



Belfast City Council

Report to:	Strategic Policy and Resources Committee
Subject:	North Foreshore: Tender for Repair and Maintenance Contract associated with the gas wells, site infrastructure and landfill gas network.
Date:	25 January 2013.
Reporting Officer:	Gerry Millar, Director of Property & Projects.
Contact Officer:	Susan Quail, North Foreshore Manager.

1	Relevant Background Information
1.1	The past few years has seen the transformation of the former Dargan Road Landfill Site to a development asset with priority status in the 2012-2015 City Investment Programme. This has been achieved in part by addressing the legacy of waste in the form of landfill gas and leachate.
1.2	The former landfill site is licensed by the Department of Environment in accordance with the Waste and Contaminated Land (N.I.) Order 1997. This stipulates site monitoring for a 30-year period from site closure (2007) to ensure the effective environmental and H&S management of landfill gas, leachate, settlement, ground and marine waters.
1.3	The entire c220 acre northern section, which is zoned for open space and recreation use in the draft Belfast Metropolitan Area Plan, has been sealed with a c1.5 metre deep layer of heavy clay topped with a further c1.0 metre layer of sub soil. To capture and transport the landfill gas to the electricity generating power plant, an extensive network of some 235 gas wells and over 10 km of pipe work has been installed in compliance with the Council's planning consent and waste management licence
1.4	The Council is required by the waste management licence to monitor and report to NIEA on the quality and quantity of leachate or surface water runoff which has penetrated the upper layer of clay and drains to Belfast Lough. There are 50 leachate / groundwater borehole monitoring stations over the entire 340 acre site from which the Council's Scientific Unit takes monthly samples for analysis.

2	Key Issues
2.1	The final phase of gas wells and associated infrastructure works was completed in the northern area in March 2012 and the defects liability period ends in March

	<p>2013. Thereafter, all gas wells and interlinking pipe work will require maintenance and repair to comply with our legal obligations to ensure the safe management and control of the gas field to prevent the release of this potent greenhouse gas. The leachate monitoring boreholes will also require repair works in the event of damage, differential settlement or blockages to ensure continuity of the sampling regime and minimise potential pollution risk.</p>
2.2	<p>The Council has a Joint Venture Partnership contract with Renewable Power Systems who is responsible for managing the landfill gas electricity generation power plant. The Council is responsible for managing the gas field and maintaining a consistent gas flow to the electricity generation plant. Under the contract the Council will be penalised if it does not maintain a consistent flow of gas to the generation plant.</p>
2.3	<p>Council approval is required to tender for a 3-year site infrastructure, gas wells, gas pipe work and monitoring station repair and maintenance contract from 1 April 2013. The contract will incorporate routine site maintenance works such as maintaining site security, road and surface water drainage pipe repair to ensure H&S arrangements are not compromised and ensure Council compliance with the waste management licence.</p>
2.4	<p>The contract shall provide an immediate 'call out' service should the need for infrastructure repairs become necessary. Landfill gas, a potent mixture of methane and carbon dioxide, cannot be permitted to escape to the atmosphere so an immediate response service to carry out repair and maintenance works is essential.</p>
2.5	<p>The contract shall be constructed on a 'Schedule of Works' basis, i.e. an extensive list of all potential defects, repairs and maintenance works to be costed by those responding to the tender. Their prices shall be fixed over the 3-year contract period and will form part of the evaluation process.</p>
2.6	<p>Detailed specifications will be prepared in liaison with the Procurement Service to permit the contracts to be tendered, and subject to Committee approval advertisements will be placed in the local press and on the Council's e-sourcing portal. Submissions will be evaluated in accordance with an agreed evaluation criteria.</p>

3	Resource Implications
3.1	<p><u>Financial</u></p> <p>The three year contract budget is £60,000. This cost will be met from the Council's Waste Fund which has been set up as a requirement for financial provision made by the Landfill Regulations (NI) 2003 and the Pollution Prevention and Control Regulations (NI) 2003.</p>
3.2	<p><u>Human Resources</u></p> <p>The contract shall be managed by the North Foreshore Unit in conjunction with the Health & Environmental Services Department, Scientific Unit and Procurement Services.</p>
3.3	<p><u>Asset Implications</u></p>

	The North Foreshore is the largest brownfield regeneration project in Belfast. Landfill gas, leachate and ground water management are legal liabilities contained in the Council's Waste Management licence granted by the Department of Environment. The Council has to comply with its legal duties under the waste management licence to manage the environmental legacy, and appointing an experienced and efficient contractor is an essential factor to fulfil this requirement.
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4	Equality and Good Relations Considerations
4.1	None

5	Recommendations
	The Committee is recommended to approve the following:
5.1	To procure a repair and maintenance contract for landfill gas infrastructure, leachate monitoring stations and minor site maintenance. The contract term shall be 3-years from 1 April 2013.
5.2	Committee approval is sought under Scheme of Delegation for acceptance of the successful tender to be delegated to the Director of Property and Projects

6	Decision Tracking
	Director of Property and Projects to ensure completion of the tender exercise

7	Key to Abbreviations
	None

8	Documents Attached
	None

APPENDIX 1