

This notice in TED website: <https://ted.europa.eu/udl?uri=TED:NOTICE:290794-2020:TEXT:EN:HTML>

**Luxembourg-Luxembourg: EIB - General Contractor for the Construction of a  
New Office Building for the European Investment Bank in Luxembourg (GCO)  
2020/S 120-290794**

**Contract notice**

**Works**

**Legal Basis:**

Directive 2014/24/EU

**Section I: Contracting authority**

**I.1) Name and addresses**

Official name: European Investment Bank  
Postal address: 98-100 Boulevard Konrad Adenauer  
Town: Luxembourg  
NUTS code: LU000 Luxembourg  
Postal code: L-2950  
Country: Luxembourg  
Contact person: CS Procurement  
E-mail: [CS-procurement@eib.org](mailto:CS-procurement@eib.org)  
Telephone: +352 43791

**Internet address(es):**

Main address: <http://www.eib.org>  
Address of the buyer profile: <http://www.eib.org/about/procurement/index.htm>

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

**I.3) Communication**

Access to the procurement documents is restricted. Further information can be obtained at: <https://etendering.ted.europa.eu/cft/cft-display.html?cftId=6438>  
Additional information can be obtained from the abovementioned address  
Tenders or requests to participate must be submitted electronically via: <https://etendering.ted.europa.eu/cft/cft-display.html?cftId=6438>

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

European institution/agency or international organisation

**I.5) Main activity**

General public services

**Section II: Object**

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

**II.1.1) Title:**

General Contractor for the Construction of a New Office Building for the European Investment Bank in Luxembourg (GCO)  
Reference number: CFT-1587

**II.1.2) Main CPV code**

45210000 Building construction work

II.1.3) **Type of contract**

Works

II.1.4) **Short description:**

The scope of the works to be undertaken by the General Contractor (GCO) is the construction of the New Office Building for the European Investment Bank (EIB) in Luxembourg. The GCO will be responsible for construction, fitting out, testing, commissioning and handover of the New Office Building in accordance with the execution design documentation and BIM models provided by the EIB. The works are foreseen to last 36 months, plus 4 months if options are instructed by the contracting authority, plus a 12-month defects notification period.

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)**

45220000 Engineering works and construction works

II.2.3) **Place of performance**

NUTS code: LU000 Luxembourg

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

The GCO contract includes all construction works to be executed for erecting the New Office Building of the EIB in Luxembourg (foundations, structures, architecture, technical services, energy components, finishes, partition walls, landscaping, public square, vehicular and pedestrian connection to the existing EIB neighboring building, etc.), including testing, commissioning and hand-over to the EIB for operational use.

The New Office Building of approximately 63 680 m<sup>2</sup> gross area will accommodate 1 500 work stations and supply areas, providing for an efficient allocation of working places (offices), traffic areas and technical storage rooms. Its total surface is approximately 45 000 m<sup>2</sup> above ground and 18 680 m<sup>2</sup> underground. The New Office Building is designed to be at the cutting edge of sustainability and energy efficiency. It is a sober, functional, flexible building, responding to low energy consumption and emission requirements. The Project has been

developed using Building Information Modelling (BIM) methods for design, time schedule (4D BIM) and cost management (5D BIM).

The main characteristics of the New Office Building are as follows:

- podium levels G+4,
- tower levels G+16,
- car park capacity 259,
- energy performance class 'A' of Grand Duchy of Luxembourg,
- primary energy consumption levels compliant with nearly zero-energy building standards Directive 2018/844EU (calculations in accordance with ISO 52000),
- Minimum Environmental Certification BREEAM 2013 level 'Excellent',
- 25 % of the building's primary energy consumption produced on site.

The GCO shall be required to take over the BIM model that will be provided by EIB at the beginning of the Contract. GCO shall then be required to complete the BIM Model during the construction process and to use it to produce the as-built documentation.

Project related construction activities commenced in 2016-2017 with excavation down to the approximate Project basement level and the construction of a temporary ramp providing access to the existing EIB Building underground car park.

