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Tender

## Construction Consultancy Services Framework

Fusion21 Members Consortium

F02: Contract notice

Notice identifier: 2025/S 000-004470

Procurement identifier (OCID): ocds-h6vhtk-04dd81

Published 11 February 2025, 8:51am

The closing date and time has been changed to:

**18 March 2025, 12:00pm**

See the [change notice](#).

### Section I: Contracting authority

#### I.1) Name and addresses

Fusion21 Members Consortium

2 Puma Court, Kings Business Park

Prescot

L34 1PJ

#### Contact

Caroline Hopkins

#### Email

[caroline.hopkins@fusion21.co.uk](mailto:caroline.hopkins@fusion21.co.uk)

**Telephone**

+44 8453082321

**Country**

United Kingdom

**Region code**

UK - United Kingdom

**Internet address(es)**

Main address

<https://www.fusion21.co.uk>

**I.2) Information about joint procurement**

The contract is awarded by a central purchasing body

**I.3) Communication**

The procurement documents are available for unrestricted and full direct access, free of charge, at

<https://fusion21.ukp.app.jaggaer.com/>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://fusion21.ukp.app.jaggaer.com/>

Tenders or requests to participate must be submitted to the above-mentioned address

**I.4) Type of the contracting authority**

Other type

An association formed by one or more bodies governed by public law

**I.5) Main activity**

General public services

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## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

Construction Consultancy Services Framework

#### **II.1.2) Main CPV code**

- 71000000 - Architectural, construction, engineering and inspection services

#### **II.1.3) Type of contract**

Services

#### **II.1.4) Short description**

Fusion21 is developing a Framework for the provision of a range of Construction Consultancy services that can be accessed by existing and future Fusion21 Members. The scope of the potential Lot structure covers a range of built environment related professional consultancy services. The proposed core lots are:

1. Multidisciplinary Consultancy Services, PM and Lead Consultant
2. Stock Monitoring and Appraisal
3. Information Management (BIM)
4. Architecture
5. Fit-Out Consultancy
6. Heritage and Conservation
7. Structural and Civil Engineering
8. Building Engineering Services (M&E)
9. Facilities Management Consultancy

10. CDM Principal Designer
11. Carbon Reduction and Sustainability
12. Valuations
13. Clerk of Works - Inspections Regime
14. Retrofit
15. BSA Principal Designer Duties and Building Control

The Tender will be run through a two-stage restricted process.

#### **II.1.5) Estimated total value**

Value excluding VAT: £175,000,000

#### **II.1.6) Information about lots**

This contract is divided into lots: Yes

Tenders may be submitted for all lots

### **II.2) Description**

#### **II.2.1) Title**

Multidisciplinary Consultancy Services, PM and Lead Consultant

Lot No

1 - Multidisciplinary Consultancy Services, PM and Lead Consultant

#### **II.2.2) Additional CPV code(s)**

- 71315200 - Building consultancy services
- 71315300 - Building surveying services
- 71530000 - Construction consultancy services
- 72224000 - Project management consultancy services
- 73210000 - Research consultancy services

### **II.2.3) Place of performance**

NUTS codes

- UK - United Kingdom

### **II.2.4) Description of the procurement**

The scope includes project management, programme management preparatory surveys, feasibility reports, cost planning, control and reporting, lead consultant services, quantity surveying services, contract administration services, employer's agent services, contract procurement and documentation, party wall surveys, obligations and agreements, compliance with planning and building regulations, building surveying services, clerk of works services, performance monitoring and reporting, risk management, project management services, programme planning, contract drafting and contract advice, fund monitoring, pre-acquisition surveys, schedules of dilapidations, insurance reinstatement cost assessment, defects diagnosis/building pathology, multi-disciplinary consultancy services, and carbon reduction plans in the procurement of major government contracts.

### **II.2.5) Award criteria**

Quality criterion - Name: Quality / Weighting: 70

Cost criterion - Name: Price / Weighting: 30

### **II.2.6) Estimated value**

Value excluding VAT: £55,000,000

### **II.2.7) Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months

48

This contract is subject to renewal

No

### **II.2.9) Information about the limits on the number of candidates to be invited**

Envisaged number of candidates: 20

Objective criteria for choosing the limited number of candidates:

A Maximum of 20 suppliers per lot, subject to geographical location will be invited to Stage Two -Invitation To Tender of this two stage restricted process.

