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**D-Frankfurt-on-Main: ECB - Consultancy support for NEP facility management activities
2011/S 214-348219**

ECB — restricted

Contract notice

Section I: Contracting authority

I.1) Name, addresses and contact point(s):

European Central Bank (ECB), attention: Ms Silvia Grados, Kaiserstraße 29, 60311 Frankfurt-on-Main, GERMANY. Tel. +49 691344-0. Fax +49 691344-7110. E-mail: procurement@ecb.europa.eu

Internet address(es):

General address of the contracting authority: <http://www.ecb.europa.eu>

Further information can be obtained at:

As in abovementioned contact point(s).

Specifications and additional documents (including documents for competitive dialogue and a dynamic purchasing system) can be obtained at:

As in abovementioned contact point(s).

Tenders or requests to participate must be sent to:

As in abovementioned contact point(s).

I.2) Type of the contracting authority and main activity or activities:

European institution/agency or international organisation.

The contracting authority is purchasing on behalf of other contracting authorities: no.

Section II: Object of the contract

II.1) Description

II.1.1) Title attributed to the contract by the contracting authority:

Consultancy support for NEP facility management activities.

II.1.2) Type of contract and location of works, place of delivery or of performance:

Services.

Service category: Nos 11, 12, 14.

Main place of performance: ECB, Frankfurt-on-Main.

NUTS code: DE712.

II.1.3) The notice involves:

The establishment of a framework agreement.

II.1.4) Information on framework agreement:

Framework agreement with several operators.

An estimated number of 5 participants to the framework agreement envisaged.

Duration of the framework agreement:

Duration in month(s): 48 months from the entry into force of the contract with optional renewals of up to 12 months.

Justification for a framework agreement the duration of which exceeds 4 years:

A contract extension may be required due to organisational needs.

Estimated total value of purchases for the entire duration of the framework agreement:
Estimated value excluding VAT: 2 500 000 EUR.

II.1.5) Short description of the contract or purchase(s):

The European Central Bank (ECB) is constructing its new headquarters on the site of the former wholesale market ('Großmarkthalle') in Frankfurt-on-Main, Germany. The ECB's new premises comprise 3 main elements with a gross floor area of approximately 184 600 m²: the 'Großmarkthalle' itself complete with new internal structures; a high-rise building consisting of 2 office towers joined by an atrium; and the entrance building, which visually links the 'Großmarkthalle' to the high-rise towers and provides a clearly identifiable main entrance from the north. Further details on new ECB premises (NEP) can be accessed via the ECB's website: <http://www.ecb.europa.eu/ecb/premises/html/index.en.html>

Under this tender procedure the ECB is looking to award an estimated number of 5 framework agreements to qualified and experienced consultancy companies in the area of strategic, technical and infrastructure facility management.

The successful contractors shall have the opportunity of working on projects related to the implementation and optimisation of facility management processes and services at the new ECB premises (NEP).

II.1.6) Common procurement vocabulary (CPV):

71315210, 79993000, 71631300, 71356200, 71356300, 80511000.

II.1.7) Contract covered by the Government Procurement Agreement (GPA):

Yes.

II.1.8) Division into lots:

No.

II.1.9) Variants will be accepted:

No.

II.2) Quantity or scope of the contract

II.2.1) Total quantity or scope:

Services related to strategic, technical and infrastructure facility management with estimated value excluding VAT: 2 500 000 EUR.

The contract scope involves consultancy services related to strategic, technical and infrastructure facility management, such as but not limited to:

- fine-tuning and support in the implementation of the facility management (FM) concept (e.g. developing and detailing of concepts and handbooks related to the operation of the new premises; detailing and graphical mapping of FM processes),
- provision of expertise during the takeover and operational optimisation of the NEP,
- support with the instruction of new FM service providers in the area of technical FM,
- support with the tendering and instruction of new FM service providers in the area of infrastructure FM (e.g. catering, logistics),
- staff training on FM topics (e.g. contract management, quality management, process-oriented services).

II.2.2) Options:

No.

II.3) Duration of the contract or time limit for completion:

Duration in months: 48 months from the entry into force of the contract with optional renewals of up to 12 months.

Section III: Legal, economic, financial and technical information

III.1) **Conditions relating to the contract**

III.1.1) **Deposits and guarantees required:**

No deposit is required, but where applicable, the successful tenderer (or in the case of a successful consortium bid, each member of the consortium) may be required to provide a parent-company guarantee.

III.1.2) **Main financing conditions and payment arrangements and/or reference to the relevant provisions regulating them:**

Method of payment will be in accordance with the terms and conditions of the contract.

III.1.3) **Legal form to be taken by the grouping of economic operators to whom the contract is to be awarded:**

The establishment of a temporary grouping of companies is allowed under the conditions laid down in the call for applications/invitation to tender.

III.1.4) **Other particular conditions to which the performance of the contract is subject:**

No.

III.2) **Conditions for participation**

III.2.1) **Personal situation of economic operators, including requirements relating to enrolment on professional or trade registers:**

Please see the details in the call for applications documentation which can be obtained following the steps indicated in Section IV.3.3 of this contract notice.

