

Park Place Tower

BMS Retrofit Case Study

THE CHALLENGE

The existing BMS was from Honeywell– EBI which was becoming old and the client was experiencing difficulty in sourcing replacement controllers and service charges were going up.

The facility had HVAC, Electrical, Plumbing and ELV systems connected to the BMS. The client’s main focus was to find an open platform for the BMS that can be operated and maintained at low operating cost. Also the client wanted to retain and connect all the existing room controllers which were controlling VAV’s and FCU and integrate them to the new BMS.

THE SOLUTION

Green Optima provided the proposal for replacing the existing DDC’s with Tridium JACE and Edge10 Controllers and IO modules. The existing DDC Panels, field devices and wiring were reused and the Controllers inside existing DDC Panels were replaced with Tridium Controller and IO Modules. Also the Operator front end was replaced with Tridium Niagara Supervisor.

8 Nos. JACE8000, 17 Nos. Edge10 controller and multiple IO modules were installed in 21Nos. DDC Panels to provide complete BMS Retrofit solution for the building. Also 366 nos. Room Controller were integrated to the Niagara Supervisor using LON protocol.

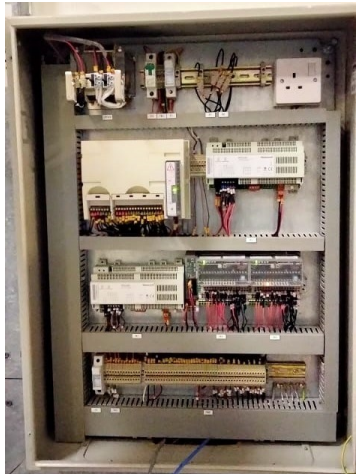
Newly Customized Graphics, Histories and Alarms requirements were implemented in the project as per client specifications.

THE RESULTS

The client was provided with a completely open and upgraded BMS with low operating and maintenance cost.

CASE STUDY FAST FACTS

- Existing BMS:** Honeywell – EBI Series
- Products Used:** Tridium JACE 8000, Edge10, IO Modules and Niagara Supervisor
- Total Datapoints:** 15,000
- Type of Building:** Commercial
- Client:** Bi Dari Enterprises
- Retrofit Date:** 2021
- Location:** Dubai, UAE



Before Retrofit



After Retrofit