

36386-2026 - Procedură concurențială

Germania – Servicii de arhitectură, de construcții, de inginerie și de inspecție – 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

**Anunț de participare sau de concesiune - regim standard
Servicii**

1. Cumpărător

1.1. Cumpărător

Denumire oficială: Staatl. Hochbauamt Freiburg

E-mail: poststelle.hbafr@vbv.bwl.de

Forma juridică a achizitorului: Autoritate regională

Activitatea autorității contractante: Afaceri economice

2. Procedură

2.1. Procedură

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

Descriere: 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).

Identificatorul procedurii: 406c69ab-da63-4cc4-9ecb-92f54dd1bd5c

Identificator intern: 25-00313

Tip de procedură: Negociată cu publicarea prealabilă a unei proceduri concurențiale de ofertare / competitivă cu negociere

Procedura este accelerată: nu

2.1.1. Scop

Natura contractului: Servicii

Clasificarea principală (cpv): 71000000 Servicii de arhitectură, de construcții, de inginerie și de inspecție

2.1.2. Locul de executare

Adresă poștală: Kartäuserstraße 61b
Localitate: Freiburg
Cod poștal: 79104
Subdiviziunea țării (NUTS): Freiburg im Breisgau, Stadtkreis (DE131)
Țara: Germania

2.1.4. Informații generale

Informații suplimentare: 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.

Temei juridic:

Directiva 2009/81/CE
vsvgv -

2.1.6. Motive de excludere

Sursele motivelor de excludere: Document de achiziție

5. Lot

5.1. Lot: LOT-0000

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

Descriere: 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).

Identificator intern: LOT-0000

5.1.1. Scop

Natura contractului: Servicii

Clasificarea principală (cpv): 71000000 Servicii de arhitectură, de construcții, de inginerie și de inspecție

Opțiuni:

Descrierea opțiunilor: The services will be commissioned in stages.

5.1.3. Durata estimată

Data începerii: 03/08/2026

Data de sfârșit a duratei: 30/12/2033

5.1.4. Reînnoire

Numărul maxim de reînnoiri: 0

5.1.6. Informații generale

Participare rezervată:

Participarea nu este rezervată.

Trebuie să fie specificate numele și calificările profesionale ale personalului însărcinat cu executarea contractului: Cerință referitoare la cererea de participare

Proiect de achiziții publice nefinanțat din fonduri UE

Această procedură de achiziții publice este adecvată și pentru întreprinderile mici și mijlocii (IMM-uri): nu

Informații suplimentare: 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. Achiziție publică strategică

Obiectivul achiziției publice strategice: Nu se aplică achiziții strategice

5.1.9. Criterii de selecție

Sursele criteriilor de selecție: Anunț, Document de achiziție

Criteriu: Referințe despre servicii specificate

Descrierea criteriului de selecție: 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.

Criteriile vor fi utilizate pentru a selecta candidații care urmează să fie invitați în a doua etapă a procedurii

Criteriu: Calificări educaționale și profesionale relevante

Descrierea criteriului de selecție: 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).

Criteriile vor fi utilizate pentru a selecta candidații care urmează să fie invitați în a doua etapă a procedurii

Criteriu: Media anuală a forței de muncă

Descrierea criteriului de selecție: 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

Criteriile vor fi utilizate pentru a selecta candidații care urmează să fie invitați în a doua etapă a procedurii

Criteriu: Proportia subcontractării

Descrierea criteriului de selecție: Specification of contract parts for which subcontracts may be awarded.

Criteriile vor fi utilizate pentru a selecta candidații care urmează să fie invitați în a doua etapă a procedurii

Criteriu: Alte cerințe economice sau financiare

Descrierea criteriului de selecție: 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

Informații privind a doua etapă a unei proceduri în două etape:

Numărul minim de candidați care urmează să fie invitați în a doua etapă a procedurii: 3

Numărul maxim de candidați care urmează să fie invitați în a doua etapă a procedurii: 8

Procedura se va desfășura în mai multe etape. În fiecare etapă, unii participanți pot fi eliminați

5.1.10. Criterii de atribuire

Criteriu:

Tip: Calitate

Denumire: proposed solution/concept plans

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

Categorie a criteriului de atribuire greutate: Ponderare (procentaj, valoare exactă)

Număr legat de criteriul de atribuire: 40

Criteriu:

Tip: Calitate

Denumire: Project management

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

Categorie a criteriului de atribuire greutate: Ponderare (procentaj, valoare exactă)

Număr legat de criteriul de atribuire: 40

Criteriu:

Tip: Preț

Denumire: Preis

Descriere: Fee offer

Categorie a criteriului de atribuire greutate: Ponderare (procentaj, valoare exactă)

Număr legat de criteriul de atribuire: 20

5.1.11. Documentele achiziției

Limbile în care documentele achiziției sunt disponibile oficial: engleză

Unde se găsesc documentele achiziției: <https://vergabe.landbw.de/NetServer/PublicationControllerServlet?function=Detail&TWOID=54321-Tender-19a0611c2e9-1f7cc1e9ab3310e9>

