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Tender

Edinburgh Innovation Hub Park Design Services

Edinburgh Innovation Park Hub Development Company Ltd

F02: Contract notice

Notice identifier: 2022/S 000-004639

Procurement identifier (OCID): ocds-h6vhtk-0318bb

Published 18 February 2022, 12:15pm

Section I: Contracting authority

I.1) Name and addresses

Edinburgh Innovation Park Hub Development Company Ltd

Musselburgh

Email

kmurray1@qmu.ac.uk

Country

United Kingdom

NUTS code

UKM73 - East Lothian and Midlothian

Internet address(es)

Main address

<https://www.edinburghinnovationpark.co.uk/>

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00364

I.2) Information about joint procurement

The contract is awarded by a central purchasing body

I.3) Communication

The procurement documents are available for unrestricted and full direct access, free of charge, at

<https://www.publictendersscotland.publiccontractsscotland.gov.uk/esop/pts-host/public/pts/web/login.html>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://www.publictendersscotland.publiccontractsscotland.gov.uk/esop/pts-host/public/pts/web/login.html>

Electronic communication requires the use of tools and devices that are not generally available. Unrestricted and full direct access to these tools and devices is possible, free of charge, at

<https://www.publictendersscotland.publiccontractsscotland.gov.uk/esop/pts-host/public/pts/web/login.html>

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Other activity

Education and Local Authority Joint Venture

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Edinburgh Innovation Hub Park Design Services

Reference number

QMU-21506

II.1.2) Main CPV code

- 71220000 - Architectural design services

II.1.3) Type of contract

Services

II.1.4) Short description

Edinburgh Innovation Park Hub Development Company Ltd (the Client), a joint venture between Queen Margaret University (QMU) and East Lothian Council (ELC), is seeking to procure design services for the development of the Edinburgh Innovation Hub. The Innovation Hub will be the first phase of the Edinburgh Innovation Park, located at Musselburgh, East Lothian, on land next to the Queen Margaret University campus. The Innovation Hub, is to be a vibrant innovation cluster, delivering a broad service offering to drive ambitions for the larger Innovation Park, providing high-value jobs and enhancing Edinburgh's reputation for commercial innovation linked to centres of academic excellence.

The target market for the Innovation Hub will largely comprise start-ups and SMEs in the Food and Drink sector inclusive of related life sciences and other convergent technologies. It will target high growth SMEs and innovation-led businesses and will provide superior quality accommodation and services to meet the specific needs of spin-outs, SMEs and inward investors. It will create a holistic environment in which research, industry and academia all come together under one roof. The Innovation Hub is to be a speculative, serviced multi-occupied building, comprising laboratories (Cat 1 & 2), office collaboration and support facilities. All of the Innovation Hub is to be fitted to Cat B (less office furniture) or laboratory equivalent.

The design services are being procured in 3 Lots:

- Lot 1: Architect and Lead Designer Services

- Lot 2: Civil, Structural and Transportation Engineering design services
- Lot 3: Building Services and Environmental design services

The Authority is seeking a comprehensive scope of service, which will be performed in collaborative manner. In particular, the appointed consultants must retain 'ownership' of the design and achievement of the project objectives, including quality in terms of both design and construction at every stage of the Project. It is anticipated that the Phase 1 Innovation Hub will 7200m² net internal area, with an indicative construction value of GBP 26m.

II.1.5) Estimated total value

Value excluding VAT: £2,000,000

II.1.6) Information about lots

This contract is divided into lots: Yes

Tenders may be submitted for maximum number of lots
3

II.2) Description

II.2.1) Title

Architect and Lead Designer Services

Lot No

1

II.2.2) Additional CPV code(s)

- 71220000 - Architectural design services
- 79932000 - Interior design services
- 71221000 - Architectural services for buildings
- 71222000 - Architectural services for outdoor areas
- 71240000 - Architectural, engineering and planning services
- 71410000 - Urban planning services

- 71420000 - Landscape architectural services

II.2.3) Place of performance

NUTS codes

- UKM73 - East Lothian and Midlothian

II.2.4) Description of the procurement

The Architect and Lead Designer services include:

- Lead Designer Services
- Design Team Coordination & Management
- Architectural Design
- Landscape Architect Design
- Laboratory Design
- Access design/advice
- Ecology
- Catering design
- BIM Information management
- Interior design
- Planning consultancy

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 70

Price - Weighting: 30

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Start date

1 May 2022

End date

31 July 2026

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: No

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) Description

II.2.1) Title

Civil, Structural and Transportation Engineering Design Services

Lot No

2

II.2.2) Additional CPV code(s)

- 71240000 - Architectural, engineering and planning services
- 71311000 - Civil engineering consultancy services
- 71311100 - Civil engineering support services
- 71311210 - Highways consultancy services
- 71312000 - Structural engineering consultancy services
- 71322500 - Engineering-design services for traffic installations
- 71330000 - Miscellaneous engineering services

