

**ECB - T107 – technical building equipment (TBE) in the
mechanical field for the new ECB premises (D-Frankfurt-on-Main)**

2009/S 56-079772

Contract notice

Section I: Contracting authority

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

European Central Bank, attention: Mr Horst Roman-Müller, Kaiserstraße 29, 60311 Frankfurt am Main, GERMANY. Tel. +49 691344-0, (central switchboard). Fax +49 691344-6000, (central fax number). E-mail: neubau-ausschreibung@ecb.europa.eu

Internet address(es):

General address of the contracting authority: www.ecb.europa.eu

Address of the tender forum for new ECB premises procurement: www.ausschreibung.ezb-neubau.de

Interested companies must register in the forum and download the application form and complementing forms.

Further information can be obtained from:

Aforementioned contact points.

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

Aforementioned contact points.

Tenders or requests to participate must be sent to:

Aforementioned contact points.

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

European institution/agency or international organisation.

Economic and financial affairs.

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:

T107 — technical building equipment (TBE) in the mechanical field for the new ECB premises.

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

Works.

Execution.

Main site or location of works: Frankfurt am Main, GERMANY.

NUTS code: DE 712.

II.1.3) The notice involves:

A public contract.

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

The European Central Bank (ECB) intends to build its new headquarters on the site of the former wholesale market hall in Frankfurt-on-Main, Germany. The services to be awarded comprise works in the mechanical trade

and building automation for technical building equipment (TBE). Further general information on the project is available in the tender forum (see section I.1 for the Internet address).

II.1.6) **Common procurement vocabulary (CPV):**

45300000, 45330000, 45331000, 45331200, 45331210, 45331220, 45332000, 45332200, 45332300, 45332400, 45333000, 45343200, 45343230, 45311000, 45331231, 45331100.

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

No.

Candidates from states that are parties to the GPA are invited to participate under the same conditions as candidates from EU Member States.

II.1.8) **Division into lots:**

Yes.

Tenders may be submitted for: 1 or more lots

II.1.9) **Variants will be accepted:**

Yes.

Variants will be accepted under the conditions set out in the invitation to tender, which will be sent to the shortlisted candidates.

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

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

The contract scope comprises services involving mechanical technical building equipment (TBE). The works will be carried out at the high-rise building, the former wholesale market hall and the ancillary buildings.

The works are subdivided into the following lots:

lot 1 gas, wastewater and water installations, miscellaneous fire-extinguishing technology.

Lot 2 sprinkler and gas-extinguishing technology.

Lot 3 heat-supply installations.

Lot 4 ventilation and air-conditioning installations (high-rise building).

Lot 5 ventilation and air-conditioning installations (wholesale market hall, ancillary buildings).

Lot 6 cooling installations computer centre and IT (generation).

Lot 7 cooling installations comfort + IT (distribution).

Lot 8 building automation.

II.2.2) **Options:**

Yes.

Description of these options:

in lot 1: maintenance services.

In lot 2: maintenance services.

In lot 4: maintenance services.

In lot 6: maintenance services.

In lot 7: maintenance services.

In lot 8: maintenance services.

Further options are listed in the specifications.

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

Duration in months: 41 (from contract award).

Performance time period: starting: 1.2011. Completion: 7.2013.

Details for each lot are shown in 'Information about lots' in this document.

Information about lots

Lot No 1

Title: gas, wastewater and water installations, miscellaneous fire-extinguishing technology

1) **Short description:**

Lot 1 comprises services for gas, wastewater and water installations, and miscellaneous fire-extinguishing technology, which are to be provided as part of the construction and reconstruction activities.

The double high-rise building with atrium extends to a height (excluding antenna) of approximately 185 m and to approximately 100 600 m² GFA (above ground). The wholesale market hall, including both wings has a surface area of approximately 36 300 m² GFA (above ground) and is a listed building. Furthermore, 2 entrance buildings and a loading yard with a tunnel connection to the wholesale market hall will also be constructed on the project site.

The works will be carried out at the high-rise building, the existing wholesale market hall, the underground staff car park and the ancillary buildings.

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

45300000, 45330000, 45332000, 45333000, 45343200.

3) **Quantity or scope:**

Site provisioning will be catered for by 2 drinking-water mains connections and a gas main. Site sanitation will be catered for by underground drains for sewage and rainwater, whereby the rainwater can to some extent be conveyed to a cistern and re-used. The fire water supply will come from the high-rise building's sprinkler tanks via water pressure booster systems.

The contract scope comprises supplying the building with gas and water and sanitation services for wastewater, as well as hydrant installations for fire-extinguishing purposes. The services mainly involve:

drains for sewage, rainwater and fatty sewage water, including damping and insulation with: approximately 11 000 m of drop-pipe, collection-pipe and facilities' connecting pipelines, and approximately 60 floor- and approximately 90 roof-inlet structures, approximately 1 500 m of condensate drainpipes made of copper, approximately 50 floor-inlet structures and approximately 30 m of high-grade steel conduits in the kitchen area and pipe-trace heating for approximately 300 m of piping for swill, grease separators NG 10 and NG 2, including secondary treatment, coalescence separator and oil separator, approximately 10 excrement-lifting stations and lifting stations and approximately 20 double submerged pump stations.