5.1.12. Condițiile achiziției publice

Condiții de depunere:

Indicarea obligatorie a subcontractării: Partea din contract pe care ofertantul intenționează să o subcontracteze

Depunere electronică: Autorizată

Adresa de depunere: <https://vergabe.landbw.de/>

Limbile în care pot fi depuse ofertele sau cererile de participare: engleză

Catalog electronic: Nu este permisă

Variante: Nu este permisă

Ofertanții pot depune mai multe oferte: Autorizată

Termenul-limită pentru primirea cererilor de participare: 17/02/2026 18:00:00 (UTC+01:00) ora Europei Centrale, ora de vară a Europei Occidentale

Informații care pot fi completate după termenul-limită de depunere:

La latitudinea cumpărătorului, toate documentele lipsă legate de ofertant pot fi depuse ulterior. Informații suplimentare: Missing documents may be requested at the discretion of the contracting authority.

Clauzele contractuale:

Executarea contractului trebuie efectuată în cadrul unor programe de angajare protejată: Nu
Condiții privind executarea contractului: The services will be commissioned in stages.

Facturare electronică: Autorizată

Se va utiliza comanda electronică: da

Se va utiliza plata electronică: da

Forma juridică pe care trebuie să o adopte un grup de ofertanți căruia i se atribuie un contract: jointly and severally liable

Acord financiar: -

Subcontractare:

Contractantul trebuie să indice orice schimbare a subcontractanților pe durata executării contractului.

5.1.15. Aspecte tehnice**Acord-cadru:**

Niciun acord-cadru

5.1.16. Informații suplimentare, mediere și căi de atac

Organizația responsabilă cu căile de atac: Vergabekammer des Bundes beim Bundeskartellamt

Informații privind termenele-limită pentru reexaminare: 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.

Organizația care furnizează mai multe informații cu privire la căile de atac: Staatliches Hochbauamt Freiburg

8. Organizații**8.1. ORG-7001**

Denumire oficială: Staatl. Hochbauamt Freiburg

Număr de înregistrare: 08-A9939-15

Adresă poștală: Kartäuserstraße 61b

Localitate: Freiburg

Cod poștal: 79104

Subdiviziunea țării (NUTS): Freiburg im Breisgau, Stadtkreis (DE131)

Țara: Germania
E-mail: poststelle.hbafr@vbv.bwl.de
Telefon: +49 761 3195 0
Fax: +49 761-3195-380
Adresa de internet: <https://www.bundesbau-bw.de>
Rolurile acestei organizații:
Cumpărător

8.1. ORG-7004

Denumire oficială: Vergabekammer des Bundes beim Bundeskartellamt
Număr de înregistrare: ----
Adresă poștală: Villemomblerstraße 76
Localitate: Bonn
Cod poștal: 53123
Subdiviziunea țării (NUTS): Bonn, Kreisfreie Stadt (DEA22)
Țara: Germania
E-mail: vk@bundeskartellamt.bund.de
Telefon: +49 22894990
Rolurile acestei organizații:
Organizația responsabilă cu căile de atac

8.1. ORG-7005

Denumire oficială: Staatliches Hochbauamt Freiburg
Număr de înregistrare: ---
Adresă poștală: Kartäuserstraße 61b
Localitate: Freiburg
Cod poștal: 79104
Subdiviziunea țării (NUTS): Stuttgart, Stadtkreis (DE111)
Țara: Germania
E-mail: poststelle.hbafr@vbv.bwl.de
Telefon: +49 761 3195 0
Fax: +49 761-3195-380
Adresa de internet: <https://www.bundesbau-bw.de>
Rolurile acestei organizații:
Organizația care furnizează mai multe informații cu privire la căile de atac

8.1. ORG-7006

Denumire oficială: Datenservice Öffentlicher Einkauf (in Verantwortung des Beschaffungsamts des BMI)
Număr de înregistrare: 0204:994-DOEVD-83
Localitate: Bonn
Cod poștal: 53119
Subdiviziunea țării (NUTS): Bonn, Kreisfreie Stadt (DEA22)
Țara: Germania
E-mail: noreply.esender_hub@bescha.bund.de
Telefon: +49228996100
Rolurile acestei organizații:
TED eSender

Informații privind anunțul

Identificatorul/versiunea anunțului: 5914d428-0563-42df-8b44-5ff76c0d858f - 01

Tip de formular: Procedură concurențială

Tip de anunț: Anunț de participare sau de concesionare - regim standard

Subtipul anunțului: 18

Data notificării expedierii: 16/01/2026 10:16:18 (UTC+01:00) ora Europei Centrale, ora de vară a Europei Occidentale

Limbile în care acest anunț este disponibil oficial: germană

Numărul de publicare al anunțului: 36386-2026

Numărul ediției JO S: 12/2026

Data publicării: 19/01/2026