

ALEF 360° iBMS

Optimizing Building Operations
with Data-Driven Results

Why Buildings **Struggle to Deliver Smart Outcomes?**

❖ **Dedicated BMS Operator Required**

- Increases cost and complexity
- Manual setpoints, alarms, and faults

❖ **Systems Poorly Maintained or Underused**

- Sensor faults go unnoticed
- Graphics outdated, data underutilized

❖ **Disconnected Platforms**

- BMS, CAFM, IoT in silos
- No unified operational view

❖ **Too Many Alarms, No Prioritization**

- Critical issues go unaddressed
- Teams stay reactive, not proactive

❖ **Vendor Lock-In & Site Variations**

- Different rules across each building
- No central control or standardization



How ALEF 360° iBMS Transforms Building Management

❖ From Raw Data to Clear Action

- Converts sensor data into insights
- Teams act, not just observe

❖ Unified View Across All Sites

- Centralized dashboard for all assets
- No need for multiple systems

❖ Early Fault Detection & Maintenance Sync

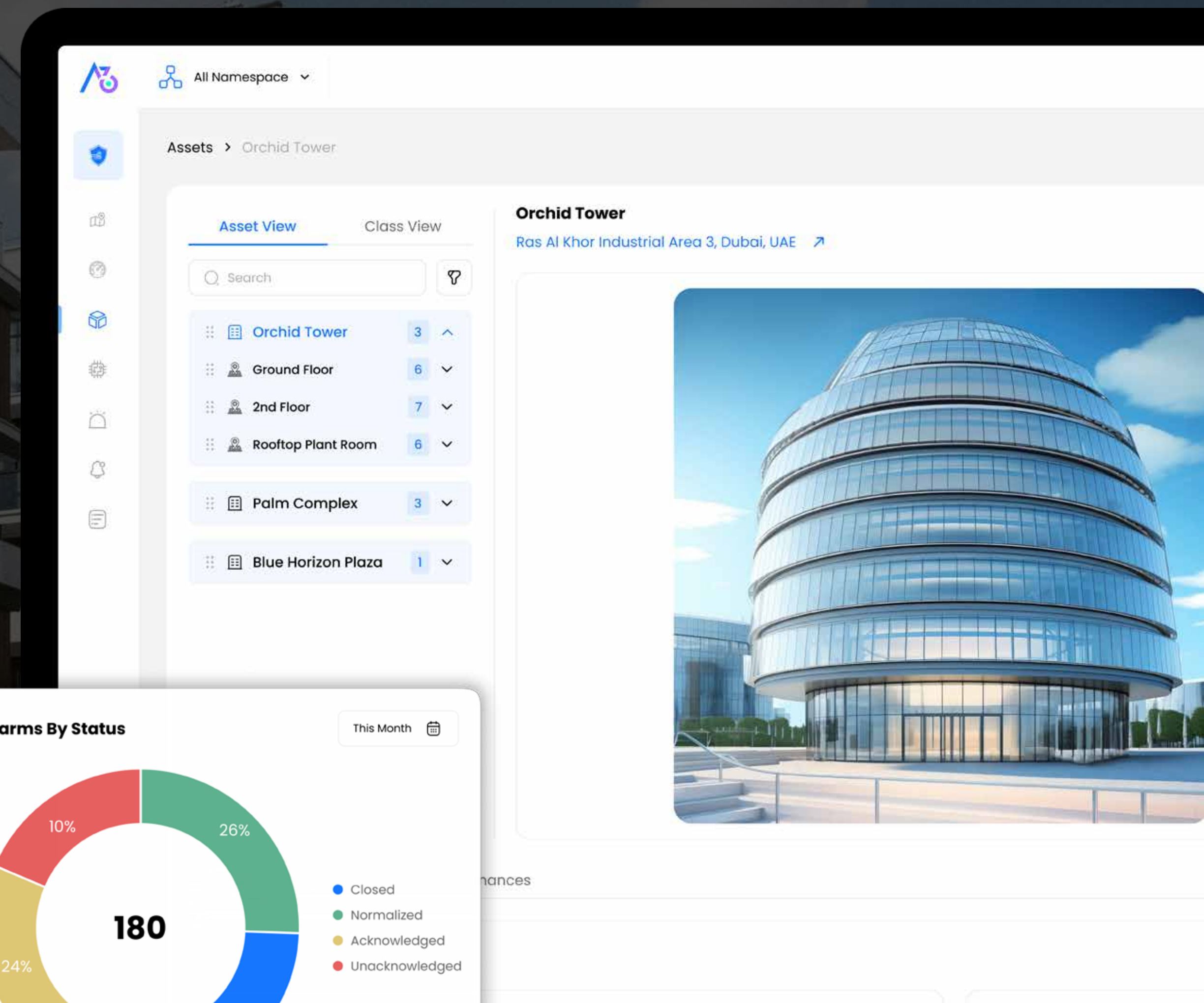
- Spot issues before breakdowns
- Auto-link to ALEF 360° CAFM

❖ Modular, Vendor-Agnostic, Scalable

- Works with any system or device
- Start small, expand when ready

❖ Simplified ESG & Compliance Reporting

- Track energy, carbon, and usage
- Audit-ready dashboards



iBMS Key Features

Smarter Operations. Fewer Breakdowns.