Water installations for drinking water and rainwater service systems, including damping and insulation with: approximately 200 m of forcemain in the ground to/from the cistern, including filter system (Class C DN 500), charge pumps and water pressure booster system with 30 m³/h at 8 bar for utilisation of rainwater, approximately 12 500 m of high-grade steel pipeline and approximately 760 fittings, approximately 7 water pressure booster systems and approximately 30 water treatment installations (softening, metering, osmosis and desalination systems), approximately 430 toilets, approximately 275 washbasins, approximately 210 urinals, approximately 25 disabled toilets and washbasins, approximately 50 showers and approximately 200 sinks and tea kitchens.

Fire water supply for the wholesale market hall and high-rise building with:

approximately 2 water pressure booster systems for outside hydrants with 96 m³/h at 12,5 bar, approximately 2 water pressure booster systems for hydrants with 36 m³/h at 25 bar, approximately 4 100 m of pipeline and approximately 120 fittings for approximately 250 wall hydrants (wet) and approximately 25 wall hydrants (dry).

Gas supply for kitchen technology (0,6 MW) with:

approximately 250 m of pipeline and approximately 50 shut-off and safety devices.

All aforementioned services include the relevant associated ancillary services.

4) **Indication about different date for duration of contract or starting/completion:**

Duration in months: 41 (from contract award).

Performance time period: starting: 1.2011. Completion: 7.2013.

5) **Additional information about lots:**

Selection criteria:

1. experience and expertise (reference projects) (75 %):

1.1. experience of comparable construction works (50 %);

1.1.1. construction experience of large (over 30 000 m² GFA) and complex construction projects, relating to the construction works in this lot (25 %);

1.1.2. construction experience of high-rise building projects (over 60 m above ground), relating to the construction works in this lot (15 %);

1.1.3. construction experience of projects with existing and new buildings, relating to the construction works in this lot (10 %);

1.2. general construction experience of projects comparable with the ECB new premises project in terms of use, size, standard and complexity (25 %).

2. Resources (25 %):

2.1. staff (15 %);

2.1.1. total number of employees (5 %);

2.1.2. employment structure (10 %);

2.2. technical resources (10 %).

Lot No 2

Title: sprinkler and gas-extinguishing technology

1) **Short description:**

Lot 2 comprises services for sprinkler and gas-extinguishing technology, which are to be provided by a VdS-approved installer as part of the construction and reconstruction activities.

The double high-rise building with atrium extends to a height (excluding antenna) of approximately 185 m and to approximately 100 600 m² GFA. The wholesale market hall, including both wings has a surface area of approximately 36 300 m² GFA (above ground) and is a listed building.

The works will be carried out at the high-rise building, the existing wholesale market hall, the underground staff car park and the ancillary buildings.

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

45300000, 45343230.

3) **Quantity or scope:**

The scope of the services covers a sprinkler system for both towers of the high-rise building, the wholesale market hall with loading yard and the underground staff car park, providing full Class 1 (pursuant to VdS CEA 4001) sprinkler protection via a joint central sprinkler unit. The whole water supply will come from the high-rise building's sprinkler tanks which, at the same time, contain the water quantities for wall and outside hydrant installations. To attain the protection goal, installation of gas-extinguishing systems for the computer centre and the archives, for example, is also envisaged, in accordance with VdS guidelines. Server rooms on the different floors will have pre-action sprinkler system protection.

The contract scope comprises services for the sprinkler and gas-extinguishing systems, mainly involving: approximately 9 pump stations as high- and low-pressure systems, including switch cabinets, approximately 31 000 m of pipeline and approximately 450 shut-off devices, approximately 25 alarm stations (wet, dry and pilot-operated) and approximately 120 alarm subdivisions,

approximately 20 000 wet sprinklers, mostly ceiling-mounted and approximately 1 600 dry sprinklers, approximately 120 monitoring centres for approximately 250 pre-action sprinkler systems, approximately 7 500 m of pipeline, as high-pressure pipeline to some extent, approximately 600 nozzles, approximately 60 areas with approximately 275 cylinder batteries.

All aforementioned services include the relevant associated ancillary services.

4) **Indication about different date for duration of contract or starting/completion:**

Duration in months: 41 (from contract award).

Performance time period: starting: 1.2011. Completion: 7.2013.

5) **Additional information about lots:**

Selection criteria:

1. experience and expertise (reference projects) (75 %):

1.1. experience of comparable construction works (50 %);

1.1.1. construction experience of large (over 30 000 m² GFA) and complex construction projects, relating to the construction works in this lot (25 %);

1.1.2. construction experience of high-rise building projects (over 60 m above ground), relating to the construction works in this lot (20 %);

1.1.3. construction experience of projects with existing and new buildings, relating to the construction works in this lot (5 %);

1.2. general construction experience of projects comparable with the ECB new premises project in terms of use, size, standard and complexity (25 %).

