

172025-2026 - Kompetizzjoni

Il-Ġermanja – Servizi dwar l-arkitettura, l-inġinerija u l-ippjanar – Provision of strategic space management services

OJ S 50/2026 12/03/2026

Avviż tal-kuntratt jew tal-konċessjoni – reġim standard

Servizzi

1. Xerrej

1.1. Xerrej

Isem uffiċjali: European Central Bank

Email: procurement@ecb.europa.eu

Tip legali tax-xerrej: Istituzzjoni, korp jew aġenzija tal-UE

Attività tal-awtorità kontraenti: Affarijiet ekonomiċi

2. Proċedura

2.1. Proċedura

Titlu: Provision of strategic space management services

Deskrizzjoni: 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.

Identifikatur tal-proċedura: dbd208d5-a9e0-4cd0-83dc-79cb8aefed44

Identifikatur intern: PRO-2879451137

Tip ta' proċedura: Innegożjta bil-pubblikazzjoni minn qabel ta' sejha għall-kompetizzjoni/għall-kompetizzjoni bin-negożjar

Il-proċedura hija aċċellerata: Ie

Elementi prinċipali tal-proċedura: 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. Għan

Natura tal-kuntratt: Servizi

Klassifikazzjoni prinċipali (cpv): 71240000 Servizzi dwar l-arkitettura, l-inġinerija u l-ippjanar
Klassifikazzjoni addizzjonali (cpv): 70330000 Servizzi ta' amministrazzjoni ta' propjeta' immobbli fuq bażi ta' miżata jew b'kuntratt

2.1.2. Post tal-prestazzjoni

Indirizz postali: Sonnemannstrasse 22

Belt: Frankfurt am Main

Kodiċi postali: 60314

Sottodivizjoni tal-pajjiż (NUTS): Frankfurt am Main, Kreisfreie Stadt (DE712)

Pajjiż: Il-Ġermanja

2.1.3. Valur

Valur stmat mingħajr VAT: 8 000 000,00 EUR

Valur massimu tal-ftehim qafas: 9 600 000,00 EUR

2.1.4. Informazzjoni ġenerali

Informazzjoni addizzjonali: 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.

Baži legali:

Ieħor

<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. Raġunijiet għall-eskluzjoni

Sors tal-motivi għall-eżklussjoni: Dokument tal-Akkwist

5. Lott

5.1. Lott: LOT-0001

Titlu: Provision of Strategic Space Management Services

Deskrizzjoni: 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.

Identifikatur intern: PRO-2879451137

5.1.1. Għan

Natura tal-kuntratt: Servizzi

Klassifikazzjoni prinċipali (cpv): 71240000 Servizzi dwar l-arkitettura, l-inġinerija u l-ippjanar

Klassifikazzjoni addizzjonali (cpv): 70330000 Servizzi ta' amministrazzjoni ta' propjetà immobbli fuq bażi ta' miżata jew b'kuntratt

Għażliet:

Deskrizzjoni tal-għażliet: 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. Post tal-prestazzjoni

Indirizz postali: Sonnemannstrasse 22

Belt: Frankfurt am Main

Kodiċi postali: 60314

Sottodivizjoni tal-pajjiż (NUTS): Frankfurt am Main, Kreisfreie Stadt (DE712)

Pajjiż: Il-Ġermanja

5.1.3. Tul ta' żmien stmat

Tul ta' żmien ieħor: Mhux magħruf

5.1.5. Valur

Valur massimu tal-ftehim qafas: 9 600 000,00 EUR

5.1.6. Informazzjoni ġenerali

Parteċipazzjoni riżervata:

Il-parteċipazzjoni mhijiex riżervata.

Proġett ta' akkwist mhux iffinanzjat mill-Fondi tal-UE

L-akkwist huwa kopert mill-Ftehim dwar l-Akkwisti Pubbliċi (GPA): Ie

5.1.9. Kriterji tal-għażla

Sors tal-kriterji ta' għażla: Dokument tal-Akkwist

Informazzjoni dwar it-tieni stadju ta' proċedura b'żewġ stadji:

Numru minimu ta' kandidati li għandhom jiġu mistiedna għat-tieni stadju tal-proċedura: 5

Numru massimu ta' kandidati li għandhom jiġu mistiedna għat-tieni stadju tal-proċedura: 5

Il-proċedura se ssir fi stadji suċċessivi. F'kull stadju, xi parteċipanti jistgħu jiġu eliminati

Ix-xerrej jirriżerva d-dritt li jagħti l-kuntratt abbażi tal-offerti inizjali mingħajr negozjar ulterjuri

5.1.10. Kriterji tal-għoti

Kriterju:

Tip: Kwalità

Deskrizzjoni: As specified in the procurement document.

Kategorija tal-kriterju tal-għoti piż: Fattur ta' ponderazzjoni (persentaġġ, eżatt)

Numru tal-kriterju għall-għoti: 50

Kriterju:

Tip: Prezz

Deskrizzjoni: As specified in the procurement document.