#### **II.2.10) Information about variants**

Variants will be accepted: No

#### **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

#### **II.2.14) Additional information**

It is a mandatory requirement for Bidders or their nominated supply partner(s) to be a Member of RICS and/or CIOB (Corporate and/or employee)

### **II.2) Description**

#### **II.2.1) Title**

Stock Monitoring and Appraisal

Lot No

2 - Stock Monitoring and Appraisal

#### **II.2.2) Additional CPV code(s)**

- 71314300 - Energy-efficiency consultancy services
- 71315300 - Building surveying services
- 71530000 - Construction consultancy services

#### **II.2.3) Place of performance**

NUTS codes

- UK - United Kingdom

#### **II.2.4) Description of the procurement**

The scope includes technical audits, stock condition surveys, non-traditional housing surveys and remedial works specification, business planning, dilapidation surveys, schedule of condition, SAP rating/NHER analysis and energy performance certificates (EPCs), air tightness surveys, decent home surveys and compliance, disability access audits, HHSRS surveys and reports, fire risk assessment, drone surveys, software support, database modelling, property archetype grouping and analysis, GIS integration, stock condition data and analysis, investment programme modelling, management information reporting, option appraisal modelling, creation of digital twin and compliance health checks.

#### **II.2.5) Award criteria**

Quality criterion - Name: Quality / Weighting: 70

Cost criterion - Name: Price / Weighting: 30

#### **II.2.6) Estimated value**

Value excluding VAT: £25,000,000

#### **II.2.7) Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months

48

This contract is subject to renewal

No

#### **II.2.9) Information about the limits on the number of candidates to be invited**

Maximum number: 20

Objective criteria for choosing the limited number of candidates:

A Maximum of 20 suppliers per lot, subject to geographical location will be invited to Stage Two -Invitation To Tender of this two stage restricted process

## **II.2.10) Information about variants**

Variants will be accepted: No

## **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

## **II.2.14) Additional information**

It is a mandatory requirement for Bidders or their nominated supply partner(s) to be a Member of RICS and/or CIOB (Corporate and/or employee)

# **II.2) Description**

## **II.2.1) Title**

Information Management (BIM)

Lot No

3 - Information Management (BIM)

## **II.2.2) Additional CPV code(s)**

- 71315100 - Building-fabric consultancy services
- 71315200 - Building consultancy services
- 71315210 - Building services consultancy services
- 71530000 - Construction consultancy services
- 72220000 - Systems and technical consultancy services
- 72224000 - Project management consultancy services
- 72266000 - Software consultancy services
- 79415200 - Design consultancy services

## **II.2.3) Place of performance**

NUTS codes

- UK - United Kingdom

#### **II.2.4) Description of the procurement**

The scope includes ISO19650, organisation up-skilling through knowledge transfer workshops, development of pre-project requirements, in-project consultancy roles, post-project support services, lead appointed party, BIM manager services, BIM coordinator services, 3D scan existing buildings (inside & outside) using LIDAR, drones, etc. to build up point cloud, building BIM models (min. Level 2) to facilitate the golden thread of information, overlaying fire and other related data (e.g., compartments, detection, equipment), hosting/providing a common data environment & BIM model and providing access to the member and authorised 3rd parties, training member staff in BIM, BIM model interrogation and reporting, BIM model auditing, creation of digital twin, advisory role data use and strategic planning activities, and organisational asset data maturity assessment.

#### **II.2.5) Award criteria**

Quality criterion - Name: Quality / Weighting: 70

Cost criterion - Name: Price / Weighting: 30

#### **II.2.6) Estimated value**

Value excluding VAT: £3,000,000

#### **II.2.7) Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months

48

This contract is subject to renewal

No

#### **II.2.9) Information about the limits on the number of candidates to be invited**

Maximum number: 20

Objective criteria for choosing the limited number of candidates:

A Maximum of 20 suppliers per lot, subject to geographical location will be invited to Stage Two -Invitation To Tender of this two stage restricted process

#### **II.2.10) Information about variants**

Variants will be accepted: No

#### **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

#### **II.2.14) Additional information**

It is a mandatory requirement for Bidders or their nominated supply partner(s) to be a Member of RICS and/or CIOB (Corporate and/or employee)

### **II.2) Description**

#### **II.2.1) Title**

Architecture

Lot No

4 - Architecture

#### **II.2.2) Additional CPV code(s)**

- 71000000 - Architectural, construction, engineering and inspection services
- 71200000 - Architectural and related services
- 71220000 - Architectural design services
- 71221000 - Architectural services for buildings
- 71251000 - Architectural and building-surveying services
- 71313420 - Environmental standards for construction

- 71315200 - Building consultancy services
- 71530000 - Construction consultancy services

### **II.2.3) Place of performance**

NUTS codes

- UK - United Kingdom

### **II.2.4) Description of the procurement**

The scope includes RIBA Plan of Work 2020 services, building information modelling, sustainability, principal designer (CDM), contract administration services, employers agent services, architectural and drafting services, BREEAM assessments, master planning, planning application and appeal, feasibility reports, building information modelling, new build, alterations and extensions, penthouse extensions, hidden homes and infill sites, refurbishments, conversions, planning designs and applications, working details, as-built drawings, section 106 planning agreements, and building safety act 2022.