Monitor equipment, detect faults, and automate responses to reduce downtime.

Live Monitoring

- Track system health and alarms
- Spot issues in real time

Alarms & Fault Handling

- Identify inefficiencies early
- Rule-based fault templates

Remote Equipment Control

- Adjust setpoints safely
- Enforce override rules

Runtime Tracking

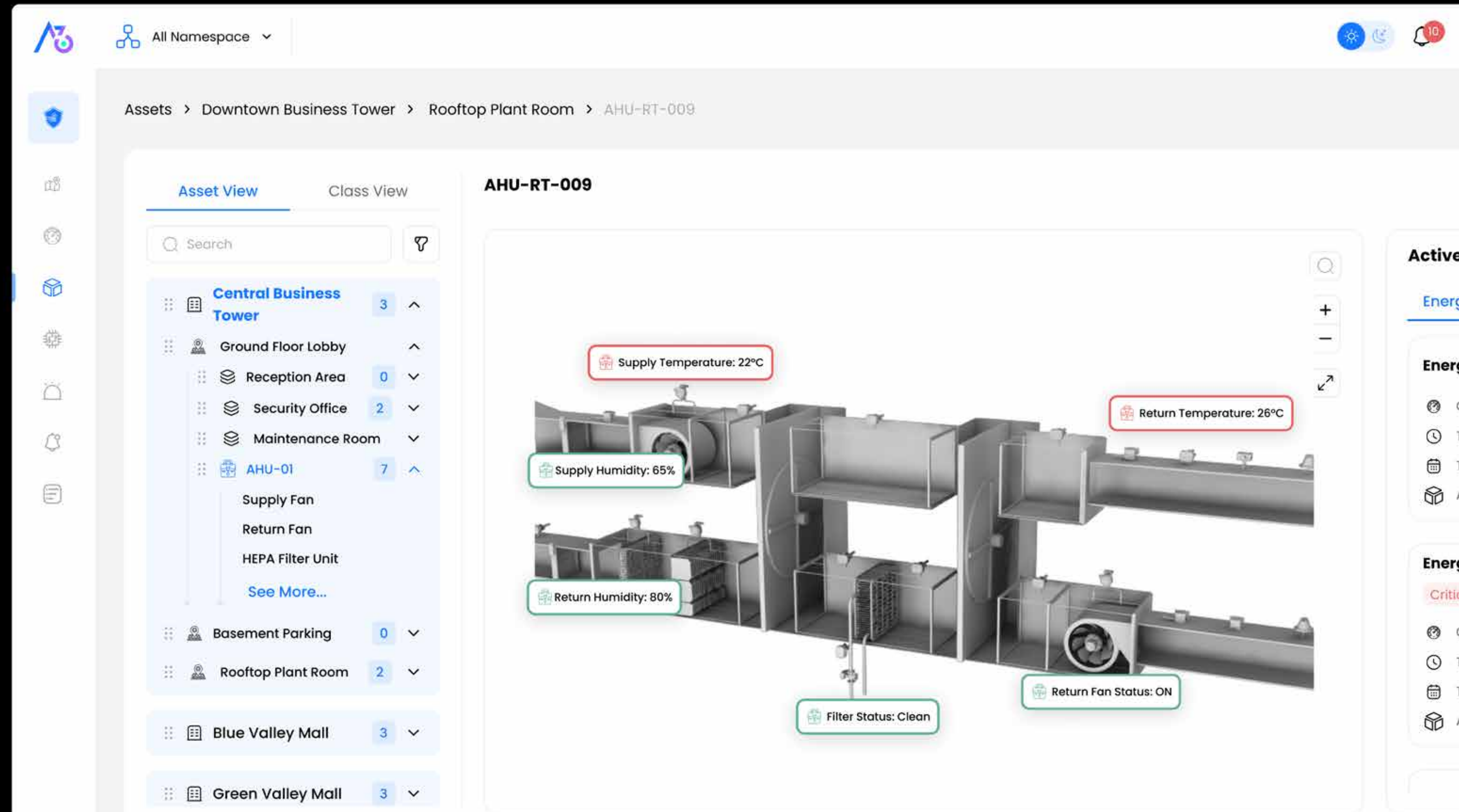
- Monitor usage hours
- Trigger preventive maintenance

Smart Escalation

- Alerts routed by role and severity
- No critical alarm missed

ALEF 360° CAFM Integration

- Faster Technician Response
- Faster Troubleshooting



Energy & Sustainability

Cut Waste. Meet Sustainability Goals.

