



## **Property prospecting notice to meet the housing of the disaster recovery datacentre requirements of the Single Resolution Board (SRB) in Brussels**

**Ref: Prospecting notice SRB/NEG/39/2018**

### **I. Object of the search:**

In order to meet its requirement to accommodate its disaster recovery datacentre, the Single Resolution Board (SRB) is seeking an immovable property with a gross surface area of at least 34 m<sup>2</sup>, located at least 4 kilometres away from the SRB premises (Treurenberg 22, B-1000 Brussels) and no more than 35 kilometres away (using a straight line radius).

The present call is addressed to the economic operators that rent out secure surfaces, equipped as computer rooms, to house and operate the computer and telecommunication systems of their customers, also called "housing". The systems and data are and will remain the property of the SRB and will be operated by the SRB's staff.

Contact details of the contracting authority:

Single Resolution Board (SRB)

Unit E2 - Procurement

Treurenberg 22,

B-1049, Brussels,

Belgium

Email: [SRB-PROCUREMENT@srb.europa.eu](mailto:SRB-PROCUREMENT@srb.europa.eu)

Website: <https://srb.europa.eu/procurement>

### **II. Description of the contract and the procedure to be applied**

#### **II.1. Object of the contract**

The contract involves a specialized room (hereafter the "cage") fitted out by the economic operator, capable of providing colocation/housing space to accommodate the Disaster Recovery Data Centre for the SRB.

Points 1 to 11 below are the minimum requirements that both the economic operator and the property/cage must meet. Points 12 and onwards are preferable requirements.

##### **1. Building and Surfaces:**

The minimum usable area required by the SRB for this data centre is as follows:

- 34m<sup>2</sup> of computer room for datacentre, and
- Two parking spaces near the premises usable by the SRB to allow rapid and easy interventions.

For accessibility and technical reasons, the datacentre must be located within the Brussels region or its close-by neighbourhood. For disaster reasons, the minimum distance from the



SRB building must be 4 kilometres, while the maximum distance must be 35 kilometres for technical reasons.

The datacentre facilities must have been setup according to the TIA-942 regulations and be rated as a Tier III+ datacentre. The economic operator must specify a guaranteed overall SLA of at least 99%.

The building must be equipped with a loading dock, offering the possibility to receive palletted goods deliveries as well as fully populated racks. It must be possible to transport directly (without unpacking or dismantling) palletted goods or pre-populated racks directly from the loading dock to the space allocated to the SRB.

It must be possible for the economic operator to receive, unpack or ship goods without the presence of SRB staff representatives, when this will be explicitly requested by the SRB.

The possibility of short-term storage of delivered goods in a secured space, to use as a staging room to prepare received goods before those enter the datacentre and to use local meeting rooms (closed) for ad-hoc discussions or escalations will be considered an advantage.

Access to the facility must be possible 24 hours a day, seven days a week, 365 days a year with a notice period of no more than one hour.

The building hosting the cage of the datacentre must comply with the regulations in force on the date of the signature of the lease contract.

## **2. Datacentre space and racks:**

The datacentre space allocated to the SRB will be a closed space (a 'cage'), ensuring that only SRB staff have access to it, and be isolated from other cages. Physical separation of the cage will be guaranteed at least by a metallic fence but preferably by reinforced metallic walls.

It must also be possible, if requested by the SRB, to extend the cage walls below the raised floor.

The cage must be able to contain a total of ten (10) 800X1200mm standard 19" ICT racks with enough room to walk around the rack row and install full depth equipment (i.e. at least 1200mm of free space on both the front and backside of the racks).

Seven (7) 800x1200mm 47RU 19" racks must be installed by the economic operator. Each rack must be foreseen with front and back locking doors. On top of the racks a cable tray for data cables must be present to allow the proper routing of any cables/fibres between the racks. Each rack must also have a hole in its top panel to allow the same cables to be routed.