2. Resources (25 %):

2.1. staff (15 %);

2.1.1. total number of employees (5 %);

2.1.2. employment structure (10 %);

2.2. technical resources (10 %).

Lot No 3

Title: heat-supply installations

1) **Short description:**

Lot 3 comprises services for heat-supply installations, which are to be provided as part of the construction and reconstruction activities.

The double high-rise building with atrium extends to a height (excluding antenna) of approximately 185 m and to approximately 100 600 m² GFA. The wholesale market hall, including both wings has a surface area of approximately 36 300 m² GFA (above ground) and is a listed building. Furthermore, 2 entrance buildings and a loading yard with a tunnel connection to the wholesale market hall will also be constructed on the project site. The works will be carried out at the high-rise building, the existing wholesale market hall, the underground staff car park and the ancillary buildings.

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

45300000, 45331000, 45331100.

3) **Quantity or scope:**

The high-rise building, wholesale market hall and ancillary buildings will be supplied by the joint heating system. Long-distance heat transfer, long-distance heat transfer station and main distribution facilities are to be installed in the heating system. Heat will be distributed from there to the consumers. The consumers will be supplied via a high-temperature and a low-temperature heat distribution system. The low-temperature heat distribution

system will be supplied in 2 ways in normal operation. For the first, the supply will be regulated from the high-temperature flow distributor and for the other, from the cooling-machines' heat extraction. Both supply means are to be connected to the hydraulic separating filter of the low-temperature heat distribution system as generators.

Heat is exchanged via heat exchangers housed in individual substations or in ventilation and air-conditioning technology control centres.

Traffic surface temperatures will be regulated partly by floor-heating/cooling systems, convectors are envisaged partly to cover the rest of the heating load and cold-air screening on the façades. Office, conference and meeting-room heating in the high-rise building is catered for by cooled and heated ceilings (not included in this lot). Ceiling fan convectors will be used to some extent for corner rooms and special-purpose rooms.

Furthermore, the following room heating installations will be used:

valve radiators, underfloor, overfloor and façade convectors, spiral ribbed pipe, floor heating, fan convectors, floor convectors, induction apparatus, ambient-air ceiling apparatus or air heating apparatus, heater blanket/canvas, after-heater units and electric radiators.

The contract scope comprises services for heat generation on the primary and secondary sides and distribution and supply networks, including heat insulation for heat-supply installations, mainly involving:

approximately 4 heat exchangers at approximately 2 500 kW with approximately 215 m of pipeline and approximately 35 fittings,

approximately 6 heat exchangers up to approximately 1 250 kW with approximately 1 700 m of pipeline, approximately 200 fittings and approximately 30 pumps,

approximately 28 heat exchanger stations in control centres and approximately 50 heat exchanger stations for shaft fitting,

approximately 4 water heaters containing 300 to 2 000 litres as storage charging systems,

approximately 63 000 m of pipeline, approximately 10 000 fittings and approximately 80 pumps,

approximately 300 convectors, approximately 380 radiators and approximately 10 000 m² of floor heating/cooling,

approximately 220 m of jacket compound pipe in the ground.

All aforementioned services include the relevant associated ancillary services.

4) **Indication about different date for duration of contract or starting/completion:**

Duration in months: 41 (from contract award).

Performance time period: starting: 1.2011. Completion: 7.2013.

5) **Additional information about lots:**

Selection criteria:

1. experience and expertise (reference projects) (75 %):

1.1. experience of comparable construction works (50 %);

1.1.1. construction experience of large (over 30 000 m² GFA) and complex construction projects, relating to the construction works in this lot (25 %);

1.1.2. construction experience of high-rise building projects (over 60 m above ground), relating to the construction works in this lot (20 %);

1.1.3. construction experience of projects with existing and new buildings, relating to the construction works in this lot (5 %);

1.2. general construction experience of projects comparable with the ECB new premises project in terms of use, size, standard and complexity (25 %).

2. Resources (25 %):

2.1. staff (15 %);

- 2.1.1. total number of employees (5 %);
- 2.1.2. employment structure (10 %);
- 2.2. technical resources (10 %).

Lot No 4

Title: ventilation and air-conditioning installations, high-rise building

1) **Short description:**

Lot 4 comprises services for ventilation and air-conditioning installations, which are to be provided as part of the construction activities.

The double high-rise building with atrium extends to a height (excluding antenna) of approximately 185 m and to approximately 100 600 m² GFA.

The works will be carried out at the high-rise building and the underground staff car park.

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

45300000, 45331200, 45331210, 45331220.

3) **Quantity or scope:**

Ventilation and air-conditioning installations are to be installed to satisfy peoples' fresh-air requirements as well as the requirements for fire security and for safety features and equipment.