### **II.2.5) Award criteria**

Quality criterion - Name: Quality / Weighting: 70

Cost criterion - Name: Price / Weighting: 30

### **II.2.6) Estimated value**

Value excluding VAT: £6,000,000

### **II.2.7) Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months

48

This contract is subject to renewal

No

### **II.2.9) Information about the limits on the number of candidates to be invited**

Maximum number: 20

Objective criteria for choosing the limited number of candidates:

A Maximum of 20 suppliers per lot, subject to geographical location will be invited to Stage Two -Invitation To Tender of this two stage restricted process

#### **II.2.10) Information about variants**

Variants will be accepted: No

#### **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

#### **II.2.14) Additional information**

It is a mandatory requirement for Bidders or their nominated supply partner(s) to be Members of RIBA (Corporate and/or employee) and are on the Architects Register of Architects Registration Board

### **II.2) Description**

#### **II.2.1) Title**

Fit-Out Consultancy

Lot No

5 - Fit-Out Consultancy

#### **II.2.2) Additional CPV code(s)**

- 71200000 - Architectural and related services
- 71210000 - Advisory architectural services
- 71220000 - Architectural design services
- 71530000 - Construction consultancy services

- 71540000 - Construction management services
- 71541000 - Construction project management services
- 79932000 - Interior design services
- 79933000 - Design support services

### **II.2.3) Place of performance**

NUTS codes

- UK - United Kingdom

### **II.2.4) Description of the procurement**

The scope includes strategic definition and preparation of brief, client awareness and staff development workshops, utilisation studies, workplace strategy, space strategy, ICT strategy, HR strategy, budget and cost requirements, concept design, detailed design, measured surveys, tendering, project coordination, and associated CAD/BIM services.

### **II.2.5) Award criteria**

Quality criterion - Name: Quality / Weighting: 70

Cost criterion - Name: Price / Weighting: 30

### **II.2.6) Estimated value**

Value excluding VAT: £4,000,000

### **II.2.7) Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months

48

This contract is subject to renewal

No

### **II.2.9) Information about the limits on the number of candidates to be invited**

Maximum number: 20

Objective criteria for choosing the limited number of candidates:

A Maximum of 20 suppliers per lot, subject to geographical location will be invited to Stage Two -Invitation To Tender of this two stage restricted process

#### **II.2.10) Information about variants**

Variants will be accepted: No

#### **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

#### **II.2.14) Additional information**

It is a mandatory requirement for Bidders or their nominated supply partner(s) to have any combination of a Member of RICS and/or CIOB (Corporate and/or employee) or hold corporate and/or individual employee membership of the British Institute of Interior Design (BIID)

### **II.2) Description**

#### **II.2.1) Title**

Heritage and Conservation

Lot No

6 - Heritage and Conservation

#### **II.2.2) Additional CPV code(s)**

- 71221000 - Architectural services for buildings
- 71251000 - Architectural and building-surveying services
- 71313420 - Environmental standards for construction

- 71315200 - Building consultancy services
- 71315300 - Building surveying services
- 71530000 - Construction consultancy services

### **II.2.3) Place of performance**

NUTS codes

- UK - United Kingdom

### **II.2.4) Description of the procurement**

The scope includes RIBA Plan of Work 2020 services, BIM, sustainability (CDM), principal designer, contract administration services, employers agent services, planning and listed buildings consent, building control approvals, liaison with statutory and regulatory bodies, historic site analysis and assessment, significance assessment, conservation management planning, heritage master planning, conservation area appraisals, heritage planning advice, adaptation, restoration, protection and rehabilitation of monuments, buildings, groups of buildings and sites, grants and funding, archaeology, clerk of works, Landscape (including highways), Heritage Consultancy Services, Conservation Plans, Conservation Management Plans, Management and Maintenance Plans, Heritage Impact Assessments, Heritage Statements, Conservation Area Appraisals, Conservation Area Management Plans and Other Conservation / Heritage focused advisory reports and documents.

### **II.2.5) Award criteria**

Quality criterion - Name: Quality / Weighting: 70

Cost criterion - Name: Price / Weighting: 30

### **II.2.6) Estimated value**

Value excluding VAT: £5,000,000

### **II.2.7) Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months

48

This contract is subject to renewal

No

### **II.2.9) Information about the limits on the number of candidates to be invited**

Maximum number: 20

Objective criteria for choosing the limited number of candidates:

A Maximum of 20 suppliers per lot, subject to geographical location will be invited to Stage Two -Invitation To Tender of this two stage restricted process

### **II.2.10) Information about variants**

Variants will be accepted: No

### **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

### **II.2.14) Additional information**

It is a mandatory requirement for Bidders or their nominated supply partner(s) to be Members of RIBA (Corporate and/or employee) or member of RICS (with individual members accredited with RIBA SCA,CA,AABC or BCA)

