

Officer Key Decision Record (Strategic Director of Resources) – Approval to Proceed with the Procurement – Servicing of Buildings Heating and Ventilation BMS Systems and Controllers

Chief Officer taking the decision	Strategic Director - Resources
Date of Decision	12 December 2014

Decision Taken

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.

Reasons for Decisions

The current contract for the servicing of buildings heating and ventilation BMS systems and controllers 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.

Background Information

The Engineering team within construction services manage a maintenance contract with regards to “Servicing of Buildings Heating and Ventilation BMS Systems and Controllers”.

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.

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.

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.

Financial Implications

The contract will be over £500,000 but under £1,000,000

Report Author	James Hutson
Head of Service	Steve Smith
Strategic Director	David Carter

Checklist

Urgent matter?	No
Confidential or Exempt?	No
Is the decision contrary to the budget and policy framework?	No

List of Reports considered

<https://democratic.warwickshire.gov.uk/cm5/CalendarofMeetings/tabid/128/ctl/ViewMeetingPublic/mid/645/Meeting/3489/Committee/557/Default.aspx>

List of Background Papers - please include a contact for access to background papers

None

Members and officers consulted or informed

Corporate Board – One comment from David Carter requesting a minor change to the recommendation.

Councillors Tandy, Appleton, Cockburn, A Webb, N Davies – No comments