

36386-2026 - Iomaíocht

An Ghearmáin – Architectural, construction, engineering and inspection services – 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

Fógra maidir le conradh nó lamháltas — an gnáthchóras
Seirbhísí

1. Ceannaitheoir

1.1. Ceannaitheoir

Ainm oifigiúil: Staatl. Hochbauamt Freiburg

R-phost: poststelle.hbafr@vbv.bwl.de

Cineál dlíthiúil an cheannaitheora: Údarás réigiúnach

Gníomhaíocht an údaráis chonarthaigh: Gnóthaí eacnamaíocha

2. Nós imeachta

2.1. Nós imeachta

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

Cur síos: 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 m²/111,730 sf. The programmed net floor area is approximately 4,970 m²/ 53,497 sf for currently 159 positions: - Consulate General approx. 777 m²/8,364 sf - Permanent Mission to the United Nations approx. 2,276 m²/24,499 sf - Special areas approx. 1,917 m²/20,635 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).

Aitheantóir an nós imeachta: 406c69ab-da63-4cc4-9ecb-92f54dd1bd5c

Aitheantóir inmheánach: 25-00313

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

Tá an nós imeachta á bhrochtú: níl

2.1.1. Cuspóir

Cineál an chonartha: Seirbhísí

Príomhaicmiú (cpv): 71000000 Architectural, construction, engineering and inspection services

2.1.2. An áit feidhmíochta

Seoladh poist: Kartäuserstraße 61b

Baile: Freiburg
Cód poist: 79104
Foroinn tíre (NUTS): Freiburg im Breisgau, Stadtkreis (DE131)
Tír: An Ghearmáin

2.1.4. Eolas ginearálta

Eolas breise: 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.

Bunús dlí:

Treoir 2009/81/CE
vsvgv -

2.1.6. Forais eisiaimh

Foinse na gcúiseanna eisiúna: Doiciméad Soláthair

5. Luchtóg

5.1. Luchtóg: LOT-0000

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

Cur síos: 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).
Aitheantóir inmheánach: LOT-0000

5.1.1. Cuspóir

Cineál an chonartha: Seirbhísí
Príomhaicmiú (cpv): 71000000 Architectural, construction, engineering and inspection services
Roghanna:

Cur síos ar na roghanna: The services will be commissioned in stages.

5.1.3. Fad measta

Dáta tosaithe: 03/08/2026

5.1.4. Athnuachan

Athnuachaintí uasta: 0

5.1.6. Eolas ginearálta

Rannpháirtíocht fhorchoimeáda:

Ní fhorchoimeádtar an rannpháirtíocht.

Ní mór ainmneacha agus cáilíochtaí gairmiúla na mball foirne a thabhairt a shanntar chun an conradh a chomhlíonadh: Ceanglas um iarraidh ar pháirt a ghlacadh

Tionscadal soláthair nach maoinítear le cistí an Aontais

Tá an soláthar sin oiriúnach freisin d'fhiontair bheaga agus mheánmhéide (FBManna): níl Eolas breise: 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. Soláthar straitéiseach

Aidhm an tsoláthair straitéisigh: Níl soláthar straitéiseach i gceist

5.1.9. Critéir roghnúcháin

Foinse na gcritéir roghnaithe: Fógra, Doiciméad Soláthair

Critéar: Tagairtí ar sheirbhísí sonraithe

Cur síos ar an gcritéar roghnúcháin: 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.

Úsáidfear na critéir chun na hiarrthóirí a roghnú a dtabharfar cuireadh dóibh chuig an dara céim den nós imeachta

Critéar: Cáilíochtaí oideachasúla agus gairmiúla ábhartha

Cur síos ar an gcritéar roghnúcháin: 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).

Úsáidfear na critéir chun na hiarrthóirí a roghnú a dtabharfar cuireadh dóibh chuig an dara céim den nós imeachta

Critéar: Fórsa saothair meánach bliantúil

Cur síos ar an gcritéar roghnúcháin: 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

Úsáidfear na critéir chun na hiarrthóirí a roghnú a dtabharfar cuireadh dóibh chuig an dara céim den nós imeachta

Critéar: Cion fochoinraithe

Cur síos ar an gcritéar roghnúcháin: Specification of contract parts for which subcontracts may be awarded.

Úsáidfear na critéir chun na hiarrthóirí a roghnú a dtabharfar cuireadh dóibh chuig an dara céim den nós imeachta

Critéar: Riachtanais eacnamaíochta nó airgeadais eile

Cur síos ar an gcritéar roghnúcháin: 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

Eolas faoin dara céim de nós imeachta dhá chéim:

An líon íosta iarrthóirí a dtabharfar cuireadh dóibh chuig an dara céim den nós imeachta: 3

An líon uasta iarrthóirí a dtabharfar cuireadh dóibh chuig an dara céim den nós imeachta: 8

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

5.1.10. Critéir dhámhachtana

Critéar:

Cineál: Cáilíocht

Ainm: proposed solution/concept plans

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

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

Uimhir an chritéir dhámhachtana: 40

Critéar:

Cineál: Cáilíocht

Ainm: Project management

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

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

Uimhir an chritéir dhámhachtana: 40

Critéar:

Cineál: Praghas

Ainm: Preis

Cur síos: Fee offer

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

Uimhir an chritéir dhámhachtana: 20

5.1.11. Doiciméid soláthair

Na teangacha ina bhfuil na doiciméid soláthair ar fáil go hoifigiúil: Béarla

Seoladh na ndoiciméad soláthair: <https://vergabe.landbw.de/NetServer/PublicationControllerServlet?function=Detail&TWOID=54321-Tender-19a0611c2e9-1f7cc1e9ab3310e9>