The ventilation and air-conditioning installation control centres will be in the basement, and on floors 36/37 and 42.

Air will be distributed horizontally from the ventilation and air-conditioning control centres within the technical levels to the vertical shafts via the required absorbing ducts, fire-protection valves, shut-off valves, if necessary finishing treatment units, etc. in the areas and levels to be supplied.

The contract scope involves services for ventilation and air-conditioning installations, mainly comprising: approximately 40 ventilation systems as fresh- and exhaust-air installations, exhaust-air installations,

recirculating-air systems and extraction systems up to a maximum of 10 000 m³/h,

approximately 3 underground car park exhaust-air installations up to approximately 70 000 m³/h,

approximately 1 partial air-conditioning installation with approximately 10 000 m³/h,

approximately 12 recirculating-air-cooling systems up to approximately 3 000 m³/h,

approximately 14 air-conditioning installations partly with integrated cold production up to approximately 45 000 m³/h,

approximately 6 compressed aeration installations up to approximately 30 000 m³/h,

approximately 4 smoke extractors up to approximately 7 000 m³/h,

approximately 52 000 m² of conduits made out of galvanised steel sheet including fittings,

approximately 800 fire-protection and approximately 175 smoke extractor valves,

approximately 7 000 m² of foam glass insulation and approximately 15 000 m² of mineral-wool insulation,

approximately 3 500 m² of self-supporting L-90 conduits and approximately 2 000 m² of L-90 insulation.

All aforementioned services include the relevant associated ancillary services.

4) **Indication about different date for duration of contract or starting/completion:**

Duration in months: 41 (from contract award).

Performance time period: starting: 1.2011. Completion: 7.2013.

5) **Additional information about lots:**

Selection criteria:

- 1. experience and expertise (reference projects) (75 %):

- 1.1. experience of comparable construction works (50 %);
 - 1.1.1. construction experience of large (over 30 000 m² GFA) and complex construction projects, relating to the construction works in this lot (25 %);
 - 1.1.2. construction experience of high-rise building projects (over 60 m above ground), relating to the construction works in this lot (25 %);
- 1.2. general construction experience of projects comparable with the ECB new premises project in terms of use, size, standard and complexity (25 %).
- 2. Resources (25 %):
 - 2.1. staff (15 %);
 - 2.1.1. total number of employees (5 %);
 - 2.1.2. employment structure (10 %);
 - 2.2. technical resources (10 %).

Lot No 5

Title: ventilation and air-conditioning installations, wholesale market hall and ancillary buildings

1) **Short description:**

Lot 5 comprises services for ventilation and air-conditioning installations, which are to be provided as part of the construction and reconstruction activities.

The wholesale market hall, including both wings has a surface area of approximately 36 300 m² GFA (above ground) and is a listed building. Furthermore, 2 new entrance buildings and a loading yard with a tunnel connection to the wholesale market hall will also be constructed on the project site.

The construction works will be carried out at the existing wholesale market hall and the ancillary buildings.

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

45300000, 45331200, 45331210, 45331220.

3) **Quantity or scope:**

Ventilation and air-conditioning installations are to be installed to satisfy peoples' fresh air requirements as well as the requirements for fire security and for safety features and equipment.

The ventilation and air-conditioning installation control centres will be in the basement, and on floors 5 and 6.

Air will be distributed horizontally from the ventilation and air-conditioning control centres within the technical levels to the vertical shafts via the required absorbing ducts, fire-protection valves, shut-off valves, if necessary finishing treatment units, etc. in the areas and levels to be supplied.

The contract scope involves services for ventilation and air-conditioning installations, mainly comprising: approximately 30 ventilation systems as fresh- and exhaust-air installations, exhaust-air installations,

recirculating-air systems and extraction systems up to a maximum of 10 000 m³/h,

approximately 5 kitchen exhaust-air systems up to approximately 25 000 m³/h,

approximately 1 partial air-conditioning installation with approximately 40 000 m³/h,

approximately 20 air-conditioning installations up to approximately 45 000 m³/h,

approximately 5 scavenging air systems up to approximately 20 000 m³/h,

approximately 20 smoke extractors for the hall up to approximately 36 000 m³/h,

approximately 3 smoke extractors for the hall with approximately 120 000 m³/h,

approximately 25 smoke extractors up to approximately 30 000 m³/h,

approximately 26 000 m² of conduits made out of galvanised steel sheet including fittings,

approximately 920 fire-protection and approximately 160 smoke extractor valves,

approximately 1 600 m² of foam glass insulation and approximately 15 500 m² of mineral-wool insulation, approximately 5 000 m² of self-supporting L-90 conduits and approximately 4 000 m² of L-90 insulation. All aforementioned services include the relevant associated ancillary services.

4) **Indication about different date for duration of contract or starting/completion:**

Duration in months: 36 (from contract award).

Performance time period: starting: 3.2011. Completion: 2.2013.

