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Planning

## **Fusion21 Consultants Framework**

Fusion21 Members Consortium

F01: Prior information notice

Prior information only

Notice identifier: 2024/S 000-023413

Procurement identifier (OCID): ocds-h6vhtk-048502

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### **Section I: Contracting authority**

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

Fusion21 Members Consortium

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Prescot

L34 1PJ

#### **Contact**

Steff Swift

#### **Email**

[tenders@fusion21.co.uk](mailto:tenders@fusion21.co.uk)

#### **Telephone**

+44 8453082321

**Country**

United Kingdom

**Region code**

UK - United Kingdom

**Internet address(es)**

Main address

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

Buyer's address

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

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

The contract is awarded by a central purchasing body

**I.3) Communication**

Additional information can be obtained from 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**

Fusion21 Consultants 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 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.

This PIN Notice constitutes a market engagement opportunity and we will be holding a number of in person and online sessions for interested consultants across the following areas:

1. Understanding Market Capacity and Capability
2. Compliance and Risk Management
3. Pricing
4. Sustainability and Environmental Considerations
5. Technology and Innovation
6. Contract and Procurement
7. Future Trends and Challenges

Interested parties can find additional information on these areas and can express their interest in attending one of the events via the following link:

<https://www.fusion21.co.uk/consultants-venue-selection>

We intend to publish the final Invitation to Tender around end Jan 2025 with the new Framework officially being live from September 2025.

This will help Fusion21 shape an offer that is reflective of the consultant's markets capabilities.

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

Value excluding VAT: £200,000,000

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

This contract is divided into lots: Yes

Maximum number of lots that may be awarded to one tenderer: 15

## **II.2) Description**

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

Programme, Project Management and Multidisciplinary Consultancy Services and Lead Consultant

Lot No

1

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

- 71315200 - Building consultancy services
- 71315300 - Building surveying services
- 71530000 - Construction consultancy services
- 71541000 - Construction project management services
- 73200000 - Research and development consultancy services
- 73210000 - Research consultancy services

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

NUTS codes

- UK - United Kingdom

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

Services may include:

- Preparatory surveys
- Feasibility reports
- Cost planning, control and reporting (including budgeting and cashflow forecasting)
- 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

- Expert Witness
- Fund monitoring
- Pre-acquisition surveys
- Schedules of dilapidations
- Insurance reinstatement cost assessment
- Defects Diagnosis/Building Pathology
- Mediation
- Arbitration
- Building Control
- Multi-disciplinary consultancy services
- Carbon Reduction Plans in the procurement of major government contracts
- Building Safety Act 2022

## **II.2) Description**

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

Stock Monitoring and Appraisal

Lot No

2

### **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**

Services may include:

- Disposal option surveys
- 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 (EPC's)
- 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
- Compliance Health Checks

## **II.2) Description**

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

Information Management

Lot No

3

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

- 71220000 - Architectural design services
- 71250000 - Architectural, engineering and surveying services
- 71310000 - Consultative engineering and construction services
- 71315100 - Building-fabric consultancy services
- 71315200 - Building consultancy services
- 71315210 - Building services consultancy services
- 71320000 - Engineering design services
- 71530000 - Construction consultancy services
- 71541000 - Construction project management services

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

NUTS codes



- UK - United Kingdom

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

Services may include:

- 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 building (inside & outside) using LIDAR, Drones, etc. to build up point cloud.
- Build BIM Model (min. Level 2) to facilitate the golden thread of information.
- Overlay fire and other related data (e.g., compartments, detection, equipment).
- Host/provide a Common Data Environment & BIM model and provide access to the Member and authorised 3rd parties.
- Train Member staff in BIM.
- BIM Model interrogation and reporting
- BIM Model auditing
- ISO19650

## **II.2) Description**

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

Architectural

Lot No

4

### **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**

Services may include:

- RIBA Plan of Work 2020 Services
- Building Information Modelling
- Sustainability
- Principal Designer
- Contract Administration
- Employers Agent

- 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
- Building Safety Act 2022

## **II.2) Description**

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

Fit Out Consultancy

Lot No

## **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

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

NUTS codes

- UK - United Kingdom

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

Services may include:

- 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 co-ordination
- Associated CAD/BIM services

## **II.2) Description**

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

Heritage and Conservation

Lot No

6

### **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**

Services may include:

- RIBA Plan of Work 2020 Services

- Building Information Modelling
- Sustainability
- Principal Designer
- Contract Administration
- Employers Agent
- 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
- Building Safety Act 2022

