649537-2026 - Competition

Germany – Architectural, engineering and planning services – C7305 – Architect and Building Consultant Services - DA-PRE
OJ S 182/2026 21/09/2026
Contract or concession notice – standard regime
Services

1. Buyer

1.1. Buyer

Official name: European Central Bank
Email: procurement@ecb.europa.eu
Legal type of the buyer: EU institution, body or agency
Activity of the contracting authority: Economic affairs

2. Procedure

2.1. Procedure

Title: C7305 – Architect and Building Consultant Services - DA-PRE
Description: PRO-2879471453 - C7305 – Architect and Building Consultant Services - DA-PRE
Procedure identifier: 037b2fc5-07a6-4a44-8407-355c64bafdc4
Internal identifier: PRO-2879471453
Type of procedure: Negotiated with prior publication of a call for competition / competitive with negotiation
The procedure is accelerated: no
Main features of the procedure: 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. Purpose

Main nature of the contract: Services
Main classification (cpv): 71240000 Architectural, engineering and planning services
Additional classification (cpv): 71221000 Architectural services for buildings

2.1.2. Place of performance

Postal address: Sonnemannstrasse 22
Town: Frankfurt am Main
Postcode: 60314
Country subdivision (NUTS): Frankfurt am Main, Kreisfreie Stadt (DE712)
Country: Germany

2.1.3. Value

Estimated value excluding VAT: 5 000 000,00 EUR
Maximum value of the framework agreement: 6 000 000,00 EUR

2.1.4. General information

Additional information: 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.

Legal basis:

Other

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. Grounds for exclusion

Sources of grounds for exclusion: Procurement Document

5. Lot

5.1. Lot: LOT-0001

Title: C7305 – Provision of Architect and Building Consultant Services

Description: As the building owner of the ECB Main Building in the eastern part of Frankfurt, as well as tenant in several office buildings in the inner city of Frankfurt and further potential buildings in the Rhein-Main area, the ECB manages individual construction projects comprising mainly of the refurbishment under operation and building works at these locations. The ECB requires architectural planning services regarding all planning and supervision phases according to HOAI, including site supervision of construction, renovation, maintenance and building works. The construction works will be carried out in the existing building stock without disturbing the core business of the ECB and may take place outside office hours (incl. overnight and on weekends). Several Tasks and projects may be planned and executed in parallel. The scope for planning services of the architect also includes the following trades: Architectural services for buildings and interior, Interior design, Landscape Architecture, Structural Engineering, Building physics and acoustics consultancy, Services related to health and safety coordination (SiGeKo). Optional Planning Services: Depending on the specific task, the architect may be requested to appoint specialist sub- consultants e.g. Kitchen planning. Not in scope are other building related Engineering services e.g. Ground Engineering, Surveying etc. (except fire safety. electrical, security and mechanical engineering which will be the subject of separate Procurements). The ECB intends to award a framework contract for these services with a duration of four years with an envisaged starting date in Q1/2027. Signing this Contract shall not impose any obligation on the ECB to order the services. The performance of services is subject to the issue of an individual call off - order (the 'Purchase Order') specifying the specific scope of services to be performed, the time limits and the remuneration. The scope, timeline and remuneration of the individual tasks and projects will be agreed between ECB and the contractor prior to an individual call off. The project and working

language will be in German, to both comply with the local statutory approval process and work with the existing as-built documentation. Where reports or presentations to ECB management are required, these may be in English. If necessary, the contractor will be supported here by the ECB Premises Division.
Internal identifier: PRO-2879471453

5.1.1. Purpose

Main nature of the contract: Services
Main classification (cpv): 71240000 Architectural, engineering and planning services

5.1.2. Place of performance

Postal address: Sonnemannstrasse 22
Town: Frankfurt am Main
Postcode: 60314
Country subdivision (NUTS): Frankfurt am Main, Kreisfreie Stadt (DE712)
Country: Germany

5.1.3. Estimated duration

Duration: 48 Months

5.1.6. General information

Reserved participation:
Participation is not reserved.
Procurement Project not financed with EU Funds.
The procurement is covered by the Government Procurement Agreement (GPA): yes