## **II.2) Description**

### **II.2.1) Title**

Structural and Civil Engineering

Lot No

7 - Structural and Civil Engineering

### **II.2.2) Additional CPV code(s)**

- 71250000 - Architectural, engineering and surveying services

- 71311000 - Civil engineering consultancy services
- 71312000 - Structural engineering consultancy services
- 71315200 - Building consultancy services
- 71322000 - Engineering design services for the construction of civil engineering works
- 71322100 - Quantity surveying services for civil engineering works
- 71530000 - Construction consultancy services

### **II.2.3) Place of performance**

NUTS codes

- UK - United Kingdom

### **II.2.4) Description of the procurement**

The scope includes new build and refurbishment, pre-planning feasibility studies, structural design, building information modelling, sustainability, structural investigations and inspections, structural reports and advice, infrastructure engineering, site investigations, flood impact assessment, contaminated land investigation & risk assessment, contaminated land remediation, geo-environmental investigations, transport, highways works, drainage engineering, sustainable drainage systems, temporary works design, tall structures, specialist capability in historic and listed buildings and building safety case reports / structural assessments.

### **II.2.5) Award criteria**

Quality criterion - Name: Quality / Weighting: 70

Cost criterion - Name: Price / Weighting: 30

### **II.2.6) Estimated value**

Value excluding VAT: £8,000,000

### **II.2.7) Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months

48

This contract is subject to renewal

No

**II.2.9) Information about the limits on the number of candidates to be invited**

Maximum number: 20

Objective criteria for choosing the limited number of candidates:

A Maximum of 20 suppliers per lot, subject to geographical location will be invited to Stage Two -Invitation To Tender of this two stage restricted process

**II.2.10) Information about variants**

Variants will be accepted: No

**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

**II.2.14) Additional information**

It is a mandatory requirement for Bidders or their nominated supply partner(s) to have Employees that are members of the Institute of Civil Engineers, the Institution of Structural Engineers and/or the Chartered Association of Building Engineers, or equivalent

**II.2) Description**

**II.2.1) Title**

Building Engineering Services (M&E)

Lot No

8 - Building Engineering Services (M&E)

## **II.2.2) Additional CPV code(s)**

- 71250000 - Architectural, engineering and surveying services
- 71311000 - Civil engineering consultancy services
- 71312000 - Structural engineering consultancy services
- 71315200 - Building consultancy services
- 71322000 - Engineering design services for the construction of civil engineering works
- 71322100 - Quantity surveying services for civil engineering works
- 71530000 - Construction consultancy services

## **II.2.3) Place of performance**

NUTS codes

- UK - United Kingdom

## **II.2.4) Description of the procurement**

The scope includes new build and refurbishment, design, sustainability, lead consultant services, building information modelling, plant audits, commissioning management, client training, commissioning systems, site surveys, feasibility studies, electronic permit to work, programming of works, electronic O & M documentation, heating ventilation air conditioning (HVAC) design and installation management, maintenance service management, communication lines, telephones and IT networks (ICT), fire detection and protection, lightning protection, high voltage (HV) and low voltage (LV) systems, distribution boards and switchgear, natural lighting, artificial lighting, and building facades, security and alarm systems, ventilation and refrigeration, water, drainage and plumbing, and building safety act 2022.

## **II.2.5) Award criteria**

Quality criterion - Name: Quality / Weighting: 70

Cost criterion - Name: Price / Weighting: 30

## **II.2.6) Estimated value**

Value excluding VAT: £8,000,000

## **II.2.7) Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months

48

This contract is subject to renewal

No

#### **II.2.9) Information about the limits on the number of candidates to be invited**

Maximum number: 20

Objective criteria for choosing the limited number of candidates:

A Maximum of 20 suppliers per lot, subject to geographical location will be invited to Stage Two -Invitation To Tender of this two stage restricted process

#### **II.2.10) Information about variants**

Variants will be accepted: No

#### **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

#### **II.2.14) Additional information**

It is a mandatory requirement for Bidders or their nominated supply partner(s) to have employees that are members of the Chartered Institution of Building Services Engineers (CIBSE), the Institution of Engineering and Technology (IET), the Institution of Mechanical Engineers (IMechE)

### **II.2) Description**

#### **II.2.1) Title**

Facilities Management Consultancy

Lot No

9 - Facilities Management Consultancy

**II.2.2) Additional CPV code(s)**

- 71315210 - Building services consultancy services

**II.2.3) Place of performance**

NUTS codes

- UK - United Kingdom

**II.2.4) Description of the procurement**

The scope includes strategic review, strategy development/options appraisal, stakeholder management, specification development, asset capture, FM procurement, soft landing, contract audit, service review/health check, benchmarking/soft market testing, interim contract support, FM advice, defects management, life cycle costing, energy advice, space planning, PFI/BSF consulting, and compliance auditing.