The remaining three (3) racks will be delivered and installed by the SRB's telecommunications providers.

### **3. Raised floor:**

The raised floor will have a minimum height of 50cm and must comply with the specifications of EU MIT B.II.7.1.4. Perforated floor tiles must be installed to guarantee the proper distribution of chilled air and the uniformity of the temperature. The floor tiles should be of such material that holes can be easily cut, and the opening of such holes allowing the passage of cables from the raised floor to the racks must be included.

### **4. Electrical power and distribution:**

The minimum 24/7/365 guaranteed electrical power must be 1kW/m<sup>2</sup>.

The room must be equipped with two completely separated and secured (generator, UPS, STS ...) power supply networks. The redundancy level of the electrical installations must be of 2N type – Tier IV classification.

- a) The generators must be capable of handling 100% of the load on both secured power supply networks.
- b) There must be enough fuel available to support at least 72 hours at full charge. The economic operator must have the necessary back-to-back contracts to ensure constant delivery of fuel in case of major outage.
- c) Each secured network will power a distribution cabinet to be placed outside the rooms and not accessible to unskilled staff.
- d) Each electrical cabinet must be equipped with a main disconnect and circuit-breakers (in sufficient number and size to connect the IT equipment).
- e) Total tripping selectivity must be provided until the last breaker.
- f) The distribution of the electrical power in the rooms must be carried out by bus bars below each possible row of racks to ensure future flexibility. (Canalis or equivalent type).
- g) The main, additional, and local equipotential equipment must be executed with the greatest care. The elements to be connected are at least the floor mowing jacks (one foot out of four), the cable trays, the racks, as well as all the metal structures. The interconnections will be in mesh and not in star, the use of flat braids will be preferred to VOB cable.
- h) The building must have all the guarantees in terms of protection against lightning and surges.

The power supplies in the racks must be in standard mono-phase 16A A+B (upgradable up to 32A A+B). Three-phase + neutral 16A A+B (upgradable up to 32A) must also be possible.

The initial needs of the SRB are as follows:

- Four (4) racks to be equipped with 16A (A+B) three-phase CEE:

- Each rack must have one IEC60309 (3P+N+E) 16A connector from power circuit A and one from power circuit B.
- Five (5) racks to be equipped with 16A (A+B) mono-phase multioutlets:
  - Each rack must contain one 16A multioutlet connected to power circuit A and one connected to power circuit B.
- One (1) rack to be equipped with 16A (A+B) mono-phase CEE:
  - The rack must contain one IEC 60309 (2P+E) 16A connector from power circuit A and one from power circuit B.

At a later stage, and when required by the SRB, it must be possible to increase the quantity or change the type of power delivered to each rack. The costs of such changes will be borne by the SRB.

#### **5. Climate Control:**

The temperature in the room, guaranteed 24 hours a day, 365 days per year, will be 21°C ( $\pm$  1°C) (measured at the return of the air) with a hygrometry of 50% ( $\pm$  10%) and for an average heat input of 1kW/m<sup>2</sup>.

- a) The cooling must be provided by redundant terminal cooling units (down flow: blowing in the raised floor), each of them being redundantly fed by different hydraulic circuits.
- b) The production and distribution of chilled water must be ensured by two redundant production lines.
- c) Climate control units must be installed outside of the datacentre room.
- d) No common point (single point of failure) will be made on the electrical and HVAC installations as well as the secondary hydraulic circuits. The redundancy level of the HVAC installations must be N+1 - Tier III classification.
- e) The room must also be equipped with a liquid detection system (leaks).
- f) Unless the datacentre room is designed for the free flow of any leaking liquid, the room must be equipped with a lifting pump.

#### **6. Fire protection:**

Fire protection measures must be compliant with EU MIT B.II.7 sections 1.6 and 1.7. The datacentre as a whole (wall, floor, ceiling and doors) must have a fire-stop degree of 90 minutes.

