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Planning

UKRI-5027 1894 Main Works

UK Research & Innovation (UKRI)

UK2: Preliminary market engagement notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-043670

Procurement identifier (OCID): ocids-h6vhtk-056795

Published 29 July 2025, 8:24am

Scope

Reference

UKRI-5027

Description

UK Research and Innovation (UKRI) Science and Technology Facilities Council (STFC) have a requirement for the refurbishment of the 1894 Building at the UK Astronomy Technology Centre (UK ATC) in Edinburgh and will be undertaking a preliminary market engagement exercise in advance. We are seeking to procure a main contractor to deliver the full refurbishment works. This follows an earlier phase of early contractor engagement during RIBA Stage 3, where a consultant contractor was appointed to advise buildability and logistics. This project forms part of the UK Net Zero Carbon Buildings Standard (UKNZCBS) Pilot Programme and aims to deliver a comprehensive refurbishment of the Category A-listed 1894 Building. The works will target Net Zero Carbon (NZC) in operation while preserving the building's historic character and enhancing its functionality for future scientific and operational use. The Scope of Works Includes: • External Repairs and Envelope Upgrades • Conservation and repair of the external fabric • Thermal performance improvements to meet NZC targets • Internal Remodelling and Fit-Out •

Reconfiguration of internal layouts • Installation of several new lifts • Creation of new meeting rooms and spaces within the West Tower • Rooftop Extension • Small-scale rooftop extension to house a lift and stairwell • Sustainability Integration • Delivery in line with UKNZCBS energy and embodied carbon targets • Coordination with the design team and sustainability consultant

Total value (estimated)

- £12,000,000 excluding VAT
- £14,400,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 April 2026 to 31 March 2028
- 2 years

Main procurement category

Works

CPV classifications

- 45453100 - Refurbishment work

Contract locations

- UKM - Scotland
-

Engagement

Engagement deadline

31 December 2025

Engagement process description

UKRI-STFC will be holding two Supplier Engagement Sessions at UK ATC site on the following dates: Wednesday 20th August and Thursday 21st August. The sessions will last no more than 2.5 hours and a maximum of two attendees from each supplier organisation to register for the sessions. Wednesday's session will start at 1pm (Arrival time to be 12:30pm) and Thursday's session will start at 10am (Arrival time to be 9:30am). Suppliers will have the opportunity to confirm which Engagement Session they will be able to attend (the same information shall be presented on each day). To book onto the Supplier Engagement Session, please submit the names, email addresses, contact phone numbers, vehicle registrations and the session you would like to book onto to the following email address: STFCprocurement@ukri.org, with the subject in the email being UKRI-5027 1894 Main works- EOI. Please confirm your attendance no later than 12pm (noon) on Friday 15th August. You should bring photo ID with you to ATC otherwise you may not be allowed on site. The full address is; The Royal Observatory Edinburgh, Blackford Hill, Edinburgh, EH9 3HJ.

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Publication date of tender notice (estimated)

9 January 2026

Contracting authority

UK Research & Innovation (UKRI)

- Public Procurement Organisation Number: PDQJ-7126-JDHG

Polaris House

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SN2 1FL

United Kingdom

Email: stfcprocurement@ukri.org

Website: <https://www.ukri.org/>

Region: UKK14 - Swindon

Organisation type: Public authority - central government