

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/030499-2021>

Not applicable

## **Edinburgh BioQuarter Health Innovation District: Procurement of a Private Sector Partner**

EBQ 3 Limited  
The City of Edinburgh Council  
Scottish Enterprise  
University Of Edinburgh

F14: Notice for changes or additional information  
Notice identifier: 2021/S 000-030499  
Procurement identifier (OCID): ocds-h6vhtk-02f2d7  
Published 8 December 2021, 11:54am

### **Section I: Contracting authority/entity**

#### **I.1) Name and addresses**

EBQ 3 Limited  
NINE, 9 Little France Road, Edinburgh BioQuarter  
Edinburgh  
EH16 4UX

#### **Email**

[info@edinburghbioquarter.com](mailto:info@edinburghbioquarter.com)

#### **Country**

United Kingdom

#### **NUTS code**

UKM75 - Edinburgh, City of

**Internet address(es)**

Main address

<https://edinburghbioquarter.com/>

Buyer's address

[https://www.publiccontractsscotland.gov.uk/Search/Search\\_AuthProfile.aspx?ID=AA30536](https://www.publiccontractsscotland.gov.uk/Search/Search_AuthProfile.aspx?ID=AA30536)

**I.1) Name and addresses**

The City of Edinburgh Council

Waverley Court, 4 East Market Street

Edinburgh

EH8 8BG

**Contact**

Brodie Smithers

**Email**

[Brodie.Smithers@edinburgh.gov.uk](mailto:Brodie.Smithers@edinburgh.gov.uk)

**Telephone**

+44 1314693922

**Country**

United Kingdom

**NUTS code**

UKM75 - Edinburgh, City of

**Internet address(es)**

Main address

<http://www.edinburgh.gov.uk>

Buyer's address

[https://www.publiccontractsscotland.gov.uk/search/Search\\_AuthProfile.aspx?ID=AA00290](https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00290)

### **I.1) Name and addresses**

Scottish Enterprise

Atrium Court, 50 Waterloo Street

Glasgow

G2 6HQ

#### **Contact**

Brodie Smithers

#### **Email**

[adam.cunningham@scotent.co.uk](mailto:adam.cunningham@scotent.co.uk)

#### **Telephone**

+44 1414686024

#### **Country**

United Kingdom

#### **NUTS code**

UKM82 - Glasgow City

#### **Internet address(es)**

Main address

<http://www.scottish-enterprise.com/>

Buyer's address

[https://www.publiccontractsscotland.gov.uk/search/Search\\_AuthProfile.aspx?ID=AA00398](https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00398)

**I.1) Name and addresses**

University Of Edinburgh

Charles Stewart House, 9-16 Chambers Street

Edinburgh

EH1 1HT

**Contact**

Brodie Smithers

**Email**

[procurement.office@ed.ac.uk](mailto:procurement.office@ed.ac.uk)

**Telephone**

+44 1316502508

**Country**

United Kingdom

**NUTS code**

UKM75 - Edinburgh, City of

**Internet address(es)**

Main address

<http://www.ed.ac.uk/schools-departments/procurement/supplying>

Buyer's address

[https://www.publiccontractsscotland.gov.uk/search/Search\\_AuthProfile.aspx?ID=AA00107](https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00107)

---

## Section II: Object

### II.1) Scope of the procurement

#### II.1.1) Title

Edinburgh BioQuarter Health Innovation District: Procurement of a Private Sector Partner

Reference number

EBQ3-001

#### II.1.2) Main CPV code

- 70110000 - Development services of real estate

#### II.1.3) Type of contract

Services

#### II.1.4) Short description

Edinburgh BioQuarter is one of Scotland's largest health/life sciences innovation locations and a place where new ideas thrive to revolutionise health and wellbeing. It is a renowned destination for first-class clinical delivery, academic expertise and scientific research. It has developed over the past 20 years into one of the UK's leading life sciences parks.

EBQ3 Ltd has been established by City of Edinburgh Council, Scottish Enterprise, and the University of Edinburgh (together the Contracting Authorities) with the objective to procure a private sector partner to work with them to invest in and accelerate the development of their vision at BioQuarter. The requirement of the private sector partner includes the delivery not only of new buildings, associated infrastructure and public realm on the available land, but also of health innovation services and community impact services, all in line with the "Primary Purpose" as described in the legal Heads of Terms. The private sector partner will be responsible for raising development funding to deliver the vision for BioQuarter. NHS Lothian is not a Contracting Authority for this procurement and is not involved in the procurement exercise.

BioQuarter is a 167-acre site of which 103 acres has been, or is currently anticipated to be, self-developed by the Contracting Authorities and NHS Lothian themselves over the next 25 + years. Such future self-developments conducted by the Contracting Authorities will also be in line with the Primary Purpose. For the avoidance of doubt, the Primary Purpose will not apply to development on land owned by NHS Lothian. It is currently

anticipated that the land available as part of this procurement exercise will be in the region of 64-acres of undeveloped land which is owned by Scottish Enterprise (the “PSP land zone”). The anticipated boundary is shown in the Bidders Information Pack. Early development assessments conducted by the Contracting Authorities estimate that there is development capacity in the region of 360,000 square metres gross internal (GIA) area in the PSP land zone.

The vision of the Contracting Authorities is to transition BioQuarter into Edinburgh’s Health Innovation District; a new mixed-use urban neighbourhood of Edinburgh centred on a world leading community of health innovators and to grow BioQuarter into a global destination for pioneering health innovation and enterprise.

Success for the BioQuarter Vision requires the acceleration of development and sufficient level of commercial health innovation accommodation to ensure BioQuarter is a model for commercial health innovation services that will see existing tenants and companies being retained and growing, and new tenants and companies being attracted. The Contracting Authorities aspire to have in the region of 50% of the GIA of development in the PSP land zone as commercial health innovation accommodation to maximise BioQuarter’s strategic objectives for economic growth and community impact and ensure a high level of accommodation is available for commercial health innovation companies and tenants. The Contracting Authorities understand that this ambition needs to be balanced with commercial viability.

Whilst no third-party funding has to date been assured to support the project, the Contracting Authorities are actively pursuing such funding to support the development and bidders will be advised during dialogue. Further details of the opportunity, the proposed contractual arrangements and the procurement process are set out in the supporting documentation available in PCS-T.

The Contracting Authorities are hosting an online bidders event on Tuesday 9th November 2021 from 09.00am to 10.00am GMT. Please complete registration on the following link -

<https://www.eventbrite.co.uk/e/edinburgh-bioquarter-health-innovation-district-joint-venture-bidders-event-tickets-199858711787>

---

## **Section VI. Complementary information**

### **VI.6) Original notice reference**

Notice number: [2021/S 000-027497](https://www.eventbrite.co.uk/e/edinburgh-bioquarter-health-innovation-district-joint-venture-bidders-event-tickets-199858711787)

---

## **Section VII. Changes**

### **VII.1) Information to be changed or added**

#### **VII.1.2) Text to be corrected in the original notice**

Section number

IV.2.2

Place of text to be modified

Time limit

Instead of

Date

10 December 2021

Local time

8:00am

Read

Date

7 January 2022

Local time

12:00pm

#### **VII.2) Other additional information**

The deadline for the SPD submission has been extended to 12pm Friday 7th January 2022 to allow for the Christmas closure of the Contracting Authorities.