

36386-2026 - Javni razpis

Nemčija – Arhitekturne, gradbeniške, inženirske in inšpekcijske storitve – 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

**Obvestilo o koncesiji ali naročilu – standardna ureditev
Storitve**

1. Kupec

1.1. Kupec

Uradno ime: Staatl. Hochbauamt Freiburg

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

Pravna vrsta kupca: Regionalni organ

Dejavnost javnega naročnika: Gospodarske zadeve

2. Postopek

2.1. Postopek

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

Opis: 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).

Identifikator postopka: 406c69ab-da63-4cc4-9ecb-92f54dd1bd5c

Notranji identifikator: 25-00313

Vrsta postopka: S pogajanji, s predhodno objavo javnega razpisa / konkurenčni postopek s pogajanji

Postopek je pospešen: ne

2.1.1. Namen

Vrsta javnega naročila: Storitve

Glavna klasifikacijska oznaka (cpv): 71000000 Arhitekturne, gradbeniške, inženirske in inšpekcijske storitve

2.1.2. Kraj izvajanja

Poštni naslov: Kartäuserstraße 61b

Mesto: Freiburg

Poštna številka: 79104

Podregija države (NUTS): Freiburg im Breisgau, Stadtkreis (DE131)

Država: Nemčija

2.1.4. Splošne informacije

Dodatne informacije: 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.

Pravna podlaga:

Direktiva 2009/81/ES

vsvgv -

2.1.6. Razlogi za izključitev

Viri izključitvenih razlogov: Dokument v zvezi z oddajo naročila

5. Sklop

5.1. Sklop: LOT-0000

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

Opis: 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).

Notranji identifikator: LOT-0000

5.1.1. Namen

Vrsta javnega naročila: Storitve

Glavna klasifikacijska oznaka (cpv): 71000000 Arhitekturne, gradbeniške, inženirske in inšpekcijske storitve

Možnosti:

Opis možnosti: The services will be commissioned in stages.

5.1.3. Predvideno trajanje

Datum začetka: 03/08/2026

Datum zaključka trajanja: 30/12/2033

5.1.4. Podaljšanje

Največje število podaljšanj: 0

5.1.6. Splošne informacije

Pridržana udeležba:

Udeležba ni pridržana.

Navedi je treba imena in poklicne kvalifikacije osebja, ki izvaja javno naročilo: Zahteva za prijavo za sodelovanje

Projekt javnega naročanja se ne financira s sredstvi EU

To javno naročilo je primerno tudi za mala in srednja podjetja (MSP): ne

Dodatne informacije: 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. Strateško javno naročanje

Namen strateškega javnega naročanja: Ni strateškega naročanja

5.1.9. Merila za izbor

Viri izbirnih kriterijev: Obvestilo, Dokument v zvezi z oddajo naročila

Merilo: Reference o določenih storitvah

Opis merila za izbor: 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.

Merila se bodo uporabila za izbiro kandidatov, ki se povabijo k sodelovanju v drugi stopnji postopka

Merilo: Ustrezne izobraževalne in poklicne kvalifikacije

Opis merila za izbor: 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).

Merila se bodo uporabila za izbiro kandidatov, ki se povabijo k sodelovanju v drugi stopnji postopka

Merilo: Povprečna letna delovna sila

Opis merila za izbor: 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

Merila se bodo uporabila za izbiro kandidatov, ki se povabijo k sodelovanju v drugi stopnji postopka

Merilo: Delež podizvajanja

Opis merila za izbor: Specification of contract parts for which subcontracts may be awarded. Merila se bodo uporabila za izbiro kandidatov, ki se povabijo k sodelovanju v drugi stopnji postopka

Merilo: Druge ekonomske ali finančne zahteve

Opis merila za izbor: 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

Informacija o drugi stopnji dvostopenjskega postopka:

Najmanjše število kandidatov, ki se povabijo k sodelovanju v drugi stopnji postopka: 3

Največje število kandidatov, ki se povabijo k sodelovanju v drugi stopnji postopka: 8

Postopek se bo odvijal v zaporednih stopnjah. Na vsaki stopnji se lahko izločijo nekateri sodelujoči

5.1.10. Merila za oddajo javnega naročila

Merilo:

Vrsta: Kakovost

Ime: proposed solution/concept plans

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

Kategorija merila za oddajo javnega naročila teža: Ponder (odstotek, točen)

Številka v merilu za oddajo: 40

Merilo:

Vrsta: Kakovost

Ime: Project management

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

Kategorija merila za oddajo javnega naročila teža: Ponder (odstotek, točen)

Številka v merilu za oddajo: 40

Merilo:

Vrsta: Cena

Ime: Preis

Opis: Fee offer

Kategorija merila za oddajo javnega naročila teža: Ponder (odstotek, točen)

Številka v merilu za oddajo: 20

5.1.11. Dokumenti v zvezi z oddajo javnega naročila

Jeziki, v katerih so uradno na voljo dokumenti v zvezi z oddajo javnega naročila: angleščina

