



**Northern Ireland
Fire & Rescue Service**

NIFRS LDC COOKSTOWN

Catering Specification

*Safer
Together*

Contents

Introduction

Northern Ireland Fire and Rescue Service (NIFRS) require the provision of an on-site catering service at the new Flagship 'Learning and Development Centre, Cookstown. Construction is well underway with handover in Q2 2024.

It is anticipated that tender documentation will be made available via the <http://etendersni.gov.uk> website in December 2023, potential tenderers should register on this website to ensure they have access to tender documentation when the tender is published. The date relating to the publication of the contract notice is tentative and may be subject to change.

Location

The site 27ha green field site located approximately 3 miles south of Cookstown off the A29 Dungannon Road.

Address: 120 Dungannon Road, Cookstown, BT80 9BD (Image 01 – Image 02).



Image 01: Location (Dungannon Road)



Image 02: Location (Cookstown)

Site

The rural site situated 3 miles south of Cookstown off the A29 Dungannon Road occupies an area of 27ha. The site will include an educational training building, high-rise tactical firefighting building, a flood water rescue training facility, a motorway for specialised RTC training, a call out training village, a marine warehouse, animal rescue facilities and urban search and rescue

Please refer to Appendix A for a full list of buildings and firefighting training props.

Site Usage

The site is scheduled for handover in Q2 2024. All NIFRS training will be held at this site. Approximately 30 instructors and support staff will move to this site on a permanent basis.

All fire and rescue training courses will relocate to this site and it is expected that there will be several different types of training courses running daily. Wholetime and Retained Firefighters from all over Northern Ireland will travel to the site on a daily basis to undertake specialist training. The firefighter recruit 18 week training programme will be held at this site.

Due to the nature of the organisation, it is anticipated that the site will be used 7 days a week, though a greater volume of training courses will be scheduled Monday to Friday 0900-1700.

NIFRS envisage that this site will be used to host joint interagency emergency services training exercises with partnership agencies e.g. NIAS, PSNI, Maritime and Coastguard Agency.

In addition to this, NIFRS aim to generate third party income from leasing the bespoke training facilities to private sector companies' e.g. utility training providers, media production companies.

Current estimates are 20,000 training days per year when the site is fully operational (2025-2026).

NIFRS Catering Specification

NIFRS Service Requirement:

The full specification requirements will be fully defined within the tender documents.

In an average year, the supplier will be expected to provide between **17,000** and **21,000¹** meals (lunches and morning tea) per year.

75% of meals will be required Monday – Friday; lunch numbers could fluctuate daily ranging from 30 to 100

25% of meals required at Weekends; lunch numbers could fluctuate daily ranging from 10 to 40.

NIFRS will provide the supplier with an annual training plan which will be further refined month by month / week by week. It is anticipated that the number of meals required in the first year could be 25% lower than number provided, until the site becomes fully operational.

In addition to the planned NIFRS training delegates, there will be further required service provision for site based staff (circa 35 Monday to Friday, 8-10 at Weekends) and third party training delegates (numbers for third party training delegates are not certain at this stage, but may range from 2,000 to 4,000 from 2025 onwards).

In addition to lunch time meals there will be a need for:

- Provision of hot beverages
- Provision of cold drinks
- Provision of sweet and savoury snacks
- Snack and beverage vending machines in the main canteen and training warehouse
- Buffet catering for ad Hoc/Large Catering Events e.g. graduations

It is expected that the service provider will have adequate staffing requirements to ensure;

- Provision of service up to 7 days a week
- Morning Tea 10.30 – supply, prepare, serve and clean up (times may vary due to training needs)
- Lunch served 12.00-14.00 – supply, prepare, serve and clean up (times may be staggered for different training cohorts)

Operational Closures

There will be standard site closures on bank holidays. NIFRS staff training throughput is generally at a lower level during the months of **December** and **July**.

Nutritional Requirements

Fire and rescue training is intensive and personnel can often be subject to physical exertion for prolonged periods of time.

There may be a need to provide two categories of meals provided;

- Standard calorific content
- High calorific content

The meals should provide a balanced macronutrient ratio as follows;

- Carbohydrates 40%
- Protein 40%
- Fats 20%

¹ There are 21,000 scheduled NIFRS training days, average attendance is 80%

It is expected that menus would be rotated regularly to offer variety.

Dietary requirements

The supplier should be expected to cater for a range of dietary requirements. All allergens should be displayed alongside menus.

Kitchen

A full commercial kitchen will be installed by NIFRS.

