



## Belfast City Council

<b>Report to:</b>	Strategic Policy & Resources Committee
<b>Subject:</b>	<b>Project Management - Construction Related Consultancy Services</b>
<b>Date:</b>	9 December 2011
<b>Reporting Officer:</b>	Gerry Millar, Director of Property & Projects – ext 6217
<b>Contact Officer:</b>	Michael Stanley, Capital Programme Manager – ext 3483

### Relevant Background Information

The Project Management Unit comprises staff from varying construction disciplines but requires the engagement of consultants to provide construction related consultancy services to supplement, and work under the direction of, the in-house resource in the delivery of projects.

Framework agreements previously set up for consultancy services have expired and, consequently, consultants have recently been procured on a project by project basis; however each of these procurement exercises is time consuming which is wasteful of our resources and does not bring any potential of economies of scale or benefits of earlier involvement and longer term collaborative working which can be achieved through framework agreements.

### Key Issues

The capital programme is dynamic and dependent on the scale and nature of emerging projects and the availability of financial resources, with funding frequently becoming available at relatively short notice (in terms of overall construction development programming).

Projects are increasingly becoming subject to stringent funding conditions, time constraints and planning requirements and, to gain maximum benefit, construction consultants need to be engaged in project development from early inception/feasibility stages.

To facilitate this, the Project Management Unit proposes to set up a range of framework agreements for construction related consultancy services (including architectural, civil/structural engineering, building services engineering, cost management, CDM co-ordinator, landscape architecture, etc) to run for a period of 3-4 years.

The frameworks will be neither guaranteed (no services may be required) nor exclusive (occasionally there will be a requirement for specialist construction related consultancy services to be separately procured for particular projects where necessary, such as the proposed Girdwood Community Hub or the Waterfront Hall Convention/Exhibition Centre) and the potential for other local authorities to take advantage of these frameworks is also being explored. These flexibility options will be built into the tender/contract conditions.

**Resource Implications**

The establishment of framework agreements will result in a reduction in staff resource time applied to repetitive procurement exercises and the overall expenditure incurred on fees should be reduced due to economies of scale.

Expenditure in respect of construction related consultancy services will be funded from project budgets and such expenditure will only be incurred in accordance with the Council's Financial Regulations, Accounting Manual and Standing Orders.

**Recommendations**

It is recommended that the Committee approve the invitation of tenders and the award of contracts in respect of construction related consultancy services for frameworks or specific projects, as detailed above, on the basis of the most economically advantageous offers received evaluated on cost and quality criteria.

**Decision Tracking**

Project advancement will be reported to the Committee on a regular basis.

**Key to Abbreviations**

None

**Documents Attached**

None