

**Proposed Officer Key Decision to be taken by the
Strategic Director of Resources on or after
12 December 2014**

**Approval to Proceed with the Procurement – Servicing of
Buildings Heating and Ventilation BMS Systems and
Controllers**

Recommendation

That the Strategic Director of Resources approves that the Council proceeds with the procurement of “Buildings Heating and Ventilation BMS Systems and Controllers”, and that authority to award the contract be delegated to the Head of Physical Assets on terms and conditions acceptable to the Head of Law and Governance.

1.0 Key Issues

- 1.1 The Engineering team within construction services manage a maintenance contract with regards to “Servicing of Buildings Heating and Ventilation BMS Systems and Controllers”.
- 1.2 A Building Management System (BMS) or a (more recent terminology) Building Automation System (BAS) is a computer-based control system installed in buildings that controls and monitors the building’s mechanical and electrical equipment such as ventilation, heating, lighting, power systems, fire systems, and security systems. A BMS consists of software and hardware which requires maintenance to insure optimum efficiency. Benefits includes reduced/monitored energy consumption, increased staff/student productivity, increased security and safety interfaces and reducing temporary building closure with regards to first time fix’s on heating and cooling.
- 1.3 WCC currently manages a large portfolio of BMS’s over 340 sites. The majority of these systems are monitored and managed via the Engineering team.
- 1.4 The current contract was previously tendered through the EU procurement route on a two-year, plus one-year, plus one-year, extension basis. The current contract including extensions expires in March 2015 and must be now be re-procured in order to meet the deadline.
- 1.5 The proposed two-year, plus one-year, plus one-year contract is valued at £793k. The contract consists of 3 types of controllers, Trend, Delta and JEL.

Each system will be priced separately as 'lots'. The Trend and Delta controllers are to be tendered as a fully inclusive package i.e. servicing, repairs and replacement included with in an annual cost. The JEL controllers are obsolete and will be priced as one annual service and time/materials for reactive orders.

2.0 Timescales associated with the decision and next steps

- 2.1 It is proposed that the tender will be initiated shortly after the call in period following approval (if given). We then plan to award the contract prior to the end of February with the contract commencing in April 2015.

Background papers

None.

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