

426292-2026 - Kompetizzjoni

Il-Ġermanja – Servizi ta' bini immobbli – Strategic Real Estate Advisory and Corporate Real Estate Management Services

OJ S 118/2026 22/06/2026

**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: Strategic Real Estate Advisory and Corporate Real Estate Management Services

Deskrizzjoni: 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.

Identifikatur tal-proċedura: bc261d9f-eda4-42b8-a4f2-1ccedf42f137

Identifikatur intern: PRO-2879448886

Tip ta' proċedura: Innegożjata 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): 70000000 Servizi ta' bini immobbli

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: 4 000 000,00 EUR

Valur massimu tal-ftehim qafas: 4 800 000,00 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:

leġor

<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 Real Estate Advisory and Corporate Real Estate Management Services

Deskrizzjoni: 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.
Identifikatur intern: PRO-2879448886

5.1.1. Għan

Natura tal-kuntratt: Servizzi

Klassifikazzjoni prinċipali (cpv): 70000000 Servizzi ta' bini immobbli

Għażliet:

Deskrizzjoni tal-għażliet: 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. 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: 60 Xhur

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

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

lx-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.

Kriterju:

Tip: Prezz

Deskrizzjoni: As specified in the procurement document.

5.1.11. Dokumenti tal-akkwist

Indirizz tad-dokumenti tal-akkwist: <https://eu.mu.riba.com/uav/project/?token=380f75be-f567-4fa3-8faf-0f47a698c489>

Mezz ta' komunikazzjoni ad hoc:

Isem: ECB e-tendering platform

5.1.12. Termini tal-akkwist

Termini tas-sottomissjoni:

Sottomissjoni elettronika: Meħtieġa

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

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

Katalogu elettroniku: Mhux permessa

Varjanti: Mhux permessa

Skadenza biex jintlaqgħu t-talbiet għall-partecipazzjoni: 20/07/2026 10:00:00 (UTC+00:00) Ħin 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: 1

Ġustifikazzjoni tat-tul ta' żmien tal-ftehim qafas: 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.

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

Organizzazzjoni li tipproċessa l-offerti: European Central Bank

8. Organizzazzjonijiet

8.1. ORG-0001

Isem uffiċjali: European Central Bank

Numru tar-registrazzjoni: 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-registrazzjoni: 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: 727b4db6-4cd9-463a-b4ca-e4bfde966bd9 - 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: 18/06/2026 13:37:50 (UTC+00:00) Ħin tal-Ewropa tal-Punent, GMT
Lingwi li bihom dan l-avviż huwa disponibbli uffiċjalment: Ingliż
Numru tal-pubblikazzjoni tal-avviż: 426292-2026
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