

**ECB - Insurance services for a combined/comprehensive project insurance for the New ECB Premises
(D-Frankfurt-on-Main)**

2006/S 207-219850

Contract notice

Services

Is this contract covered by the Government Procurement Agreement (GPA)? Yes.

Section I: Contracting authority

- I.1) **Official name and address of the contracting authority:**
European Central Bank, attn: Mr Alberto Molon, Kaiserstraße 29, D-60311 Frankfurt-on-Main. Fax (49-69) 13 44 68 80. E-mail: new_ecb_premises-procurement@ecb.int. URL: www.ecb.int.
- I.2) **Address from which further information can be obtained:**
European Central Bank, attn: Mr Alberto Molon, Kaiserstraße 29, D-60311 Frankfurt-on-Main. URL: www.new-ecb-premises.com.
Further information (question and answer) is provided in a forum at the above-mentioned address.
- I.3) **Address from which documentation may be obtained:**
European Central Bank, attn: Mr Alberto Molon, Kaiserstraße 29, D-60311 Frankfurt-on-Main. URL: www.new-ecb-premises.com.
The application form can be downloaded from a forum at the above-mentioned Internet address.
All applications must be submitted using the application form prepared by the ECB in accordance with the instructions.
- I.4) **Address to which tenders/requests to participate must be sent:**
As in I.1.
- I.5) **Type of contracting authority:**
EU institution.
The contracting authority is purchasing on behalf of other contracting authorities: no.

Section II: Object of the contract

- II.1) **Description**
- II.1.3) **Type of service contract:**
Service category 6.
- II.1.4) **Is it a framework agreement?**
No.
The notice involves:
A public contract.
- II.1.5) **Title attributed to the contract by the contracting authority:**

Insurance services for a combined/comprehensive project insurance for the new ECB premises.

II.1.6) **Description/object of the contract:**

The European Central Bank (ECB) is planning to construct its new premises on a site of approximately 120 000 m² in Frankfurt-on-Main, Germany. The ECB has already commissioned an architect who provides the architectural planning, the structural engineering and an energy design concept, and a planning team consisting of special planners for specific areas.

The ECB now intends to award a contract for a combined/comprehensive project insurance (CPI) for the 'New ECB premises' project in a negotiated tender procedure.

II.1.7) **Site or location of works, place of delivery or performance:**

At the contractor's office and/or in Frankfurt-on-Main.

The building works will be executed on the Großmarkthalle site in the eastern part of Frankfurt.

NUTS code: DE 712.

II.1.8) **Nomenclature**

II.1.8.1) **Common procurement vocabulary (CPV):**

66336000, 66330000.

II.1.9) **Division into lots:**

Yes.

Tenders may be submitted for: 1 lot, all lots.

II.1.10) **Will variants be accepted:**

Yes.

Alternative offers will only be accepted in addition to a main offer which meets all the requirements requested in the tender. They will only be considered in the evaluation if the alternative solution is of equal or higher merit than the main offer. The burden of proof regarding the merit of the alternative offer shall be on the tenderer.

II.2) **Quantity or scope of the contract**

II.2.1) **Total quantity or scope:**

The ECB intends to award a contract for combined/comprehensive project insurance (CPI) for the 'New ECB premises' project in a negotiated tender procedure.

CPI key data (not final):

Construction all risks (CAR):

— sum insured: full reinstatement costs according to the construction contract (estimated EUR 500 000 000 construction costs plus planning costs),

— deductibles: EUR 10 000 each and every loss, alternatively EUR 15 000 and 25 000,

— separate limits on a so called 'first loss' base in respect of damages to existing properties against full or partial collapse up to a maximised sum,

— foundation soil and excavated earth, loss locating costs, decontamination costs up to a maximized sum of EUR 1 000 000, alternatively EUR 2 500 000 and EUR 5 000 000.

Erection all risks (EAR):

— see above CAR.

Third party/public liability (TP):

— limit of indemnity: EUR 15 000 000, alternatively EUR 20 000 000 and EUR 25 000 000 (triple combined in aggregate for the project),

- deductibles: EUR 10 000 each and every loss, alternatively EUR 15 000 and 25 000 for property damages,
- no deductible for bodily injury.

Environmental liability (EL):

- limit of indemnity: EUR 15 000 000, alternatively EUR 20 000 000 and EUR 25 000 000 (triple combined in aggregate for the project),
- deductibles: see TP.

