélection: Natural persons, who are entitled to use the professional title of architect under the law of their home country on the date of the contract award notice, are eligible to participate. By way of derogation from this provision, a natural person is also eligible to participate, provided that a person who is appointed as the responsible planner for the building construction planning can provide evidence of a professional qualification as an architect. Legal entities and bidding consortia are admitted as planners if they nominate a responsible professional or a planner responsible for construction planning with the required professional qualification as an architect for the execution of the task. If the professional title in the respective home country is not regulated by law, the professional requirements are to be met by an architect who possesses a diploma, certificate or other evidence of a formal qualification, the recognition of which is guaranteed in accordance with Directive 2005/36/EC (EU Professional Qualifications Directive). Proof can be provided through the presentation of a membership certificate from the chamber of trade or by other means. Eligibility for participation also requires proof of a "New York License" issued by the New York State Education Department Office and registration with the "New York State Board of Architecture". (In the case of bidding consortia, at least one planner or employee from a planning firm must provide this evidence).

Les critères seront appliqués pour sélectionner les candidats à inviter pour la seconde étape de la procédure

Critère: Effectif moyen annuel

Description du critère de sélection: Technical and professional capacity: (File: NYDH\_V1\_Application Form\_E). The general planner applicant or consortium must demonstrate its technical and professional capabilities, as well as those of its subplanners /subcontractors, based on the average number of employees for corresponding services over the last three fiscal years: - General Planner - Local architect/architecture firm (NYC licensed) - Design architect - Cost estimator - Code and zoning consultant / expeditor - Structural engineer - Façade consultant - Consultant / engineer for fire protection - Civil engineer - MEP engineer - Energy / sustainability consultant

Les critères seront appliqués pour sélectionner les candidats à inviter pour la seconde étape de la procédure

Critère: Proportion de sous-traitance

Description du critère de sélection: Specification of contract parts for which subcontracts may be awarded.

Les critères seront appliqués pour sélectionner les candidats à inviter pour la seconde étape de la procédure

Critère: Autres exigences économiques ou financières

Description du critère de sélection: Declaration that professional liability insurance with the coverage amounts required in the application for participation is available or will be in place before the contract is concluded. The maximum compensation per insurance year is at least twice the coverage amount. Commercial Liability Insurance \$ 2,000,000 per occurrence at least and \$5,000,000 in the general aggregate Valuable Papers Insurance Minimum 100,000 USD

Automobile Liability Minimum 1,000,000 USD per claim Umbrella liability Insurance Minimum 10,000,000 USD Workers Compensation Insurance according to legal requirements  
Employers' Liability At least \$1,000,000 per event and at least \$1,000,000 per employee  
Professional Liability per claim at least \$5,000,000 per claim and \$10,000,000 annual aggregate

**Informations sur la seconde étape d'une procédure en deux étapes:**

Nombre minimal de candidats à inviter pour la seconde étape de la procédure: 3

Nombre maximal de candidats à inviter pour la seconde étape de la procédure: 8

La procédure se déroulera en plusieurs étapes. À chaque étape, certains candidats peuvent être éliminés

**5.1.10. Critères d'attribution**

**Critère:**

Type: Qualité

Nom: proposed solution/concept plans

Description: Creative ability and approach to the task at hand; Economic efficiency and feasibility of the concept idea

Catégorie du critère d'attribution poids: Pondération (pourcentage, valeur exacte)

Nombre critère d'attribution: 40

**Critère:**

Type: Qualité

Nom: Project management

Description: Involvement of the locally based planning office, methods of schedule control/cost control, methods of quality assurance, on-site presence,

Catégorie du critère d'attribution poids: Pondération (pourcentage, valeur exacte)

Nombre critère d'attribution: 40

**Critère:**

Type: Prix

Nom: Preis

Description: Fee offer

Catégorie du critère d'attribution poids: Pondération (pourcentage, valeur exacte)

Nombre critère d'attribution: 20

**5.1.11. Documents de marché**

Langues dans lesquelles les documents de marché sont officiellement disponibles: anglais

Adresse des documents de marché: <https://vergabe.landbw.de/NetServer/PublicationControllerServlet?function=Detail&TWOID=54321-Tender-19a0611c2e9-1f7cc1e9ab3310e9>

**5.1.12. Conditions du marché public**

**Conditions de soumission:**

Indication obligatoire de la sous-traitance: La part du marché que le soumissionnaire a l'intention de sous-traiter

Soumission par voie électronique: Autorisée

Adresse de soumission: <https://vergabe.landbw.de/>

Langues dans lesquelles les offres ou demandes de participation/candidatures peuvent être présentées: anglais

Catalogue électronique: Non autorisée

Variantes: Non autorisée

Les soumissionnaires peuvent présenter plusieurs offres: Autorisée

Date limite de réception des demandes de participation/candidatures: 17/02/2026 18:00:00 (UTC+01:00) Heure de l'Europe centrale, heure d'été de l'Europe occidentale

**Informations qui peuvent être complétées après la date limite de réception des offres:**

À la discrétion de l'acheteur, tous les documents manquants relatifs au soumissionnaire peuvent être transmis ultérieurement.

Informations complémentaires: Missing documents may be requested at the discretion of the contracting authority.