Visualize energy, track emissions, and stay ESG-ready.

❖ Energy Dashboards

- View live and historic usage
- Detect trends and anomalies

❖ Carbon Emissions Tracking

- Scope 2 metrics by asset
- Support ESG frameworks

❖ EUI Benchmarking

- Compare efficiency across sites
- Flag under performers quickly

❖ Smart HVAC Automation

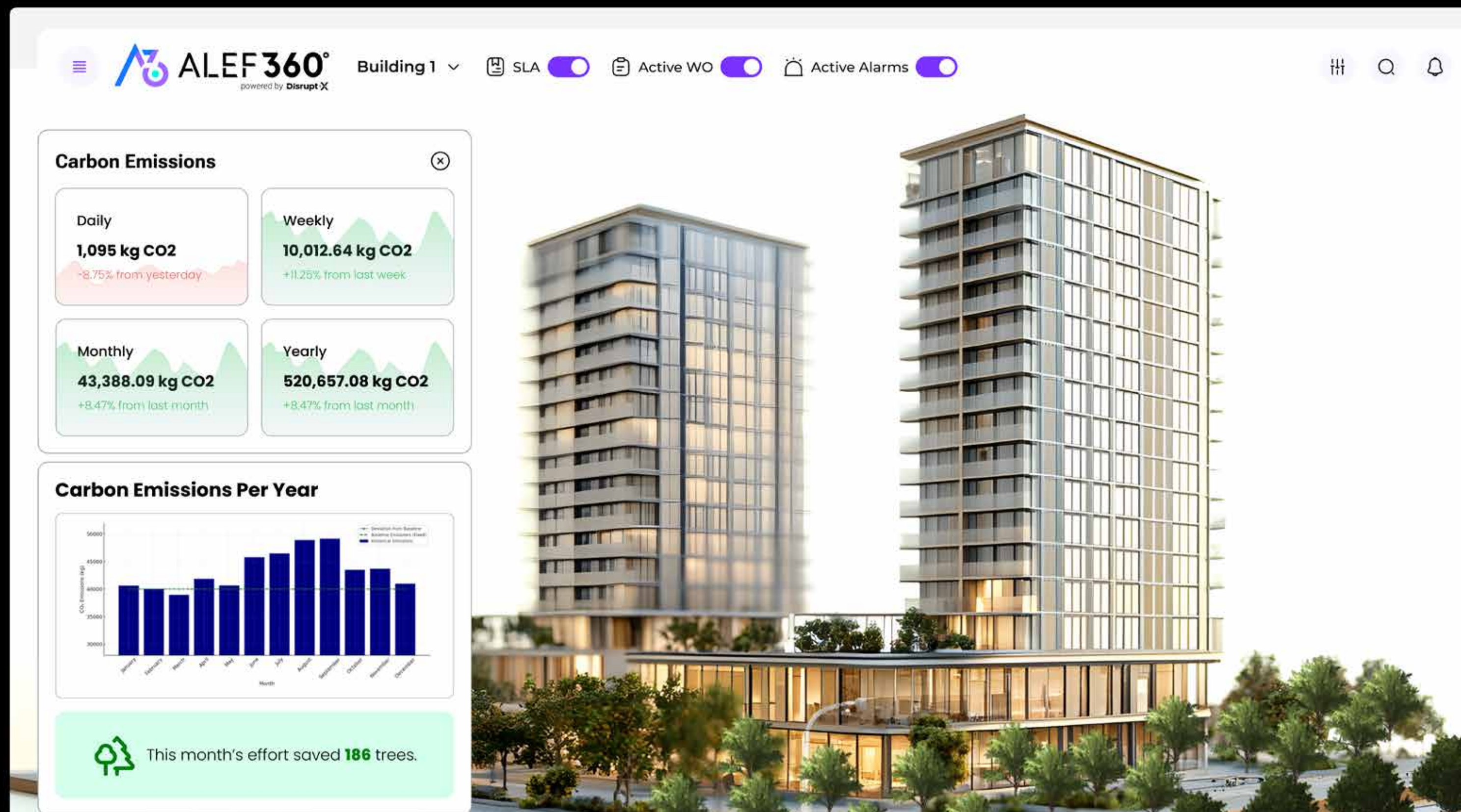
- Adjust schedules by occupancy
- Reduce off-hour energy use

❖ Sustainability Dashboard

- Unified view of carbon, water, lighting
- Track KPIs in one place

❖ Compliance Reporting

- Export audit-ready reports
- Align with Energy Star, LEED



On-the-Go Mobile Access

Manage Buildings in Real Time—From Anywhere

Stay informed and respond quickly using the ALEF 360° iBMS mobile app.

