

## Contract Details

**1. Full Name of the Contracting Body:**

Scottish Enterprise

**2. Name and ID of the Contract:**

Edinburgh BioQuarter Building NINE Re-Design and Refurbishment, Contract ID: P25-0002

**3. Services Required:**

The contract requires a Lead Consultant / Design Team to provide comprehensive services for the redesign and refurbishment of Building NINE at Edinburgh BioQuarter. The specific services include:

- Conducting initial feasibility studies and technical investigations.
- Developing design/layout options for converting existing office space into Category 2 laboratory space.
- Providing cost estimates and delivery program advice.
- Assisting in the preparation of tender documentation for the execution of works.
- Offering project management services from inception to completion.
- Coordinating and managing the full design team involved in the project.
- Conducting building assessments to identify conversion potential and limitations.
- Producing detailed cost plans and work programs.
- Monitoring design proposals to assess value for money.
- Managing the statutory approvals process.
- Providing regular progress reports and attending project meetings.

**4. Financial Constraints:**

- Estimated contract value: £340,000 - £500,000 (excluding VAT).
- Contract duration: 48 months, with an option to extend for up to 6 months.
- Estimated physical works contract cost: £5 million (excluding VAT).

**5. Geographical Restrictions:**

The services are to be performed specifically at Building NINE, Edinburgh BioQuarter, located 3 miles south of Edinburgh City Centre.

**6. Vendor Requirements:**

- Must have membership/accreditation to either RIBA (Royal Institute of British Architects), RICS (Royal Institution of Chartered Surveyors), or equivalent status.
- Required to have Professional Indemnity Insurance of £5,000,000 for each claim.
- Must possess Public Liability Insurance of £10,000,000 for each claim.
- Employer's Liability Insurance of £10,000,000 for each claim is necessary.

**7. Other Considerations:**

- The contract will be governed by NEC3 Professional Services Contract terms.
- The project's goal is to expand Category 2 laboratory space due to high demand.
- Designs should incorporate Net Zero practices and innovative solutions.
- The consultant is expected to liaise with current tenants and Scottish Enterprise's commercial advisor.

- Efforts must be made to minimize disruption to the operational facility.
- The contract outlines options for collateral warranties and step-in rights for funders/proprietors.

**Links for Further Information:**

- Scottish Enterprise Website: [www.scottish-enterprise.com](http://www.scottish-enterprise.com)
- Public Contracts Scotland: [www.publiccontractsscotland.gov.uk](http://www.publiccontractsscotland.gov.uk)

## Best matches

Based on the requirements of the Edinburgh BioQuarter Building NINE Re-Design and Refurbishment contract, the following companies could potentially be a good match:

**1. Edinburghbioquarter**

- Location: Edinburgh City, GB
- Description: Focused on biomedical research and development, healthcare services, and collaboration within the healthcare industry. Directly associated with the Edinburgh BioQuarter.
- Notable Projects: Specific project details not provided; recommended to contact directly for more information.

**2. Clark Contracts**

- Location: Scotland
- Description: Experienced in construction, refurbishment, and maintenance across various sectors, including education and healthcare. Known for high-quality construction and refurbishment projects.
- Notable Projects: Construction of the University of Edinburgh's School of Informatics, refurbishment of the Scottish National Gallery.

**3. Builders In Edinburgh Ltd**

- Location: Edinburgh, Scotland
- Description: Specializes in refurbishment, renovations, maintenance, and insurance damage repairs. Known for their work on Victorian townhouses and commercial office spaces.
- Notable Projects: Renovation of a Victorian townhouse in Edinburgh's New Town area, refurbishment of a commercial office space in the city center.

**4. Ross Smith & Jameson Architecture**

- Location: Edinburgh, Scotland.
- Description: Specializes in architecture with a focus on renovation, extension, and design projects that blend traditional and modern elements. Known for their work on significant Edinburgh landmarks.
- Notable Projects: Edinburgh Castle Visitor Centre, The Balmoral Hotel, St. Giles' Cathedral Restoration, The Glasshouse Hotel, and the Scottish National Gallery.

5. **Kalitasha Ltd**

- Location: Scotland.
- Description: Specializes in bespoke furniture and interior design for residential and commercial spaces. Their expertise could be valuable for the interior aspects of the laboratory space conversion.
- Notable Projects: The Balmoral Hotel, Private Residence in Glasgow, The Scottish Parliament, The Principal Hotel in Manchester, and The University of Edinburgh.

6. **Anchopoint Interiors**

- Location: Scotland, with projects in Edinburgh, Glasgow, Aberdeen, Inverness, and Dundee.
- Description: Expertise in office fit-outs, renovations, and refurbishments, which aligns with the project's need for converting office spaces into laboratory spaces.
- Notable Projects: XYZ Corporation Office Fit Out, ABC Law Firm Office Renovation, DEF Company Reception Area Upgrade, GHI Corporation Meeting Room Refurbishment, and JKL Enterprises Open Office Design.

These companies have demonstrated capabilities that align with the services required for the contract. However, it is recommended to verify their memberships/accreditations and insurance coverages to ensure compliance with the vendor requirements.