



Belfast City Council

Report to:	Development Committee
Subject:	Tender for Provision of Cleaning services contract for the Belfast Waterfront
Date:	21 January 2012
Reporting Officer:	John McGrillen Director of Development ext 3470
Contact Officers:	Jacqui Owens City Events and Venues ext 1410

1	Relevant Background Information
1.1	All cleaning services to the Belfast Waterfront are currently provided, under contract, by an external supplier. This contract was awarded after a public tendering exercise to Redsky now trading as Totalis, in August 2008 for a two year period, with an option to extend for a further 2 years. The contract is due to expire in July 2012.

2	Key Issues
2.1	RSM McClure Waters are currently undertaking an economic appraisal exploring the potential for the development of an International Convention Centre for Belfast at the site of the Belfast Waterfront.
2.2	<p>If any of the options outlined in the EA are selected for development the impact on services including cleaning will be significant and include:</p> <ul style="list-style-type: none">- Substantial building works on site requiring compromised services for an as yet unidentified period of time but likely to begin in summer 2013- A significant increase in the size and physical nature of the Waterfront.- Opportunities to explore a wider range of options for procuring all of the contracted services

2.3	<p>Given the uncertainties of the proposed new development at this time it is unlikely that the contract for provision of cleaning services could be let for any period longer than 1 year.</p> <p>The rigours of the tendering process and the development of a change management programme around the appointment of a new contractor for such a limited period of time are not viable. For this reason management are seeking to extend the current contract with Totalis for a period up to 18months dependant on the outcome of the EA.</p>
2.4	<p>Since this is a Service Concession contract, and therefore not covered by the EU rules, advice from both legal services and the procurement manager is that there would be no legal or procurement impediment in regard to a proposed extension on the current contract.</p>

3	Resource Implications
	None

4	Equality and Good Relations Considerations
	There are no equality and good relations considerations

5	Recommendations
	<p>The Development Committee is asked to :</p> <p>1. Give approval to extend the contract with Totalis up to August 2013 which will represent a total extension to the contract of 1 year. The extension to be monitored on a month by month basis thereafter for up to a further six months depending on the outcomes of the Economic Appraisal into the Development of a Convention Centre for Belfast.</p>

6	Decision Tracking
	<p>Further to approval, extension of the contract will run on a month by month basis in line with decisions on the potential redevelopment and any associated timeline</p> <p>Time line for review, and then monthly up to September 2013. Reporting Officer: Jacqui Owens</p>