## **II.2) Description**

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

Structural and Civil Engineering

Lot No

7

**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**

Services may include:

- 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
- Building Safety Act 2022

## **II.2) Description**

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

Building Engineering Services

Lot No

8

### **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**

Services may include:

- 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
- Building Safety Act 2022

## **II.2) Description**

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

Facilities Management Consultancy

Lot No

9

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

- 71315100 - Building-fabric consultancy services
- 71315200 - Building consultancy services
- 71315210 - Building services consultancy services
- 71541000 - Construction project management services

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

NUTS codes

- UK - United Kingdom

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

Services may include:

- 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

- Compliance Auditing

## **II.2) Description**

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

Principal Designer

Lot No

10

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

- 71315200 - Building consultancy services
- 71317210 - Health and safety consultancy services
- 71530000 - Construction consultancy services

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

NUTS codes

- UK - United Kingdom

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

Services may include:

- Principal Designer Duties under the CDM Regulations 2015 (as may be superseded)
- Health & Safety Audits
- Competency Assessments
- Accident Investigation

## **II.2) Description**

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

Zero Carbon and Sustainability

Lot No

11

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

- 71313000 - Environmental engineering consultancy services
- 71313400 - Environmental impact assessment for construction
- 71313420 - Environmental standards for construction
- 71313430 - Environmental indicators analysis for construction
- 71313440 - Environmental Impact Assessment (EIA) services for construction
- 71313450 - Environmental monitoring for construction
- 71314300 - Energy-efficiency consultancy services
- 71530000 - Construction consultancy services

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

NUTS codes

- UK - United Kingdom

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

Services may include:

- 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
- Retrofit Co-ordinator (PAS 2035) roles
- Retrofit Assessor
- Retrofit designers
- 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
- Carbon Reduction Plans in the procurement of major government contracts
- Building Safety Act 2022

## **II.2) Description**

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

Valuations

Lot No

12

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

- 66171000 - Financial consultancy services
- 70331000 - Residential property services
- 70332200 - Commercial property management services
- 71315200 - Building consultancy services
- 71530000 - Construction consultancy services
- 79111000 - Legal advisory services
- 79419000 - Evaluation consultancy services

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

NUTS codes

- UK - United Kingdom

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

Services may include:

- Residential and commercial property valuations
- Portfolio valuations
- Leasehold valuations
- Enfranchisement
- Planning, development and funding
- Portfolio advisory
- Sales

- Option appraisal, feasibility and disposal
- Compulsory purchase and compensation
- Loan security and finance
- Expert witness and litigation support
- Right to Buy
- Valuation Tribunal and Upper Tribunal
- Purchasers Agent
- Development Agent
- Due diligence
- Masterplanning
- Development appraisals
- Sales and lettings
- Option appraisal, feasibility and disposal
- Taxation and Business Rates

## **II.2) Description**

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

Clerk of Works

Lot No

13

### **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**

Services to include:

- Site inspections
- Materials Inspection
- Inspection and report during the construction stage
- Alignment with specifications
- Monitoring pre construction and commencement

## **II.2) Description**

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

Asset Management Technologies

Lot No

14

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

- 71240000 - Architectural, engineering and planning services
- 71315100 - Building-fabric consultancy services
- 71315200 - Building consultancy services
- 71315210 - Building services consultancy services
- 71530000 - Construction consultancy services
- 71541000 - Construction project management services

- 71620000 - Analysis services

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

NUTS codes

- UK - United Kingdom

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

Services may include:

- Virtual Inspections
- Digitalisation of stock
- Provision of Energy performance data
- Survey grade accuracy drone view
- EPC dashboard
- Digital annotation
- Digital Information with the potential to be used in surveys and decarbonization planning
- Carbon Reduction Plans in the procurement of major government contracts

## **II.2) Description**

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

Retrofit

Lot No

15

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

- 71240000 - Architectural, engineering and planning services
- 71250000 - Architectural, engineering and surveying services

- 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
- 71500000 - Construction-related services
- 71530000 - Construction consultancy services

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

NUTS codes

- UK - United Kingdom

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

Services may include:

- Site inspections
- Retrofit Co-ordinator (PAS 2035) roles
- Retrofit Assessor
- Retrofit designers
- Retrofit organisation strategy / options appraisal
- Building Safety Act 2022
- Carbon Reduction Plans in the procurement of major government contracts

### **II.3) Estimated date of publication of contract notice**

31 January 2025

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## **Section IV. Procedure**

### **IV.1) Description**

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

The procurement is covered by the Government Procurement Agreement: Yes