- a) The room must be equipped with raised floor, ceiling and ambient fire detection systems.
- b) The room must be fitted with a fixed automatic fire extinguishing system, by means of an inert gas (type argon or nitrogen), without danger to human beings

#### **7. Intrusion protection and access control:**

The intrusion and access control measures must comply with EU B.IV. The site must be equipped with a complete anti-intrusion system. Access to the site will be controlled and

monitored 24 hours a day and 365 days a year by onsite security guards. When specifically asked by the SRB, security guards must be able to escort third parties up to the cage allocated to the SRB.

An access control specific to the room must be operational, including the possibility to remotely open the doors of the cage and any specific rack for third parties.

Should the SRB require it, the economic operator must allow the SRB to install and manage its own intrusion and access control systems for the leased areas.

#### **8. Building monitoring system:**

The complete set of technical infrastructures mentioned in these requirements must be monitored by a fully redundant building monitoring system (BMS). Failure of any elements as well as deviations from set thresholds must trigger alarms in the BMS. The BMS system is required to be monitored 24/7 by operators.

Considering the importance of the BMS, a backup solution must be in place to guarantee highest availability.

#### **9. Connectivity:**

Currently, the SRB is using the services of the following major service providers:

- BT
- COLT
- PROXIMUS
- T-SYSTEMS

The economic operator must guarantee the possibility for all those operators to provide their services in the proposed building/room on the date of availability of the cage.

Consequently, the economic operator must also include the underneath interconnects to the provider meet-me room:

- Fibre interconnects:
  - Twelve (12) pairs – SC connectors;
  - The exact type (multi / single mode) shall be communicated upon ordering.
- Copper interconnects:
  - Six (6) UTP copper interconnects terminated with RJ45 plugs.

#### **10. The economic operator must have the following certifications:**

- ISO 27001;
- European Code of Conduct for datacentres;
- VCA certification.

#### **11. SLA:**

The economic operator must guarantee to the SRB an SLA of 99.99% for the following services:

- a) Access to the cage
- b) Electric power distribution
- c) HVAC parameters

#### **12. False ceiling:**

False ceilings should be avoided as much as possible.

#### **13. Fire Extinction:**

Measures should be taken to limit any unavailability of the fire extinguishing system after a release of the gas. (i.e. several sets of gas tanks...)

### **II.2. Deadlines**

The Single Resolution Board is seeking to have its new disaster recovery datacentre available on 1 March 2019 at the latest.

### **II.3. Procedure**

The procedure will take place in two separate stages:

- I) Analysis and preselection, resulting in the preselection of a maximum of 3 proposals that meet the SRB's requirements;
- II) Negotiation stage, to which the SRB will invite the preselected economic operator(s). The negotiation stage shall be governed by the provisions of Article 164 of Regulation (EU, Euratom) 2018/1046 of the European Parliament and of the Council of 18 July 2018.

Once notified, the preselected economic operator(s) must guarantee:

- The validity of their proposal(s) until the possible signing of the contract,
- That any document concerning the cage will be provided within the deadlines stipulated by the SRB.

This notice is not in any way binding on the SRB as regards contract award procedures. The SRB reserves the right, at any time prior to the signature of a contract, to abandon the procurement or cancel the procedure, without economic operators being entitled to claim any compensation. Prior to, or during, the procedure, the SRB will not sign any exclusivity contracts or similar clauses in favour of one or more economic operators.

### **II.4. Type of contract and duration**

The contract signed will be a leasing agreement. The contract will run for an initial 3-year period, which may be renewed annually each time for a period of one year at the SRB's request under the same conditions.

