

Case Study

Client: National Institute of Biological Standards and Control (Health Protection Agency)
Start date: 2008
Completion date: 2009

Value: £17m
Services: Cost Consultant and Employer's Agent
Sector: Science and Innovation

Influenza Research Centre and UK Stem Cell Bank, United Kingdom

Challenges

- The project involved the construction of a new 2,500m² facility to undertake research into pandemic flu's and stem cells. The £11m project was jointly funded by the MRC and Department of Health (DoH).
- The double storey building operates at ACDP 3+ containment level and includes specific design features such as proprietary pass through hatches/interlocks. The mechanical and electrical plant is located in the roof void and also in a separate external plant room.
- The project was procured through the OJEU process under a two stage design and build route and used the NEC 2 form of contract (option A). This allowed the main contractor to advise on specialist elements of the project during the design stage, which increased project certainty.

Solutions

- Davis Langdon was appointed as the cost consultant and employer's agent by NIBSC.
- Davis Langdon is currently engaged on several of NIBSC's projects ranging from £.5m refurbishments to £25m new builds.

Results

- The project is cited by both HPA and DoH as an exemplar project and has received plaudits from both organisations following completion.
- The project was delivered on time and within budget with the final account being agreed at the time of practical completion.
- Since being commissioned to work on the IRC and UKSCB project, we have been appointed by NIBSC to work on a number of other projects including ACDP 3 facilities.

Reflections

Involvement with the IRC and UKSCB project for NIBSC has enabled Davis Langdon to demonstrate an understanding of:

- The use of 3D modelling systems during the design stage resulted in on-site co-ordination issues being minimised and greater project certainty. The use of such systems should be seen as the norm, rather than the exception during the design of complex buildings.
- Cost drivers behind the successful construction of an ACDP 3 containment laboratory facilities.
- Demonstrable ability to assist the client during the funding process providing information and support for the DoH, OBC and FBC submissions.
- Working on a high security campus that remained operational throughout the construction process required careful liaison with the client and stakeholders to ensure the contract accurately reflected the restrictions to be placed on the contractor.



"Davis Langdon understands the key drivers behind successful ACDP 3 laboratory projects. Their contributions have exceeded our expectations and they have raised the bar for what we expect from a cost consultant on a project."

Steve Murray, Head of Operations, NIBSC

"I am very pleased to be able to open this Influenza Resource Centre and the UK Stem Cell Bank at the National Institute for Biological Standards and Control today. It is a key public health facility that will improve our ability to respond rapidly and effectively to future flu outbreaks and will work to enhance our understanding of complex stem cell research. This centre will help ensure we retain our position as one of the world leaders in this field."

Anne Milton, Public Health Minister