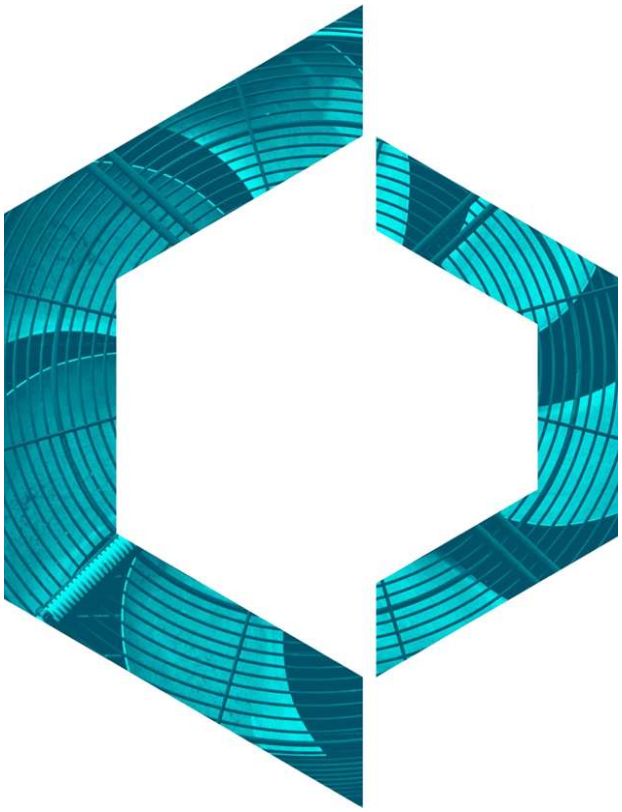
A2628
TUS Athlone_BMS Maintenance Contract



APPENDIX 2
Summary of Tender
SERVICING AND MAINTENANCE
SERVICE CONTRACT

03rd November 2026

Tender Issue

The following Summary of Tender will be deemed to include for the execution of all works in strict compliance with the specifications, drawings and any other contract documents. All plant and components will be deemed to be exactly as specified.

This Document must be fully completed, signed and returned within the Tender return.

1.0	**BMS System Maintenance Summary**	
1.1	**BMS MAINTENANCE WORKS**	
	Total cost of annual BMS system maintenance	€
1.2	**BMS Minor Works**	
	Total Minor Works	€
1.3	**Prelims and Miscellaneous**	
	Total Prelims and Miscellaneous	€
	Total (Excluding VAT)	€
	VAT @	€
	Total (Incl VAT)	€
2	**Supplementary Pricing Information**	
2.1	Following return of the tender bid and within one week of a request to do so, we shall provide to the ER a complete detailed priced Bill of Quantities substantiating how we arrived at the tender price.	
2.2	We confirm that this Bill of Quantities shall form the basis of any pricing additions or omissions throughout the contract.	
2.3	We confirm that we shall submit to the ER on request, copies of all quotations received in respect of products, equipment, plant items and components for all elements included within the tender.	

Signed :_____

For and on behalf of: _____

Date:_____

1.0	**BMS System Maintenance Summary**			
1.1.0	BMS MAINTENANCE WORKS			
	Item	**Allocated Resource Hours**	**Resource Rate**	**Total Amount €**
1.1.0	**BMS MAINTENANCE WORKS**			
1.1.1	BMS Planned Preventative Maintenance (min Twice yearly all plant)			
	Minimum expected manhours to be included for maintenance service delivery	800.0	€	€
	`_Main Campus Building incl Library and Business Studies			
	_Main Campus Energy Centre			
	_Hotel and Tourism Building			
	_Engineering Building			
	_ International Arena Building			
	_Multipurpose Hall			
	_Trades Building			
	_Research Hub			
	_Nurses Building			
	_Midland Inovation & Research Centre			
	_APT Building			
1.1.2	Science Laboratory Ventilation System Validation maintenance and inspection visits (Twice yearly)		€	€
1.1.3	BMS System modifications / energy efficiency measures		€	€
1.1.4	BMS System Remote Support and Assistance		€	€
1.1.7	To complete maintenance of BMS IT Infrastructure		€	€
1.1.8	To complete provision of Spares as outlined within specification sections 3.7, 3.8, 3.9		€	€

1.0	BMS System Maintenance Summary			
1.1.0	BMS MAINTENANCE WORKS			
	Item	**Allocated Resource Hours**	**Resource Rate**	**Total Amount €**
1.1.0	**Sub - Total Maintenance ; Carry to Summary Sheet**			**€**

The Tenderer must indicate their total annual estimated resource hours for each building. The Tendering Contractor is to include for maintenance service equivalent to 2.0 person days per week as a minimum service level in order to meet client expectations. The Client may choose to defer "systems maintenance" to some buildings subject to costs and priorities

1.0	**BMS System Maintenance Summary**			
1.2.0	BMS Minor Works			
	Item	**Allocated Resource Hours**	**Resource Rate**	**Total Amount €**
1.2.0	**BMS MINOR WORKS**			
1.2.1	To complete provision of minor works components and equipment along with commissioning of same as outlined within specification sections 4.4		€	€
1.2.2	To complete provision of associated panel modifications		€	€
1.2.3	To complete provision of associated software engineering		€	€
1.2.4	To complete provision of associated software engineering		€	€
1,2,5	To complete updates to front end operators terminal including updated graphics 30% of entire graphics to be redesigned and upgraded per 12 month period		€	€
1.2.6	To complete provision of Asset Registers as outlined within specification sections 4.5		€	€
1.2.0	**Sub - Total Minor Works; Carry to Summary Sheet**			€

