

Committee(s) Projects Sub Committee	Dated: 23/06/2021
Subject: Report of Action Taken	Public
Which outcomes in the City Corporation's Corporate Plan does this proposal aim to impact directly?	All
Does this proposal require extra revenue and/or capital spending?	Yes
If so, how much?	£386,509
What is the source of Funding?	Central Funding
Has this Funding Source been agreed with the Chamberlain's Department?	Yes
Report of: Town Clerk	For Information

PUBLIC

Summary

This report advises Members of action taken by the Town Clerk since the last meeting of the Sub-Committee, in consultation with the Chairman and Deputy Chairman, in accordance with Standing Order Nos. 41(a) and (b).

Recommendation:

- That Members note the report.

Main Report

Urgency - Building Energy Management System (BEMS) Upgrade Project CPG Estate Phase 1 (Stage 1) [27 May 2021]

1. The first phase of a larger estate wide Building Energy Management System (BEMS) upgrade project was approved at GW2 in April 2021. The BEMS monitors and controls the heating, cooling, humidification and ventilation plant. Phase 1 includes Guildhall Yard East (GYE), London Metropolitan Archives (LMA) and Walbrook Wharf. It was proposed this 'Phase 1' project is progressed in two stages:
 - Stage 1: BEMS upgrades in Guildhall associated with planned ventilation upgrade works.
 - Stage 2: remaining BEMS upgrades at the Guildhall, LMA and Walbrook Wharf.
2. A two-stage approach will enable the BEMS upgrades to be carried out in parallel with a project for upgrading the Guildhall ventilation systems. The existing BEMS controllers are obsolete, have limited capacity and is at risk from maintenance failures. Upgrading the BEMS controllers at the same time as the ventilation plant will provide a more reliable and cost-effective solution

3. The Guildhall ventilation upgrades are funded as part of the 'PSDS Project' which was approved at Gateway 2 on 15th March 2021 by Policy and Resources Committee. This project is funded through a time limited grant. A separate GW3/4 report for the 'Guildhall Ventilation PSDS Project' is due to be received by the PSDS Project Board in the coming weeks. It is proposed Stage 1 BEMS upgrade works are procured and delivered as one package of works with the ventilation upgrades.
4. The release of the necessary funding to take this project to its next gateway was supported by the Resource Allocation Sub-committee, subject to the approvals of both Corporate Asset Sub-committee and Project Sub-committee.
5. A separate GW3/4 paper is proposed to be received later for stage 2.
6. BEMS upgrade works are required to support the Guildhall Ventilation PSDS Project, which has time-limited funding. Therefore, approval for the BEMS upgrades which will support this PSDS project was required in advance of the next CASC meeting (scheduled for 22nd June 2021) and Project Sub-committee (scheduled for 23 June 2021) in order to not delay the project and put at risk the grant funding.

Action Taken

7. The Town Clerk, in consultation with the Chairmen and Deputy Chairmen of the Projects Sub Committee and Corporate Asset Sub Committee, agreed to:
 1. Proceed with project approval in two stages:
 - o Stage 1: BEMS upgrades in Guildhall associated with planned ventilation upgrade works.
 - o Stage 2: remaining BEMS upgrades at the Guildhall, LMA and Walbrook Wharf.
 2. That a GW3/4 report is received later for the Stage 2 project scope.
 3. That additional budget of **£7,500** is approved for technical and asbestos surveys for Stage 1 to reach the next Gateway;
 4. Note the total estimated cost of the entire Phase 1 project at **£823,920** (excluding risk) of which Stage 1 is estimated at £386,509 and Stage 2 at £437,411;
 5. That a Costed Risk Provision of **£46,401** is approved (to be drawn down via delegation to Chief Officer) to be funded wholly from City's Cash.
 6. That **Option 2** for the Stage 1 scope is approved which is to proceed with the stage 1 works based on BEMS controllers as provided by Schneider Electric.

Conclusion

8. Background papers for Members are available from Joseph Anstee on the email address provided below.

Joseph Anstee

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