GSI Helmholtzzentrum für Schwerionenforschung GmbH

Planckstraße 1, 64291 Darmstadt
www.gsi.de

Specification of Works: Post-fire cleaning works at GSI 2027

Note on gender:

For the sake of readability, we have avoided the simultaneous use of masculine, feminine and diverse (m/f/d) forms. All references to persons apply equally to all genders.

1 General

GSI Helmholtz Centre for Heavy Ion Research GmbH in Darmstadt operates one of the world's leading particle accelerator facilities for research. GSI employs approximately 1,520 staff members.

In addition, around 1,000 scientists from universities and other research laboratories worldwide visit each year to use the facility for experiments. This leads to new insights into the structure of matter and the evolution of the universe.

Furthermore, the researchers are developing innovative applications for medicine and technology.

GSI is a limited liability company (GmbH). Its shareholders are the Federal Government (90 per cent), the State of Hesse (eight per cent), the State of Rhineland-Palatinate and the Free State of Thuringia (one per cent each). They are represented on the Supervisory Board by the Federal Ministry of Education and Research (BMBF) and the respective state ministries. GSI is a member of the Helmholtz Association, Germany's largest scientific organization.

GSI is currently developing FAIR, an international accelerator center for research involving antiprotons and ions, which is being developed and built-in cooperation with international partners. It is one of the largest research projects in the world. The FAIR project was initiated by the scientific community and researchers at GSI. The GSI accelerators will in future form part of the FAIR facility and serve as the first acceleration stage.

FAIR GmbH employs around 60 people. GSI GmbH is the German shareholder and also the majority shareholder of the international FAIR GmbH. Among other things, GSI is responsible for the development, manufacture and testing of key components for the FAIR accelerator facility and the experimental installations. Efficient collaboration between FAIR and GSI is ensured by the fact that both companies are organizationally united under a joint management team.

In addition to the shareholders, an estimated 3,000 researchers from around 50 countries are involved in the development of FAIR's experiments and scientific program. In future, they will come to FAIR and GSI in Darmstadt as visiting researchers and use the facility for their research.

2 Background

Following a fire in February 2026 at GSI Helmholtz Centre for Heavy Ion Research GmbH, various areas were contaminated by soot and fire-fighting water. Large parts of the affected areas have already been remediated. The subject of this tender, within the framework of a framework agreement, is cleaning services in the remaining, as yet uncleaned areas, as well as the removal of any secondary contamination arising from ongoing dismantling or remediation work in the fire-damaged area.

This explicitly concerns work in contaminated areas. The contractor is responsible for observing and complying with all statutory, regulatory and occupational health and safety regulations in their currently valid versions.

3 Site inspection

The client offers an on-site inspection. **In this case, we ask that you register well in advance**. It may be that the preferred date is no longer available, in which case one of the dates listed below will be allocated.

No additional dates will be made available. Attendance at the site visit is not compulsory.

Please note that no questions from bidders will be answered during the site visit. **Any questions arising** during or following the site visit must be **collated** by the interested party **by 8 January 2027; from 15 January 2027, the contracting authority will make the answers available to all bidders in a consolidated form.**

Please always submit any questions from bidders following the site visit via the bidder communication section of the procurement portal.

Time slot per site visit: max. 45 minutes per tenderer.

Site visits are available during the following periods:

15 December 2026	**17 December 2026**	**18 December 2026**
08:00 – 08:45	08:00 – 08:45	08:00 – 08:45
09:15 – 10:00	09:15 – 10:00	09:15 – 10:00
10.30 – 11.15	10.30 – 11.15	10.30 – 11.15
1.00 pm – 1.45 pm	1.00 pm – 1.45 pm	
2.15 pm – 3.00 pm	2.15 pm – 3.00 pm	

Please note that the campus will be closed from 24 December 2026 until 1 January 2026. Enquiries from bidders regarding the tender process cannot be answered during this period.

4 Contractual Terms and Conditions

The contract term and the provision of services shall commence upon the award of the contract and shall initially end on 31 December 2027. The contracting authority has the unilateral option to extend the contract once for a further 12 months until 31 December 2028. The contracting authority shall give written notice of the optional extension no later than **2 months** before the end of the contract.

The maximum framework contract value is €2 million for the entire contract period. Should the framework contract value be exhausted before the end of the contract period, the contract shall terminate early.

Due to numerous adjacent projects, the timing of the cleaning work is very critical. An up-to-date overview of the timetables to be adhered to is attached to the tender documents; see **Annex 01.3** dated 12 November 2026. Should this status change, notification will be given immediately.