5.1.9. Selection criteria

Sources of selection criteria: Procurement Document
Information about the second stage of a two-stage procedure:
Minimum number of candidates to be invited for the second stage of the procedure: 3
The procedure will take place in successive stages. At each stage, some participants may be eliminated
The buyer reserves the right to award the contract on the basis of the initial tenders without any further negotiations

5.1.10. Award criteria

Criterion:
Type: Quality
Description: As specified in the procurement document.
Category of award weight criterion: Weight (percentage, exact)
Award criterion number: 50
Criterion:
Type: Price
Description: As specified in the procurement document.
Category of award weight criterion: Weight (percentage, exact)
Award criterion number: 50

5.1.11. Procurement documents

Address of the procurement documents: https://eu.mu.ariba.com/uav/project/?token=4c6637fa-7147-4a33-b315-cb6721d1fb7b
Ad hoc communication channel:
Name: ECB e-tendering platform

URL: https://eu.mu.ariba.com/uav/project/?token=4c6637fa-7147-4a33-b315-cb6721d1fb7b

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: https://eu.mu.ariba.com/uav/project/?token=4c6637fa-7147-4a33-b315-cb6721d1fb7b

Languages in which tenders or requests to participate may be submitted: English, German

Electronic catalogue: Not allowed

Deadline for receipt of requests to participate: 15/10/2026 10:00:00 (UTC+00:00) Western European Time, GMT

Terms of contract:

The execution of the contract must be performed within the framework of sheltered employment programmes: No

Electronic invoicing: Required

Electronic ordering will be used: yes

Electronic payment will be used: yes

5.1.15. Techniques

Framework agreement:

Framework agreement, without reopening of competition

Maximum number of participants: 1

Information about the dynamic purchasing system:

No dynamic purchase system

5.1.16. Further information, mediation and review

Mediation organisation: The European Ombudsman

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

Information about review deadlines: 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.

Organisation providing additional information about the procurement procedure: European Central Bank

Organisation providing offline access to the procurement documents: European Central Bank

Organisation providing more information on the review procedures: European Central Bank

Organisation receiving requests to participate: European Central Bank

Organisation processing tenders: European Central Bank

8. Organisations

8.1. ORG-0001

Official name: European Central Bank

Registration number: 0001

Postal address: Sonnemannstrasse 22

Town: Frankfurt am Main

Postcode: 60314

Country subdivision (NUTS): Frankfurt am Main, Kreisfreie Stadt (DE712)

Country: Germany

Contact point: Central Procurement Office

Email: procurement@ecb.europa.eu
Telephone: +49 6913440
Internet address: https://www.ecb.europa.eu
Information exchange endpoint (URL): https://www.ecb.europa.eu/ecb/jobsproc/sourcing/html/index.en.html
Other contact points:
Official name: Procurement Review Body of the European Central Bank, c/o Legal Advice Team
Postal address: Sonnemannstrasse 22
Town: Frankfurt am Main
Postcode: 60314
Country subdivision (NUTS): Frankfurt am Main, Kreisfreie Stadt (DE712)
Country: Germany
Contact point: Legal Advice Team
Email: LegalServices@ecb.europa.eu
Telephone: +49 6913440
Fax: +49 6913446886
Internet address: http://www.ecb.europa.eu
Roles of this organisation:
Buyer
Organisation providing additional information about the procurement procedure
Organisation providing offline access to the procurement documents
Organisation receiving requests to participate
Organisation processing tenders
Review organisation
Organisation providing more information on the review procedures

8.1. ORG-0002
Official name: The European Ombudsman
Registration number: 0002
Postal address: 1 avenue du Président Robert Schuman, CS 30403
Town: Strasbourg
Postcode: 67001
Country subdivision (NUTS): Bas-Rhin (FRF11)
Country: France
Contact point: The European Ombudsman
Email: eo@ombudsman.europa.eu
Telephone: +33 388172313
Internet address: https://www.ombudsman.europa.eu/en/home
Roles of this organisation:
Mediation organisation

Notice information

Notice identifier/version: 8ea38524-77f0-4c34-9aa2-94e3ee60f53f - 01
Form type: Competition
Notice type: Contract or concession notice – standard regime
Notice subtype: 16
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Languages in which this notice is officially available: English

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