

172025-2026 - Iomaíocht

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

OJ S 50/2026 12/03/2026

Fógra maidir le conradh nó lamháltas — an gnáthchóras

Seirbhísí

1. Ceannaitheoir

1.1. Ceannaitheoir

Ainm oifigiúil: European Central Bank

R-phost: procurement@ecb.europa.eu

Cineál dlíthiúil an cheannaitheora: Institiúid, comhlact nó gníomhaireacht de chuid an AE

Gníomhaíocht an údaráis chonarthaigh: Gnóthaí eacnamaíocha

2. Nós imeachta

2.1. Nós imeachta

Teideal: Provision of strategic space management services

Cur síos: 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.

Aitheantóir an nós imeachta: dbd208d5-a9e0-4cd0-83dc-79cb8aefed44

Aitheantóir inmheánach: PRO-2879451137

An cineál nós imeachta: Idirbheartaíocht lena mbaineann foilsiú roimh ré glao ar iomaíocht / iomaíocht lena mbaineann idirbheartaíocht

Tá an nós imeachta á bhrostú: níl

Príomhghnéithe an nós imeachta: 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. Cuspóir

Cineál an chonartha: Seirbhísí

Príomhaicmiú (cpv): 71240000 Architectural, engineering and planning services
Aicmiú breise (cpv): 70330000 Property management services of real estate on a fee or contract basis

2.1.2. An áit feidhmíochta

Seoladh poist: Sonnemannstrasse 22

Baile: Frankfurt am Main

Cód poist: 60314

Foroinn tíre (NUTS): Frankfurt am Main, Kreisfreie Stadt (DE712)

Tír: An Ghearmáin

2.1.3. Luach

Luach measta gan CBL a áireamh: 8 000 000,00 EUR

Uasluach an chreat-chomhaontaithe: 9 600 000,00 EUR

2.1.4. Eolas ginearálta

Eolas breise: 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.

Bunús dlí:

Eile

<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. Forais eisiaimh

Foinse na gcúiseanna eisiúna: Doiciméad Soláthair

5. Luchtóg

5.1. Luchtóg: LOT-0001

Teideal: Provision of Strategic Space Management Services

Cur síos: 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.

Aitheantóir inmheánach: PRO-2879451137

5.1.1. Cuspóir

Cineál an chonartha: Seirbhísí

Príomhaicmiú (cpv): 71240000 Architectural, engineering and planning services

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

Roghanna:

Cur síos ar na roghanna: 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. An áit feidhmíochta

Seoladh poist: Sonnemannstrasse 22

Baile: Frankfurt am Main

Cód poist: 60314

Foroinn tíre (NUTS): Frankfurt am Main, Kreisfreie Stadt (DE712)

Tír: An Ghearmáin

5.1.3. Fad measta

Fad ama eile: Anaithnid

5.1.5. Luach

Uasluach an chreat-chomhaontaithe: 9 600 000,00 EUR

5.1.6. Eolas ginearálta

Rannpháirtíocht fhorchoimeáda:

Ní fhorchoimeádtar an rannpháirtíocht.

Tionscadal soláthair nach maoinítear le cistí an Aontais

Tá an soláthar cumhdaithe ag an gComhaontú maidir le Soláthar Rialtais (GPA): níl

5.1.9. Critéir roghnúcháin

Foinse na gcritéir roghnaithe: Doiciméad Soláthair

Eolas faoin dara céim de nós imeachta dhá chéim:

An líon íosta iarrthóirí a dtabharfar cuireadh dóibh chuig an dara céim den nós imeachta: 5

An líon uasta iarrthóirí a dtabharfar cuireadh dóibh chuig an dara céim den nós imeachta: 5

Beidh an nós imeachta ar siúl i gcéimeanna comhleanúnacha. I ngach céim, d'fhéadfaí roinnt rannpháirtithe a dhíchur

Forchoimeádann an ceannaitheoir an ceart an conradh a dhámhachtain ar bhonn na dtairiscintí tosaigh gan aon chaibidlíocht eile

5.1.10. Critéir dhámhachtana

Critéar:

Cineál: Cáilíocht

Cur síos: As specified in the procurement document.

Catagóir an critéir dhámhachtana meáchain: Ualú (céatadán, beacht)

Uimhir an chritéir dhámhachtana: 50

Critéar:

Cineál: Praghas

Cur síos: As specified in the procurement document.