**Conditions du marché:**

Le contrat doit être exécuté dans le cadre de programmes d'emplois protégés: Non

Conditions relatives à l'exécution du contrat: The services will be commissioned in stages.

Facturation électronique: Autorisée

La commande en ligne sera utilisée: oui

Le paiement électronique sera utilisé: oui

Forme juridique que doit revêtir un groupe de soumissionnaires auquel un marché est attribué: jointly and severally liable

Arrangement financier: -

**Sous-traitance:**

Le contractant doit indiquer tout changement de sous-traitant(s) au cours de l'exécution du marché.

**5.1.15. Techniques**

**Accord-cadre:**

Pas d'accord-cadre

**5.1.16. Informations complémentaires, médiation et recours**

Organisation chargée des procédures de recours: Vergabekammer des Bundes beim Bundeskartellamt

Description des délais d'introduction des procédures de recours: A request to initiate a review procedure is inadmissible pursuant to Section 160 (3) GWB (German Act against restraints of Competition) if 1. the applicant recognized the alleged violation of procurement regulations before submitting the review request and did not notify the contracting authority within a period of ten calendar days; the expiry of the period pursuant to Section 134 (2) remains unaffected, 2. violations of public procurement regulations that are apparent from the announcement are not reported to the contracting authority by the deadline for applications or bids specified in the announcement at the latest, 3. Violations of procurement regulations that are only apparent in the procurement documents are not reported to the contracting authority by the deadline for applications or for the submission of tenders at the latest, 4. more than 15 calendar days have passed since receipt of the notification from the contracting authority that it does not intend to remedy a complaint. Sentence 1 shall not apply in the case of an application for a declaration of - invalidity of the contract pursuant to Section 135 (1) No. 2. - Section 134 (1) sentence 2 shall remain unaffected.

Organisation qui fournit des précisions concernant l'introduction des recours: Staatliches Hochbauamt Freiburg

## 8. Organisations

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**8.1. ORG-7001**

Nom officiel: Staatl. Hochbauamt Freiburg

Numéro d'enregistrement: 08-A9939-15

Adresse postale: Kartäuserstraße 61b

Ville: Freiburg  
Code postal: 79104  
Subdivision pays (NUTS): Freiburg im Breisgau, Stadtkreis (DE131)  
Pays: Allemagne  
Adresse électronique: [poststelle.hbafr@vbv.bwl.de](mailto:poststelle.hbafr@vbv.bwl.de)  
Téléphone: +49 761 3195 0  
Télécopieur: +49 761-3195-380  
Adresse internet: <https://www.bundesbau-bw.de>

**Rôles de cette organisation:**

Acheteur

**8.1. ORG-7004**

Nom officiel: Vergabekammer des Bundes beim Bundeskartellamt

Numéro d'enregistrement: ----

Adresse postale: Villemomblerstraße 76

Ville: Bonn

Code postal: 53123

Subdivision pays (NUTS): Bonn, Kreisfreie Stadt (DEA22)

Pays: Allemagne

Adresse électronique: [vk@bundeskartellamt.bund.de](mailto:vk@bundeskartellamt.bund.de)

Téléphone: +49 22894990

**Rôles de cette organisation:**

Organisation chargée des procédures de recours

**8.1. ORG-7005**

Nom officiel: Staatliches Hochbauamt Freiburg

Numéro d'enregistrement: ---

Adresse postale: Kartäuserstraße 61b

Ville: Freiburg

Code postal: 79104

Subdivision pays (NUTS): Stuttgart, Stadtkreis (DE111)

Pays: Allemagne

Adresse électronique: [poststelle.hbafr@vbv.bwl.de](mailto:poststelle.hbafr@vbv.bwl.de)

Téléphone: +49 761 3195 0

Télécopieur: +49 761-3195-380

Adresse internet: <https://www.bundesbau-bw.de>

**Rôles de cette organisation:**

Organisation qui fournit des précisions concernant l'introduction des recours

**8.1. ORG-7006**

Nom officiel: Datenservice Öffentlicher Einkauf (in Verantwortung des Beschaffungsamts des BMI)

Numéro d'enregistrement: 0204:994-DOEVD-83

Ville: Bonn

Code postal: 53119

Subdivision pays (NUTS): Bonn, Kreisfreie Stadt (DEA22)

Pays: Allemagne

Adresse électronique: [noreply.esender\\_hub@bescha.bund.de](mailto:noreply.esender_hub@bescha.bund.de)

Téléphone: +49228996100

**Rôles de cette organisation:**

TED eSender



## Informations relatives à l'avis

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Identifiant/version de l'avis: 5914d428-0563-42df-8b44-5ff76c0d858f - 01

Type de formulaire: Mise en concurrence

Type d'avis: Avis de marché ou de concession – régime ordinaire

Sous-type d'avis: 18

Date d'envoi de l'avis: 16/01/2026 10:16:18 (UTC+01:00) Heure de l'Europe centrale, heure d'été de l'Europe occidentale

Langues dans lesquelles l'avis en question est officiellement disponible: allemand

Numéro de publication de l'avis: 36386-2026

Numéro de publication au JO S: 12/2026

Date de publication: 19/01/2026