

STEPS Rehabilitation

Location: Sheffield

Sector: Healthcare

Project Status: Completed - ongoing maintenance relationship

Key Results: BMS Upgrade, following incomplete installation.

Site Description:

The centre is 26,000-square-foot site and is set over three floors. It is a purpose-built residential facility featuring 23 individual en-suite bedrooms, a large double-height café/dining space, a therapy gym, and a hydrotherapy pool. It delivers specialist and intensive rehabilitation for people following a brain injury, spinal cord injury, stroke and complex trauma injuries, enabling them to reach their full potential and to rebuild their lives.



Background Overview:

AIS were contacted via LinkedIn requesting a survey of the BMS. After meeting with the client, it was clear that other BMS companies had promised to show up but never did, or when they did show up, they didn't follow up with any recommendations or quotes. AIS surveyed the site and identified that the BMS drawings were not correct, initial commissioning was never completed and the software installed was not fit for purpose. This was proved to the site manager. Wiring external to the panel was also incomplete. It was later known that the contractor had gone into administration during the build. The boilers had been replaced along with new hot water heaters previously to AIS's survey.

Services Delivered:

A new BMS panel was designed, built and installed with new Tridium Jace controls and associated IO modules. A full rewire of the plantroom was carried out and full commissioning of the system completed with simple to use graphics.



Client Relationship:

Following the upgrade, AIS has developed a long-term relationship with the client through ongoing PPM and remote BMS support. AIS now provides regular DHW temperature reporting to support legionella risk management, with automated 15-minute temperature data logging and email reporting, demonstrating tank pasteurisation.

The BMS has also been enhanced with critical SMS alarms, allowing engineers to respond quickly to potential issues. Pool systems, including UV treatment, chlorine and pH levels and water heaters, have been integrated into the BMS, with pre-alarms providing early warning before issues reach critical levels. This helps staff resolve problems proactively and reduces the risk of unnecessary pool closures.

The client continues to work with AIS on further improvements and additional BMS integration, strengthening the system's capabilities and providing greater reliability, visibility and remote support across the site.

Results & impact:

A fully operational system as the client expects. A graphics package that is easy to understand and operated for the site staff. Remote connection to the site for support via AIS BMS to save on call out costs.

The Challenge:

As the building was operational and the residents are vulnerable, the mechanical plant could not be shut down for an extended period. The plant had to remain operational to provide heating and hot water along with maintaining the rehabilitation pool AHU. After discussions with the client, temporary power was installed to ensure that pumps, boilers, hot water heaters and Pool AHU remained operational throughout the upgrade.

The Conclusion:

The old wiring and BMS panel were removed. A new panel was installed with new wiring. The system was fully commissioned and left operational for the client with no interruption to services for the residents.

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