

interact Office



Case study

Emera Place Nova Scotia, Canada

Flexible and scalable connected lighting system



Emera Inc., an energy leader based in Nova Scotia, owned a building that was built in the 1970's. For a number of years it sat vacant, until it was recently gutted to make way for an entirely new interior construction. The ultimate goal of the project was to create a living demonstration of Emera's commitment to energy innovation and collaboration.

Customer challenge

Emera had an ambitious goal: create a smart and sustainable building using IoT connected technology that would offer flexibility, space management and lighting management with a focus on system integration and energy efficiency, all while reducing capital expenditures.



We can use occupancy data collected via sensors in the connected lighting system to understand peak traffic times throughout the building so we know when is the best time to send in the cleaning staff.”

Josh Hyslop,
Project Manager, Emera

Solution

While scoping the project, Emera looked at various manufacturer options to address their lighting needs, but ultimately selected Signify's solution because of the flexibility of the system offering, and the breadth of product options available. For example, the control system backbone (pairing Philips Dynalite controls with Cisco PoE switches) allowed for efficiencies in infrastructure costs as well as the ability to integrate into the building's overall IoT framework.

According to John Hyslop, Project Manager at Emera: "From inception, we knew we wanted a smart building for our new headquarters. It was important not only to live our corporate vision of innovation and efficiency, but to have the flexibility to easily make changes to infrastructure or implement future upgrades. The Interact IoT lighting system and software from Signify checked all the boxes. Their luminaires offered high comfort level for lighting spaces, the system price was right, and we really liked the idea around the plug 'n play connectivity of PoE switches, which gives us the flexibility to move any light and re-use the ethernet cable."



Making it happen

The ability to collect data from the system was also a differentiating factor. Interact Office supplies data on kwh usage, including peak usage times, so Emera can track peak use over time and plan accordingly. Automatic fault notifications mean the company can reduce maintenance costs, since crews can locate and repair faults quickly with minimal downtime.

Interact Office Space management software allows the company to track space use over time in order to use their space most effectively. After just a month, the system showed that a specific meeting room was not being utilized, so the company could consider reconfiguring the space to improve efficiency and optimize use.

In general, Interact Office was seen as a benefit as it allowed for more than one option of integration with the BMS whether via backnet interface or API for example.

Collaboration was an essential factor in the project's success, with multiple parties needing to work together toward a common goal. Delivering on time and on budget was a direct result of the amazing teamwork between Emera, Ellis Don, FBM Architects, electrical consultant Dillon, O'Neill, Scriven, Cisco, the Signify team including CSA Enterprises, Easco Electric and WESCO Distribution.

Interact Office benefits



Lighting management

With Lighting management software, Emera can monitor and manage the lighting across all eight floors of their building, from any location. An intuitive dashboard offers insight into lighting usage, and lets them remotely optimize their lighting to reduce operational costs.



Lighting asset management

Good quality, reliable lighting is essential for employee comfort, performance, and safety. Emera can now monitor and manage lighting performance across their entire office. A remote diagnostics dashboard displays notifications of faults and outages for immediate response, while real-time performance data supports predictive maintenance.



Scene management

Interact Office Scene management allows Emera to create special lighting scenes for specific areas, to improve occupant experience. For example, the company can create “reception” lighting, which would have been impossible in the previous building. The flexible system allows for group reconfiguration for special meetings or events.



Space management

Emera can capture and analyze building occupancy data for insight into how their office space is used over time. These insights help create a workspace that truly meets the needs of their business. They can manage space effectively without compromising workplace efficiency or employee comfort and satisfaction.

Project details

- Over 1600 light points across 8 floors and a total square footage of 160,000.
- 12% reduction in lighting energy usage (vs. non-IoT), resulting from Interact Office installation.
 - Predicted 15–20% improvement in operational efficiency due to the opportunity for proactive maintenance and real-time fault notifications.
 - 12% fewer carbon emissions than is typical for a similarly sized building.
 - Capex-neutral build due to savings in labour, materials and programs.

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