- 71332000 - Geotechnical engineering services
- 71335000 - Engineering studies
- 71510000 - Site-investigation services

II.2.3) Place of performance

NUTS codes

- UKM73 - East Lothian and Midlothian

II.2.4) Description of the procurement

The Civil, Structural and Transportation Engineering Design Services include:

- Civil & Geotechnical Design
- Structural Design
- Highways/transportation design

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 70

Price - Weighting: 30

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Start date

1 May 2022

End date

31 July 2026

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: No

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) Description

II.2.1) Title

Building Services and Environmental Design Services

Lot No

3

II.2.2) Additional CPV code(s)

- 71240000 - Architectural, engineering and planning services
- 71300000 - Engineering services
- 71310000 - Consultative engineering and construction services
- 71313000 - Environmental engineering consultancy services
- 71314000 - Energy and related services
- 71314100 - Electrical services
- 71314200 - Energy-management services
- 71314300 - Energy-efficiency consultancy services
- 71314310 - Heating engineering services for buildings
- 71315000 - Building services
- 71320000 - Engineering design services
- 71321000 - Engineering design services for mechanical and electrical installations for buildings
- 71330000 - Miscellaneous engineering services
- 71333000 - Mechanical engineering services
- 71334000 - Mechanical and electrical engineering services

- 71336000 - Engineering support services
- 90712000 - Environmental planning

II.2.3) Place of performance

NUTS codes

- UKM73 - East Lothian and Midlothian

II.2.4) Description of the procurement

The Building Services and Environmental design services will include:

- Building services design
- Building Physics engineering
- Sustainability and Environmental services
- Acoustician services
- Fire engineering

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 70

Price - Weighting: 30

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Start date

1 May 2022

End date

28 February 2026

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: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

Section III. Legal, economic, financial and technical information

III.1) Conditions for participation

III.1.2) Economic and financial standing

List and brief description of selection criteria

As part of the SPD to be completed in the Qualification Envelope, bidders will be asked to confirm:

Their ability to get GBP 10m PI insurance at contract award

That their minimum turnover is at least GBP 2M

That they can provide the last 3 years accounts at contract award

Minimum level(s) of standards possibly required

The Economic and financial standing section will be evaluated on a Pass/Fail basis

III.1.3) Technical and professional ability

List and brief description of selection criteria

Bidders will be assessed on the following scored question as part of the SPD.

Please provide 3 case studies of projects of similar size and nature completed by your organisation within the past 5 years. Preference should be given to further/higher education, research and innovation facilities, CAT 1 & 2 laboratories.

Please provide details of:

- Client Contact details
- Value
- Date completed (Practical Completion)
- Services provided
- Office project./commission managed from.
- Involvement of personnel proposed for the Edinburgh Innovation Hub project
- Form of Contract
- Brief description of the project highlighting relevance to the Edinburgh Innovation Hub
- What sustainability standards were achieved
- Added value and key/notable achievements achieved by your team

Minimum level(s) of standards possibly required

Bidders must score 50% across the 3 case studies to progress to the Technical and Commercial evaluation

III.2) Conditions related to the contract

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.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: Yes

IV.2) Administrative information

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

Date

21 March 2022

Local time

12:00pm

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: 3 (from the date stated for receipt of tender)

IV.2.7) Conditions for opening of tenders

Date

22 March 2022

Local time

12:00pm

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.2) Information about electronic workflows

Electronic ordering will be used

Electronic invoicing will be accepted

Electronic payment will be used

VI.3) Additional information

The buyer is using PCS-Tender to conduct this ITT exercise. The Project code is 20528.
For more information see:

<http://www.publiccontractsscotland.gov.uk/info/InfoCentre.aspx?ID=2343>

Community benefits are included in this requirement. For more information see:
<https://www.gov.scot/policies/public-sector-procurement/community-benefits-in-procurement/>

A summary of the expected community benefits has been provided as follows:

Bidders will be asked to specify opportunities for community benefits as per below question in the Technical Envelope:

Social Value

Question:

The Client is committed to provide community benefits and opportunities, particularly to the local community generated through the project.

Please provide details of how you propose to support these commitments through the delivery services and provide firm commitments for the initiatives and opportunities that you propose to deliver through the delivery of your services. This must consider, but not be limited to:

- Education, learning and training

- Employment opportunities (e.g. apprentices, graduates)
- Work experience opportunities (e.g. school, further and higher education students)
- Employment opportunities for New Entrants
- Community projects
- Staff volunteering
- SME opportunities
- Third Sector organisation opportunities

(SC Ref:679881)

VI.4) Procedures for review

VI.4.1) Review body

Edinburgh Sheriff Court

Edinburgh

Country

United Kingdom