5) **Additional information about lots:**

Selection criteria:

1. experience and expertise (reference projects) (75 %):

1.1. experience of comparable construction works (50 %);

1.1.1. construction experience of large (over 30 000 m² GFA) and complex construction projects, relating to the construction works in this lot (25 %);

1.1.2. construction experience of projects with existing and new buildings, relating to the construction works in this lot (25 %);

1.2. general construction experience of projects comparable with the ECB new premises project in terms of use, size, standard and complexity (25 %).

2. Resources (25 %):

2.1. staff (15 %);

2.1.1. total number of employees (5 %);

2.1.2. employment structure (10 %);

2.2. technical resources (10 %).

Lot No 6

Title: cooling installations computer centre and IT (generation)

1) **Short description:**

Lot 6 comprises services for cooling installations, which are to be provided as part of the construction and reconstruction activities. The computer centre to be supplied with the services is in the listed wholesale market hall building.

The works will be executed at the existing wholesale market hall.

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

45300000, 45331231.

3) **Quantity or scope:**

The refrigeration supply for the computer centre and IT is to be set up as an individual system vis-à-vis the generation and the supply network. The supply network for consumers of IT refrigeration is not included in this lot. Cooling machines, transfer stations and main distribution facilities are to be installed in the refrigeration control centre. The dry coolers are to be installed on the roof of the wings. 2 main lengths of pipeline will be fed from the refrigeration control centre, taking the shortest route upwards into the supply ring. Distribution will be in a ring structure, in order to guarantee a comprehensive service to all consumers. The computer centre's computer room cells will be cooled by recirculating air cooling apparatus as EDP air-conditioning units, whereby the supply air will be blown into the double floors and extracted from the upper room area.

The contract scope comprises services for cold production and the distribution and supply networks, including insulation, mainly involving:

approximately 4 cooling machines with approximately 910 kW,

approximately 2 plate heat exchangers with approximately 2 900 kW in the basement,

approximately 4 hybrid dry coolers with approximately 1 140 kW on the roof of the wings, wholesale market hall, control centre installation with approximately 2 400 m of pipeline up to DN 350, approximately 240 fittings, approximately 25 pumps, distribution network with approximately 1 000 m of pipeline up to DN 250, approximately 130 fittings, and approximately 22 precision air-conditioning units.

All aforementioned services include the relevant associated ancillary services.

4) **Indication about different date for duration of contract or starting/completion:**

Duration in months: 36 (from contract award).

Performance time period: starting: 3.2011. Completion: 2.2013.

5) **Additional information about lots:**

Selection criteria:

1. experience and expertise (reference projects) (75 %):

1.1. experience of comparable construction works (50 %);

1.1.1. construction experience of large (over 30 000 m² GFA) and complex construction projects, relating to the construction works in this lot (25 %);

1.1.2. construction experience of projects with existing buildings, relating to the construction works in this lot (5 %);

1.1.3. construction experience of projects with computer centre provisioning, relating to the construction works in this lot (20 %);

1.2. general construction experience of projects comparable with the ECB new premises project in terms of use, size, standard and complexity (25 %).

2. Resources (25 %):

2.1. staff (15 %);

2.1.1. total number of employees (5 %);

2.1.2. employment structure (10 %);

2.2. technical resources (10 %).

Lot No 7

Title: cooling installations comfort and IT (distribution)

1) **Short description:**

Lot 7 comprises services for cooling installations, which are to be provided as part of the construction and reconstruction activities.

The double high-rise building with atrium extends to a height (excluding antenna) of approximately 185 m and to approximately 100 600 m² GFA. The wholesale market hall, including both wings has a surface area of approximately 36 300 m² GFA (above ground) and is a listed building. Furthermore, 2 entrance buildings and a loading yard with a tunnel connection to the wholesale market hall will also be constructed on the project site. The construction works will be carried out at the existing wholesale market hall, the high-rise building and the ancillary buildings.

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

45300000, 45331231.

3) **Quantity or scope:**

The refrigeration supply for comfort and IT is to be set up as individual systems vis-à-vis the generation and the supply network. The generation of IT refrigeration is not included in this lot. Cooling machines, transfer stations

and main distribution facilities are to be installed in the refrigeration control centre. Cool air will be distributed from there to the consumers. The dry coolers are to be installed on the roof of the wings.

The contract scope comprises services for cold production and distribution and supply networks, including insulation, mainly comprising:

approximately 6 cooling machines with up to approximately 960 kW,

approximately 3 plate heat exchangers with up to approximately 1 000 kW,

approximately 7 hybrid dry coolers with up to approximately 900 kW on the roof of the wings, wholesale market hall, control centre installation with:

approximately 2 800 m of pipeline up to DN 300, approximately 260 fittings and approximately 35 pumps.

