

BEMS Upgrade Project – Phase 1

Appendix 3. Additional project detail

A3.1. Brief description of project

The City Surveyor’s Corporate Energy Team has oversight of the Building Energy Management System (BEMS) which monitors and controls the HVAC plant (& other engineering systems) across the CPG estate. We have commissioned a contractor to conduct a condition survey of 3 of the highest priority sites in terms of business criticality and vulnerability to system failure. Guildhall Yard East (GYE), London Metropolitan Archives and Walbrook Wharf make up Phase 1. This is the first phase of a larger estate-wide upgrade BEMS upgrade project. The estimated energy and maintenance cost savings resulting from the upgrade of these sites comes to approx. **£57,989.42**

Title	Total savings (kWh/yr)	Carbon Savings (tCO2e/yr)	Total Cost Savings incl. maintenance (first year £/year)	Capex Excl. PM & Risk	PM	Capex Incl. PM Excl. Risk	Total Capex incl. Risk	Simple Payback (yrs)	CoL Funds required
GHC GYE	425,827.64	60,376.28	39,597.60	553,251	53,022	606,273	614,523	16	614,523
WW	119,322.26	24,801.21	10,257.28	109,229	16,397	125,626	131,626	13	131,626
LMA	95,325.99	19,238.24	8,134.54	81,378	10,643	92,021	98,021	12	98,021
Total	640,475.89	104,415.73	57,989.42	743,857	80,062	823,920	904,770	16	904,770

Table 1 presents a breakdown of key project figures.

Please note: This project isn’t an energy efficiency (spend to save) project, but it will provide energy and maintenance savings as a by-product. It is also an enabling project for future energy efficiency projects. It is an essential project to ensure continuity of business operations for these CPW buildings. If the current obsolete BEMS fails, the buildings can’t be heated/cooled properly, life safety systems could be prevented from working correctly etc.

A3.3. Procurement strategy/route to market

It is proposed the project procured either through a Mini Competition via the Intermediate Works Framework or an open tender if the expertise is not available in the Framework.

A3.4. Delivery period and key dates

The below table presents two timelines: fast and slow. The fast timeline reflects the potential where risks do not cause undue project delays.

Fast	Gateway 2
31/03/2021	Corporate Project Board
14/04/2021	Project Sub Committee
28/04/2021	Corporate Assets Sub-Committee

12/05/2021	Resource Allocation Sub-Committee
	Gateway 3/4
30/09/2021	Corporate Assets Sub-Committee
15/09/2021	Project Sub-Committee
Sept 21	Resource Allocation Sub-Committee
Oct-21	Project Manager in post
Nov-21	Design
Dec-21	Procurement
Feb-22	Gateway 5
Jun-22	Completion of all projects (installation, hand-over)
Aug-22	Gateway 6

A3.5. Property specific stakeholders

Project	Key stakeholders
Walbrook Wharf	Dorian Price Alan Dingley Neil Hawkins
GHC Guildhall Yard East	Dorian Price Peter Ochser Trevor Ulla (CoLP) Elizabeth Scott (GAG) Anancy Wade (GAG) Benjamin O'Conner (City Centre) Rachel Cartwright (Remembrances)
London Metropolitan Archive	Neil Hawkins/Andrew Wray Stephen Maberly Tim Harris