

# Wasl Vita Mall, Dubai

BMS Retrofit Case Study

### THE CHALLENGE

The existing BMS was from Honeywell– XL Series which was old and not performing as per the client requirement. The facility had HVAC, Electrical, Plumbing and ELV systems connected to the BMS. The client wanted to replace the non performing BMS with an open protocol, easy to maintain platform for the BMS. Also the client wanted the mall BMS to be ready for the energy saving measures which they were planning to implement in future.

### THE SOLUTION

Green Optima performed the replacement of the existing Honeywell XL Series Controllers with Priva Blue ID Series BACnet Controllers. The existing DDC Panels, field devices and wiring were reused and the controllers inside the DDC Panels were replaced with Priva Controllers. Also the Operator front end was replaced with Tridium Niagara Supervisor and all the DDC’s were integrated to the Niagara Supervisor using BACnet open protocol.

1 Nos. JACE8000, 12 Nos. of Priva Blue ID controllers in 6Nos. DDC Panels to provide complete BMS Retrofit solution for the building. Also all the existing electrical metering systems which were installed for energy saving measures were integrated to the Niagara Supervisor.

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

### THE RESULTS

The client was provided with a completely new BMS, open protocol and feature rich Niagara platform which enables them to ensure future upgrades, resulting in low operating and maintenance cost.

### CASE STUDY FAST FACTS

- Existing BMS:** Honeywell XL Series
- Products Used:** Tridium JACE, Priva Controllers and Tridium Niagara Supervisor
- Total Datapoints:** 1,250
- Type of Building:** Commercial & residential
- Client:** Wasl Properties
- Retrofit Date:** 2017
- Location:** Dubai, UAE