Distribution network with:

approximately 53 000 m of pipeline, approximately 8 650 fittings and approximately 45 pumps,

approximately 30 heat exchanger stations in control centres,

approximately 50 heat exchanger stations for shaft fitting,

approximately 33 precision air-conditioning units, approximately 16 circulating-air conditioning units,

approximately 190 circulating-air conditioning devices,

approximately 665 fan convectors.

Approximately 35 500 m² of heated/cooled ceilings, which were installed by the contractor at the development stage, are to be connected, laid out, pressure-tested, coordinated, regulated and commissioned.

All aforementioned services include the relevant associated ancillary services.

4) **Indication about different date for duration of contract or starting/completion:**

Duration in months: 41 (from contract award).

Performance time period: starting: 1.2011. Completion: 7.2013.

5) **Additional information about lots:**

Selection criteria:

1. experience and expertise (reference projects) (75 %):

1.1. experience of comparable construction works (50 %);

1.1.1. construction experience of large (over 30 000 m² GFA) and complex construction projects, relating to the construction works in this lot (25 %);

1.1.2. construction experience of high-rise building projects (over 60 m above ground), relating to the construction works in this lot (20 %);

1.1.3. construction experience of projects with existing and new buildings, relating to the construction works in this lot (5 %);

1.2. general construction experience of projects comparable with the ECB new premises project in terms of use, size, standard and complexity (25 %).

2. Resources (25 %):

2.1. staff (15 %);

2.1.1. total number of employees (5 %);

2.1.2. employment structure (10 %);

2.2. technical resources (10 %).

Lot No 8

Title: building automation

1) **Short description:**

Lot 8 comprises services for building automation, which are to be provided as part of the construction and reconstruction activities.

The double high-rise building with atrium extends to a height (excluding antenna) of approximately 185 m and to approximately 100 600 m² GFA. The wholesale market hall, including both wings has a surface area of approximately 36 300 m² GFA (above ground) and is a listed building. Furthermore, 2 entrance buildings and a loading yard with a tunnel connection to the wholesale market hall will also be constructed on the project site. The works will be carried out at the existing wholesale market hall, the high-rise building, the underground staff car park and the ancillary buildings.

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

45300000, 45311000.

3) **Quantity or scope:**

A new independent building control technology system is to be constructed for the new ECB premises. The system is to be constructed in accordance with the 3-level model — management level, automation level and field level.

The building automation system is to be produced in accordance with DIN EN ISO 16484 with built-in basic and processing functions.

Building control technology is to be constructed in the management level as higher-level intelligence, for automation, optimisation, operation, monitoring and carrying out of building management. Standard Ethernet based on IT cabling is to be introduced for cross-communication and communication with the other levels of building automation (automation level and intelligent field level) in order to have basically higher-level data exchanges on a standardised bus system.

In the automation level, information focal points with automation apparatus in DDC technology, which will serve as autonomous process islands for the respective installation management, are to be set up in the individual technology control centres. So-called highly available automation stations are to be set up for particularly sensitive areas. Safety-directed automation stations are to be used for particularly important areas such as fire control. All other automation stations are to use standard technology, however all must have native standard Ethernet interfaces to direct integration in the management level. A room automation device with so-called 'intelligent bus terminals', enabling a very flexible response to room changes via graphic re-parameterisation, is to be set up for individual room control in the office areas. Rooms are operated via operating elements such as push buttons or actuators in battery-free radio technology.

In the field level, sensors and actuators are to be connected to the automation level with 1.1 contacts. From the field level, consumption measurement and metering devices and connections to machine control systems and detection systems are to be connected via data bus connections.

The contract scope involves services for building automation, mainly comprising:

physical data points approximately 80 000 DP,
communicative data points approximately 150 000 DP,
BA control panels altogether approximately 700 items,
room automation 'intelligent bus terminals' approximately 1 500 items,
field apparatus, sensors approximately 4 000 items,
field apparatus, actuators approximately 13 000 items,

All aforementioned services include the relevant associated ancillary services.

4) **Indication about different date for duration of contract or starting/completion:**

Duration in months: 41 (from contract award).

Performance time period: starting: 1.2011. Completion: 7.2013.

5) **Additional information about lots:**

Selection criteria:

1. experience and expertise (reference projects) (75 %):
 - 1.1. experience of comparable construction works (50 %):
 - 1.1.1. construction experience of large (over 30 000 m² GFA) and complex construction projects, relating to the construction works in this lot (25 %);
 - 1.1.2. construction experience of high-rise building projects (over 60 m above ground), relating to the construction works in this lot (5 %);
 - 1.1.3. construction experience of projects with building automation in technical control centres in connection with integrated room automation, safety control and highly available control systems (e.g. smoke extraction, computer centres) (20 %);
 - 1.2. general construction experience of projects comparable with the ECB new premises project in terms of use, size, standard and complexity (25 %).
2. Resources (25 %):
 - 2.1. staff (15 %):
 - 2.1.1. total number of employees (5 %);
 - 2.1.2. employment structure (10 %);
 - 2.2. technical resources (10 %).