Catagóir an critéir dhámhachtana meáchain: Ualú (céatadán, beacht)

Uimhir an chritéir dhámhachtana: 50

5.1.11. Doiciméid soláthair

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

Cainéal cumarsáide ad hoc:

Ainm: ECB e-tendering platform

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

5.1.12. Téarmaí soláthair

Téarmaí na haighneachta:

Cur isteach leictreonach: Éigeantach

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

Na teangacha inar féidir tairiscintí nó iarrataí ar rannpháirtíocht a chur isteach: Béarla

Catalóg leictreonach: Ní ceadmhach

Spriodhata chun iarrataí ar rannpháirtíocht a fháil: 10/04/2026 10:00:00 (UTC+00:00) Am Iarthar na hEorpa, GMT

Téarmaí an chonartha:

Ní mór an conradh a chur i gcrích faoi chuimsiú clár fostaíochta dídeanaí: Ní hea

Sonrascú leictreonach: Éigeantach

Úsáidfear ordú leictreonach: tá

Úsáidfear íocaíocht leictreonach: tá

5.1.15. Teicnící

Creat-chomhaontú:

Creat-chomhaontú, gan an iomaíocht a athoscailt

An t-uaslíon rannpháirtithe: 5

Eolas faoin gcóras ceannaigh dinimiciúil:

Níl feidhm ag córas ceannaigh dinimiciúil

5.1.16. Tuilleadh eolais, idirghabháil agus athbhreithniú

Eagraíocht idirghabhála: The European Ombudsman

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

Eolas faoi spriodhataí athbhreithnithe: 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.

Eagraíocht a sholáthraíonn faisnéis bhreise faoin nós imeachta soláthair: European Central Bank

Eagraíocht a sholáthraíonn rochtain as líne ar na doiciméid soláthair: European Central Bank

Eagraíocht a sholáthraíonn tuilleadh faisnéise faoi na nósanna imeachta athbhreithnithe:
European Central Bank
Eagraíocht a fhaigheann iarratais ar rannpháirtíocht: European Central Bank
Eagraíocht a phróiseálann tairiscintí: European Central Bank

8. Eagraíochtaí

8.1. ORG-0001

Ainm oifigiúil: European Central Bank
Uimhir chlárúcháin: 0001
Seoladh poist: Sonnemannstrasse 22
Baile: Frankfurt am Main
Cód poist: 60314
Foroinn tíre (NUTS): Frankfurt am Main, Kreisfreie Stadt (DE712)
Tír: An Ghearmáin
Pointe teagmhála: Central Procurement Office
R-phost: procurement@ecb.europa.eu
Teil.: +49 6913440
Seoladh idirlín: <https://www.ecb.europa.eu>
Críochphointe malartaithe faisnéise (URL): <https://www.ecb.europa.eu/ecb/jobsproc/sourcing/html/index.en.html>

Pointí teagmhála eile:

Ainm oifigiúil: Procurement Review Body of the European Central Bank, c/o Legal Advice Team
Seoladh poist: Sonnemannstrasse 22
Baile: Frankfurt am Main
Cód poist: 60314
Foroinn tíre (NUTS): Frankfurt am Main, Kreisfreie Stadt (DE712)
Tír: An Ghearmáin
Pointe teagmhála: Legal Advice Team
R-phost: LegalServices@ecb.europa.eu
Teil.: +49 6913440
Facs: +49 6913446886
Seoladh idirlín: <http://www.ecb.europa.eu>

Róil na heagraíochta seo:

Ceannaitheoir
Eagraíocht a sholáthraíonn faisnéis bhreise faoin nós imeachta soláthair
Eagraíocht a sholáthraíonn rochtain as líne ar na doiciméid soláthair
Eagraíocht a fhaigheann iarratais ar rannpháirtíocht
Eagraíocht a phróiseálann tairiscintí
Eagraíocht athbhreithniúcháin
Eagraíocht a sholáthraíonn tuilleadh faisnéise faoi na nósanna imeachta athbhreithnithe

8.1. ORG-0002

Ainm oifigiúil: The European Ombudsman
Uimhir chlárúcháin: 0002
Seoladh poist: 1 avenue du Président Robert Schuman, CS 30403
Baile: Strasbourg
Cód poist: 67001
Foroinn tíre (NUTS): Bas-Rhin (FRF11)

Tír: An Fhrainc
Pointe teagmhála: The European Ombudsman
R-phost: eo@ombudsman.europa.eu
Teil.: +33 388172313
Seoladh idirlín: <https://www.ombudsman.europa.eu/en/home>
Róil na heagraíochta seo:
Eagraíocht idirghabhála

Eolas faoin bhfógra

Aitheantóir/leagan an fhógra: 69a66a01-2bce-48a2-a1c0-69f139b0ea4b - 01
Cineál na foirme: Iomaíocht
Cineál an fhógra: Fógra maidir le conradh nó lamháltas — an gnáthchóras
Fochineál an fhógra: 16
Dáta seolta an fhógra: 11/03/2026 13:48:20 (UTC+00:00) Am Iarthar na hEorpa, GMT
Na teangacha ina bhfuil an fógra seo ar fáil go hoifigiúil: Béarla
Uimhir foilseacháin an fhógra: 172025-2026
Uimhir eagráin IO S: 50/2026
Dáta foilsithe: 12/03/2026