Due to the tight schedule, it is essential that all necessary permits and plans are applied for or drawn up in good time so that they are available in full when the tender is submitted!

Work is scheduled to commence from calendar week 6/7 2027. The client expects the contractor to have the necessary technical equipment and personnel on standby.

Within two days of the contract being awarded, a kick-off meeting will take place to plan the deployment and execution of the work. The attendance of the project and site management, who must be named in the tender, must be ensured at the kick-off meeting.

The contractor guarantees that work will commence within 3 working days of the contract being awarded, with at least 30 per cent of the maximum workforce planned in accordance with the tender, and that, in addition to setting up the site, the initial cleaning work will already have commenced. All planned personnel must be on site within 7 working days at the latest. The deployment of several personnel per cleaning location must be planned and carried out from the outset.

Any additional areas that arise during the contract period and are also to be cleaned shall be carried out in accordance with the specified costs, as per the price calculation and subject to written approval from the relevant department. The staff category and their hourly rates shall remain the same. In the event of a call-off, the Client shall request a quotation based on the contractual terms. The contractually agreed maximum limit of EUR 2 million over the entire contract period remains unaffected by this.

The contractual provisions governing the performance of services are based on the framework contract and the VOL/B for supplies and services. It is hereby noted that any general terms and conditions of business and delivery of the contractor are excluded and shall not form part of this contract.

5 Order execution and call-off processing

Cleaning work will only commence once all the necessary documentation has been submitted (see point 8) and the first cleaning call-offs/sections have been approved in accordance with the kick-off meeting.

Before cleaning work actually commences, the contractor must fulfil certain access requirements for the campus in general and for specific cleaning sections located within designated control areas. These include, amongst other things, the presentation of permits and demarcation agreements, medical certificates and the completion of a certain number of induction sessions (access requirements for the control areas).

To arrange the various access requirements, the client will contact the contractor immediately after the contract has been awarded. The contractor must ensure that all access requirements have been met by the time cleaning commences.

The work will be called off by GSI's SiFa department. Contact details will be provided upon award of the contract.

The work is to be carried out during the following times (non-peak hours):

	Monday – Friday	from 6.00 am to 6.00 pm
by arrangement:	Saturday	from 7.00 am to 4.30 pm

The aim is to enable the published cleaning schedule (see **Appendix 01.3**) to be adhered to by utilising the maximum number of staff in the most efficient manner possible to ensure the project runs to plan.

The essential scheduling of cleaning work between the contractor and the client takes place regularly and at frequent intervals, coordinated by a project team comprising SiFa staff, colleagues using the premises, and the project management / site management for EH. Immediately after the contract is awarded, a kick-off meeting will be held with all parties involved to discuss and finalise the precise coordination arrangements.

6 Proof of qualifications and staffing requirements

- Proof of specialist status: Proof of the company's suitability in accordance with TRGS 524. This includes proof of specific specialist knowledge for work in contaminated areas, evidence of suitable personnel and safety equipment, and proof of relevant project experience/references in fire damage restoration . Three reference projects are required, demonstrating the aforementioned evidence/activities; see document '04 Suitability', sections 1.8 and 1.11
- Technical and specialist knowledge: For the roles of coordinator, manager and supervisor **(key personnel)** (in accordance with TRGS 524 and DGUV Rule 101-004), the following evidence must be provided; see document '04 Suitability', 1.9 Evidence relating to persons carrying out the work:
  - Expertise in accordance with TRGS 524 Annex 2A (overall scope) or Annex 2B (building pollutants), including evidence of up-to-date, qualified further training, or
  - Expertise in accordance with DGUV Rule 101-004, Annex 6A or Annex 6B.
- Radiation protection authorisation, see document "04 Suitability", 1.7 Evidence of radiation protection authorisation in accordance with Section 25 of the Radiation Protection Act (StrlSchG): Proof of possession of a valid authorisation in accordance with Section 25 of the Radiation Protection Act (StrlSchG) (employment at third-party sites or facilities) for carrying out work in radiation protection areas.
- Occupational health checks (radiation protection), see document '04 Suitability', 1.9 Evidence from persons carrying out the work: Proof of validity of an occupational health radiation protection examination (not older than 1 year) for all persons carrying out cleaning work in controlled areas. This applies regardless of any official classification into Category A or B.
- Language proficiency, see document '04 Suitability', 1.9 Evidence for personnel carrying out the work: For each work team deployed on site, at least one German-speaking person (foreman) must be permanently present. This person acts as the direct point of contact for the client and ensures the seamless communication of safety instructions within the team.
- Electrical engineering qualifications, see document '04 Suitability', 1.9 Evidence of qualifications for personnel carrying out the work:
  - Proof of a Responsible Electrical Specialist (VEFK) within the company, under whose management and supervision the refurbishment work takes place.