Section III: Legal, economic, financial and technical information

III.1) Conditions relating to the contract

III.1.1) Deposits and guarantees required:

The successful tenderer will be required to provide appropriate security in the form of a cash retention for the performance phase (10 % of the contract volume) and for the warranty phase (5 % of the contract volume), which may be disbursed periodically against a bank guarantee. Details will be provided in the invitation to tender.

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

The successful tenderer will receive part payments taking into account the appropriate cash retention provisions as set out in section III.1.1.

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

Candidates may establish groupings with a view to jointly obtaining a contract. No specific legal form is required, but the grouping members will be jointly and severally liable for the performance of the contract.

The grouping must, in principle, remain unchanged from the start of the tender procedure until completion of the works. If unforeseen circumstances require a change in the composition of a grouping, the ECB may allow such a change at its own discretion provided that the change does not distort competition amongst the candidates.

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:

In line with Article 24 of the ECB procurement rules (see point VI.3. below) the following shall apply: the ECB shall exclude candidates from participation in a tender procedure if they have been the subject of a judgment which has the force of *res judicata* for fraud, corruption, money laundering, involvement in a criminal organisation or any other illegal activity detrimental to the financial interests of the Communities, of the ECB or of the NCBs.

The ECB may exclude candidates from participation at any time if:

- (a) they are bankrupt or being wound up, are having their affairs administered by the courts, have entered into an arrangement with creditors, have suspended business activities, are the subject of proceedings concerning these matters, or are in any analogous situation arising from a similar procedure provided for in national legislation or regulations;
- (b) they have been convicted of an offence concerning their professional conduct by a judgment which has the force of *res judicata*;
- (c) they have been guilty of grave professional misconduct;
- (d) they have not fulfilled obligations relating to the payment of social security contributions or the payment of taxes in accordance with the legal provisions of the country in which they reside or with those of the country of the contracting authority or those of the country where the contract is to be performed;
- (e) they have been declared by a court or an arbitration tribunal to be in serious breach of contract for failure to comply with their contractual obligations following another tender procedure;
- (f) their management, staff or agents are subject to a conflict of interests;
- (g) they are guilty of misrepresentation in supplying the information required by the ECB;
- (h) they contact other candidates or tenderers with the purpose of restraining competition.

Candidates must certify that they are not in any of the situations listed above by signing the application form and provide the evidence specified therein. Each member of a grouping must comply with these conditions. If such circumstances arise in the course of the procedure, the candidate concerned shall inform the ECB thereof without undue delay.

Candidates may rely on their registration in an official list of approved economic operators or certification by approved bodies to provide evidence they have met the above conditions. Details are explained in the application form. The ECB reserves the right to request further information.

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

Information and formalities necessary for evaluating whether requirements have been met: the signed application form, which specifies the total net turnover in the past 3 financial years.

Minimum standards possibly required:

financial capacity: accumulated total net turnover in the past 3 financial years:

lot 1: of at least EUR 15 000 000.

Lot 2: of at least EUR 10 000 000.

Lot 3: of at least EUR 15 000 000.

Lot 4: of at least EUR 20 000 000.

Lot 5: of at least EUR 15 000 000.

Lot 6: of at least EUR 10 000 000.

Lot 7: of at least EUR 25 000 000.

Lot 8: of at least EUR 20 000 000.

Groupings of economic operators may add together the turnover of their members.

III.2.3) **Technical capacity:**

Information and formalities necessary for evaluating whether requirements have been met:

submission of the completed and signed application form (with enclosures), which includes the details required concerning reference projects and resources.

Candidates may rely on their registration in an official list of approved economic operators or certification by approved bodies. Details are explained in the application form. The ECB reserves the right to request further information.

Minimum standards possibly required:

the applicant must obtain at least 3 000 points out of a maximum of 10 000 points. Further details about the point system are given in point IV.1.2.

III.2.4) **Reserved contracts:**
No.

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 number of operators:

envisaged minimum number: 5 and maximum number: 8.

Objective criteria for selecting the limited number of candidates:

1. experience and expertise (reference projects) (75 %).
2. Resources (25 %).

The sub-criteria and their weightings are specified per lot in 'Information about lots' in this document.

Scoring system:

the maximum score possible is 10 000 points (100 %). This maximum score is divided according to the weightings assigned to the different criteria and sub-criteria. The resulting 'maximum score per criterion' is divided by 4 in order to determine the base unit of the assessment for each criterion.

In the evaluation process, the score (0–4 points) is multiplied by the base unit for each criterion, and the resulting scores are added up to obtain the final result.

The scoring system for each criterion applies an assessment scale from 0 to 4 points. 'No response' receives 0 points, 'poor' (1 point), 'sufficient' (2 points), 'good' (3 points) and 'very good' (4 points). In the evaluation process, the score (0–4 points) is multiplied by the base unit for each criterion, and the resulting scores are added up to obtain the final result.

The minimum threshold is 30 %, corresponding to 3 000 points, which must be met as a minimum requirement. The evaluation will be based solely on the submitted application documents including attachments.

