

**Transport Planning Services Specification for
Proposed New Fire Training Centre for North
Wales FRS**

**Specification of Transport Planning & Highway
Consultancy Services**

North Wales FRS New Training Centre Scheme – Transport Planning & Highway Consultancy Services

General:

Background:

During 2022, North Wales Fire and Rescue Service identified a need to upgrade their training facilities. To facilitate this North Wales FRS recently purchased a piece of land at St Asaph Business Park which they intend to develop as a Fire Training Facility.

The site is the former Pilkington's Glass Works situated at:

Glascoed Road,
St Asaph Business Park,
St Asaph.
LL17 0LL

As a part of the due diligence process prior to purchasing the site and since purchase a number of plan schemes have been prepared and budget estimates approved. The site plan attached at Appendix A is to be the basis of the proposed development, with a construction budget of £43 million anticipated.

To date the Authority have approved sufficient budget to develop the project to allow the land purchase, the completion of site surveys, RIBA Stage 4 Design, contractor procurement, planning application and the remediation / clearance of the site from newts and vegetation.

The development is to be BREEAM Excellent Rated as defined by BREEAM 2018 V6 and targets achieving Zero Carbon for Regulated and Operational "In Use" energy consumption to align with current Welsh government policy. The Building Contractor is to be procured on a two stage design and build basis via the North Wales Construction Partnership Framework (Lot 5 £15m+) and the selected Contractor will be required to incorporate the requirements of the Well Being of Future Generations (Wales) Act 2015.

Social Value Introduction:

NWFRS are committed to acting in a socially responsible way and to influencing others with whom we work with to do the same. In accordance with the Social Value Act 2012 we must consider social value in all our decisions.

The Authority invites proposals that support its aims under the Well Being of Future Generations (Wales) Act 2015.

Appendix B provides overarching Social and Sustainability principles which link into the Future Generations Act Wales. This is a broad overview of what NWFRS have to consider & monitor in relation to how their procurements impact this. A few example areas below of what is usually expected from an All Wales FRS procurement:

- Does the provider offer community benefits? I.e. creation of opportunities for SMEs, apprenticeships

- Are there any supply chain initiatives?
- Training and recruitment plans
- Environmental initiatives, Carbon reduction plans, recycling etc.
- Educational & cultural initiatives
- Working with the 3rd sector examples

Where the provider doesn't directly involve Wales we are still keen to see evidence of the above within their business practice.

Scope of Appointments:

The Authority has procured the services of a Construction Project Manager / Employers Agent from IKG Consulting Limited and the following design team to support the development of the project.

To date this includes:

- Bradshaw Gass & Hope: Architectural Designers, Structural and Civil Designers Landscape Architects and Principal Designer (BR). – RIBA Stage 0 – 4 with novation to the Contractor to follow. – Procured via SCAPE as sub contractor to Perfect Circle.
- Harley Haddow: Building Services Design & Energy Modelling - RIBA Stages 0 – 4, Building Services Design Monitor and M and E Clerk of Works for RIBA Stages 5 – 6 and in use assessment of actual energy consumption during RIBA Stage 7. – Procured via SCAPE as sub contractor to Perfect Circle.
- Ridge: BREAM AP Consultant Assessor – RIBA Stages 0 – 7 – Procured via SCAPE as sub contractor to Perfect Circle.
- Gleeds: Project Quantity Surveyor – RIBA 0 – 6 – Procured via SCAPE, lead partner in Perfect Circle consortium.
- Enfys Ecology: Ecological Issues and Design Support – Enabling Contract Newt Fencing & Newt Removal, RIBA Stages 0 – 7 – Procured directly by NWFRS via Constellia Framework.
- Axis: Planning Consultants – RIBA Stage 0 – 4 (plus condition discharge if required). – Procured directly by NWFRS via Constellia Framework.
- Anderton Gables - Principal Designer (CDM) – RIBA Stages 0 – 7 – Procured directly by NWFRS via Constellia Framework.
- Legal Advisor – The procurement of a project legal advisor is complete and the appointment is currently in the standstill period.

- IGE – Geotechnical Engineer – Procured directly by NWFRS, works in progress on site.

In addition, NWFRS anticipate the following additional appointments, to be made as required, as the project proceeds.

- Energy Advisor to liaise with statutory providers
- Transport Planner (the subject of this procurement)
- Specialist Smoke Management Consultant,
- ICT Consultant for Incident Command Training Suite
- Fire Engineer (currently out to tender)
- Acoustician (currently out to tender)
- Building Clerk of Works

Internal Project Team

The Authority has now established it's internal project team to manage the project and has made the following appointments:

- Project Sponsor – Jusin Evans – Assistant Chief Fire Officer
- Authority Project Manager – Lee Bourne – Area Manager (Head of Training) & Project Manager.
- Deputy Authority Project Manager – Louisa Morris – Project Manager
- Procurement and Contracts Manager – Jack Millward
- Head of Finance & Procurement – Elgan Roberts
- Head of Corporate Communications – Llinos Evans
- Risk and Safety Manager – Erin Hooke
- Joe Dos Santos – Deputy Head of Facilities and Fleet

Project Programme

The RIBA Stage 1 design has now been completed, and the project is now progressing with the completion of RIBA Stage 2.