### III. Requirements relating to proposals

The information contained in the proposal must be given in the following order, using the following numbering:

1. Reference “Offer for the housing of the recovery data centre requirements of the Single Resolution Board in Brussels”;
2. Full address of the property;
3. Name, full address and contact details of the economic operator(s) (including telephone, fax and e-mail address);
4. Detailed description of the surface area of the proposed cage and the building;
5. Plan of the cage including enough details to have an understanding of the available surfaces;
6. Provision of an SLA with a detailed breakdown of the services covered and their guaranteed availability percentages, including, but not limited to, the number and description of incidents over the last five years;
7. Date on which the cage will be available;
8. Copy of relevant certifications as mentioned in point II.1.10;
9. Signed declaration of honour.
10. Energy performance certificate for the building;
11. Encumbrances of any kind affecting the building/cage;
12. Total amount of the price requested in return for the 3-year right of lease, per month, per year and for three years. This pricing information must include any one-time costs associated with the setup of the cage as well as any recurring costs (e.g. floor space, electricity, patching etc.) in order to meet SRB’s initial requirements as mentioned in points II.1.1 to II.1.11;
13. Annual amount of taxes reimbursed or borne by the SRB under a lease agreement (if applicable);
14. The building hosting the cage of the datacentre must comply with the regulations in force on the date of the signature of the lease contract. The economic operator should provide copies of insurance, planning and any other relevant documentation.
15. Proposals must be submitted in A4 format in duplicate and in digital format (format '.pdf').

### IV. Assessment of proposals

#### IV.1. Analysis and preselection stage

After the analysis, proposals that are not compliant with any of the SRB’s minimum requirements, including the search perimeter, and indicated in points II.1.1 to II.1.11 of this notice, will be rejected and the economic operators duly informed.

Eligible proposals will be analysed on the basis of quality (Q) and price (P) criteria in accordance with the following weightings:

- Price (as specified in III.7): 50%;
- Quality: 50%

as follows:

$$P = 100 \times (\text{lowest price}) / (\text{price of the proposal under consideration})$$



The quality (Q) of the proposal will be determined on the basis of the following elements (100 points maximum):

Q.1. Geographical location in relation to the SRB premises: 10 points

Q.2. Date of availability of the property based on the target date: 20 points

Q.3. Presence of the European Commission or other EU agencies in the same datacentre: 10 points

Q.4. Certification level of the economic operator (i.e. amount of certified ISO27001 controls, extra certifications): 10 points.

Guaranteed SLA:

Q.5. Highest guaranteed SLA: 20 points

Q.6. Lowest number of incidents over the last five years: 10 points

Any extra resiliency measure including, but not limited to:

Q.7. Location in non-blackout zone (as defined by the Belgian Government): 10 points

Q.8. Size of the onsite fuel reserve: 5 points

Q.9. Efforts undertaken in order to limit the impact of any gas (fire extinction) release (e.g. by the fitting of low noise nozzles, by having spare sets of gas tanks...): 5 points

The classification of the proposals will be based on the final score (F), from highest to lowest, obtained in accordance with the following formula:

$$F = (50\% \times Q) + (50\% \times P)$$

The top three proposals in the classification will be preselected and the economic operators invited to participate in the negotiation stage. All economic operators whose proposals are not preselected will be duly informed.

Upon SRB's request a visit of the proposed cage and supporting facilities must also be organised, prior to pre-selection.

