

# Ty Hywel (National Assembly for Wales) Building Management System - Case Study

## THE CLIENT

Ty Hywel is the building where the National Assembly for Wales operates.

## THE PROJECT

Enica was commissioned by the Welsh Government on behalf of the Carbon Trust to provide a specification to replace the existing BMS at Ty Hywel used by the National Assembly for Wales.

## HERE'S HOW WE DID IT.....

The existing Building Management System (BMS) installation at Ty Hywel was approximately 20 years old and many of the components are obsolete. As a result failure of system components could result in loss of HVAC plant with considerable consequences to the National Assembly for Wales (NAW) ability to conduct its business.

Enica was responsible for understanding the strategies of the existing BMS in order to prepare BMS design/installation specifications to facilitate the replacement of existing BMS with new/modern components and energy efficient control philosophies.

Enica approach included four key stages:

- Site Survey and interrogation of existing BMS supervisor.
- Preparation of Tender drawings and Specifications.
- Tender Evaluation
- Site Control (including commissioning and witnessing)

In tandem with this element of work, Enica was asked to review the existing energy sub-metering since concern was raised regarding the out of hours/overnight consumption. The project emphasised the need for a clear understanding of how the site operates (electrically) and how the metering system can be used to identify potential energy savings.

## 1. SITE SURVEY

Enica conducted a comprehensive site survey of the Ty Hywel building in order to understand the current workings of the BMS. This was done by assessing its current settings, sensor calibrations, sensor locations and maintenance required on plant services.

## 2. PREPARATION OF TENDER

Enica developed a Tender pack to achieve the clients requirements/aspirations and to ensure the BMS operates efficiently whilst also providing the required comfort levels to the building.

## 3. TENDER EVALUATION

Enica also evaluated the tenders received from a number of Contractors using a weighted scoring matrix. The matrix combines both quality and price to provide a fair and transparent appointment of the successful Contractor.

## 4. SITE CONTROL

Commissioning and witnessing was also provided in order to ensure that the works carried out were that of what was in the successful tender.