



Project Details

CLIENT: WELBECK HEALTH PARTNERS

TASK: BEMS UPGRADE

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The Background

The building at No.1 Welbeck Street has been refurbished as a medical clinic facility. The building has existing Landlords Ventilation, A/C & Metering on each floor providing heating & cooling with central ventilation providing tempered air to the floors & toilets.

The existing base build mechanical and electrical services have been retained in some instances with new plant and equipment being added to suit the new building use. The new plant includes a roof mounted Air Source Heat Pump providing LTHW & CHW to serve AHU coils and critical medical equipment.

However, the existing 'Landlord' areas of the building still had an existing Trend BEMS system serving the landlord's plant. The existing Landlord BEMS consisted of a basic timeclock enable signal to each floor and to the air handling units on the roof. The existing air handling units incorporate their own integral controls which are adjustable locally and not via the BEMS.

The Cura Energy Approach

The Client required a more uniformed approach rather than operating two separate BEMS Systems.

Cura Energy replaced the Landlord Trend BeMS Controllers with Siemens PX Controllers. In addition, new graphics were provided for the PC Supervisor to allow access to all the plant within the building from one central point. The works were planned and scheduled accordingly to ensure there was no operational impact due to being a medical facility.

The Result

The Client and Maintenance Team can now access all the building information from a central point via the Siemens Desigo CC PC Supervisor located on the 4th Floor and remotely via a tablet or smartphone.