



RECORD OF DECISION TAKEN UNDER DELEGATED POWERS OUTLINED IN THE CONSTITUTION – Part 3 Section 16

DELEGATED OFFICER DECISION TAKEN BY: Strategic Director of Place
PORTFOLIO AREA: Growth and Development

SUBJECT: Supply and installation of new and upgraded Building Management Systems in nine Council buildings: Blackburn Enterprise Centre, Darwen Leisure Centre, Blackburn Leisure Centre, Witton Park Arena, Blackburn Market, Davyfield Depot, Blackburn Central Library, Blackburn Town Hall (OTH) and King Georges Hall, as part of the Public Sector Decarbonisation Programme.

1. DECISION

To appoint ASSEL (Air Services & Systems (Europe) Ltd) to supply and install new and upgraded Building Management Systems at the above sites

2. REASON FOR DECISION

An invitation to supply and install new and upgraded Building Management Systems was advertised as an open tender on The Chest, the northwest procurement hub. Six submissions were received, all of which were compliant bids.

The bids were evaluated on a 60% price and 40% quality basis, which included social value (5%). Two tenders failed on quality and were not assessed for economic advantage. The four remaining tenders scored as follows:

Contractor	ASSEL	Contractor B	Contractor C	Contractor D
Price Score	53%	60%	43%	41%
Quality Score	30%	21%	29%	26%
Total Score	83%	81%	72%	67%
Ranking	1	2	3	4

The winning bidder provided a good quality return with comprehensive documents for each installation confirming the extent of the installation works. They also highlighted the delivery problems that all installers will have and so provided a realistic installation programme.

3. BACKGROUND

The project is part of a package of schemes funded by the Public Sector Decarbonisation Scheme to reduce emissions of carbon dioxide from the public sector estate.

Building Management Systems (BMS) are used to control the environmental conditions of a building from a central point. Property Maintenance wishes to standardise these systems for ease of use and upkeep and to enable them to be networked for remote access. Trend controls have been installed most recently in the Council's larger, more complex buildings and has been selected as the preferred system to replace existing old and often obsolete controls, such as HeatMiser. The contract includes for additional sensors where these can be shown to improve control of environmental equipment such as boilers and air handling units.

A well-managed BMS can reduce a building's energy consumption by 10-15%. This project is expected to save across the nine sites up to 1,250,000 kWh of gas, £28,000 in bills and 205 tonnes of CO2 a year. If networked and accessible remotely, which the updated controllers will enable, call-out time from internal maintenance staff and external contractors is also reduced.

The equipment specified for each site is Trend IQ4 with IQVision software. This will update existing IQ3 equipment at four locations, replace obsolete controls at four sites and replace an end-of-life model at one site, enabling the building to be networked.

Trend Hardware has a 5-years manufacture's warranty as standard. Additional field equipment and devices will have a manufactures warranty of 12 months as a minimum. Installation, engineering and software applications will have a 12 months' warranty.

Maintenance of the new and upgraded equipment is not included in this contract. The current servicing and maintenance contract is coming to an end and the Maintenance team is preparing a specification for a new contract, which will include existing and the new/upgraded controls.

The contractors are controls engineers with 20 years of trading and experience of similar jobs in the public and private sector.

Networking the BMS was not included in the Decarbonisation Programme because in itself it does not lead to carbon reduction and so ineligible for funding. This project is being pursued separately through the Council's Carbon Management Programme.

4. KEY ISSUES AND RISKS

Supply chain issues, caused by the Covid pandemic, are affecting lead-in times, which have increased from 7 to 20 days. Installation is unlikely to commence before mid-September, which is when the heating season starts. It is a requirement of the contract that sites are not without heating, hot water or ventilation and risks are to be identified and managed through the initial survey and audit.

A change of date request will be submitted to Salix asking for approval to extend the scheme beyond 30th September 2021. Salix is aware of the supply chain issues and is expected to approve the extension.

There is a risk that the controls are not used to full advantage. This is the main obstacle that the networking project aims to address. By providing remote access and making it easy to monitor settings, diagnose alarms and reduce the need to travel to site, the tool is expected to be heavily used by the Maintenance team who are very supportive of both the BMS upgrade and networking.

5. OPTIONS CONSIDERED AND REJECTED

The scheme is part of an approved grant application. There is no option for a change of approach without prior approval.

The decision to award the contract is based on the completed tender evaluation. The tender figure of £165,514.97 falls within the budget estimate for the Public Sector Decarbonisation Programme, for which a capital grant has been allocated and was approved by the Executive Board on 11th March 2021.

6. DECLARATION OF INTEREST

All Declarations of Interest of the officer with delegation and the any Member who has been consulted, and note of any dispensation granted should be recorded below:

VERSION:	V2
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CONTACT OFFICER:	Gwen Kinloch
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DATE:	17 th August 2021
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BACKGROUND DOCUMENTS:	Tender Evaluation
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Signed:



Strategic Director:	Date: 18th August 2021
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