

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

**Specification of Fire Engineering Consultancy  
Services**

## North Wales FRS New Training Centre Scheme – Fire Engineering 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 several 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.

The design and build contractor is expected to utilise the services of the Employer's Design Team for the stage 5 and 6 design process. This will include the Fire Engineer. For clarity during Stages 5 and 6 it is envisaged that the Fire Engineer will be directly employed by the Contractor under a design sub contract, the form of which is to be determined by the Contractor.

#### 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 3<sup>rd</sup> 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 transfer to the Contractor to follow for RIBA Stage 5 and 6. – 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 – 6 – 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 (currently out to tender)
- Specialist Smoke Management Consultant,
- ICT Consultant for Incident Command Training Suite
- Fire Engineer (the subject of this procurement)
- Acoustician (currently out to tender)
- Building Clerk of Works

#### Internal Project Team

The Authority has now established its 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 4<sup>th</sup> May 2026 with a view to signing a pre construction services agreement in mid July 2026.

#### Fire Engineer Consultancy Services Tender Programme

Issue ITT: 13<sup>th</sup> March 2026

Last Date for Clarifications: 2<sup>nd</sup> April 2026 (5pm)

Return quotations: 13<sup>th</sup> April 2026 (noon)

Bid Evaluation: 8<sup>th</sup> May 2026

Complete Contract Place Order: 15<sup>th</sup> May 2026

#### Contract Terms:

The appointment will be directly with North Wales Fire Authority and nec4 Professional Services Contract (with all latest amendments) will be the form of contract used.

The following contract options will apply:

Option A – Priced Contract with Activity Schedule

Option W2 – Resolving and avoiding disputes

Option X2 – Changes in Law

Option X9 – Transfer of Rights

Option X11 – Termination by the Client

Option X18 – Limitation of Liability

Option Y (UK) 2 – The Housing Grants, Construction and Regeneration Act 1996

Option Y (UK) 3 – The Contract (Rights of Third Parties) Act 1999

For clarity the remaining Options not listed above do not apply.

The Contract is to be completed as follows:

Contract Data Part One – Data Provided by the Client

**General**

Main Option: A

Option for resolving and avoiding disputes: W2

Secondary Options: X2, X9, X11, X18, Y(UK)2 & Y(UK)3

The service is: Fire Engineering Design Consultancy Services in connection with the development of new training centre facilities.

The client is:

Name: North Wales Fire and Rescue Authority  
Address for Communications: St Asaph Business Park  
St Asaph  
Denbighshire  
LL17 0JJ

Telephone: 01745535256  
Address for electronic communications:  
justin.evans@northwalesfire.gov.wales

The Service Manager is

Name: Justin Evans  
Address for Communications: St Asaph Business Park  
St Asaph  
Denbighshire  
LL17 0JJ

Telephone: 01745535256  
Address for electronic communications:  
justin.evans@northwalesfire.gov.wales

The scope is in: Appendix 2 (this document)

The language of this contract is: English

The law of this contract is law of: England and Wales

The period for reply is: 2 weeks

The period for retention is: 12 years following Completion or earlier termination.

Electronic communication does apply.

There are no matters for inclusion in the early warning register

Early warning meetings are to be held at intervals no longer than monthly.

### **The Consultants Main Responsibilities**

There are no key dates and conditions to be met.

The Consultant is to prepare forecasts of total expenses at intervals no longer than 5 weeks.

### **Time**

The starting date is 15<sup>th</sup> May 2026

The access dates will be 15<sup>th</sup> May 2026

The Consultant shall submit revised programmes at intervals not exceeding one month unless there are no changes to the latest submitted programme.

The completion date for the whole of the services is 30/07/2027

The Consultant shall submit a first programme 2 weeks after the date of contract acceptance.

### **Quality Management**

The period after the Contract Date to submit a quality policy statement and quality plan programme for acceptance is: 2 Weeks

The period between completion of the whole of the service and the defects date is: Not Applicable.