**II.2.5) Award criteria**

Quality criterion - Name: Quality / Weighting: 70

Cost criterion - Name: Price / Weighting: 30

**II.2.6) Estimated value**

Value excluding VAT: £8,000,000

**II.2.7) Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months

48

This contract is subject to renewal

No

**II.2.9) Information about the limits on the number of candidates to be invited**

Maximum number: 20

Objective criteria for choosing the limited number of candidates:

A Maximum of 20 suppliers per lot, subject to geographical location will be invited to Stage Two -Invitation To Tender of this two stage restricted process

#### **II.2.10) Information about variants**

Variants will be accepted: No

#### **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

#### **II.2.14) Additional information**

It is a mandatory requirement for Bidders or their nominated supply partner(s) to be a Member of IWFM (Corporate and/or employee)

### **II.2) Description**

#### **II.2.1) Title**

CDM Principal Designer

Lot No

10 - CDM Principal Designer

#### **II.2.2) Additional CPV code(s)**

- 71317210 - Health and safety consultancy services

#### **II.2.3) Place of performance**

NUTS codes

- UK - United Kingdom

#### **II.2.4) Description of the procurement**

The scope includes principal designer duties under the CDM Regulations 2015 (as may be superseded), health & safety audits, competency assessments, and accident investigation.

#### **II.2.5) Award criteria**

Quality criterion - Name: Quality / Weighting: 70

Cost criterion - Name: Price / Weighting: 30

#### **II.2.6) Estimated value**

Value excluding VAT: £4,000,000

#### **II.2.7) Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months

48

This contract is subject to renewal

No

#### **II.2.9) Information about the limits on the number of candidates to be invited**

Maximum number: 20

Objective criteria for choosing the limited number of candidates:

A Maximum of 20 suppliers per lot, subject to geographical location will be invited to Stage Two -Invitation To Tender of this two stage restricted process

#### **II.2.10) Information about variants**

Variants will be accepted: No

#### **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

#### **II.2.14) Additional information**

It is a mandatory requirement for Bidders or their nominated supply partner(s) to have any combination from Lots 1, 4, 7 and 8 (Member of RICS and/or CIOB (Corporate and/or employee), Members of RIBA (Corporate and/or employee) and are on the Architects Register of Architects Registration Board, Employees are members of the Institute of Civil Engineers, the Institution of Structural Engineers and/

### **II.2) Description**

#### **II.2.1) Title**

Carbon Reduction and Sustainability

Lot No

11 - Carbon Reduction and Sustainability

#### **II.2.2) Additional CPV code(s)**

- 71313000 - Environmental engineering consultancy services
- 71313400 - Environmental impact assessment for construction
- 71313420 - Environmental standards for construction
- 71313450 - Environmental monitoring for construction
- 71314300 - Energy-efficiency consultancy services
- 71530000 - Construction consultancy services
- 90700000 - Environmental services

#### **II.2.3) Place of performance**

NUTS codes

- UK - United Kingdom

#### **II.2.4) Description of the procurement**

The scope includes road map to net zero carbon consultancy, client awareness and staff development workshops, stock assessment, data analysis and archetyping, strategy development and data modelling (energy/EPC data), corporate sustainability/ESG strategy, advice and identification of refurbishment options and building fabric solutions, grant/funding management, procurement and oversight of works, post-installation monitoring, scoping reviews, baseline assessment, strategic options appraisal, building fabric solutions, renewables and energy sources, finance and funding, tax incentives, advisory support, change management, green infrastructure, ecology, and carbon reduction plans in the procurement of major government contracts.

#### **II.2.5) Award criteria**

Quality criterion - Name: Quality / Weighting: 70

Cost criterion - Name: Price / Weighting: 30

#### **II.2.6) Estimated value**

Value excluding VAT: £12,000,000

#### **II.2.7) Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months

48

This contract is subject to renewal

No

#### **II.2.9) Information about the limits on the number of candidates to be invited**

Maximum number: 20

Objective criteria for choosing the limited number of candidates:

A Maximum of 20 suppliers per lot, subject to geographical location will be invited to Stage Two -Invitation To Tender of this two stage restricted process

## **II.2.10) Information about variants**

Variants will be accepted: No

## **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

## **II.2.14) Additional information**

It is a mandatory requirement for Bidders or their nominated supply partner(s) to have any combination of (Member of RICS and/or CIOB (Corporate and/or employee), Members of RIBA (Corporate and/or employee) and are on the Architects Register of Architects Registration Board, Employees are members of the Institute of Civil Engineers, the Institution of Structural Engineers or other equivalent level

# **II.2) Description**

## **II.2.1) Title**

Valuations

Lot No

12 - Valuations

## **II.2.2) Additional CPV code(s)**

- 71530000 - Construction consultancy services

## **II.2.3) Place of performance**

NUTS codes

- UK - United Kingdom

## **II.2.4) Description of the procurement**

The scope includes residential and commercial property valuations, portfolio valuations, leasehold valuations, enfranchisement, planning, development and funding, portfolio advisory, strategic property consultancy, option appraisal, feasibility and disposal,

compulsory purchase and compensation, loan security and finance, expert witness and arbitration, alternative dispute resolution (ADR) and litigation support, right to buy, valuation tribunal and upper tribunal, purchasers agent and acquisition, development agent, due diligence, master planning, development appraisals, sales and lettings, option appraisal, feasibility and disposal, taxation and business rates and lease consultancy (including lease renewals and rent reviews), environmental services and waste management and energy and natural resources consultancy.