The tender shall be fixed with no provisions for the Tendering Contractor to claim additional hours where they have underestimated the scope of works required. The Client may choose to defer "minor works" subject to costs and priorities

1.0	BMS System Maintenance Summary	
1.3.0	Prelims and Miscellaneous	
	Item	**Amount**
1.3.1	Preliminaries and Insurances	€
1.3.2	To complete provision of “As-Configured” Systems descriptions	€
1.3.3	To complete provision of Maintenance Records documentation including updating of Operation and Maintenance Manuals, site reports, certification etc.,	€
1.3.4	To complete support Including the refresher training of TUS estates & Science technican staff in the correct and safe use of the laboratory ventilation installtions	€
1.3.5	To complete support Including the refresher training of TUS estates technican staff in the use of the BMS systems to maximise efficiencies	€
1.3.6	To complete provision of all related to Health and Safety, RAMS, PSCS etc.	€
1.3.7	To complete provision of Contract Management and support incl administration	€
1.3.8	To complete attendance at review meetings	€
1.3.0	**Sub - Total Prelims & Misc ; Carry to Summary Sheet**	**€ -**

Schedule of Rates

The following rates shall be applied to the extra-over works or components requiring replacement during the maintenance period. (all costs shall be supply and commission rates)

	Item	Quantity	Rate	Amount
2.0.1	**System Controllers**			
	Cylon UC32 universal controller replacement	4	€	€
	Fume Extract Cupboard Controllers (CMR)	2	€	€
2.0.2	**Field Devices**			
	Wall Mounted Temperature Sensor	6	€	€
	Duct Temperature Sensor	6	€	€
	Immersion Temp Sensor c/w pocket	6	€	€
	Frost Stat	6	€	€
	Wall Mounted C02 Sensor	6	€	€
	Differental Pressure Switch (airflow monitoring)	12	€	€
	Valve Actuator (valves up to 50mm)	6	€	€
	Valve Actuator (valves up to 150mm)	2	€	€
	Damper Acuator (dampers up to 1.0m2)	2	€	€
	Damper Acuator (dampers up to 4.0m2)	2	€	€
2.0.3	**Valves**			
	LTHW Valves up to 22mm	2	€	€
	LTHW Valves up to 50mm	2	€	€
	LTHW Valves up to 100mm	2	€	€

2.0.4	**Other Components**			
	Variable Speed Drive (up to 2.0kW)	1	€	€
	Variable Speed Drive (up to 5.0kW)	1	€	€
2.0.5	**Other Components**			
	Contractors % mark-up on components or equipment not listed above. Value < €2,500 ex VAT	%	€	€
	Contractors % mark-up on components or equipment not listed above. Value > €2,500 ex VAT	%	€	€
			Total	**€**

The quantity is for the purposes of **tender assessment** and will be added to the Tender Summary total for evaluation, but will NOT be included in the CONTRACT SUM. The unit rates included shall be used in determining the value of any additional works that may be requested by the client that are outside the Specified scope of the Contract

Where an item or component is not listed above and is deemed necessary or becomes required during the service contract, the client reserves the right to seek alternative cost proposals for the supply of required components as a verification of the contractors quoted rates.

Hourly Rates

The following rates shall only be applied to the extra-over call outs or client requested additional works to be carried out during the maintenance period.

	Item	Notional Hours	Hourly Rate	Total Amount
2.1.1	**Hourly Rates**			
	Charge for Call Outs			€
	Call Out Rate per Hour on Site (additional to 4 hours)			€
2.1.2	**Hourly Rates (System Modifications)**			
	Controls Engineer (Software)	20	€	€
	Controls Engineer (Commissioning)	40	€	€
	Panel Technician (Panel Modifications)	40	€	€
	Project Manager	15	€	€
	Contracts Manager	10	€	€
2.1.3	**Hourly Rates (Reactive Maintenance)**			
	Controls Engineer (Software)	20	€	€
	Controls Engineer (Commissioning)	40	€	€
			Total	**€**

The rate included by the tenderer shall be for an appropriatly skilled engineer and shall be inclusive of travel and any other overhead costs.

The quantity of hours are notional hours and for the purposes of **tender assessment** and will be added to the Tender Summary total for evaluation, but will NOT be included in the CONTRACT SUM. The rates included shall be used in determining the value of any additional works that may be requested by the client that are outside the Specified scope of the Contract

Confirmed Schedule of Manufacturers and Supplies for all equipment included within the Tender (Failure to Complete will invalidate the tender)	
Item	**Offered By Contractor as included in Tender**
Field Devices	
Sensors (Temp etc)	
C02 Sensors	
Valve Actuators	
Damper Actuators	
LTHW Valves	
Variable Speed Drives	
Other Items (Contractor to list)	
Other Items (Contractor to list)	

Signed :_____

For and on behalf of: _____

Date:_____