Professional indemnity (PI):

- limit of indemnity: EUR 7 500 000, alternatively EUR 10 000 000 and EUR 12 500 000 (triple combined in aggregate for the project),
- deductibles: see TP.

Extended maintenance cover (EM):

- starting with the final handover for a period of 5 years.

Construction business interruption (CBI).

Delay in start-up (DSU):

- optional.

Lot 1 comprises the lead insurer(s) who is/are in the position to write a quote between 20 % and 100 %. In case of a consortium, it must include 1 lead insurer who will write a minimum quote of at least 20 %.

Lot 2 comprises other insurers and addresses insurance companies who want to participate as co-insurers in the programme. Lot 2 will only be awarded to the extent that the CPI cover is not fully obtained under lot 1.

II.2.2) **Options. Description and time when they may be exercised**

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

The completion of the project is estimated to be in 2011.

Information about lots

Lot No 01

1) **Nomenclature**

1.1) **Common procurement vocabulary (CPV):**

66336000, 66330000.

1.2) **Other relevant nomenclature (CPA/NACE/CPC)**

2) **Short description:**

Leader of a combined/comprehensive project insurance (CPI).

3) **Scope or quantity:**

Lot 1 comprises the lead insurer(s) who is/are in the position to write a quote between 20 % and 100 %. In case of a consortium, it must include 1 lead insurer who will write a minimum quote of at least 20 %.

4) **Indication about different starting/delivery date**

Lot No 02

1) **Nomenclature**

1.1) **Common procurement vocabulary (CPV):**

66336000, 66330000.

1.2) **Other relevant nomenclature (CPA/NACE/CPC)**

- 2) **Short description:**
Participants in a combined/comprehensive project insurance (CPI).
- 3) **Scope or quantity:**
Lot 2 comprises other insurers who want to participate as co-insurers in the programme. Lot 2 will only be awarded to the extent that the CPI cover is not fully obtained under lot 1.
- 4) **Indication about different starting/delivery date**

Section III: Legal, economic, financial and technical information

III.1) Conditions relating to the contract

III.1.1) Deposits and guarantees required:

Details may be provided in the invitation to tender (ITT), which will be sent to the shortlisted candidates.

III.1.2) Main terms of financing and payment and/or reference to the relevant provisions:

Details may be provided in the invitation to tender (ITT), which will be sent to the shortlisted candidates.

III.1.3) Legal form to be taken by the grouping of suppliers, contractors or service providers to whom the contract is awarded:

Temporary groupings of companies with a view to obtaining a contract to perform services may be established under the conditions set out in the application form.

III.2) Conditions for participation

III.2.1) Information concerning the personal situation of the contractor, supplier or service provider and information and formalities necessary for the evaluation of the minimum economic, financial and technical capacity required:

All applications must be submitted using the application form prepared by the ECB in accordance with the instructions. The application form can be obtained from the address indicated above (point I.3). This application and its tender clauses shall be considered as part of the tender documentation.

To be admitted to participate in the tender procedure companies or organisations have to fulfil the qualifying criteria listed below:

1.1. our business has adequate technical resources to manage a project of this type;

1.2. we have adequate human resources including the qualifications, knowledge and language skills required to perform the requested services;

1.3. lot 1 only:

our company/member(s) of a temporary grouping was/were responsible during the last 10 years for at least 5 projects, thereof at least 2 projects conducted in the last 5 years, which are comparable with the 'New ECB premises' project in terms of size, complexity, type of use and building costs (over EUR 100 000 000). In these projects we have provided insurance services. The provision of services comparable to those requested would be an asset;

1.4. we are accredited by an independent and renowned rating agency and our current rating is minimum A-. In case of temporary groupings the grouping partner holding the majority has a current rating of minimum A-;

1.5. we are neither bankrupt nor subject to insolvency proceedings, nor are such proceedings against us due to be commenced;

1.6. we comply with all obligations in relation to the payment of:

1. social security contributions; and

2. taxes, pursuant to the laws of the country in which we are established;

1.7. lot 1 only:

if awarded the contract for lot 1 we will comply with the requirement to establish a continuous office or cooperation partner with an office in Germany with qualified staff especially for policy service and claims handling;

1.8. we are aware of the fact that if we are awarded the contract, companies belonging to our group of companies or companies held by our shareholders may be excluded from subsequent tenders for construction works. All such companies whose main business purpose is construction works are to be indicated;

1.9. we are licensed to practise as insurer in Europe;

1.10 we comply with applicable anti-corruption regulations;

1.11 we have not been convicted of an offence concerning professional conduct by a judgment which has the force of 'res judicata'.