#### **II.2.5) Award criteria**

Quality criterion - Name: Quality / Weighting: 70

Cost criterion - Name: Price / Weighting: 30

#### **II.2.6) Estimated value**

Value excluding VAT: £3,000,000

#### **II.2.7) Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months

48

This contract is subject to renewal

No

#### **II.2.9) Information about the limits on the number of candidates to be invited**

Maximum number: 20

Objective criteria for choosing the limited number of candidates:

A Maximum of 20 suppliers per lot, subject to geographical location will be invited to Stage Two -Invitation To Tender of this two stage restricted process

#### **II.2.10) Information about variants**

Variants will be accepted: No

## **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

## **II.2.14) Additional information**

It is a mandatory requirement for Bidders or their nominated supply partner(s) to have any combination of (Member of RICS and/or CIOB (Corporate and/or employee), Members of RIBA (Corporate and/or employee) and are on the Architects Register of Architects Registration Board, Employees are members of the Institute of Civil Engineers, the Institution of Structural Engineers or other equivalent level

# **II.2) Description**

## **II.2.1) Title**

Clerk of Works – Inspection Regime

Lot No

13 - Clerk of Works – Inspection Regime

## **II.2.2) Additional CPV code(s)**

- 71315400 - Building-inspection services
- 71530000 - Construction consultancy services

## **II.2.3) Place of performance**

NUTS codes

- UK - United Kingdom

## **II.2.4) Description of the procurement**

The scope includes site inspections regime, materials inspection, inspection and report during the construction stage, alignment with specifications, and monitoring pre-construction and commencement.

## **II.2.5) Award criteria**

Quality criterion - Name: Quality / Weighting: 70

Cost criterion - Name: Price / Weighting: 30

**II.2.6) Estimated value**

Value excluding VAT: £5,000,000

**II.2.7) Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months

48

This contract is subject to renewal

No

**II.2.9) Information about the limits on the number of candidates to be invited**

Maximum number: 20

Objective criteria for choosing the limited number of candidates:

A Maximum of 20 suppliers per lot, subject to geographical location will be invited to Stage Two -Invitation To Tender of this two stage restricted process

**II.2.10) Information about variants**

Variants will be accepted: No

**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

## **II.2.14) Additional information**

It is a mandatory requirement for Bidders or their nominated supply partner(s) to have any combination of (Member of RICS and/or CIOB (Corporate and/or employee), Members of RIBA (Corporate and/or employee) and are on the Architects Register of Architects Registration Board, Employees are members of the Institute of Civil Engineers, the Institution of Structural Engineers or other equivalent level

## **II.2) Description**

### **II.2.1) Title**

Retrofit

Lot No

14 - Retrofit

### **II.2.2) Additional CPV code(s)**

- 71313000 - Environmental engineering consultancy services
- 71313400 - Environmental impact assessment for construction
- 71313420 - Environmental standards for construction
- 71313450 - Environmental monitoring for construction
- 71314300 - Energy-efficiency consultancy services
- 71530000 - Construction consultancy services
- 90700000 - Environmental services

### **II.2.3) Place of performance**

NUTS codes

- UK - United Kingdom

### **II.2.4) Description of the procurement**

The scope includes site inspections, retrofit co-ordinator (PAS 2035) roles, retrofit assessor, retrofit designers, retrofit evaluator, retrofit organisation strategy/options appraisal, carbon reduction plans in the procurement of major government contracts, support with funding applications for retrofit, and tax incentives.

## **II.2.5) Award criteria**

Quality criterion - Name: Quality / Weighting: 70

Cost criterion - Name: Price / Weighting: 30

## **II.2.6) Estimated value**

Value excluding VAT: £24,000,000

## **II.2.7) Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months

48

This contract is subject to renewal

No

## **II.2.9) Information about the limits on the number of candidates to be invited**

Maximum number: 20

Objective criteria for choosing the limited number of candidates:

A Maximum of 20 suppliers per lot, subject to geographical location will be invited to Stage Two -Invitation To Tender of this two stage restricted process

## **II.2.10) Information about variants**

Variants will be accepted: No

## **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

#### **II.2.14) Additional information**

It is a mandatory requirement for Bidders or their nominated supply partner(s) to have Qualifications in line with PAS2035:2023 Retrofitting dwellings for improved energy efficiency & PAS2038:2021 Non-domestic Buildings

