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**Germany-Frankfurt-am-Main: ECB - Technical Facility Management Service Provider Main Building  
2019/S 141-346333**

**Contract notice**

**Services**

**Legal Basis:**

Directive 2014/24/EU

**Section I: Contracting authority**

**I.1) Name and addresses**

European Central Bank  
Sonnemannstrasse 22  
Frankfurt-am-Main  
60314  
Germany  
Contact person: Central Procurement Office  
E-mail: [procurement@ecb.europa.eu](mailto:procurement@ecb.europa.eu)  
Fax: +49 69/13447110  
NUTS code: DE712

**Internet address(es):**

Main address: <http://www.ecb.europa.eu>

**I.2) Information about joint procurement**

**I.3) Communication**

The procurement documents are available for unrestricted and full direct access, free of charge, at: <https://www.ecb.europa.eu/ecb/jobsproc/sourcing/html/index.en.html>

Additional information can be obtained from the abovementioned address

Tenders or requests to participate must be submitted electronically via: <https://www.ecb.europa.eu/ecb/jobsproc/sourcing/html/index.en.html>

Tenders or requests to participate must be submitted to the abovementioned address

**I.4) Type of the contracting authority**

European institution/agency or international organisation

**I.5) Main activity**

Economic and financial affairs

**Section II: Object**

**II.1) Scope of the procurement**

**II.1.1) Title:**

Technical Facility Management Service Provider Main Building  
Reference number: PRO-004615

**II.1.2) Main CPV code**

50700000

**II.1.3) Type of contract**

Services

II.1.4) **Short description:**

For its main building located at Sonnemannstraße 22 in Frankfurt-am-Main/Germany, the ECB is seeking experienced and high-performing facility management service providers to ensure an efficient and economic building management. The building operation shall be conducted in line with applicable statutory provisions (building permit of the City of Frankfurt/Main, legal framework of the state Hesse and Germany) and technical relevant technical regulations, standards and norms. Further, the building shall be operated in accordance with the requirements of the EMAS certification (EU Eco-Management and Audit Scheme) and the EU Green Building programme.

II.1.5) **Estimated total value**

II.1.6) **Information about lots**

This contract is divided into lots: no

II.2) **Description**

II.2.1) **Title:**

II.2.2) **Additional CPV code(s)**

50710000  
50720000  
50730000  
50740000  
50750000

II.2.3) **Place of performance**

NUTS code: DE712

II.2.4) **Description of the procurement:**

The scope of the contract for the technical operator of the main building comprise of all services required for the operation of the structural building, and technical facilities (operation, maintenance, quality inspections, small improvements and repair); the failure management and the support in warranty management, energy management and in technical projects and the relevant facility management services. The contract will also include elements of a framework contract for technical facility management. The ECB has its own computer aided facility management system and an IT based technical documentation management system. Both have to be used by the operator, who has to maintain all operational data in these systems.

II.2.5) **Award criteria**

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.6) **Estimated value**

II.2.7) **Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months: 60

This contract is subject to renewal: yes

Description of renewals:

The contract duration is 5 years plus the option for one extensions of 12 months.

II.2.9) **Information about the limits on the number of candidates to be invited**

Envisaged number of candidates: 3

Objective criteria for choosing the limited number of candidates:

Candidates shall have the economic, financial, technical and professional capacity to perform the contract.

Candidates must meet the following minimum requirements:

(a) accumulated net turnover of the similar services or supplies covered by the contract (technical facility management services) must be at least 30 000 000,00 EUR for the last 3 financial years (2016 – 2018);  
(b) professional risk indemnity insurance and third party liability insurance;  
(c) the tenderer must be organised in terms of quality assurance and shall possess an accredited quality assurance system according to DIN EN ISO 9001 or equivalent;  
(d) the tenderer must be organised in terms of Environmental Management and Audit Scheme (EMAS) and shall possess an accredited environmental management systems according to ISO 14001 or equivalent.  
As proof, candidates shall submit the application form including relevant financial documents and technical certificates.

Among the candidates meeting the minimum requirements, the ECB shall select those which best meet the following selection criteria:

(a) the candidate's general capacity to provide the requested supplies and services in terms of technical and human resources (total number of employees in the field of technical facility management; weighting of this criterion: 25 %); and  
(b) the candidate's general experience and expertise, assessed on the basis of the candidate's past experience and its (single-) reference contracts which are comparable in terms of scope, size and complexity with the contract tendered by the ECB (weighting of this criterion: 75 %).