5.1.12. Téarmaí soláthair

Téarmaí na haighneachta:

Léiriú éigeantach ar fhochonraitheoireacht: An cion den chonradh atá sé beartaithe ag an tairgeoir a ligean ar fochonradh

Cur isteach leictreonach: Ceadmhach

Seoladh an chur isteach: <https://vergabe.landbw.de/>

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

Catalóg leictreonach: Ní ceadmhach

Leaganacha malartacha: Ní ceadmhach

Féadfaidh tairgeoirí níos mó ná tairiscint amháin a chur isteach: Ceadmhach

Spríodhata chun iarrataí ar rannpháirtíocht a fháil: 17/02/2026 18:00:00 (UTC+01:00) Am Lár na hEorpa, Am Samhraidh Iarthar na hEorpa

Eolas is féidir a fhorlónadh tar éis an spríodhata chun iarratas a dhéanamh:

Faoi rogha an cheannaitheora, féadfar gach doiciméad ar iarraidh a bhaineann leis an tairgeoir a chur isteach níos déanaí.

Eolas breise: Missing documents may be requested at the discretion of the contracting authority.

Téarmaí an chonartha:

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

Coinníollacha a bhaineann le comhlíonadh an chonartha: The services will be commissioned in stages.

Sonrascú leictreonach: Ceadmhach

Úsáidfear ordú leictreonach: tá

Úsáidfear íocaíocht leictreonach: tá

An fhoirm dhlíthiúil nach mór do ghrúpa tairgeoirí ar a mbronntar conradh a ghlacadh: jointly and severally liable

Socrú airgeadais: -

Fochonraitheoireacht:

Ní mór don chonraitheoir aon athrú fochonraitheoirí le linn chur i ngníomh an chonartha a chur in iúl

5.1.15. Teicnící

Creat-chomhaontú:

Níl feidhm ag creat-chomhaontú

5.1.16. Tuilleadh eolais, idirghabháil agus athbhreithniú

Eagraíocht athbhreithniúcháin: Vergabekammer des Bundes beim Bundeskartellamt

Eolas faoi spriocdhátaí athbhreithnithe: 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.

Eagraíocht a sholáthraíonn tuilleadh faisnéise faoi na nósanna imeachta athbhreithnithe: Staatliches Hochbauamt Freiburg

8. Eagraíochtaí

8.1. ORG-7001

Ainm oifigiúil: Staatl. Hochbauamt Freiburg

Uimhir chlárúcháin: 08-A9939-15

Seoladh poist: Kartäuserstraße 61b

Baile: Freiburg

Cód poist: 79104

Foroinn tíre (NUTS): Freiburg im Breisgau, Stadtkreis (DE131)

Tír: An Ghearmáin
R-phost: poststelle.hbafr@vbv.bwl.de
Teil.: +49 761 3195 0
Facs: +49 761-3195-380
Seoladh idirlín: <https://www.bundesbau-bw.de>
Róil na heagraíochta seo:
Ceannaitheoir

8.1. ORG-7004

Ainm oifigiúil: Vergabekammer des Bundes beim Bundeskartellamt
Uimhir chlárúcháin: ----
Seoladh poist: Villemomblerstraße 76
Baile: Bonn
Cód poist: 53123
Foroinn tíre (NUTS): Bonn, Kreisfreie Stadt (DEA22)
Tír: An Ghearmáin
R-phost: vk@bundeskartellamt.bund.de
Teil.: +49 22894990
Róil na heagraíochta seo:
Eagraíocht athbhreithniúcháin

8.1. ORG-7005

Ainm oifigiúil: Staatliches Hochbauamt Freiburg
Uimhir chlárúcháin: ---
Seoladh poist: Kartäuserstraße 61b
Baile: Freiburg
Cód poist: 79104
Foroinn tíre (NUTS): Stuttgart, Stadtkreis (DE111)
Tír: An Ghearmáin
R-phost: poststelle.hbafr@vbv.bwl.de
Teil.: +49 761 3195 0
Facs: +49 761-3195-380
Seoladh idirlín: <https://www.bundesbau-bw.de>
Róil na heagraíochta seo:
Eagraíocht a sholáthraíonn tuilleadh faisnéise faoi na nósanna imeachta athbhreithnithe

8.1. ORG-7006

Ainm oifigiúil: Datenservice Öffentlicher Einkauf (in Verantwortung des Beschaffungsamts des BMI)
Uimhir chlárúcháin: 0204:994-DOEVD-83
Baile: Bonn
Cód poist: 53119
Foroinn tíre (NUTS): Bonn, Kreisfreie Stadt (DEA22)
Tír: An Ghearmáin
R-phost: noreply.esender_hub@bescha.bund.de
Teil.: +49228996100
Róil na heagraíochta seo:
TED eSender

Eolas faoin bhfógra

Aitheantóir/leagan an fhógra: 5914d428-0563-42df-8b44-5ff76c0d858f - 01

Cineál na foirme: Iomaíocht

Cineál an fhógra: Fógra maidir le conradh nó lamháltas — an gnáthchóras

Fochineál an fhógra: 18

Dáta seolta an fhógra: 16/01/2026 10:16:18 (UTC+01:00) Am Lár na hEorpa, Am Samhraidh Iarthar na hEorpa

Na teangacha ina bhfuil an fógra seo ar fáil go hoifigiúil: Gearmáinis

Uimhir foilseacháin an fhógra: 36386-2026

Uimhir eagráin IO S: 12/2026

Dáta foilsithe: 19/01/2026