III.2.2) **Economic and financial capacity:**

Information and formalities necessary for evaluating if requirements are met:

Please see the details in the call for applications documentation which can be obtained following the steps indicated in Section IV.3.3 of this contract notice.

Minimum level(s) of standards possibly required (if applicable):

Please see the details in the call for applications documentation which can be obtained following the steps indicated in Section IV.3.3 of this contract notice.

III.2.3) **Technical capacity:**

Information and formalities necessary for evaluating if requirements are met:

Please see the details in the call for applications documentation which can be obtained following the steps indicated in Section IV.3.3 of this contract notice.

Minimum level(s) of standards possibly required:

Please see the details in the call for applications documentation which can be obtained following the steps indicated in Section IV.3.3 of this contract notice.

III.2.4) **Reserved contracts:**

No.

III.3) **Conditions specific to service contracts**

III.3.1) **Execution of the service is reserved to a particular profession:**

No.

III.3.2) **Legal persons should indicate the names and professional qualifications of the staff responsible for the execution of the service:**

Yes.

Section IV: Procedure

IV.1) **Type of procedure**

IV.1.1) **Type of procedure:**

Negotiated.

Candidates have already been selected: no.

- IV.1.2) **Limitations on the number of operators who will be invited to tender or to participate:**
Envisaged minimum number: 3, maximum number: estimated 9.
Objective criteria for choosing the limited number of candidates:
Please see the details in the call for applications documentation which can be obtained following the steps indicated in Section IV.3.3 of this contract notice.
- IV.1.3) **Reduction of the number of operators during the negotiation or dialogue:**
Recourse to staged procedure to gradually reduce the number of solutions to be discussed or tenders to be negotiated: yes.
- IV.2) **Award criteria**
- IV.2.1) **Award criteria:**
The most economically advantageous tender in terms of the criteria stated in the specifications, in the invitation to tender or to negotiate or in the descriptive document.
- IV.2.2) **An electronic auction will be used:**
No.
- IV.3) **Administrative information**
- IV.3.1) **File reference number attributed by the contracting authority:**
19069/A/PRE/2011.
- IV.3.2) **Previous publication(s) concerning the same contract:**
No.
- IV.3.3) **Conditions for obtaining specifications and additional documents or descriptive document:**
Companies interested in taking part in this tender procedure are required to:
— download the call for applications and the application form from the following Internet site using the 'User ID' and 'Password' indicated below:
<https://www.ecb.europa.eu/secure/procurement/>
User ID: 19069/A/PRE/2011
Password: C9278A
Please note that you must register before downloading the documentation and that registration on the website is not synonymous with applying; application forms need to be filled in and submitted to the ECB.
Payable documents: no.
- IV.3.4) **Time limit for receipt of tenders or requests to participate:**
5.12.2011.
- IV.3.6) **Language(s) in which tenders or requests to participate may be drawn up:**
English.
- IV.3.7) **Minimum time-frame during which the tenderer must maintain the tender:**
Duration in months: 6 (from the date stated for receipt of tender).
- IV.3.8) **Conditions for opening tenders:**
Persons authorised to be present at the opening of tenders: no.
Members of staff of the ECB only.

Section VI: Complementary information

- VI.1) **This is a recurrent procurement:**
No.

It is expected that this will be a recurrent procurement, and if required, further notices shall be published prior to the termination of any new contract that results from this procurement exercise.

VI.2) **Contract related to a project and/or programme financed by EU funds:**

No.

VI.3) **Additional information:**

Applicable rules:

The tender procedure is conducted in accordance with the European Central Bank Decision ECB/2007/5 of 3.7.2007 laying down the rules on procurement (OJ L 184, 14.7.2007, p. 34), amended by Decision ECB/2009/2 (OJ L 51, 24.2.2009, p. 10) and Decision ECB/2010/8 (OJ L 238, 9.9.2010, p. 14), all published on <http://www.ecb.europa.eu/ecb/jobsproc/tenders/html/index.en.html>

Contract:

The contract shall be governed by and interpreted under German civil law.

VI.4) **Procedures for appeal**

VI.4.1) **Body responsible for appeal procedures:**

Procurement Review Body of the European Central Bank, c/o Legal Advice Team, Kaiserstraße 29, 60311 Frankfurt-on-Main, GERMANY. Tel. +49 691344-0 (switchboard). Fax +49 691344-6558. E-mail: legaladviceteam@ecb.europa.eu Internet: <http://www.ecb.europa.eu>

Body responsible for mediation procedures:

The European Ombudsman, 1 avenue du Président Robert Schuman, CS 30403, 67001 Strasbourg Cedex, FRANCE.

VI.4.2) **Lodging of appeals:**

Precise information on deadline(s) for lodging appeals:

15 days from the receipt of the information specified in Article 28(3) of the ECB procurement rules (see Section VI.3) or, if no information is requested, 15 days from the receipt of the notification to unsuccessful tenderers.

Further requirements are outlined in Article 33 of the ECB procurement rules (see Section VI.3).

The complaint to the European Ombudsman does not affect the submission deadline nor does it create a new deadline by which complaints can be submitted.

VI.4.3) **Service from which information about lodging of appeals may be obtained:**

See above.

VI.5) **Date of dispatch of this notice:**

27.10.2011.