- Proof that the cleaning staff are qualified at least as persons trained in electrical safety (EuP) in accordance with DGUV Regulation 3 for work on de-energised equipment .

7 Scope of work

- The following cleaning works in the contaminated areas (see Annex '02.1 Price Calculation', 01.1 Building Plans and Annex '01.2 Report on Contaminant Levels 26-0739-0') must be carried out on a pro rata basis:
  - Rough and fine cleaning of building surfaces (dry/wet): Cleaning of contaminated floors, ceilings and walls in the area affected by fire damage to remove soot and pollutants in accordance with an approved procedure.
  - Cleaning of sensitive electrical equipment: Professional cleaning of electrical equipment, pumps, controllers, IT hardware (PCs), etc., using wiping or vacuuming methods.
  - Cleaning of other fixtures and fittings: Cleaning and soot removal from tables, cupboards, shelves and other movable furniture.
  - Some cleaning work in radiation protection areas: Work in designated control/radiation protection areas (in accordance with the authorisation under Section 25 of the Radiation Protection Act (StrlSchG), clearance measurements, and challenging PPE conditions).
- Provision of coordinators – project and operational management (**key personnel**) in accordance with TRGS 524 / DGUV R 101-004: Provision of qualified coordinators to coordinate occupational safety measures, project management and operational execution with the client.
- Removal and disposal of non-cleanable fixtures and fittings, as well as cleaning water and, where applicable, other contaminated water: Professional removal, packaging, transport and disposal of non-remediable furniture and electrical appliances, as well as the collection and disposal of cleaning water and, where applicable, contaminated water.
- Site set-up and work preparation: Setting up the contractor's site-specific infrastructure on the GSI site. This includes the preparation and handover of the site set-up plan (GBU), the access and safety plan (A+S), the procedural descriptions and the notifications to the authorities. Provision of all necessary equipment, tools and personal protective equipment (PPE) throughout the contract period.
- Where necessary, collection and pumping out of rainwater and other fresh water: Due to the work being carried out in the fire-damaged area and the absence of a roof, there is a possibility that rainwater or other fresh water may enter adjacent areas via the fire-damaged area. This must be collected or pumped out.
- Drying, where necessary
- Services excluded: Cleaning of ventilation ducts and ventilation systems, mould removal, abrasive methods

- Provision of personnel to carry out the contract with the following roles (work to be documented, including tasks and location)
  - Project and site management (**key personnel**), to be named specifically: permanently on site to coordinate the work in accordance with TRGS 524, including certification, and to draw up an A+S plan for cleaning work in the contaminated area
    Furthermore, a deputy must be designated in each case, who is to be seamlessly appointed and deployed without delay in the event of absence or unavailability (within 24 hours).
  - Remediation specialists: setting up black-and-white zones, erecting barriers, containing fire protection materials and fire-fighting water and disposing of them in containers, vacuuming and wet-cleaning floor, wall and ceiling surfaces

- Machine-based remediation technician
- Remediation electronics technicians
- Remediation electricians

8 Documents to be submitted following award of the contract (prerequisite for work authorisation)

Before work commences on site, the contractor must submit the following documents in digital form to the client and, where necessary, present them for approval:

- List of subcontractors: A complete list of all subcontractors to be deployed on the GSI site, including evidence of their qualifications.
- Cleaning agent documentation: List and submission of the complete safety data sheets (SDS) and technical data sheets for all planned cleaning agents.
- Procedure description: A detailed description of the planned cleaning procedures (wet and dry methods), taking into account the prevention of dust and aerosol dispersion.
- Risk assessment (GBU): Workplace- and activity-specific risk assessment in accordance with Section 6 of the GefStoffV and TRGS 524, relating to soot and pollutant exposure.
- Work and Safety Plan (A+S Plan): Project-specific plan drawn up on the basis of GSI guidelines in accordance with TRGS 524 / DGUV Rule 101-004.
- Training documentation: Evidence that the personnel deployed have received initial training regarding the site conditions, the presence of hazardous substances and any radiological considerations.
- Brief CVs of all persons working on the GSI; these must clearly state their nationality; see Annex 00.5 ‘Sample list of names of persons carrying out the contract.xlsx’
- The radiation protection certificates must be submitted in writing with the tender or no later than 5 working days after the contract has been awarded.