



CASE STUDY

Bluewaters Island Dubai opts for full systems integration with eFusion

Dubai's newest tourism hotspot, Bluewaters Island opened in November 2018. The USD\$1.6bn project was completed by Meraas Holdings over five years and is expected to attract more than 3 million visitors annually. It comprises four luxury residential complexes, a landmark Caesars Palace hotel, a shopping mall and the world's largest observation wheel, Ain Dubai, as its centrepiece.

Challenge

With such a vibrant and varied site to operate, the customer wanted to find the most efficient way to integrate all major security, safety and building management functions. The priority was to identify a single solution that would be easy to use, inexpensive to maintain, and robust going forwards. Following a sector comparison Maxxess eFusion technology was identified as providing the best fit.

Priorities included:

- Integrated control of all access, room management, surveillance, fire detection and building control functions
- Easy installation and set-up within tight construction project timescales
- Remote management across the various island locations from a central location

- System flexibility, ease of use and a single situational view
- Integration of front-of-house and back-of-house functions
- Use of RFID escutcheons for doors to minimise cabling
- Ability to easily track and replace key cards in use
- Simple, intuitive programming and operation
- Low operating and maintenance costs
- Future-proofing, scalability and easy upgrade paths.

Solution

The eFusion security management platform was chosen by Bluewaters, instead of a more costly or complex conventional

PSIM solution, because it uses versatile, open-technology software. eFusion offers the advantages of a modular, building block approach and gives maximum freedom to integrate, customise and adapt security systems to meet both current needs and emerging risks.

Thanks to its compatibility with leading surveillance, intruder, access and fire detection systems, eFusion proved to be a highly efficient integration technology for the Bluewater project, including:

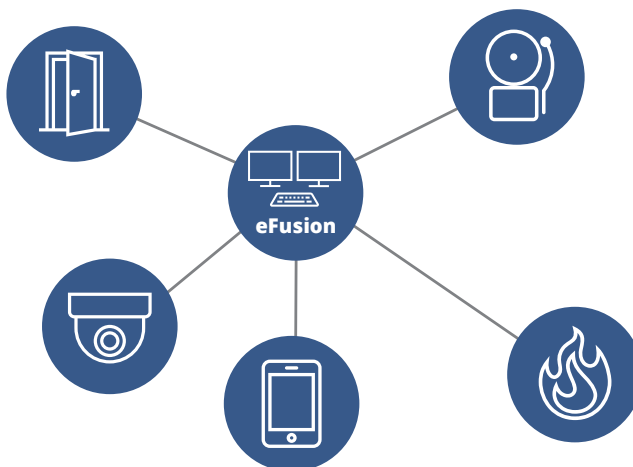
Door Access: the eFusion platform includes full integration with an AssaAbloy Vingcard system. It allows a unified system approach, with a single enrolment protocol for both front- and back-of-house access. The solution enables centralised management of room safes, mini-bars and cupboards, and for control of all alarm transactions.

Intercom: eFusion integration with the Zenitel Stantophone IP Intercom System ensures that video and transaction data is called-up automatically in the Bluewaters control room as soon as any user press a call button. For maximum efficiency, the system allows the operator to unlock doors and communicate with the user remotely, with full activity logs kept for audit.

Surveillance: with easy integration to the SeeTec Video Management System, eFusion allows seamless control of all cameras. In addition, cameras are linked to the door access system, with video pop-up triggered by pre-defined events. The solution also gives the operators complete PTZ control, playback and video functionality.

Building Management Systems: integration with BACnet™ allows control of alarms from the heating, ventilation, and air conditioning control (HVAC) control as well as lighting.

ID Badging: the eFusion platform incorporates a complete and operational efficient ID/badging module to manage the onboarding and offboarding of hundreds of staff and contractors working on the island.



Benefits

The unified eFusion management solution was delivered as promised within the Bluewaters construction timescale, ensuring easy operation for the security, safety and building management control teams. For maximum efficiency there is no need to switch between different management systems and the eFusion platform is easy to work with, allowing full benefit from integration with individuals systems.

The eFusion platform is based on technology that delivers robust, reliable performance, as well as being fully scalable as needs change the future.

“The eFusion security management platform linked seamlessly with all our chosen technologies and worked perfectly from the start. It now lets us control and manage all Bluewaters’ security, safety and building systems very easily, and has taken the complexity out of our operations.”

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Europe

Maxxess Systems Europe Limited
United Kingdom

+44 (0) 1344 440083

Middle East

Maxxess Systems Middle East
United Arab Emirates

+971 (0) 509467717

North America

Maxxess Systems, Inc.
United States

+1 (714) 772 1000