### SCORING GRID

| Item | Maximum score (points) | Scoring                               |                                    |                                       |                                       |   |  |
|------|------------------------|---------------------------------------|------------------------------------|---------------------------------------|---------------------------------------|---|--|
|      |                        |                                       |                                    |                                       |                                       |   |  |
| Q.1  | 10                     | 4 to <9km: 0                          | >=9 to <14km: 2                    | >=14 to <19km: 4                      | >=19 to <24km: 6                      | >=24 to <29km: 8  | >=29 to <=35km: 10                           |
| Q.2  | 20                     | Delivered on deadline (01/03/2019): 0 | Up to one week faster: 5           | Up to two weeks faster: 10            | Up to three weeks faster: 15          | Available immediately (on the date of the submission of the proposal): 20 |  |
| Q.3  | 10                     | No: 0                                 | Yes: 10                            |                                       |                                       |   |  |
| Q.4  | 10                     | Minimum requirements:0                | At least 50% of ISO27001:2         | At least 90% of ISO2701:4             | At least 98% of ISO27001 :6           | At least 98% of ISO27001 and extras (VCO or others): 8                    | Full ISO27001 and extras (VCO or others): 10 |
| Q.5  | 20                     | 99.0% SLA: 0                          | 99.9% SLA: 4                       | 99.95% SLA: 8                         | 99.97% SLA:12                         | 99.99% SLA: 16  | 99.999% SLA:20                               |
| Q.6  | 10                     | incidents this year: 0                | no incidents over the last year: 2 | no incidents over the last 2 years: 4 | no incidents over the last 3 years: 6 | no incidents over the last 4 years: 8                                     | no incidents over the last 5 years: 10       |
| Q.7  | 10                     | No: 0                                 | Yes: 10                            |                                       |                                       |   |  |
| Q.8  | 5                      | Under 2 days: 0                       | 2 to under 3 days: 1               | 3 to under 4 days: 2                  | 4 to under 5 days: 3                  | 5 to under 6 days: 4  | 7 days or more: 5                            |
| Q.9  | 5                      | None: 0                               | Action taken: 5                    |                                       |                                       |   |  |

#### IV.2. Negotiation stage

The negotiation stage will be limited to negotiations regarding the total amount of the price and proposed exemptions from payment or other benefits. In this context, the fitting-out costs, VAT aspects, and any applicable taxes and operating costs will also be taken into consideration.

At the end of the negotiation stage, the pre-selected economic operators will be required to submit a final tender containing their best financial offer. The contract will be awarded to the economic operator whose final tender has the lowest price for the 3-year lease, taking into account the factors specified above.

Preselected economic operators must undertake to provide the SRB's staff with any information deemed essential for determining the aforementioned costs.

#### V. Submission of proposals

| Means of submission       | Time limit                                      | Evidence   | Address for delivery  |
|---------------------------|---|--|---|
| Post                      | <b>03/01/2019</b><br><b>24:00 CET</b>           | Postmark   | Prospection Notice<br>SRB/NEG/39/2018<br>Not to be opened by the courier service<br>Single Resolution Board (SRB)<br>Unit E2 - Procurement<br>Treurenberg 22,<br>B-1049, Brussels,<br>Belgium |
| Courier or delivery       | <b>03/01/2019</b><br><b>24:00 CET</b>           | Deposit slip of courier service  | Prospection Notice<br>SRB/NEG/39/2018<br>Not to be opened by the courier service<br>Single Resolution Board (SRB)   |
| In person (hand delivery) | <b>03/01/2019</b><br><b>No later than 17:00</b> | Proof of receipt, signed and dated by the official in the central mail department who takes delivery | For the attention of Unit E2 – Procurement<br>T-22 office 02/027<br>Avenue du Bourget 1<br>B-1140 Brussels (Evere)<br>Belgium   |



Economic operators must submit their proposals exclusively on paper, in one original (containing original signatures where requested) and one copy. You are also requested to send an electronic copy of your proposal on 1 USB stick. In case of discrepancies, the paper copy shall supersede.

**VI. Contacts and additional information**

Economic operators will be informed of the decision taken with regard to their proposals. Any contact between economic operators and the Single Resolution Board departments is prohibited, except in exceptional circumstances where clarification would need to be given regarding this prospecting notice. Should the economic operator require further information prior to the date for submission of proposals, he shall e-mail his request to the address/number given in point 1 of this notice, specifying in the subject "Prospection notice SRB/NEG/39/2018". Deadline for sending questions: **19.12.2018 (17:00)**.

Economic operators are also invited to consult the website referred to in point 1 of this notice on a regular basis, as this is where economic operators' questions and the SRB's responses will be published regularly.