Applicants must provide all documents necessary to prove full compliance with the requirements stated in 1.1–1.11 by submitting them as attachments to the application form.

Any failure to comply with 1 of the qualifying criteria will entail the applicant's exclusion from the tender procedure.

III.3) Conditions specific to services contracts

III.3.1) Is provision of the service reserved to a specific profession?

Yes.

Insurers who are qualified to practise in Europe.

III.3.2) Will legal entities be required to state the names and professional qualifications of the personnel responsible for execution of the contract?

Yes.

Section IV: Procedure

IV.1) Type of procedure:

Negotiated.

IV.1.1) Have candidates already been selected?

No.

IV.1.2) Justification for the choice of accelerated procedure:

Not applicable.

IV.1.3) Previous publication concerning the same contract:

Not applicable.

IV.1.3.1) Prior information notice concerning the same contract:

Not applicable.

IV.1.3.2) Other previous publications

IV.1.4) Envisaged number of suppliers which will be invited to tender:

Minimum 5.

The selection criteria are as follows for lot 1:

(a) the applicant's general capacity to carry out a project of this size in terms of technical resources (IT infrastructure and applications) and human resources (composition of staff and qualifications of staff members);

and

(b) the applicant's general experience and expertise, assessed on the basis of the reference projects which are comparable in terms of size, complexity, type of use and building costs in which the applicant has provided insurance services. The provision of services comparable to those requested would be an asset.

The selection criteria are as follows for lot 2:

(a) the applicant's general capacity to carry out a project of this size in terms of technical resources (IT infrastructure and applications) and human resources (composition of staff and qualifications of staff members).

IV.1.5) 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:

The most economically advantageous tender in terms of criteria as stated below:

for lot 1:

criteria; weighting:

1. financial terms; 50 %;
2. compliance with the contractual terms and conditions offered by the ECB including insurance coverage; 40 %;
3. quality of the services provided, i.e. team structure; 10 %;

for lot 2:

compliance with the contractual terms and conditions offered, in particular the price quoted (100 %). The number and size of the quotes under lot 2 are subject to negotiations.

IV.2.2) An electronic auction will be used:

No.

IV.3) Administrative information

IV.3.1) Reference number attributed to the file by the contracting authority:

Tender 055a

IV.3.2) Conditions for obtaining contract document and additional documents:

Obtainable until 27.11.2006.

IV.3.3) Time-limit for receipt of requests to participate:

27.11.2006 (12:00), CET.

IV.3.4) Dispatch of invitations to tender to selected candidates:

Estimated date: 19.1.2007.

IV.3.5) Language or languages in which tenders or requests to participate can be drawn up:

English.

IV.3.6) Minimum time frame during which the tenderer must maintain its tender

IV.3.7) Conditions for opening tenders

IV.3.7.1) Persons authorised to be present at the opening of tenders:

Not applicable.

IV.3.7.2) Date, time and place:

Place: at ECB premises.

Section VI: Other information

VI.1) Is this notice a non-mandatory one?

Yes.

VI.2) If applicable, indicate whether this procurement is a recurrent one and the estimated timing for further notices to be published:

Not applicable.

VI.3) Does the contract relate to a project/programme financed by EU funds?

No.

VI.4) Additional information:

Shortlisted applicants will be invited to submit a detailed offer.

After the dispatch of the offer they may be invited to present their proposals and designated team to the ECB.

All presentations and negotiations with the ECB will be conducted in English and German as the project will be managed in English and German.

The CPI will be accompanied and advised by an insurance manager, which will be tendered separately.

VI.5) Date of dispatch of this notice:

12.10.2006.

VI.6.1) Body responsible for appeal procedures:

European Central Bank, Kaiserstraße 29, D-60311 Frankfurt-on-Main. Fax (49-69) 13 44 75 03. E-mail: procurement@ecb.int. URL: www.ecb.int.

VI.6.2) Lodging of appeals:

Precise information on deadline(s) for lodging appeals:

2 weeks after receipt of rejection letters by non-selected candidates.

VI.6.3) Service from which information about the lodging of appeals may be obtained:

European Central Bank, Kaiserstraße 29, D-60311 Frankfurt-on-Main. Fax (49-69) 13 44 75 03. E-mail: procurement@ecb.int. URL: www.ecb.int.