KONTROLLTECHNIK
Capability statement

BMS controls engineering for commercial buildings.
Based in London, Greater London. Projects across the United Kingdom and Europe.

Enquiries
elliott@kontrolltechnik.co.uk
+44 7946 764930
WhatsApp: https://wa.me/447946764930

Services

INSTALL AND COMMISSION
Controls installation, testing and commissioning, through to operator training and the O&M manual.
- Controls installation: Engineers on site with the BMS installation.
- Point-to-point testing: Each point proved from the field device back to the controller.
- HVAC commissioning: AHUs, fan coil units, boilers, chillers and plantrooms commissioned to the strategy.
- Operator training and O&M manuals: Operator training and operation and maintenance manuals for the contro

ENGINEERING
Software, graphics, panels, upgrades and the links that bring plant into the BMS.
- Software and strategy writing: Control logic, controller programming and a written strategy.
- Graphics engineering: BMS graphics built and checked against the plant.
- Panel design and build: Controls panels designed and built for the package.
- Legacy upgrades and migrations: Trend upgrades, Niagara moved to N4, and controller replacements.
- Integration: BACnet and Modbus, with generators, boilers and meters brought into the BMS.
- Energy optimisation and metering: Schedules, setpoints and strategy tuned, and meters brought into the BMS.

SUPPORT
Remote help, call-out, planned maintenance, health checks, and support after handover.
- Remote support: Fault-finding and questions handled off site, anywhere in the UK or Europe.
- Emergency call-out: An engineer on site for a controls fault, in the UK or Europe.
- Software and graphics support after handover: Changes to logic, programming and graphics after the system i
- Maintenance and service contracts: Planned preventive maintenance visits for BMS and controls.
- BMS health checks and audits: A health check or audit of the BMS, as a first step.

LABOUR
Subcontract engineers for M&E contractors and controls integrators.
- Subcontract engineering: Engineers on your package, working to your standards.

Platforms we work on
- Tridium Niagara: Including Honeywell on Niagara. Niagara N4.
- Trend: IQ4, IQVision, IQ controllers and IQ View / 963.
- Distech Controls: ECLYPSE and EC-gfxProgram.

- Siemens: Desigo.
- Schneider EcoStruxure: EBO, BMS, EMS and Power Monitoring Expert.
- Honeywell: Honeywell systems, including Honeywell on Niagara.
- Delta Controls: Delta Controls BMS.
- Automated Logic (ALC): ALC systems.
- EasyIO: EasyIO controllers.
- BACnet: Used to connect plant and meters to the BMS.
- Modbus: Used to connect plant and meters to the BMS.

Protocols: BACnet, Modbus, plus fieldbus experience (Profibus, DeviceNet).

Sectors
- Commercial offices and towers
- Data centres
- Leisure
- Retail
- Heritage and museum sites
- Residential
- Education
- Motor dealerships
- Hospitality

Types of work
- Plantroom BMS controls install, point-to-point testing and commissioning in large London commercial office bu
- Panel and field device point-to-point testing with cable, terminal and I/O verification.
- AHU, chiller, boiler and pump-set control commissioning.
- FCU and VAV terminal unit controls checking.
- Controller configuration and graphics checking on the platforms we work with.
- BMS graphics creation for plant and systems, checked against the devices on the package.
- Control logic, strategy writing and programming of controllers for the plant in the package.
- Snagging, close-out plans, test sheets and handover documentation.
- Subcontract BMS engineering for controls contractors, to their drawings and their document format.
- Remote support and emergency fault-finding, including ongoing software and graphics support when that is sc
- BMS, EMS and power monitoring integration.
- Generator and boiler integration into the controls package.
- Water and energy meter integration.
- Trend controls upgrades.
- Lighting panel replacement.
- Controller replacements and remedials.
- Points lists and controls documentation for data centres.
- Kontrolltechnik leads commissioning teams, and attends for client witnessing.

Kontrolltechnik has delivered across the UK and Europe.