Further information can be located in the procurement documents

### **II.2) Description**

#### **II.2.1) Title**

BSA Principal Designer and Building Control

Lot No

15 - BSA Principal Designer and Building Control

#### **II.2.2) Additional CPV code(s)**

- 71000000 - Architectural, construction, engineering and inspection services
- 71210000 - Advisory architectural services
- 71240000 - Architectural, engineering and planning services
- 71310000 - Consultative engineering and construction services
- 71315300 - Building surveying services
- 71530000 - Construction consultancy services
- 71540000 - Construction management services
- 72224000 - Project management consultancy services

#### **II.2.3) Place of performance**

NUTS codes

- UK - United Kingdom

#### **II.2.4) Description of the procurement**

The scope includes building control, building regs PD (client or contractor), building regs PD advisor, fire safety (sprinkler design, smoke design) (PAS 8671:2022 and PAS 8672:2022), building safety act 2022 (BSA), and broader design areas of the BSA.

## **II.2.5) Award criteria**

Quality criterion - Name: Quality / Weighting: 70

Cost criterion - Name: Price / Weighting: 30

## **II.2.6) Estimated value**

Value excluding VAT: £5,000,000

## **II.2.7) Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months

48

This contract is subject to renewal

No

## **II.2.9) Information about the limits on the number of candidates to be invited**

Maximum number: 20

Objective criteria for choosing the limited number of candidates:

A Maximum of 20 suppliers per lot, subject to geographical location will be invited to Stage Two -Invitation To Tender of this two stage restricted process

## **II.2.10) Information about variants**

Variants will be accepted: No

## **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

## **II.2.14) Additional information**

It is a mandatory requirement for Bidders or their nominated supply partner(s) to have adherence with PAS 8671 for both non-HRBs and HRBs. Members of RIBA (Corporate and/or employee) or APS (Corporate and/or employee)

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## **Section III. Legal, economic, financial and technical information**

### **III.1) Conditions for participation**

#### **III.1.1) Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers**

List and brief description of conditions

Lot Accreditation / Membership / Qualification

1 Member of RICS and/or CIOB (Corporate and/or employee)

2 Member of RICS and/or CIOB (Corporate and/or employee)

3 Accredited to PAS1192 or BS EN ISO 19650 Parts 1,2,3 &5

4 Members of RIBA (Corporate and/or employee) and are on the Architects Register of Architects Registration Board

5 Any combination from Lot 1&2 or hold corporate and/or individual employee membership of the British Institute of Interior Design (BIID)

6 Members of RIBA (Corporate and/or employee) or member of RICS (with individual members accredited with RIBA SCA,CA,AABC or BCA)

7 Employees are members of the Institute of Civil Engineers, the Institution of Structural Engineers and/or the Chartered Association of Building Engineers, or equivalent

8 Employees are members of the Chartered Institution of Building Services Engineers (CIBSE), the Institution of Engineering and Technology (IET), the Institution of Mechanical Engineers (IMechE)

9 Member of IWFM (Corporate and/or employee)

10 Any combination from Lots 1, 4, 7 and 8 or IOSH (Institute of Occupational Safety and Health) or APS (Association of Project Safety)

- 11 Any combination from Lots 1, 4, 7 and 8 or other equivalent level or recognised professional membership organisation
- 12 Corporate members of RICS and/or employees who are RICS Registered Valuers
- 13 Any combination from Lots 1, 4, 7, 8 and ICWCI or other equivalent level or recognised professional membership organisation
- 14 Qualifications in line with PAS2035:2023 Retrofitting dwellings for improved energy efficiency & PAS2038:2021 Non-domestic Buildings

Retrofit Advisor - C&G Energy Awareness or Green Deal Advisor or Holds Level 5 Retrofit Coordination and Risk Management or Membership in a TrustMark-approved Retrofit Coordinator scheme

Retrofit Assessor - Retrofit Coordinator or Domestic Energy Assessor (DEA or NDEA for Non-domestic Buildings) or Level 3 in Energy Efficiency and Retrofit of Traditional Buildings or regional equivalents.

Retrofit Coordinator - Holds Level 5 Retrofit Coordination and Risk Management

Retrofit Designer - Retrofit Coordinator and/or any combination from Lots 1, 4, 7 and 8 or other equivalent level or recognised professional membership organisation

Retrofit Evaluator – Retrofit Coordinator and Level 3 Energy in Efficiency and Retrofit of Traditional Buildings; or regional equivalent

Retrofit Lead Professional for Non- Domestic Buildings

- 15 Adherence with PAS 8671 for both non-HRBs and HRBs. Members of RIBA (Corporate and/or employee) or APS (Corporate and/or employee)

### **III.1.2) Economic and financial standing**

List and brief description of selection criteria

This tender process will be conducted using a two-stage procedure. The initial stage will be conducted using Stage One - Pre-Qualification Questionnaire (PQQ) evaluated on the completion of the Standard Selection Questionnaire and Scored Selection Questions.