### **Payment**

The currency of the contract is: Pound Sterling

The assessment interval is: Monthly

The expenses stated by the client are: None

The interest rate is 3% above the base rate of the Bank of England.

### **Compensation Events**

There is no additional compensation events envisaged.

### **Liabilities and Insurance**

There are no additional clients liabilities.

The minimum amount of cover is as follows:

Professional Indemnity: £5m each and every maintained for a period of 12 years after completion.

Public Liability: £5m each and every maintained for a period of 12 years after completion.

Employers Liability: £5m each and every maintained for a period of 12 years after completion.

The Client will not provide any insurances.

No additional insurances are envisaged.

The Consultants total liability for all matters other than excluded matters is £5m in the aggregate.

### **Resolving and avoiding disputes**

The tribunal is: the Courts of England and Wales

The senior client representative is:

Name: Justin Evans

Address for Communications: St Asaph Business Park  
St Asaph  
Denbighshire  
LL17 0JJ

Telephone: 01745535256

Address for electronic communications:  
justin.evans@northwalesfire.gov.wales

The Adjudicator is not named but the nominating body shall be: the Royal Institution of Chartered Surveyors.

### **Clause X9**

The Consultants liability is limited to £5m.

The end of liability date is 12 years and completion of the services.

### **Clause Y(UK)2**

The period for payment is 14 days on which payment becomes due.

Payment will be made monthly according to progress made and time spent on the project, with final payment on completion of each stage or production of each report..

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 FRA.

#### 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.

#### **Specification and Scope of Services:**

##### Fire Engineering Services:

The fire engineering consultancy service shall provide specialist advice and guidance on all matters relating to fire safety throughout the RIBA Stage 2, 3 & 4 design and development process. This includes, but is not limited to, the review and optimisation of building layouts, the development of fire safety strategies, and the provision of technical input to support safe, compliant, and efficient design solutions.

The appointed consultant will advise the project team on the interpretation and application of relevant fire safety legislation, standards, and best-practice guidance, ensuring that the proposed design meets statutory requirements and achieves an appropriate level of life safety, property protection, and resilience.

The service provided will encompass the assessment of escape routes, compartmentation, fire separation, access and facilities for the fire and rescue service, and the integration of active and passive fire protection systems. The consultant will also undertake fire engineering analysis or modelling to justify performance-based solutions. The consultant will also support coordination with other disciplines to ensure that fire safety considerations are fully integrated into the overall design.

All assessments shall be considered in line with current UK Building Regulations and associated standards / supplementary guidance including **Approved Document B** and where appropriate, **BS 9999:2017 – Fire safety in the design, management and use of buildings**.

As a minimum, the following will need to be considered and included.

- Review of architectural and engineering design proposals
- Drawings / diagrams that clearly articulate the various strategies and requirements
- Fire safety design input during
- Means of escape analysis and occupant load assessments
- Fire resistance and compartmentation strategy
- Guidance on compliant methods of fire protection and detailing at junctions between differing methods
- Smoke control and ventilation strategy
- Fire service access and facilities assessment
- Support with Building Control submissions and liaison with relevant authorities
- Attendance at design team meetings as required
- Provision of Fire Strategy report and any supplementary / supporting documentation with updates to reflect the current RIBA workstage.

The final Fire Strategy report shall be suitable for provision to the building owner/end user on completion of the works to enable compliance with Regulation 38 of the Building Regulations

NB: The above list is intended to outline the minimum list of requirements only and should not be regarded as exhaustive and any additional provisions which you consider to be relevant or appropriate should be included within your fee proposal.

The buildings within the proposed development fall into two distinct categories, habitable buildings and non-habitable training buildings. For the purposes of the Fire Engineering Consultancy service, only habitable buildings and the site layout generally, need to be included.

All other buildings are non-habitable training buildings which do not require assessment.

The Habitable Buildings are:

**The HQ Hub**

**The Training Hub**

**The Vehicle Garage**

All reports(s) are to be received in electronic (PDF) format.

### **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 2<sup>nd</sup> April 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 13<sup>th</sup> April 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