Naslov dokumentov v zvezi z oddajo javnega naročila: <https://vergabe.landbw.de/NetServer/PublicationControllerServlet?function=Detail&TWOID=54321-Tender-19a0611c2e9-1f7cc1e9ab3310e9>

5.1.12. Pogoji javnega naročila

Pogoji za predložitev:

Obvezna navedba oddaje naročil podizvajalcem: Delež naročila, ki ga ponudnik namerava oddati podizvajalcem

Elektronska predložitev: Dovoljeno

Naslov za predložitev: <https://vergabe.landbw.de/>

Jeziki, v katerih se lahko oddajo ponudbe ali prijave za sodelovanje: angleščina

Elektronski katalog: Ni dovoljeno

Variantne ponudbe: Ni dovoljeno

Ponudniki lahko predložijo več kot eno ponudbo: Dovoljeno

Rok za prejem prijav za sodelovanje: 17/02/2026 18:00:00 (UTC+01:00) Srednjeevropski čas, zahodnoevropski poletni čas

Informacije, ki se lahko dodajo po roku za predložitev:

Po presoji kupca se lahko vsi manjkajoči dokumenti v zvezi s ponudbo predložijo pozneje.
Dodatne informacije: Missing documents may be requested at the discretion of the contracting authority.

Pogoji javnega naročila:

Izvajanje javnega naročila je treba zagotoviti v okviru programov zaščenega zaposlovanja: Ne
Pogoji, povezani z izvajanjem javnega naročila: The services will be commissioned in stages.

Elektronsko izdajanje računov: Dovoljeno

Uporabljeno bo elektronsko naročanje: da

Uporabljeno bo elektronsko plačevanje: da

Obvezna pravna oblika skupine ponudnikov, ki se ji odda javno naročilo: jointly and severally liable

Finančna ureditev: -

Oddaja naročil podizvajalcem:

Izvajalec mora navesti vsako spremembo podizvajalcev med izvajanjem naročila.

5.1.15. Tehnike

Okvirni sporazum:

Ni okvirnega sporazuma

5.1.16. Dodatne informacije, mediacija in revizija

Organizacija za revizijo: Vergabekammer des Bundes beim Bundeskartellamt

Informacije o rokih za revizijo: 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.

Organizacija, ki daje dodatne informacije o revizijskih postopkih: Staatliches Hochbauamt Freiburg

8. Organizacije

8.1. ORG-7001

Uradno ime: Staatl. Hochbauamt Freiburg

Registrska številka: 08-A9939-15

Poštni naslov: Kartäuserstraße 61b

Mesto: Freiburg

Poštna številka: 79104

Podregija države (NUTS): Freiburg im Breisgau, Stadtkreis (DE131)

Država: Nemčija

E-naslov: poststelle.hbafr@vbw.bwl.de

Tel.: +49 761 3195 0

Faks: +49 761-3195-380

Spletni naslov: <https://www.bundesbau-bw.de>

Vloge te organizacije:

Kupec

8.1. ORG-7004

Uradno ime: Vergabekammer des Bundes beim Bundeskartellamt

Registrska številka: ----

Poštni naslov: Villemomblerstraße 76

Mesto: Bonn

Poštna številka: 53123

Podregija države (NUTS): Bonn, Kreisfreie Stadt (DEA22)

Država: Nemčija

E-naslov: vk@bundeskartellamt.bund.de

Tel.: +49 22894990

Vloge te organizacije:

Organizacija za revizijo

8.1. ORG-7005

Uradno ime: Staatliches Hochbauamt Freiburg

Registrska številka: ---

Poštni naslov: Kartäuserstraße 61b

Mesto: Freiburg

Poštna številka: 79104

Podregija države (NUTS): Stuttgart, Stadtkreis (DE111)

Država: Nemčija

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

Tel.: +49 761 3195 0

Faks: +49 761-3195-380

Spletni naslov: <https://www.bundesbau-bw.de>

Vloge te organizacije:

Organizacija, ki daje dodatne informacije o revizijskih postopkih

8.1. ORG-7006

Uradno ime: Datenservice Öffentlicher Einkauf (in Verantwortung des Beschaffungsamts des BMI)

Registrska številka: 0204:994-DOEVD-83

Mesto: Bonn

Poštna številka: 53119

Podregija države (NUTS): Bonn, Kreisfreie Stadt (DEA22)

Država: Nemčija

E-naslov: noreply.esender_hub@bescha.bund.de

Tel.: +49228996100

Vloge te organizacije:

TED eSender

Informacije o obvestilu

Identifikator/različica obvestila: 5914d428-0563-42df-8b44-5ff76c0d858f - 01

Vrsta obrazca: Javni razpis

Vrsta obvestila: Obvestilo o koncesiji ali naročilu – standardna ureditev

Podvrsta obvestila: 18

Datum pošiljanja obvestila: 16/01/2026 10:16:18 (UTC+01:00) Srednjeevropski čas,
zahodnoevropski poletni čas

Jeziki, v katerih je uradno dostopno to obvestilo: nemščina

Številka objave obvestila: 36386-2026

Številka izdaje UL S: 12/2026

Datum objave: 19/01/2026