EUROCONTROL
MAASTRICHT UPPER AREA CONTROL CENTRE
Horsterweg 11, NL-6199 AC Maastricht-Airport, The Netherlands
Tel.: +31 43 366 1234 www.eurocontrol.int

EUROCONTROL

i- CALL FOR TENDERS

Call for Tenders No.:	ECTL_SRC_260044
Title:	New OPS Room Building Maastricht Upper Area Control Centre

General:

EUROCONTROL has 42 Member States and is a civil-military intergovernmental organisation committed to building, together with its partners, a Single European Sky, i.e. arrangements allowing the air navigation management system in Europe to achieve the level of performance required for the coming decades.

Technical subject matter:

This call for tenders concerns the detailed design, construction and commissioning of the New OPS Room Building at the Maastricht Upper Area Control Centre.

Main selection and assessment criteria:

TECHNICAL SELECTION AND CAPACITY CRITERIA
Pass/Fail
Tenderer shall have valid ISO 9001, ISO 14001 and ISO 45001 certifications
The Tenderer shall demonstrate that the following engineering and management disciplines are available *in-house* and are staffed by different, dedicated personnel: • Project Management • BIM Management • Cost Management • Architectural Building & Structural Engineering • HVAC Engineering • Electrical and other Building-Related Installations Engineering • Sustainability Department • Construction Management Each discipline shall be staffed by at least two distinct in-house individuals. One person may not cover multiple mandatory disciplines.
The Tenderer shall have Professional Liability insurance with a minimum amount of 10 million Euros per claim.
The Tenderer shall have demonstrable experience with BREEAM certification.
TECHNICAL ASSESSMENT CRITERIA
Pass/Fail

Attendance at site visit
The Tenderer shall propose and commit to assigning project team members for this project who each have at least 10 years of professional experience in multidisciplinary projects and meet the mandatory requirements set out in the technical specifications. The following staff functions are required: • Project Manager • Lead Engineers: Architectural, Structural, Building Services, Electrical • BIM Lead • BREEAM Specialist • Data Centre Specialist • Chief Site Manager • Scheduler HSE Coordinator
List of subcontractors (if applicable) submitted.
Detailed open calculations with prices and List of Lots submitted (with mention of quantities/unit prices /hour standards, including subcontractors).
Detailed open calculations without prices to be submitted with the technical offer.
The Tenderer shall demonstrate sufficient financial capacity to perform the contract. As a minimum requirement, annual turnover during each of the last three audited financial years shall exceed EUR 150 million. ***Each consortium member, if applicable, shall individually satisfy this requirement***.
If the Tenderer proposes subcontractors to execute the works and/or supplies related to the Data Centre, HVAC, Electrical or Fire Safety works, those subcontractors shall hold valid ISO 9001, ISO 14001 and ISO 45001 certifications.
The Tenderer shall ensure that operational control, project management, site supervision, security-sensitive decision-making, and access to sensitive project information remain under the effective control of entities established in EUROCONTROL Member States throughout contract execution. Sensitive project information, including blueprints, technical drawings, security layouts, structural data, access-control designs, and facility-system information, shall be generated, processed, stored, and administered in a manner that ensures compliance with EUROCONTROL's security, confidentiality, and continuity requirements. Any legal, contractual, or technical arrangement that could permit unauthorised access, disclosure, alteration, or foreign compulsion inconsistent with those requirements shall render the tender non-compliant.
The Tenderer shall demonstrate that all critical goods, construction materials, industrial equipment, building systems, specialist services, and engineering resources required for contract performance are supported by resilient and replaceable supply chains. For each critical supply-chain element, the Tenderer shall identify a primary source and at least one technically suitable alternative source established in a EUROCONTROL Member State, or otherwise demonstrate an equivalent level of supply-chain resilience compatible with contract delivery and operational continuity requirements. Critical elements include, as a minimum: structural components; electrical infrastructure; HVAC and mechanical systems; ICT infrastructure; security and fire systems; and specialist engineering resources or equipment.
The Tenderer shall demonstrate that the proposed design, systems, equipment, software-enabled facility components, maintenance model, and long-term support arrangements do not create a single point of failure, vendor lock-in, or irreversible strategic dependency that could compromise maintenance, spare-parts availability, cyber-physical security, business continuity, or EUROCONTROL's ability to operate, maintain, replace, or transition the facility independently during and after the contract term.
Maintenance Requirement: 7-Year Maintenance Contract NORB