Appendix A

	
<p>Proposed Academic Building</p>	<p>Tactical Fire Fighting Building</p>
	
<p>Training Warehouse</p>	<p>Flood Water Facility</p>
 <p>SITE MASTERPLAN 2020 Scale 1:2000</p> <ul style="list-style-type: none"> 2 Learning & Development Centre 2a Learning & Development Centre - Car Park 3 Training Warehouse 4 Call Out Village <ul style="list-style-type: none"> 4.1 Bungalow 4.2 Semi Detached House 4.3 Terraced Houses 5 Flood Water Facility <ul style="list-style-type: none"> 5a High Volume Pump Training Area 7 Motorway & Embankment 8 Driving Training Area 9 Search & Rescue Training Area 10 Drill Tower 11 Road Traffic Collision Training Network 12 Agricultural Barn & Slurry Pit 13 Simulated Industrial & Chemical Training Area 14 Breathing Apparatus Charging Facility 15 Extension to Support Building 16 Entrance Signage Totem 	

Image 05: Site Plan

Buildings	Description
Site	27 hectares
LDC Building	This 2 storey academic training building (2620m ²) will be the Hub, providing a focus for training courses on the site. This energy efficient and modern building will accommodate 7 classrooms and a dedicated Incident Command Suite, gym with extensive shower changing facilities, double height Entrance Foyer and Reception with an open-plan Dining Area that sits adjacent to the main Assembly Hall/Lecture Theatre. The upper floor will be designed around open-plan work stations and breakout area, along with main Conference/Meeting room
Training Warehouse	Fire Fighting Training Prop - the large warehouse (2358m ²) is a practical training hub which will provide a wide range of functionality and flexibility across numerous training disciplines. The main areas of the Warehouse include the following; -Mock Fire Station: Appliance Bay, Duty Office, Gear Room, Classrooms and Student Breakout Area. -Street Façade: Range of Multi-storey Residential and Commercial Premises and dedicated Basement Fire (with Gas Prop) -Marine Structure: Multiple Decks, i.e. Engine Room + Mezzanine, Cargo Deck, Cabin/Galley Deck and Bridge) with associated ship features and furniture. -Working at Height/Rope Rescue Rig: Bespoke design to accommodate a wide range of height training and rescue. The Warehouse has an area of approx. 500m ² for teaching, sleeping, toilets and mess facilities
Call Out Village	Fire Fighting Training Prop – offering examples of typical residential properties for training scenarios, including; 1 x 1 Storey Detached Rural Bungalow (with associated Barn and Slurry Pit), Row of 3 x 2 Storey Terrace Houses featuring a number of Gas Training Props and 2 x 2 Storey Semi-detached Houses (with one of the properties designed as a Collapsed Structure with adjacent Rubble Pile to facilitate Specialist Rescue training)
Floodwater facility & High Volume Pump	Fire Fighting Training Prop - The Flood Water area includes a 10m wide x 100m long flood channel fed by an adjoining reservoir via a dedicated pumping station. The flood channel includes a vehicle access gate, mock residential property, footbridge and various access points to provide realistic scenarios for Water Rescue training. This area of the site also incorporates an extended area of hard-standing and water access design features to facilitate a range of HVP training scenarios. There is a small area (approx. 300m ²) for teaching / toilets
Motorway (A and B Roads) and skid pan	Fire Fighting Training Prop - Road Network across the training area of the site has been designed to allow a wide range of training related to Driving, Extrication and Rescue and various transport incidents including rail and heavy vehicle rescue. The road system comprises a 75m stretch of Motorway, 50m Dual Carriageway, a number of 'A' and 'B' roads and a dedicated vehicle Skid Pan. The road network is further complemented with a range of road features and road furniture to enhance realism for a wide range of training scenarios.

Drill tower	Fire Fighting Training Prop
Hazmat	Fire Fighting Training Prop - A custom-built Structure will accommodate a variety of Hazmat training scenarios related to industrial gas/petrochemical environments. The Hazmat Prop will include simulations of gas and liquid leaks from defective flanges and pipework, pressure vessel fires, high and low flange fires, tank boil-over fire, fuel bowser rig and 1000-1500 LPG Bullet. The appropriate chemical/material mock-up signage and HazChem panels will complement all props and rigs
BA Charging Station	Portacabin to charge Breathing Apparatus
Tactical Fire Fighting Facility	Fire Fighting Training Prop - Existing 7 storey concrete building constructed as part of Phase 1, uses carbonaceous burning to simulate fires in high rise buildings
Tactical Support Building	Single storey support building constructed as part of Phase 1, (classroom, kitchen, changing facilities) approx. 500m2
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