

DEOS AG case study – Shopping Centre Wiesbaden

DEOS energy monitoring in the cloud – including BACnet connection of Kieback&Peter

The developer and client for this modernisation is MOLENTO Immobilien GmbH & Co. KG in Düsseldorf.

Trei Real Estate, which manages MOLENTO's properties, is also part of the real estate arm of the Tengelmann Group.



The modernised centre in Wiesbaden-Schierstein consists of the shopping area and the immediately adjoining rented office tower. One thing unites the tenants, which include HIT, Stadtparkasse Wiesbaden and Consortium Gastronomie: the desire for low energy costs and consumption transparency.

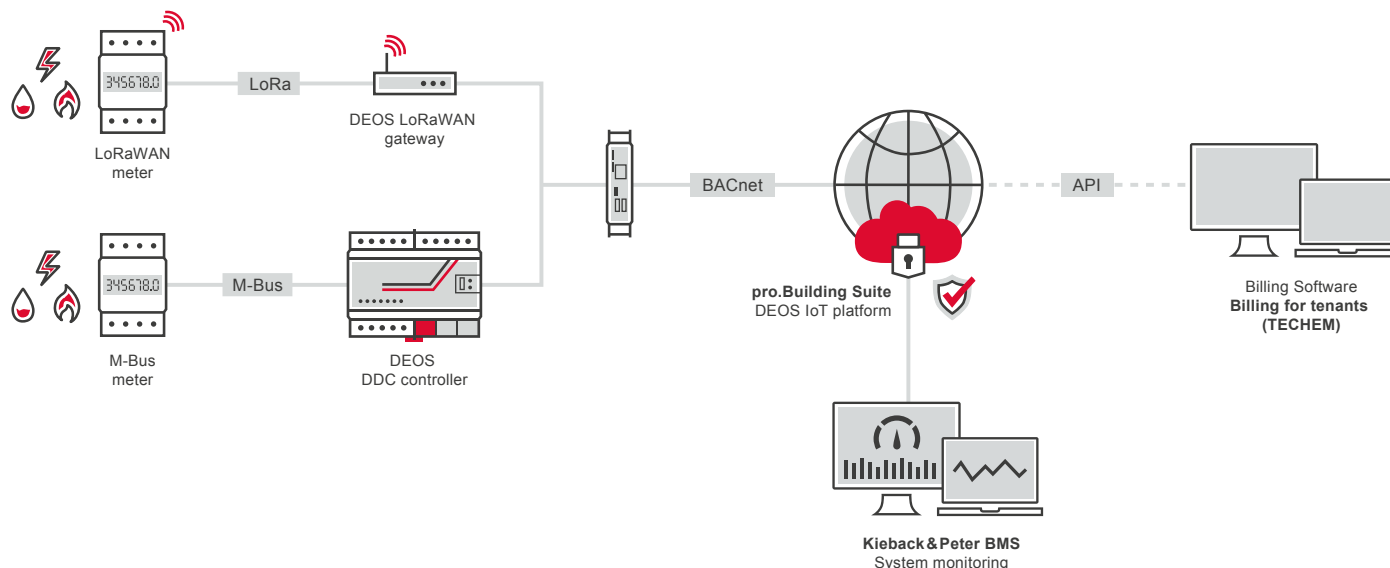
The DEOS energy monitoring system was installed in the former Tengelmann warehouse by our long-standing, certified DEOS system partner, **EMSR-Technik GmbH** of Echzell (north of Frankfurt).

Energy monitoring integrated into existing system

The main challenge in this project was to use the existing building automation system (DDC controllers and BMS) from Kieback&Peter (K&P) to set up a new DEOS energy monitoring system in parallel and to provide the energy consumption data of the tenants via a central platform for the billing system.

Energy meter connection

The new Heating Costs Ordinance (HKVO) makes it a legal requirement in Germany to provide tenants with monthly information on energy consumption. Therefore, landlords must ensure that the monthly billing statement includes additional information, such as the previous year's consumption.



Different integration of existing meters

All 250 installed energy meters are integrated into the DEOS system – electricity meters, heat meters, cooling meters and drinking water meters. Different device manufacturers required different technical solutions.

Most of the meters were connected to the DEOS DDC controllers or K&P DDC controllers via M-Bus, as well as wirelessly via LoRaWAN. All energy data are converted to the vendor-neutral BACnet communication standard at the end (via DEOS OPEN GATE).

Manufacturer-neutral – multiple interfaces to DEOS



Even more advantages

Further advantages for the building operator include meter device monitoring: the system quickly detects faulty energy meters when they no longer automatically deliver their data to the system.

The operator is also automatically alerted to above-average consumption by the tenant. This allows countermeasures to be taken at an early stage.

Word of this gets around quickly in Wiesbaden and ultimately contributes to the attractiveness of the property.

Would you like more detailed information?

Please contact us directly!

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All BACnet data points and energy meter data are stored on the IoT/Cloud platform developed by DEOS and made available to the K&P BMS in parallel. Tenants receive their monthly consumption statement from the DEOS system by e-mail. The API connection to the TECHEM billing system is also in preparation.

Technology at a glance

- **Energy meter connection**
250x M-Bus / LoRaWAN meters connected to the DEOS IoT/Cloud platform
- **DEOS IoT/Cloud platform**
The pro.Building Suite for energy meter data storage, processing and transmission
- **DEOS OPEN GATE**
Gateway as connector/edge device between M-Bus meter connection and BACnet
- **Kieback & Peter BMS**
The already installed BMS and DDC controllers were retained for economic reasons
- **TECHEM**
API connection to the billing system
- **Integrated interfaces**
M-Bus, LoRaWAN, BACnet

Our certified DEOS Support Centre Partner

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