

Majid Al Futtaim - Tower 2

Dubai | United Arab Emirates



Majid Al Futtaim Tower 2



CONTRACT SCOPE

General site info:

- 11,766 sqm built-up area
- 11 floors with an atrium along the side
- 3 air-cooled chillers
- 220 TR capacity each
- Primary and secondary loops
- 2 x Fresh Air Handling Units

Contract type:

BEES – Reliability

Activity sector:

Commercial office space

EXPERTISE

Energy & Facilities Management

The challenge

Enova provides all Facilities Management services at Majid Al Futtaim's Tower 2, in Deira, Dubai. The office building is also connected to Hubgrade, Enova's smart monitoring centre for energy management. Hubgrade collects and analyzes the granular data of the building's energy consumption, and monitors in real-time all the parameters that could impact it, to identify hidden saving opportunities.

Enova is able to guarantee a minimum savings of 2%, with no CAPEX investment. All savings are achieved based on Energy Conservation Measures that are free to implement. In case the 2% target is not achieved, Enova pays for the difference, while any savings exceeding this target are shared between Majid Al Futtaim and Enova.

Enova's solution

Enova connected a total of 60 data points to Hubgrade, including meters and specific parameters from the Building Management System (BMS), thus enabling full visibility for our Energy Analysts on the building's performance, its affecting parameters, and the achieved savings.

Hubgrade capitalizes on existing systems on site to identify the most suitable and most attractive energy saving opportunities.

2% savings
guaranteed

0 CAPEX
investment

Immediate
payback

Commercial Use ONLY

Update:

Contacts:
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Created by:
Business Development & Marketing Department

Enova
Current contract:

HSE & CSR

All HSE & CSR issues are dealt with as a matter of priority. The company is accredited with the international standards (Quality Management, Environmental, Health & Safety, Energy, and Asset management) and has also been awarded the Corporate Social Responsibility (CSR) Label five years in a row. Enova was the first Energy Services Company (ESCO) accredited in the region.



Sustaining your growth



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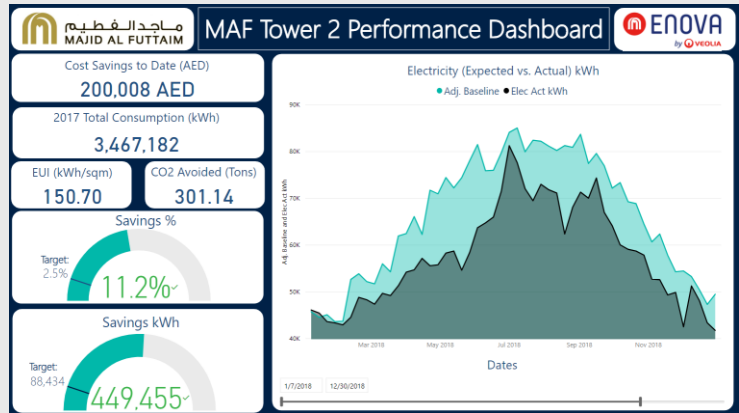


The findings and results

Based on Hubgrade's data analysis and live monitoring, our operations team's knowledge of the site, and the coordination between them, several Energy Conservation Measures were identified and implemented:

System	Measure implemented
Chilled Water Pumps	<ul style="list-style-type: none"> Reviewed and rectified VFD programming to ensure proper modulation and match actual load Tested DP sensors and optimized setpoint
Fresh Air Handling Unit	<ul style="list-style-type: none"> Optimized schedule Tested and verified efficient VFD operation
Air Handling Unit	<ul style="list-style-type: none"> Checked and verified proper VFD programming Adjusted duct pressure setpoint to allow for VFD modulation
CCUs	<ul style="list-style-type: none"> Delayed starting time to match occupancy schedule
Chillers	<ul style="list-style-type: none"> Rectified faulty meters Optimized schedule of operation and all setpoints

The results are reported in real time to the Client with full transparency. Our calculations follow the International Performance Measurement and Verification Protocol (IPMVP) standards. The Client has access to a tailored dashboard which reports the savings achieved:



Savings Equivalents



5,255
tree seedlings
grown for 10 years



67.5
Vehicles taken off the
road for one year



736
barrels of oil
consumption avoided