

426292-2026 - Javni razpis

Nemčija – Storitve poslovanja z nepremičninami – Strategic Real Estate Advisory and Corporate Real Estate Management Services

OJ S 118/2026 22/06/2026

Obvestilo o koncesiji ali naročilu – standardna ureditev

Storitve

1. Kupec

1.1. Kupec

Uradno ime: European Central Bank

E-naslov: procurement@ecb.europa.eu

Pravna vrsta kupca: Institucija, organ ali agencija EU

Dejavnost javnega naročnika: Gospodarske zadeve

2. Postopek

2.1. Postopek

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

Opis: 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.

Identifikator postopka: bc261d9f-eda4-42b8-a4f2-1ccedf42f137

Notranji identifikator: PRO-2879448886

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

Postopek je pospešen: ne

Glavne značilnosti postopka: 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. Namen

Vrsta javnega naročila: Storitve

Glavna klasifikacijska oznaka (cpv): 70000000 Storitve poslovanja z nepremičninami

2.1.2. Kraj izvajanja

Poštni naslov: Sonnemannstrasse 22

Mesto: Frankfurt am Main

Poštna številka: 60314

Podregija države (NUTS): Frankfurt am Main, Kreisfreie Stadt (DE712)

Država: Nemčija

2.1.3. Vrednost

Ocenjena vrednost brez DDV: 4 000 000,00 EUR
Najvišja vrednost okvirnega sporazuma: 4 800 000,00 EUR

2.1.4. Splošne informacije

Dodatne informacije: 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.

Pravna podlaga:

Drugo

<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. Razlogi za izključitev

Viri izključitvenih razlogov: Dokument v zvezi z oddajo naročila

5. Sklop

5.1. Sklop: LOT-0001

Naslov: Provision of Strategic Real Estate Advisory and Corporate Real Estate Management Services

Opis: 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.

Notranji identifikator: PRO-2879448886

5.1.1. Namen

Vrsta javnega naročila: Storitve

Glavna klasifikacijska oznaka (cpv): 70000000 Storitve poslovanja z nepremičninami

Možnosti:

Opis možnosti: 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. Kraj izvajanja

Poštni naslov: Sonnemannstrasse 22

Mesto: Frankfurt am Main

Poštna številka: 60314

Podregija države (NUTS): Frankfurt am Main, Kreisfreie Stadt (DE712)

Država: Nemčija

5.1.3. Predvideno trajanje

Trajanje: 60 Meseci

5.1.6. Splošne informacije

Pridržana udeležba:

Udeležba ni pridržana.

Projekt javnega naročanja se ne financira s sredstvi EU

Javno naročilo je zajeto v Sporazumu o javnih naročilih: ne

5.1.9. Merila za izbor

Viri izbirnih kriterijev: Dokument v zvezi z oddajo naročila

Informacija o drugi stopnji dvostopenjskega postopka:

Najmanjše število kandidatov, ki se povabijo k sodelovanju v drugi stopnji postopka: 5

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

Kupec si pridržuje pravico, da javno naročilo odda na podlagi prvotnih ponudb brez dodatnih pogajanj

5.1.10. Merila za oddajo javnega naročila

Merilo:

Vrsta: Kakovost

Opis: As specified in the procurement document.

Merilo:

Vrsta: Cena

Opis: As specified in the procurement document.

5.1.11. Dokumenti v zvezi z oddajo javnega naročila

Naslov dokumentov v zvezi z oddajo javnega naročila: <https://eu.mu.ariba.com/uav/project/?token=380f75be-f567-4fa3-8faf-0f47a698c489>

Sprotni komunikacijski kanal:

Ime: ECB e-tendering platform

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

5.1.12. Pogoji javnega naročila**Pogoji za predložitev:**

Elektronska predložitev: Obvezno

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

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

Elektronski katalog: Ni dovoljeno

Variantne ponudbe: Ni dovoljeno

Rok za prejem prijav za sodelovanje: 20/07/2026 10:00:00 (UTC+00:00) Zahodnoevropski čas, GMT

Pogoji javnega naročila:

Izvajanje javnega naročila je treba zagotoviti v okviru programov zaščitenega zaposlovanja: Ne

Elektronsko izdajanje računov: Obvezno

Uporabljeno bo elektronsko naročanje: da

Uporabljeno bo elektronsko plačevanje: da

5.1.15. Tehnike**Okvirni sporazum:**

Okvirni sporazum brez ponovnega odpiranja konkurence

Največje število udeležencev: 1

Obrazložitev trajanja okvirnega sporazuma: 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.

