

426292-2026 - Iomaíocht

An Ghearmáin – Real estate services – Strategic Real Estate Advisory and Corporate Real Estate Management Services

OJ S 118/2026 22/06/2026

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: Strategic Real Estate Advisory and Corporate Real Estate Management Services

Cur síos: 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.

Aitheantóir an nós imeachta: bc261d9f-eda4-42b8-a4f2-1ccedf42f137

Aitheantóir inmheánach: PRO-2879448886

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): 70000000 Real estate services

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: 4 000 000,00 EUR

Uasluach an chreat-chomhaontaithe: 4 800 000,00 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 Real Estate Advisory and Corporate Real Estate Management Services

Cur síos: 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.

Aitheantóir inmheánach: PRO-2879448886

5.1.1. Cuspóir

Cineál an chonartha: Seirbhísí

Príomhaicmiú (cpv): 70000000 Real estate services

Roghanna:

Cur síos ar na roghanna: 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. 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: 60 Míonna

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

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.

Critéar:

Cineál: Praghas

Cur síos: As specified in the procurement document.

5.1.11. Doiciméid soláthair

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

Cainéal cumarsáide ad hoc:

Ainm: ECB e-tendering platform

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

5.1.12. Téarmaí soláthair**Téarmaí na haighneachta:**

Cur isteach leictreonach: Éigeantach

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

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

Catalóg leictreonach: Ní ceadmhach

Leaganacha malartacha: Ní ceadmhach

Spriocdháta chun iarrataí ar rannpháirtíocht a fháil: 20/07/2026 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: 1

An bonn cirt atá le fad an chreat-chomhaontaithe: 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.

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 spriocdhátaí 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: 727b4db6-4cd9-463a-b4ca-e4bfde966bd9 - 01

Cineál na foirme: lomaíocht

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

Fochineál an fhógra: 16

Dáta seolta an fhógra: 18/06/2026 13:37:50 (UTC+00:00) Am Iarthar na hEorpa, GMT

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

Uimhir foilseacháin an fhógra: 426292-2026

Uimhir eagráin IO S: 118/2026

Dáta foilsithe: 22/06/2026