



## Policy and Finance Committee

**Date:** 28 February 2022

**Title:** Building management system for Astral Park Sports and Community building

**Purpose of the Report:**

To ask Members to consider replacing the Building management system (BMS) for Astral Park Sports and Community building.

**Contact Officers:**

Ian Haynes, Head of Grounds and Environmental Services

<b>Corporate Objective/s</b>		
<b>Implications:</b>		
<b>Financial</b>	Yes	The method of funding replacement needs to be decided.
<b>Human Resources</b>	No	
<b>Operational/Service delivery</b>	Yes	To ensure M&E can operate effectively.
<b>Procedural/Legal</b>	No	
<b>Risk/Health and Safety</b>	Yes	The current system is not working
<b>Environmental Aims</b>	No	None

### 1 RECOMMENDATION

Should the Committee be minded, the proposal is:

- 1.1 To endorse the replacement of the BMS controller with a TREND IQ4 web-enabled controller and that funding of the works comes from;

Either

- a) The unforeseen cost of £16,134.13 to be met from Code 111/1000 (Pavilions -Rent Receivable) where there is a £27,000 excess of income.

Or

- b) Monies are allocated from general reserves

## **2 BACKGROUND**

- 2.1 The BMS panel is non-functioning, leading to the heating system not working correctly and an evident lack of control of the heating within the building.
- 2.2 The BMS panel was built in 2014 and is no longer functional and requires replacing. It has recommended removing and replacing the existing internal BMS controller with a TRENDS IQ4 web-enabled controller.
- 2.3 This will come with a dedicated new touch screen to replace the old one on the front of the panel. Included within the proposed costs, allow for the design of new software and commission the system to provide the end-user with a simple but efficient controls system.
- 2.4 Officers have also allowed the replacement of two three-port valve actuators within the costs. The proposed supplier will provide the end-user with temperature and time controls training.

## **3 LEAD TIME**

- 3.1 Although the four main pumps have been overridden to ensure that they are running, there is no guarantee of the mechanical condition of the pumps after long periods of running incorrectly. The situation will only be known once a correctly operational BMS system is in place.
- 3.2 From receiving our official order, the lead-in time is estimated to be five weeks to undertake the replacement.

## **4 COSTS**

- 4.1 Officers have managed to get two quotes so far, one being £22,093.40 for the construction of a new BMS control panel complete with a new Schneider Ecostruxure standalone system and the replacement of two three-port valve actuators, and the second being £10,756.09 for the replacement of the existing internal BMS controller with a TRENDS IQ4 web-enabled controller, including the replacement of two three-port valve actuators.
- 4.2 Due to unknown potential issues, Officers consider it prudent to include a 50% contingency. The reason for the contingency is that it is impossible to check that the mechanical elements of the building are working as they should be. i.e. underfloor heating pumps, balancing, valves, pumps, TRV's, debris in the system etc. This will only be possible once the part has been replaced and the system is run.

4.3 Therefore, members are asked to endorse a maximum project value of £16,134.13. It is hoped that this level of expenditure isn't required. The potential of not including a contingency is delay as Member endorsement for additional funding is sought.

## **5 CONCLUSION**

5.1 Unfortunately, this repair is unforeseen and hasn't been included in any planned expenditure. Members are asked to consider either taking the monies required from general reserves or meeting this from Code 111/1000 (Pavilions -Rent Receivable) where there is £27,000 of excess income.

**End.**