

Standard Chartered First Building Integration

FOREWORD



An advanced Resource Data Management building management system (BMS) is providing total control and monitoring for the new flagship headquarters of Standard Chartered bank in Malaysia.

The building, located in the prestigious Technology Park Malaysia complex in Kuala Lumpur, consists of numerous retail outlets, restaurants, parking and office accommodation.

THE CHALLENGE

Due to the nature of the main tenant's business in banking and finance, the building accommodates

a substantial IT infrastructure. Given this, and the high quality, low carbon environment specified,

an all-encompassing building management and monitoring solution was necessary.

THE SOLUTION

The RDM system chosen provides complete control of the building's VRV and split air conditioning systems, smoke exhaust fans and booster pumps, lighting, lifts, generators, and fire and security systems. It also looks after air handling units and pressurisation fans.

Integrating these systems enables the RDM solution to exercise fine control over critical indoor climate parameters such as temperature and humidity, to maintain optimum environmental conditions for occupants and IT equipment.

BMS controllers, linked to a control panel on each floor of the building via a local network, and RDM's DMTouch,

give facility managers access to the entire system via a desktop PC, tablet or smartphone. Using open protocol communications, the DMTouch is able to link seamlessly to all building systems. For example, it links to the BACnet-based Panasonic air conditioning system, Modbus-based power meters, pulse signal-based water meters, and DALI-based lighting and other controls.

The RDM system records energy use throughout the building, so that it can be managed proactively to minimise running costs. It monitors the performance of every item of energy-using plant and equipment, using specially developed algorithms to predict potential future failure.

RDM Asia is not only monitoring power consumption of each sub-segment of the building, but provides a comprehensive billing system. Bespoke software records power and water usage for each tenant, allowing the owners to bill each client for their individual usage only.

All data is managed by the DMTouch; with PCs, smart phones and other external devices being used simply as viewing tools using any web browser on the device. The system is therefore not dependent on any bespoke software program to view the BMS, reducing costly and potentially problematic licensing issues.

THE BENEFITS

Using a sophisticated "Comfort Index" that takes account of both actual and predicted weather conditions, it anticipates changes; significantly reducing energy consumption, while maintaining the desired environmental conditions ensuring optimum output by staff.

Using the wealth of operating data collected, facility managers can carry out periodic analyses to diagnose issues and inefficiency, in

a process of constant improvement known as ActiveFM™. This covers alarm and event management, trending, energy management, scheduling and Planned Preventive Maintenance (PPM), all supported by comprehensive historical data storage.

This rich store of data is also used to provide building managers with Maintenance on Demand (MOD), an automated decision-making

function developed by RDM to deliver optimum building maintenance, which alerts users when maintenance is due.

The approach means that building managers can progressively fine tune the performance of the building; reducing operating costs and improving comfort conditions for tenants.

SUMMARY

Our approach to BMS is to offer a highly customisable system, which can be tailored exactly to a client's needs. Unlike other systems, which force end users to adopt a rigid approach to configuration and

operation, RDM offers total flexibility and transparency.

We ensure costs are reduced and specific needs can be catered for. We believe this encourages an active approach to building management,

so that FMs and building managers can continue to make incremental improvements over the medium and long term – to the benefit of the tenant, building occupants and the environment.