Informacije o dinamičnem nabavnem sistemu:

Ni dinamičnega nabavnega sistema

5.1.16. Dodatne informacije, mediacija in revizija

Organizacija za mediacijo: The European Ombudsman

Organizacija za revizijo: European Central Bank - Procurement Review Body of the European Central Bank, c/o Legal Advice Team

Informacije o rokih za revizijo: 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.

Organizacija, ki daje na voljo dodatne informacije o postopku za oddajo javnega naročila: European Central Bank

Organizacija, ki omogoča nespletni dostop do dokumentov v zvezi z oddajo javnega naročila: European Central Bank

Organizacija, ki daje dodatne informacije o revizijskih postopkih: European Central Bank

Organizacija, ki prejema prijave za sodelovanje: European Central Bank

Organizacija, ki obdeluje ponudbe: European Central Bank

8. Organizacije

8.1. ORG-0001

Uradno ime: European Central Bank

Registrska številka: 0001

Poštni naslov: Sonnemannstrasse 22

Mesto: Frankfurt am Main

Poštna številka: 60314

Podregija države (NUTS): Frankfurt am Main, Kreisfreie Stadt (DE712)

Država: Nemčija

Kontaktna točka: Central Procurement Office

E-naslov: procurement@ecb.europa.eu

Tel.: +49 6913440

Spletni naslov: <https://www.ecb.europa.eu>

Končna točka za izmenjavo podatkov (URL): <https://www.ecb.europa.eu/ecb/jobsproc/sourcing/html/index.en.html>

Druge kontaktne točke:

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

Poštni naslov: Sonnemannstrasse 22

Mesto: Frankfurt am Main

Poštna številka: 60314

Podregija države (NUTS): Frankfurt am Main, Kreisfreie Stadt (DE712)

Država: Nemčija

Kontaktna točka: Legal Advice Team

E-naslov: LegalServices@ecb.europa.eu

Tel.: +49 6913440

Faks: +49 6913446886

Spletni naslov: <http://www.ecb.europa.eu>

Vloge te organizacije:

Kupec

Organizacija, ki daje na voljo dodatne informacije o postopku za oddajo javnega naročila

Organizacija, ki omogoča nespletni dostop do dokumentov v zvezi z oddajo javnega naročila

Organizacija, ki prejema prijave za sodelovanje

Organizacija, ki obdeluje ponudbe

Organizacija za revizijo

Organizacija, ki daje dodatne informacije o revizijskih postopkih

8.1. ORG-0002

Uradno ime: The European Ombudsman

Registrska številka: 0002

Poštni naslov: 1 avenue du Président Robert Schuman, CS 30403

Mesto: Strasbourg

Poštna številka: 67001

Podregija države (NUTS): Bas-Rhin (FRF11)

Država: Francija

Kontaktna točka: The European Ombudsman

E-naslov: eo@ombudsman.europa.eu

Tel.: +33 388172313

Spletni naslov: <https://www.ombudsman.europa.eu/en/home>

Vloge te organizacije:

Organizacija za mediacijo

Informacije o obvestilu

Identifikator/različica obvestila: 727b4db6-4cd9-463a-b4ca-e4bfde966bd9 - 01

Vrsta obrazca: Javni razpis

Vrsta obvestila: Obvestilo o koncesiji ali naročilu – standardna ureditev

Podvrsta obvestila: 16

Datum pošiljanja obvestila: 18/06/2026 13:37:50 (UTC+00:00) Zahodnoevropski čas, GMT

Jeziki, v katerih je uradno dostopno to obvestilo: angleščina

Številka objave obvestila: 426292-2026

Številka izdaje UL S: 118/2026

Datum objave: 22/06/2026