



CASE STUDY

CITY WALK

Integration of 14 Buildings (Phase 2 & 3) City Walk -
The United Arab Emirates

The Client

The Meraas real estate portfolio comprises property development sales and asset management across Dubai. City Walk by Meraas is an open, design-inspired neighborhood in the heart of Dubai with 14 buildings in the cluster of Phase-2 and Phase-3. Meraas brings together the best industry digital experts, assets and platforms with a unique service and operating model by integrating all the 14 buildings in a central server to monitor and control the HVAC and Lightings.

The Project

The integration of 14 buildings to the Central Server using Netix Uniview to monitor, control and schedule the devices in a planned and efficient manner. The project is inclusive of more than 14000 IO Points.

The Product

NETIX Uniview SUPRA Software

The Scope

- Integration of different manufacturer chiller units across 14 buildings of Phase-2 and Phase-3 and ---connecting to the Central Server.
- Supply, Installation and T&C of Server and Uniview SUPRA Software.
- Discover and Map the BMS equipment points from Controllers & Gateways installed across 14 ---different buildings via BACnet.
- Generating different levels of alarm and mailing the unacknowledged and pending alarms to the ---MEERAS CAFM Server, client and FM team
- Completed system validation:
 - Design qualification (DQ)
 - Installation qualification (IQ)
 - Operational qualification (OQ)

System Controlled / Monitored

- Chilled Water System – 16 sets
- FAHU – 18 nos
- FCU – 846 nos
- Fans – 230 nos
- Pump – 76 nos
- Fire Pump – 5 sets
- PMU – 36 nos
- Lighting Control – 1322
- Circuits Generator & UPS – 5 nos
- Fire Alarm – 155 zones

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The Challenge

City Walk, one of Dubai's most exciting urban precincts. Expect chic shops, al fresco restaurants, beautifully designed outdoor spaces and even a swish boutique hotel in the form of La Ville Hotel and Suites. This family-friendly lifestyle destination artfully combines shopping with entertainment, including stand-outs such as The Green Planet, Coca-Cola Arena, a cinema, play areas, and a year-round calendar of events.

The End-user Meraas and Facility Management M/s Engie Cofely was managing multiple assets all over Phase-2 and Phase-3 buildings they looked for a system which can integrate all the HVAC equipments, Electrical, Plumbing and Lighting into a single software platform which integrates and gives more analytical information that supports them to operate and maintain effectively and efficiently. Meraas looking for a solution which can integrate into multiple vendor equipments and push the data to their analytical platform in unified protocol format in a real time.

The Solution

Keeping the above challenges in mind of Meraas in City Walk, we designed and provided a solution to the customers. We gathered 14 building information without disturbing the existing PC available on the buildings, discovered the parameters, mapped and exposed the data in unified BACnet protocol format. Fine-tuned the controller in such a way that the parameters reaches the Central Server platform in real time. Exposed the parameters to Central Server Graphics and made sure to get the confirmation from Meraas subject matter expert that all the parameters are being received properly. Confirmed the change of COV (change of values) are happening in real time. Different levels of alarm configured so that it will generate automatically and email the unacknowledged and pending alarms to the MEERAS CAFM Server, client and FM team. The system was successfully handed over after the complete system validation was done which included Design Qualification (DQ), Installation Qualification (IQ) and Operational Qualification (OQ)

Few lines about NETIX.AI system

We have done multiple integration projects with NETIX.AI – integrated building management system and the experience gives us the confidence that NETIX.AI has a truly open platform which is very flexible for customizations and at the same time is very robust with regards to performance for a large project. With the integration of 14 buildings to the Central Server using Netix Uniview, it is much easier to monitor, control and schedule the devices in a planned and efficient manner. NETIX.AI have a deep understanding and sensitivity that is needed for critical integration projects, their excellent commissioning skills, commitment towards quality have impressed us.

