



**Belfast City Council**

<b>Report to:</b>	Strategic Policy and Resources Committee
<b>Subject:</b>	<b>Site Investigations - Various Locations</b>
<b>Date:</b>	22 February 2013
<b>Reporting Officer:</b>	Gerry Millar, Director of Property and Projects, Ext: 6217
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<b>1</b>	<b>Relevant Background Information</b>
1.1	The Project Management Unit (in the Property and Projects Department) is developing various proposals which have been approved, by the SP&R Committee, for inclusion in the Capital Programme and for progress to feasibility stage.

<b>2</b>	<b>Key Issues</b>
2.1	At feasibility stage there is commonly a need for a detailed consideration of site conditions as part of the appraisal of planning and development options and the evaluation of anticipated risks. Normally this work is obtained via quotation which should not require Committee approval.
2.2	The extent of site investigations is becoming more rigorous as new guidelines are introduced by the Northern Ireland Environment Agency, as part of the Planning process, and the Council's own statutory contaminated land obligations.
2.3	Given the number of projects it is more practical to aggregate several site investigations into a single contract rather than address each investigation separately.
2.4	It is therefore proposed that the procurement of site investigations will be by means of tender (rather than by numerous quotations) and consequently this requires the approval of the SP&R Committee to the invitation of tenders and the award of contracts.
2.5	Besides the Capital Schemes there are also several projects going through the system in regard to LIF/SIF etc which will also require site investigations.
2.6	A schedule of those projects for which site investigation work is currently likely to be required is included as Appendix A to this report; but others will arise in the

	course of the development of project proposals and options.
2.7	It is therefore proposed to aggregate site investigations into larger contracts requiring tenders.

<b>3</b>	<b>Resource Implications</b>
3.1	The cost of any site investigation work is charged to the relevant project account and is included in the overall budget for each proposal. The expenditure is necessary to enable realistic options to be developed and evaluated and for risks to be adequately appraised.
3.2	The approximate cost of the advancing projects to feasibility stage is of the order of 2%-3% of the anticipated project cost, with the balance of the budget remaining uncommitted until further approval is granted by the SP&R Committee.

<b>4</b>	<b>Equality and Good Relations Considerations</b>
4.1	There are no Equality Implications relating to this report.

<b>5</b>	<b>Recommendations</b>
5.1	It is recommended that the Committee approve the invitation of tenders and the award of contracts for site investigation works in respect of physical schemes which have been approved to progress to feasibility stage.

<b>6</b>	<b>Decision Tracking</b>
The Director of Property and Projects will be responsible for the development of these projects through the capital programme process.	

<b>7</b>	<b>Key to Abbreviations</b>
LIF – Local Investment Fund	
SIF – Social Investment Fund	

<b>8</b>	<b>Documents Attached</b>
Appendix A – Schedule of Projects	

## APPENDIX A

Schedule of projects for which site investigation work is currently likely to be required

Dixon Park (Pitches Strategy)
Victoria Park (Pitches Strategy)
Ormeau Park (Pitches Strategy)
Musgrave Park (Pitches Strategy)
Springmartin (LIF Scheme)
Shore Road Playing Fields (LIF Scheme)
Falls Park (Pitches Strategy)
Waterworks (Pitches Strategy)
Ballysillan Playing Fields (Pitches Strategy)
Cherryvale Playing Fields (Pitches Strategy)
Woodlands Playing Fields (Pitches Strategy)
Innovation Centre - Springvale Forthriver Business Park
North Foreshore Green Economy Business Park Infrastructure
Girdwood Community Hub
Waterfront Conference Centre/Exhibition Centre
Roselawn Cemetery – Future Developments
Springvale Household Recycling Centre
Belfast Zoo – Replacement Playground

This schedule is not exhaustive and site investigation will be required for further schemes, including LIF and SIF schemes, as the proposals are advanced.