The Tenderer shall provide a comprehensive seven (7) year maintenance contract for all building services installations, major plant, equipment, systems, and relevant building elements included in or affected by the Works. The maintenance contract shall include, as a minimum, preventive and corrective maintenance, statutory inspections and testing, emergency call-out services, fault rectification, spare parts management, warranty administration, and periodic condition reporting. The scope shall cover all principal building systems and components, including but not limited to HVAC, electrical installations, building management systems (BMS), fire safety systems, security systems, vertical transportation systems, plumbing and drainage installations, renewable energy systems, building-related ICT infrastructure, and building envelope elements.
TECHNICAL ASSESSMENT CRITERIA
Scoring
Quality of the general Plan of Approach (PoA) as submitted by the Tenderer.
Completeness and quality of the offer for the following Discipline: Civil, Structural, Architecture and Infrastructural Works
Completeness and quality of the offer for the following Discipline: Building Services
Completeness and quality of the offer for the following Discipline: Electrical
Completeness and quality of the offer for the following Discipline: Fire Safety
Completeness and quality of the offer for the following Discipline: BREEAM
Completeness and quality of the offer for the following Discipline: Temporary Site Facilities
The Tenderer shall have executed a minimum of 5 relevant projects during the last 10 years. References shall relate to projects of at least the same size and complexity.
The Tenderer should have, in the previous 10 years, project experience for projects with BREEAM-NL sustainability engineering and successful certification.
The Tenderer shall commit that the TIER 3 Data Centre design, installation, and commissioning shall be executed and completed by a legal entity with at least 10 years of relevant project experience with TIER 3 data centre engineering and shall demonstrate that the legal entity has dealt with and completed TIER 3 data centres of comparable size and complexity.
The Tenderer should have relevant project experience with air traffic control centres.
The Tenderer shall demonstrate relevant experience in the design and construction of facilities requiring enhanced physical protection, operational resilience, and continuity of operations. Experience with protective security measures addressing intentional human threats shall be considered essential.
The Tenderer should have relevant experience in construction management for large projects > 100 million EUR.
The Tenderer shall demonstrate, based on the Health and Safety figures for the last 5 years, compliance with an LTIFR 1 < LTIFR < 3. **Each consortium member, if applicable, shall individually satisfy this requirement.**

The economically most advantageous offer will be established in accordance with the following Award criteria:

For the Technical tender, a weighting of 60% is applied, for the Financial tender, a weighting of 40%.

Tender closing date:

14 April 2027 at 15:00 Brussels time

Point of Contact:

Please see the "Important Notice" below and if you have any other related questions, please contact:

BROERS, Roland
MUAC/DIR/FPA/PROC
E-mail: roland.broers@eurocontrol.int
Tel.: +31 43 366 2451

If this Call for Tenders should interest you, please read the important information below:

IMPORTANT NOTICE

The full i-Call for Tenders documentation is in electronic format (.pdf).
If you wish to obtain the i-Call for Tenders documentation please read and follow carefully the instructions below:

1. If you are already registered in the EUROCONTROL Supplier Portal, you can search for this Call for Tenders, and its relevant documentation, in the "*View Active Negotiations*" section of the Supplier Portal.
2. If you are not yet registered as a EUROCONTROL supplier, please follow the process described on the following link: https://www.eurocontrol.int/portal/new-supplier-portal.
3. EUROCONTROL accepts no responsibility whatsoever for the completeness, accuracy and/or timeliness of the transmission of the electronic documents (nor for the electronic documents themselves).
4. Submission of tenders shall be made electronically and shall be exclusively made in strict accordance with the instructions given in the tendering documentation.
5. You may:
   a) print out the documents;
   b) forward the documents further on a strictly need to know basis (always fully acknowledging the source, i.e. EUROCONTROL), and
   c) use print-outs of the electronic i-Call for Tenders documents for the submission of tenders (especially the Price Offer Form ref: I-TSF-E).
6. You may not:
   a) modify, edit and/or change the electronic documents other than to submit the required info and to sign/stamp where required;
   b) transmit such documents to any third person who has no need to know them;
   c) post such documents on any private or public website;
   d) alter the originating source (EUROCONTROL) and or copyright signs etc., and
   e) transmit the documents without indication of the source.

An environmental notice:
With a view to reduce the exponential growth of paper consumption, we would invite you only to print out electronic documents received and/or request paper copies of the price enquiry documentation if you are actually considering to submit a tender.