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Award

Innovation Hub and Park – Commercial Advisor

Edinburgh Innovation Park Hub Development Company

F15: Voluntary ex ante transparency notice

Notice identifier: 2021/S 000-025084

Procurement identifier (OCID): ocds-h6vhtk-02e96a

Published 7 October 2021, 4:14pm

Section I: Contracting authority/entity

I.1) Name and addresses

Edinburgh Innovation Park Hub Development Company

Queen Margaret University Way

Musselburgh

EH21 6UU

Email

kmurray1@gmu.ac.uk

Country

United Kingdom

NUTS code

UKM73 - East Lothian and Midlothian

Internet address(es)

Main address

<http://www.gmu.ac.uk/>

Buyer's address

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

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Education

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Innovation Hub and Park – Commercial Advisor

Reference number

QMU-21660

II.1.2) Main CPV code

- 79410000 - Business and management consultancy services

II.1.3) Type of contract

Services

II.1.4) Short description

Queen Margaret University (QMU), in collaboration with East Lothian Council (ELC), has been successful in securing GBP30m City Deal funding for Phase One of its new commercial development to create an Innovation Hub at the Edinburgh Innovation Park (EIP), adjacent to the University campus.

The Innovation Hub will be a best-in-class facility that is purpose designed to provide a highly targeted infrastructure and property offer, together with the specialist services required to capture, support and grow companies working in the fast-moving innovation sector. Key target markets are small and medium sized enterprises (SMEs) working across a range of innovation sectors with particular focus on those areas where the University and the region has expertise and excellence - including the food and drink and technology sectors. The vision of

the project partners is that the Innovation Hub will act as a national resource underpinned by the expertise found within the region's innovation network working in partnership to grow and support the innovation sector.

The Innovation Hub is a flagship development for Edinburgh Innovation Park. As a new commercial development targeting the innovation sector, specialist input and oversight is required to identify and address all areas of risk in respect of the facility's design, development and operations and to ensure the Hub will achieve rapid market appeal

together with commercial viability.

The appointment of a Commercial Advisor to oversee all commercial elements of the Hub's design, development and operations provides the project partners with a high degree of expertise and experience in the delivery of world-class commercial innovation hubs. The Commercial Advisor will ensure delivery of the vision for the Innovation Hub on time and in budget, to the highest commercial and best-practice standards.

The Commercial Advisor will contribute to all aspects of Innovation Hub design, development and operational planning and will be the central point of reference for all activities with an innovation hub-based commercial focus.

In particular, the Innovation Hub Commercial Advisor will provide support across all pre-development and development RIBA Work Stages to the Hub's operational launch as a new business.

II.1.6) Information about lots

This contract is divided into lots: No

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £500,000

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKM73 - East Lothian and Midlothian

II.2.4) Description of the procurement

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innovation sectors with particular focus on those areas where the University and the region has expertise and excellence - including the food and drink and technology sectors. The vision of project partners is that the Innovation Hub will act as a national resource underpinned by the expertise found within the region's innovation network working in partnership to grow and support the innovation sector.

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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 IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Award of a contract without prior publication of a call for competition in the cases listed below

- The procurement falls outside the scope of application of the regulations

Explanation:

There is an absence of competition for technical reasons as CAM-SCI is the only supplier with the necessary expertise to fulfil the requirements of this contract within the demanding timescale. CAM-SCI has been advisor to QMU from the early stages of EIP in 2015, assisting the University and ELC to develop a vision, concept and business case for the EIP and the Innovation Hub.

The services of CAM-SCI were foundational in enabling the submission of the bid for funding to Edinburgh and South East Scotland City Region Deal and the ongoing requirement for these services was contingent on its approval. In June 2021 the Edinburgh and South East Scotland City Region Deal approved the Full Business Case for the EIP Hub and awarded a sum of 30m GBP towards its development which allows the University and East Lothian Council to enter in to a Joint Venture to progress the Design and Construction of the hub.

CAM-SCI is the UK's leading specialist consultancy in the development of commercial infrastructures to support and grow the knowledge economy. They have a strong track record of successful planning, design, delivery and operations of specialist projects across the UK and work with a wide range of clients and delivery partners including Universities, Councils, private developers and a large number of companies within the commercial knowledge sector. They have extensive experience in long-term advisory relationships to universities for the delivery and operations of start-up university science/innovation parks.

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

The procurement is covered by the Government Procurement Agreement: Yes

Section V. Award of contract/concession

Contract No

QMU-21660

A contract/lot is awarded: Yes

V.2) Award of contract/concession

V.2.1) Date of conclusion of the contract

6 October 2021

V.2.2) Information about tenders

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor/concessionaire

CAM-SCI Knowledge Economy Development Ltd

10, Jesus Lane

Cambridge

CB5 8BA

Country

United Kingdom

NUTS code

- UKH12 - Cambridgeshire CC

The contractor/concessionaire is an SME

Yes

V.2.4) Information on value of contract/lot/concession (excluding VAT)

Total value of the contract/lot/concession: £500,000

Section VI. Complementary information

VI.3) Additional information

The Scope of Services to be undertaken by CAM-SCI are as follows

The Scope of Service comprises three principal spheres of activity that are required to achieve the successful operational launch of the Innovation Hub:

- Soft Infrastructure Delivery – The provision of advice to the creation of the Special Purpose Vehicle, operational business planning, market positioning and strategy, commercial and leasing strategy to enable the launch of the Innovation Hub as a new business.
- Hard Infrastructure Delivery – The provision of all necessary technical and specification advice to inform the design and development of the Innovation Hub to include drafting of the design brief, due diligence in the selection of appropriately qualified design consultants, iterative design review, construction contract strategy procurement and post construction contract award change management oversight.
- Marketing Strategy Development – Target market definition and market segmentation to create context for the hub offer and develop content for marketing collateral.

The holistic delivery of Soft Infrastructure, Hard Infrastructure and Marketing Strategy will be fundamental in enabling the delivery of the vision for the Innovation Hub as the first phase of Edinburgh Innovation Park.

The RIBA Work Stages have been adopted for guidance and have been adjusted to reflect the specific requirements of a speculatively developed, multi-occupied, serviced, commercially operated Innovation Hub.

(SC Ref:667541)

VI.4) Procedures for review

VI.4.1) Review body

Edinburgh Sheriff Court and Justice of the Peace Court

Edinburgh

Country

United Kingdom