The contract will be based on the FIDIC Conditions of Contract for Construction for Building and Engineering Works designed by the Employer (Red Book), First Edition 1999.

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: 52

This contract is subject to renewal: no

II.2.10) **Information about variants**

Variants will be accepted: no

II.2.11) **Information about options**

Options: yes

Description of options:

Options as stated in the procurement documents.

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**

The contracting authority has established a maximum budget (the 'Cap') of EUR 194 000 000.00 for the basic scope of the tender price. If the subtotal for the basic scope under the tender price exceeds the cap, the tender will be rejected.

**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**

List and brief description of conditions:

Selection criteria as stated in the procurement documents.

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.2.2) **Contract performance conditions:**

Conditions as included in the proposed model contract included in the procurement documents.

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

Obligation to indicate the names and professional qualifications of the staff assigned to performing the contract

**Section IV: Procedure**

IV.1) **Description**

IV.1.1) **Type of procedure**

Open procedure

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

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

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**

Notice number in the OJ S: [2020/S 022-046959](#)

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

Date: 11/09/2020

Local time: 15:00

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

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

Duration in months: 6 (from the date stated for receipt of tender)

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

Date: 14/09/2020

Local time: 10:00

Place:

Tenders will be opened in a non-public procedure.

Information about authorised persons and opening procedure:

Upon request, the written record of the opening of the tenders will be provided to economic operators who submitted a tender.

**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:**

1) Interested applicants are required to submit to the Bank an undertaking of confidentiality and non-disclosure (available from the internet address set out in section I.3) of this contract notice) as a condition precedent to accessing the remaining procurement documents, which are deemed confidential.

2) A voluntary site visit has been organised by the EIB for the 10 July 2020. The Bank shall not reimburse Tenderers for any costs associated with their attendance to this voluntary site visit. Please see section 1.2 of the Terms of Reference for further information.

3) The Bank may, during the 3 years following the award of this contract, have recourse to a negotiated procedure without prior publication of a contract notice for the award of new works (outside of this contract) consisting in the repetition of similar works entrusted to the successful tenderer. In this regard, the extent of the possible additional works is clarified as follows: additional new works in conformity with, and necessary for the completion of, the New EIB Building Project, up to a maximum value of EUR 40 000 000.00 overall.

VI.4) **Procedures for review**

VI.4.1) **Review body**

Official name: General Court of the European Union

Postal address: rue du Fort Niedergrünewald

Town: Luxembourg

Postal code: L-2925

Country: Luxembourg

E-mail: [GeneralCourt.Registry@curia.europa.eu](mailto:GeneralCourt.Registry@curia.europa.eu)

Telephone: +352 43031

Fax: +352 43032100

Internet address: <http://curia.europa.eu>

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

VI.4.3) **Review procedure**

Precise information on deadline(s) for review procedures:

Tenderers may in the first instance submit any concerns regarding the procurement to the Bank using the contact details under section I.1) of this contract notice.

If tenderers, or other interested parties, believe that the EIB committed an instance of maladministration, (e.g. it has failed to act in accordance with its established policies, standards and procedures, or to respect the principles of good administration), they may lodge a complaint to the EIB Group Complaints Mechanism (see <https://www.eib.org/en/about/accountability/complaints/index.htm>) within 1 year from the date when the alleged action, decision or omission by the Bank could be reasonably known by the complainant. If unhappy with the outcome, tenderers can seek a review of the EIB Group's reply to the complaint by the European Ombudsman (see <https://www.ombudsman.europa.eu>).

Within 2 months of notification of the outcome of the procedure (award decision), tenderers may launch an action for its annulment and/or damages. Any request tenderers may make and any reply from the Bank, or any complaint of maladministration, will have neither the purpose nor the effect of suspending the time-limit for launching an action for annulment nor open a new period for launching an action for annulment. The body responsible for hearing annulment procedures is indicated under section VI.4.1) of this contract notice.

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

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

12/06/2020