II.2.10) **Information about variants**

Variants will be accepted: no

II.2.11) **Information about options**

Options: no

II.2.12) **Information about electronic catalogues**

II.2.13) **Information about European Union funds**

The procurement is related to a project and/or programme financed by European Union funds: no

II.2.14) **Additional information**

**Section III: Legal, economic, financial and technical information**

III.1) **Conditions for participation**

III.1.1) **Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers**

III.1.2) **Economic and financial standing**

Selection criteria as stated in the procurement documents

III.1.3) **Technical and professional ability**

Selection criteria as stated in the procurement documents

III.1.5) **Information about reserved contracts**

III.2) **Conditions related to the contract**

III.2.1) **Information about a particular profession**

III.2.2) **Contract performance conditions:**

III.2.3) **Information about staff responsible for the performance of the contract**

**Section IV: Procedure**

IV.1) **Description**

IV.1.1) **Type of procedure**

Competitive procedure with negotiation

**IV.1.3) Information about a framework agreement or a dynamic purchasing system**

The procurement involves the establishment of a framework agreement  
Framework agreement with a single operator

**IV.1.4) Information about reduction of the number of solutions or tenders during negotiation or dialogue**

**IV.1.5) Information about negotiation**

The contracting authority reserves the right to award the contract on the basis of the initial tenders without conducting negotiations

**IV.1.6) Information about electronic auction**

**IV.1.8) Information about the Government Procurement Agreement (GPA)**

The procurement is covered by the Government Procurement Agreement: no

**IV.2) Administrative information**

**IV.2.1) Previous publication concerning this procedure**

**IV.2.2) Time limit for receipt of tenders or requests to participate**

Date: 12/08/2019  
Local time: 12:00

**IV.2.3) Estimated date of dispatch of invitations to tender or to participate to selected candidates**

**IV.2.4) Languages in which tenders or requests to participate may be submitted:**

English, German

**IV.2.6) Minimum time frame during which the tenderer must maintain the tender**

**IV.2.7) Conditions for opening of tenders**

**Section VI: Complementary information**

**VI.1) Information about recurrence**

This is a recurrent procurement: no

**VI.2) Information about electronic workflows**

**VI.3) Additional information:**

This tender procedure is conducted via the ECB's electronic tendering system (e-tendering) 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 (click on 'Register'). Following your registration, you will receive an automated notification with your user credentials to log in (click on 'Login') and to access the tender documentation. Please note that:

— registration to the above system is only required once and you can reuse your user credentials for all future procedures with the ECB, that are conducted via the electronic system. Therefore, please keep your user credentials for the future,

— in case you should have participated in previous ECB tender procedure(s) in the past which were conducted via the ECB's prior online system, you nevertheless need to register once to the ECB's electronic tendering system under the above address,

— your registration on its own does not constitute the submission of an application or a tender. You must submit your application or tender via the ECB's electronic tendering system as further instructed in the application/ tender documentation.

The system reference number and title for this procurement procedure is: RFX-PT-2019-000013 / PRO-004615

— Provision of technical FM services (MB).

To download the tender documents, log on to the ECB's electronic tendering system with your personal login and password. Expand the field 'Public Tenders – Upcoming Events'. Click on 'Click to request an invitation to this event' for the above procedure and close the new window which opens. Once the request has been completed (this can take a few minutes), the status of the participation request will change to 'Invited' and the RFX documentation will be accessible via the RFX tab.

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 contact the ECB's technical support team at [sourcing.support@ecb.europa.eu](mailto:sourcing.support@ecb.europa.eu) by quoting the reference number (RFX-PT-2019-000013) and the problem experienced. Any other queries relating to this procurement procedure and the content of the procurement documentation shall be submitted as a message via the ECB's e-tendering system, under the tab 'Discussion'. The ECB endeavors to answer all queries as quickly as possible but cannot guarantee a minimum time response. The ECB shall not be bound to reply to queries received less than 7 calendar days before the time-limit for the submission of tenders.

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 Organization 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 ECB Decision 2016/2 laying down the Rules on Procurement (as amended), available on the ECB website at <http://www.ecb.europa.eu/ecb/jobsproc/tenders/html/index.en.html>.

**VI.4) Procedures for review**

**VI.4.1) Review body**

Procurement Review Body of the European Central Bank, c/o Legal Advice Team  
Sonnemannstrasse 22  
Frankfurt-am-Main  
60314  
Germany  
Telephone: +49 6913440  
Fax: +49 6913446886  
Internet address: <http://www.ecb.europa.eu>

**VI.4.2) Body responsible for mediation procedures**

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

**VI.4.3) Review procedure**

**VI.4.4) Service from which information about the review procedure may be obtained**

Central Procurement Office of the European Central Bank c/o Legal Advice Team  
Sonnemannstrasse 22  
Frankfurt-am-Main  
60314  
Germany

Telephone: +49 6913440  
E-mail: [procurement@ecb.europa.eu](mailto:procurement@ecb.europa.eu)  
Fax: +49 6913447110  
Internet address: <http://www.ecb.europa.eu>

VI.5) **Date of dispatch of this notice:**  
12/07/2019