Minimum level(s) of standards possibly required

Insurance:

The following minimum levels of insurance are required throughout the duration of a call-off contract for all lots:

Public Liability - £5 million

Employers Liability - £10 million

Professional Indemnity - £5 million

Financial Turnover

Bidders must have a minimum turnover of £5M in their last full 12 months audited financial accounts.

Financial Accounts and Information:

The assessment may include information provided by an independent expert credit reference agency such as Dun & Bradstreet and financial statements from Companies House. Tenderers considered 'High Risk' will not qualify. Tenderers that have a Dun and Bradstreet assessment with an Overall Business Risk of "High" will not pass the Pre-Qualification stage.

### **III.1.3) Technical and professional ability**

List and brief description of selection criteria

This tender process will be conducted using a two-stage procedure. The initial stage will be conducted using Stage One - Pre-Qualification Questionnaire (PQQ) evaluated on the completion of the Standard Selection Questionnaire and Scored Selection Questions.

Minimum level(s) of standards possibly required

Personnel Competencies.

The Supplier shall ensure all staff working under this contract are competent, having the necessary training, skills, qualifications and experience for the task they are undertaking. The Supplier shall maintain a training matrix and training records that shall be available to the Member immediately upon request.

Data Protection

To bid for this Framework, suppliers must be registered with the Information Commissioner's Office (ICO) Data Protection Public Register

<https://ico.org.uk/ESDWebPages/Search> by virtue of The Data Protection (Charges and

Information) Regulations 2018. Registration for another country's data protection supervisory authority may be provided where the UK has agreed 'adequacy'.

Through the scored questions below, bidders will be required to demonstrate a sufficient level of experience and will be evaluated with regard to their skills, knowledge, experience and reliability.

#### Experience of relevant schemes

Considering the nature of the members of the Fusion21 Members Consortium please detail your experience of working on relevant schemes for the lots you have applied for. For each discipline you should provide a minimum of three examples completed within the last two years; providing a summary of the project, the scope of services delivered, duration of the appointment and value of the appointment.

#### Examples of implemented initiative / strategies

Considering contracts completed within the last two years for the relevant discipline you are applying for, please provide a minimum of two examples of initiatives or strategies that you have implemented which have delivered enhanced value to the client and/or the end user. Your response should consider outcomes such as reduced capital expenditure, improved life cycle costs, and lower operational expenses, and must evidence the successful use of them.

#### Method Statement

Please explain the methods you use to ensure projects are completed on time, within budget and to a high level of client and/or end user satisfaction. You must provide a minimum of three relevant examples within your response to illustrate the effectiveness of your approach.

### **III.2) Conditions related to the contract**

#### **III.2.2) Contract performance conditions**

Framework suppliers will be required to deliver social value outcomes through the delivery of call-off contracts accordance with Clause 24 of the framework agreement

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## Section IV. Procedure

### IV.1) Description

#### IV.1.1) Type of procedure

Restricted procedure

#### IV.1.3) Information about a framework agreement or a dynamic purchasing system

The procurement involves the establishment of a framework agreement

Framework agreement with several operators

Envisaged maximum number of participants to the framework agreement: 225

In the case of framework agreements, provide justification for any duration exceeding 4 years:

N/A

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

The procurement is covered by the Government Procurement Agreement: Yes

### IV.2) Administrative information

#### IV.2.2) Time limit for receipt of tenders or requests to participate

Originally published as:

Date

14 March 2025

Changed to:

Date

18 March 2025

Local time

12:00pm

See the [change notice](#).

**IV.2.3) Estimated date of dispatch of invitations to tender or to participate to selected candidates**

19 May 2025

**IV.2.4) Languages in which tenders or requests to participate may be submitted**

English

**IV.2.6) Minimum time frame during which the tenderer must maintain the tender**

Duration in months: 3 (from the date stated for receipt of tender)

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## **Section VI. Complementary information**

**VI.1) Information about recurrence**

This is a recurrent procurement: No

**VI.2) Information about electronic workflows**

Electronic invoicing will be accepted

Electronic payment will be used

**VI.3) Additional information**

The contracting authority considers that this contract may be suitable for economic operators that are small or medium enterprises (SMEs). However, any selection of tenderers will be based solely on the criteria set out for the procurement.

The permissible users able to access this framework can be clearly identified via the following link: <https://www.fusion21.co.uk/permissible-users>

**VI.4) Procedures for review**

**VI.4.1) Review body**

High Court of England and Wales

Royal Courts of Justice, The Strand

London

WC2A 2LL

Country

United Kingdom

**VI.4.3) Review procedure**

Precise information on deadline(s) for review procedures

Refer to Chapter 6 of The Public Contracts Regulations 2015.

**VI.4.4) Service from which information about the review procedure may be obtained**

Cabinet Office

70 Whitehall

London

SW1A 2AS

Country

United Kingdom