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 as determined by the award criteria pursuant to point IV.2.1: yes.

IV.2) **Award criteria**

IV.2.1) **Award criteria:**

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

the same scoring methodology as laid down in point IV.1.2 of this document will be applied for the award criteria.

The sub-criteria and their weightings will be specified in the invitation to tender.

1. Price. Weighting: 70 %.
2. Quality. Weighting: 25 %.
3. Contract conditions. Weighting: 5 %.

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:**

T107 — mechanical TBE.

IV.3.2) Previous notices published concerning the same contract:

Prior information.

Notice number in OJ: [2009/S 16-21436](#) of 24.1.2009.

IV.3.3) Conditions for obtaining specifications and additional documents or descriptive document:

Final date for receipt of requests for documents or for accessing documents: 17.4.2009 (12:00).

Charge for documents: no.

IV.3.4) Final date for receipt of tenders or requests to participate:

21.4.2009 (12:00).

IV.3.6) Language(s) in which tenders or requests to participate may be drawn up:

English, German.

Applications must be submitted in English or in German. External documents such as company registrations and certificates may be submitted in their original language. The ECB may ask the candidate to provide a certified translation.

IV.3.8) Conditions for opening tenders:

Place: at the address given in point I.1.

Persons authorised to be present at the opening of tenders: no.

Section VI: Complementary information

VI.1) This is a recurrent procurement:

No.

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 of 3.7.2007 laying down the Rules on Procurement (ECB/2007/5), amended by the European Central Bank Decision of 27.1.2009 (ECB/2009/2). Both Decisions were published in the Official Journal of the European Union (respectively OJ L 184 of 14.7.2007, p. 34 and OJ L 51 of 24.2.2009, p. 10) and are available on the ECB website at: <http://www.ecb.europa.eu/ecb/jobsproc/proc/tenders/html/index.en.html>

Required format of applications:

(a) applications must be submitted as hard copies and on CD using the application form and complementing forms published in the tender forum, following the details outlined in the application form.

(b) Applications submitted via e-mail are inadmissible and will not be considered.

Questions:

any questions to the ECB should be submitted exclusively via the tender forum (see section I.1) and may be submitted in English or German. The answers will be provided in the language in which the questions were submitted.

Inspection of documentation:

interested candidates may, on request, review excerpts from the former general contractor tender (planning status April 2008). Further information will be provided in the tender forum.

Subcontracting:

candidates may rely on the capacities of other entities as subcontractors, in particular with regard to their technical capacity (see section III.2.3), regardless of the legal nature of the links which they have with them. The

candidate must prove that he will have at his disposal the resources necessary, for example, by providing an undertaking to that effect from such entities.

The use of subcontractors does not limit the candidate's responsibility and liability for due performance of all the contractual obligations. The ECB reserves the right to refuse any subcontractor taking into account the principles of transparency, equal access, publicity and equal treatment. Prior approval from the ECB will be required for both replacing a subcontractor and subcontracting additional major works.

Companies that submit sole applications and, at the same time, appear as subcontractors for another candidate, or companies that appear as a subcontractor for several candidates, will in principle not be excluded from the tender procedure. In either case, the ECB will ask all the companies concerned to provide evidence that their participation in 2 or more applications does not have a detrimental effect on competition. In particular, they must explain in detail what measures they have taken in order to prevent an exchange of critical information between the competing candidates. The ECB will decide on whether to exclude applications from the tender procedure, taking into account the information provided and the principles of transparency, equal access, publicity and equal treatment.

Exclusion from the tender procedure:

the ECB may, at its own discretion, exclude applicants from the tender procedure who do not comply with the requirements and conditions set out in the application form and contract notice, or do not provide the information requested.

Cancellation of the tender procedure:

the ECB reserves the right to cancel all or part of the tender procedure. This decision will take into account the principles of transparency, equal access, publicity and equal treatment. Cancellation may be necessary if the offers in the first 8 construction tenders for the new ECB premises project in total exceed the ECB's available budget for same.

Liability and compensation:

the ECB is not liable for any costs, nor will it reimburse any expenses or losses which candidates incur or suffer in connection with the tender procedure, including in the event of a cancellation.

VI.4) **Procedures for appeal**

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

Procurement Review Body of the European Central Bank, Kaiserstraße 29 c/o Central Procurement Office, 60311 Frankfurt am Main, GERMANY. Tel. +49 691344-0 (central switchboard). Fax +49 691344-6000 (central fax number). E-mail: procurement@ecb.europa.eu Internet: www.ecb.europa.eu

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).

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

European Central Bank — Central Procurement Office, Kaiserstraße 29, 60311 Frankfurt am Main, GERMANY. Tel. +49 691344-0 (central switchboard). Fax +49 691344-6000 (central fax number). E-mail: procurement@ecb.europa.eu Internet: www.ecb.europa.eu

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

10.3.2009.