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Project Coversheet

[1] Ownership & Status

UPI:

Core Project Name: BEMS Upgrade Project - Phase 1, Stage3: Guildhall East Wing.

Programme Affiliation (if applicable): BEMS Upgrade Project-CPG Estate – Phase 1.

Project Manager: Brendan Crowley

Definition of need: The Current BEMS platform is obsolete, end-of-life & increasingly unreliable. We intend to:

1. Mitigate the Life Safety Risk posed by the failure of the obsolete system which monitors &, in some cases, controls the fire & smoke emergency plant with the installation a new, fit-for-purpose BEMS.
2. Mitigate this significant business risk to the Corporation with the upgrade of the system the latest BEMS platform, Schnieder EcoStruxure.
3. Invest in a modern, flexible & easily optimised control system for the CPG estate building assets. Bringing with it improved building energy performance and, as such, supporting the Carbon Action Strategy with a target of reaching Net Zero CO2 emissions by 2027.
4. Use the new BEMS as a platform to implement further innovative smart building technologies and to allow for integration with other systems e.g. CAFM software, energy management software and IoT integration.

Key measures of success:

1. Have a fully reliable, resilient BEMS which meets customer needs at the stage 3 site: Guildhall East Wing.
2. Have building assets that are optimised to operate as efficiently as possible via a new BEMS platform and via integration with energy management software, resulting in energy consumption savings.

Expected timeframe for the project delivery:

Original range:

- Lower Range estimate: 1/11/2021
- Upper Range estimate: 1/6/2023

Revised range:

- Lower Range estimate: 1/08/2024
- Upper Range estimate: 31/01/2025

Key Milestones:

Are we on track for completing the project against the expected timeframe for project delivery? No

The project has been delayed due to longer than anticipated survey time at the Guildhall) required to develop the fully costed proposal for the BEMS upgrades to inform the GW345 paper. A delay in completing Stage 1 GYE AHU (PSDS) project as pushed on delivery timeframe for Stage 3 as both projects could not have been delivered in parallel for building operation reasons.

Has this project generated public or media impact and response which the City of London has needed to manage or is managing? NO

[2] Finance and Costed Risk

Headline Financial, Scope and Design Changes:

'Project Briefing' G1 report (as approved by Chief Officer 04/02/21):

- Total Estimated Cost (excluding risk): £822,000
- Costed Risk Against the Project: £82,200
- Estimated Programme Dates:
GW 2 - PSC -31/03/21, CASC 28/04/21

Scope/Design Change and Impact: Approval was previously given for Phase 1 to be delivered in two stages, with stage 1 which relates to the Guildhall being delivered as part of the 'Guildhall Ventilation PSDS Project', see background papers. It was then requested

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in the Gateway345 paper (Stage2 LMA and Walbrook Wharf) that Phase 1 be progressed in three stages as follows:

- Stage 1: PSDS Guildhall Art Gallery ventilation BEMS upgrade project (as approved at GW2).
- Stage 2: LMA and Walbrook wharf BEMS upgrade, which this report will address.
- Stage 3: Guildhall East Wing BEMS upgrade (this GW 345 paper).

‘Project Proposal’ G2 report (as approved by PSC 14/04/21):

- Total Estimated Cost (excluding risk): **£823,920**
- Resources to reach next Gateway (excluding risk): £16,867
- Spend to date: £1,916.40
- Costed Risk Against the Project: £7,250
- CRP Requested: £7,250 at GW2
- CRP Drawn Down: £0.00
- Estimated Programme Dates:

GW2 (Issue) – CPB 03/11/2021, PSC 03/11/2021

- Total Estimated Cost (excluding risk): £1,190,355
- Resources to reach next Gateway (excluding risk n/a)
- Spend to date: £1,916.40
- Costed Risk Against the Project: £121,023
- CRP Requested: n/a
- CRP Drawn Down: £0
- Estimated Programme Dates:

Scope/Design Change and Impact:

‘Options Appraisal and Design’ G345 report Stage 2 LMA and Walbrook wharf (as approved by PSC Delegated Authority:

- Total Estimated Cost (excluding risk): £234,642
- Resources to reach next Gateway (excluding risk): £234,642
- Spend to date: £4,858.20
- Costed Risk Against the Project: £34,838
- CRP Requested: £34,838
- CRP Drawn Down: £34,838

Estimated Programme Dates: Practical completion of works for both sites is Oct 2023

‘Options Appraisal and Design’ G345 report Stage 3 Guildhall:

- Total Estimated Cost (excluding risk): £234,642
- Resources to reach next Gateway (excluding risk): £684,226
- Spend to date: £20,372
- Costed Risk Against the Project: £32,269
- CRP Requested: £32,269
- CRP Drawn Down: £0

Estimated Programme Dates: Practical completion of works for both sites is Jan 2025

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Scope/Design Change and Impact:

'Authority to start Work' G5 report (as approved by PSC xx/yy/zz):

- Total Estimated Cost (excluding risk):
- Resources to reach next Gateway (excluding risk)
- Spend to date:
- Costed Risk Against the Project:
- CRP Requested:
- CRP Drawn Down:
- Estimated Programme Dates:

Scope/Design Change and Impact:

**Total anticipated on-going commitment post-delivery [£]:<Current Range>
Programme Affiliation [£1,318,366]: for all of Phase 1 programme.**