It is envisaged that this project will be split into several distinct, stages namely:

RIBA Stage 1: December 2025 – February 2026
 Duration: 3 months – 12 weeks
 Now Completed

RIBA Stage 2: March 2026 – July 2026
Duration: 5 months – 22 weeks

RIBA Stages 3 & 4: August 2026 – July 2027
Duration: 12 months – 52 weeks

RIBA Stages 5 and 6: August 2027 – July 2029
Duration: 24 months – 104 weeks

RIBA Stage 7: August 2029 – September 2030
Duration: 14 months – 61 weeks

The fee proposal should be based on the above programme.

It is envisaged that procurement of the design and build contractor partner will commence in April 2026, the issue of a formal Expression of Interest followed by issue of an ITT on the 4th May 2026 with a view to signing a pre construction services agreement in mid July 2026.

Transport Planning Services Tender Programme

Issue ITT: 24th February 2026

Last Date for Clarifications: 20th March 2026 (5pm)

Return quotations: 23rd March 2026 (noon)

Bid Evaluation: 17th April 2026

Complete Contract Place Order: 24th April 2026

Contract Terms:

The appointment will be directly with North Wales Fire Authority and their standard terms of conditions will apply.

Payment will be made on completion of each report, up to the maximum values identified in the pricing document for each stage.

The Contract Administrator acting on behalf of North Wales FRS on a day to day basis will be Iain Gammack of IKG Consulting Limited. The Employer and recipient of all advice is North Wales FRS.

Construction Budget:

The envisaged construction works value is £43m with an overall project budget of £53.1m. This may be subject to change on completion of RIBA Stage 2.

Included within the above there are two enabling contracts:

- Ground Clearance and old foundation removal. – This work is currently underway and is due for completion in December 2025. (This was procured as a traditional contract using a JCT IFC 2024 Edition.) – This now completed
- During RIBA Stage 4 it is anticipated there will be a further enabling contract to install a sub station and the statutory electrical supplies. (This is expected to be a bespoke contract with a DNO provider).

Specification and Scope of Services:

Transport Planning Services:

The Authority requiring the following consultancy works to be undertaken during RIBA Stage 2.

- Transport Statement for Inclusion in the Planning Application
- Prepare a Transport Assessment for the development to comply with BREEAM Credit Tra 01
- Prepare a Travel Plan for the development to comply with BREEAM Credit Tra 01
- Provide advice in respect of Sustainable Transport Measures which can be incorporated into the scheme and their positioning to achieve BREEAM Credit Tra 02.
- Manage a process to arrange the adoption of a new stretch of highway from the site entrance to the extent of the existing adopted highway. This is shown on the plan at Appendix A, we expect the services to include.
 - Review the design prepared by others to ensure compliance with adopted road standards.
 - Managing the Section 38 (or Welsh equivalent) process to construct the road using the appointed building contractor) and have it adopted on completion by the local highway authority.
 - Include all necessary engagement with the local authority.
 - Provide advice on the legal agreement, bond and fees payable to the Authority for this process. (Note: For the avoidance of doubt this is not a request for legal advice).

Bid Submission Requirements, Quality Questions and Evaluation

This ITT has been issued via an e tendering portal.

All clarification requests should be issued via the e tendering portal and will be responded to in three working days whenever possible. Direct correspondence with bidders will not be entered into and should not be attempted.

Final clarifications should be requested by 5.00pm on the 20th March 2026. Clarifications issued, by bidders, after this date and time may not be responded to.

Bids should be submitted via e tendering portal in accordance with the instructions on that portal by noon on the 27th March 2026.

The bid will comprise

- Two Scored Quality Questions, - 30% of final score
- A Scored Social Value proposal, - 10% of final score
- Price submission. – 60% of final score

Quality Questions:

1. Please provide details of the resources you intend to supply and details of the proposed project team, with particular reference to the experience they will bring to this project.

The response to this question should include a resource schedule and pen portraits of the proposed team. CV's are not required.

Maximum 2 pages inclusive of Pen Portraits

Weighted Score: 15%

2. Please provide details of the bidders previous experience in undertaking similar consultancy works.

Maximum 2 pages

Weighted Score: 15%

Social Value Proposal:

3. Please propose a minimum of three KPI's in your submission, they should be measurable in terms of number and impact.

Maximum 2 pages

Weighted Score: 10%

Price Submission:

The overall pricing submission shall be weighted at 60% with the lowest price obtaining full marks.

Quality Submission Scoring

For each quality question a maximum of 5 marks are available, in accordance with the following scoring criteria;

Score	Comment	Scoring Guidance
0	Unsatisfactory	Unable to assess due to lack of evidence/unsatisfactory level of detail provided. The response is non-compliant and little or no relevant information has been submitted.
1	Poor	An ambiguous response that is not entirely relevant and which insufficiently addresses essential requirements in regard to project specific detail.
2	Weak	A response that is not entirely relevant and which only addresses some essential requirements in regard to project specific detail.
3	Satisfactory	An acceptable response that broadly addresses the essential requirements with sufficient project specific clarity and examples provided.
4	Good	A good response that addresses all essential requirements with a good level of project specific detail.
5	Excellent	An excellent response which shows a comprehensive understanding of the requirement and includes significant additional benefits beyond the stated requirement.

In the event that the response to any of questions 1, or 2 score less than 3, it shall be treated as a failed response and the bid will not be considered further.

Appendices to Specification of Consultancy Services:

Appendix A: Site Plan

Appendix B: Social Value

Appendix C: Pricing Document