

29/07/2003 S143

European Central Bank

ECB - negotiated tender for overall project management services and advice for the construction of the ECB's new premises (D-Frankfurt-on-Main)**2003/S 143-129334**

1. **Name, address, telegraphic address, telephone, telex and fax numbers of the contracting authority:** European Central Bank, Kaiserstraße 29, D-60311 Frankfurt am Main.
For contract details see 10c.
2. **Category of services and description. Reference number:** Construction project management services and expert advice. CPV nos: 74000000, 74142100, 74142310. The European Central Bank ("ECB") is planning to construct, by 2008/2009, its new premises on a site of some 120 000 m² in Frankfurt am Main, Germany. The site includes the Frankfurt Großmarkthalle, a listed building built in 1928.
The main usable floor space of the new premises will be around 100 000 m² for offices (about 2 500 workplaces) and special areas (e.g. the conference and press area, etc.). The architectural concept will take account of local town planning/listed building requirements and integrate the new building(s) into the prevailing urban planning and landscape.
The successful applicant will have to assist the ECB by carrying out detailed project monitoring (with regard to project scope, processes, timing, cost and quality controlling) as well as managing all operational project activities. It shall co-ordinate the co-operation between the ECB, the architect and all other parties involved. It is expected to be responsible for managing sub-projects and related activities.
3. **Place of delivery:** Frankfurt am Main, Germany.
4. **Indication of whether the execution of the services is reserved by law, regulation of administrative provision to a particular profession:** No.
5. **Indication of whether the service provider can tender for a part of the services concerned:** No, tenders must be for the complete services.
6. **Envisaged number or range of service providers which will be invited to tender:** Minimum: 5.
7. **Where applicable, non-acceptance of variants:** Not applicable.
8. **Duration of contract, or time limit for the completion of services:** The contract is expected to start in January 2004 and continue until the completion of the project estimated to be in 2009/2010.
9. **Where applicable, the legal form to be assumed by the grouping of service providers winning the contract:** Grouping of applicants is permitted. No particular legal form is required but all members of the group shall be jointly and severally liable. Each group must appoint one applicant being the responsible for the application and as the contracting partner.
10. (a) **Where applicable, justification for the use of the accelerated procedure:** Not applicable.
(b) **Final date for the receipt of completed application forms:** 12.00 noon (CET) on Friday 22nd August 2003.
(c) **Address from which to obtain applications forms and to which they must be sent:** The application form can be obtained from the ECB's technical assistant BSMF Beratungsgesellschaft für Stadterneuerung und Modernisierung mbH, Uhlandstraße 11, D-60314 Frankfurt am Main, Germany. Tel.: +49-069 405873-0. Fax: +49-069 405873-40.
To receive the mandatory application form please contact BSMF via email at the following email address: ECB-tender@bsmf.de. Subject of the email shall be: Application form/ECB tender NEP-TC004. The completed application form together with

all requested documents must be returned as detailed in the form by the date in 10(b) above.

- (d) **Language(s) in which they must be drawn up:** All documents must be submitted in English. Only in the case of legal, financial, ISO and other certificates original (non-English) language documents will be accepted upon the condition that the applicant will provide the ECB, if requested, with a certified translation of the original document.
11. **Where applicable, any deposit and guarantees required:** Not applicable.
12. **Information concerning the applicants own position, and the information and formalities necessary for an appraisal of the minimum economic and technical standards required from him:** Potential applicants must have a high level of all required expertise, an organizational structure and proven experience to appropriate manage a project of this size, duration and importance. Applications on the specific application form (see 10 (c) above) are invited from those companies or organizations that can meet the following minimum requirements:
- 12.1 Applicants must state that they have the qualifications enabling them to manage such a project. This includes a knowledge of the applicable German building law and local regulations (e.g. BauGB, HBO, fire protection, etc.) as well as of European regulations and technical norms for building projects;
- 12.2 Applicants must state that they are able to manage a project in two languages, and have advanced German and English language skills, oral and written, for the execution of the project management and administration;
- 12.3 Applicants must state that they have been responsible during the past 10 years for the implementation of at least 5 comparable building projects, with comparability being measured in terms of size, quality and complexity of the projects. These projects shall include a minimum of
- two over 50,000 m² total gross floor area;
 - and one of the projects with the refurbishment of a building. Refurbishment of a building under preservation would be an asset;
- 12.4 Applicants must state that within their total turnover they have a minimum accumulated fee income of EUR 6 million during the past 3 years (for project management services and advice only). For grouping of applicants at least one member of the group must have a minimum accumulated fees for project management services and advice of EUR 4 million during the past 3 years;
- 12.5 To avoid conflicts of interest the successful applicant and its parent or associated companies or connected companies whose main business purpose is the execution of building works shall not apply for contracts for the execution of building works. If the non-compliance with any of these formal requirements is discovered subsequently, the ECB is entitled to exclude the concerned applicant from the tender procedure and to annul, if need be, the award of the contract.
13. **Where applicable, the names and address of service providers already selected by the contracting authority:** Not applicable.
14. **Other information:** Short-listed applicants will be invited to submit a detailed concept for all necessary project management services for the implementation of the ECB's project and an initial offer for the performance of services. They will be invited to present their proposals to the ECB, to introduce their proposed team and enter into negotiations. All procedures, presentations and negotiations with the ECB will be conducted in English and German.
The ECB reserves its right not to execute the intended contract either in its entirety or in part pending inter alia on the completion of its international architectural design competition and planning permissions.
15. **Date of dispatch of the notice:** 18th July 2003.
16. **Date of receipt by the notice by the Office for Official Publications of the European Communities:** 18th July 2003.
17. **Previous date(s) of publication in the Official Journal of the European Communities:** Not applicable.