Kategorija tal-kriterju tal-għoti piż: Fattur ta' ponderazzjoni (persentaġġ, eżatt)

Numru tal-kriterju għall-għoti: 50

5.1.11. Dokumenti tal-akkwist

Indirizz tad-dokumenti tal-akkwist: <https://eu.mu.ariba.com/uav/project/?token=6abcf9e-3ffd-4973-8666-7f2b19d522ab>

Mezz ta' komunikazzjoni ad hoc:

Isem: ECB e-tendering platform

URL: <https://eu.mu.ariba.com/uav/project/?token=6abcf9e-3ffd-4973-8666-7f2b19d522ab>

5.1.12. Termini tal-akkwist

Termini tas-sottomissjoni:

Sottomissjoni elettronika: Meħtieġa

Indirizz għas-sottomissjoni: <https://eu.mu.ariba.com/uav/project/?token=6abcf9e-3ffd-4973-8666-7f2b19d522ab>

Lingwi li bihom jistgħu jiġu sottomessi offerti jew talbiet għall-partecipazzjoni: Ingliż

Katalogu elettroniku: Mhux permessa

Skadenza biex jintlaqgħu t-talbiet għall-partecipazzjoni: 10/04/2026 10:00:00 (UTC+00:00) Hin tal-Ewropa tal-Punent, GMT

Termini tal-kuntratt:

L-eżekuzzjoni tal-kuntratt għandha titwettaq fil-qafas ta' programmi ta' impjiegi protetti: Le

Fatturazzjoni elettronika: Meħtieġa

Se tintuża l-ordni elettronika: iva

Se jintuża l-pagament elettroniku: iva

5.1.15. Tekniki

Ftehim qafas:

Ftehim qafas, mingħajr ma terġa' tinfetaħ il-kompetizzjoni

Numru massimu ta' partecipanti: 5

Informazzjoni dwar is-sistema dinamika tax-xiri:

Ebda sistema dinamika ta' xiri

5.1.16. Aktar informazzjoni, medjazzjoni u rieżami

Organizzazzjoni tal-medjazzjoni: The European Ombudsman

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

Informazzjoni dwar l-iskadenzi tar-rieżami: 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.

Organizzazzjoni li tipprovdi informazzjoni addizzjonali dwar il-proċedura tal-akkwist: European Central Bank

Organizzazzjoni li tipprovdi aċċess offline għad-dokumenti tal-akkwist: European Central Bank

Organizzazzjoni li tipprovdi iktar informazzjoni dwar proċeduri tar-rieżami: European Central Bank

Organizzazzjoni li tirċievi t-talbiet għall-partecipazzjoni: European Central Bank

8. Organizzazzjonijiet

8.1. ORG-0001

Isem uffiċjali: European Central Bank

Numru tar-reġistrazzjoni: 0001

Indirizz postali: Sonnemannstrasse 22

Belt: Frankfurt am Main

Kodiċi postali: 60314

Sottodivizjoni tal-pajjiż (NUTS): Frankfurt am Main, Kreisfreie Stadt (DE712)

Pajjiż: Il-Ġermanja

Punt ta' kuntatt: Central Procurement Office

Email: procurement@ecb.europa.eu

Telefown: +49 6913440

Indirizz tal-internet: <https://www.ecb.europa.eu>

Endpoint tal-iskambju ta' informazzjoni (URL): <https://www.ecb.europa.eu/ecb/jobsproc/sourcing/html/index.en.html>

Punti ta' kuntatt oħra:

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

Indirizz postali: Sonnemannstrasse 22

Belt: Frankfurt am Main

Kodiċi postali: 60314

Sottodivizjoni tal-pajjiż (NUTS): Frankfurt am Main, Kreisfreie Stadt (DE712)

Pajjiż: Il-Ġermanja

Punt ta' kuntatt: Legal Advice Team

Email: LegalServices@ecb.europa.eu

Telefown: +49 6913440

Fax: +49 6913446886

Indirizz tal-internet: <http://www.ecb.europa.eu>

Rwoli ta' din l-organizzazzjoni:

Xerrej

Organizzazzjoni li tipprovdi informazzjoni addizzjonali dwar il-proċedura tal-akkwist

Organizzazzjoni li tipprovdi aċċess offline għad-dokumenti tal-akkwist

Organizzazzjoni li tirċievi t-talbiet għall-partecipazzjoni

Organizzazzjoni li tipproċessa l-offerti

Organizzazzjoni tar-rieżami

Organizzazzjoni li tipprovdi iktar informazzjoni dwar proċeduri tar-rieżami

8.1. ORG-0002

Isem uffiċjali: The European Ombudsman

Numru tar-reġistrazzjoni: 0002

Indirizz postali: 1 avenue du Président Robert Schuman, CS 30403

Belt: Strasbourg

Kodiċi postali: 67001

Sottodivizjoni tal-pajjiż (NUTS): Bas-Rhin (FRF11)

Pajjiż: Franza

Punt ta' kuntatt: The European Ombudsman

Email: eo@ombudsman.europa.eu

Telefown: +33 388172313

Indirizz tal-internet: <https://www.ombudsman.europa.eu/en/home>

Rwoli ta' din l-organizzazzjoni:

Organizzazzjoni tal-medjazzjoni

Informazzjoni dwar l-avviż

Identifikatur/verżjoni tal-avviż: 69a66a01-2bce-48a2-a1c0-69f139b0ea4b - 01

Tip ta' formola: Kompetizzjoni

Tip ta' avviż: Avviż tal-kuntratt jew tal-konċessjoni – reġim standard

Sottotip tal-avviż: 16

Data ta' meta ntbagħat l-avviż: 11/03/2026 13:48:20 (UTC+00:00) Hin tal-Ewropa tal-Punent, GMT

Lingwi li bihom dan l-avviż huwa disponibbli ufficjalment: Ingliz

Numru tal-pubblikazzjoni tal-avviż: 172025-2026

Numru tal-ħarġa tal-ĠU S: 50/2026

Data tal-pubblikazzjoni: 12/03/2026