❖ Live Monitoring on the Go

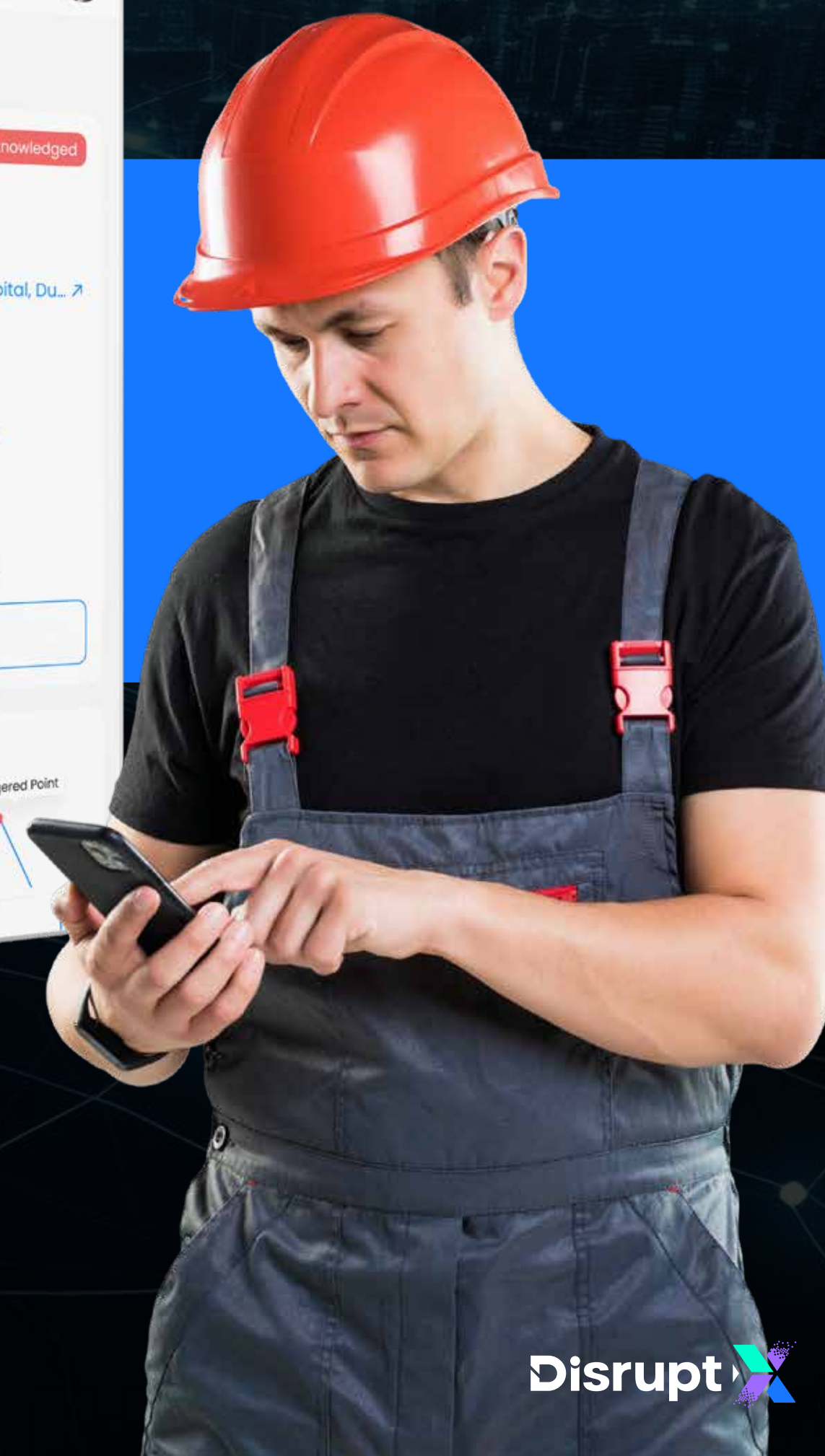
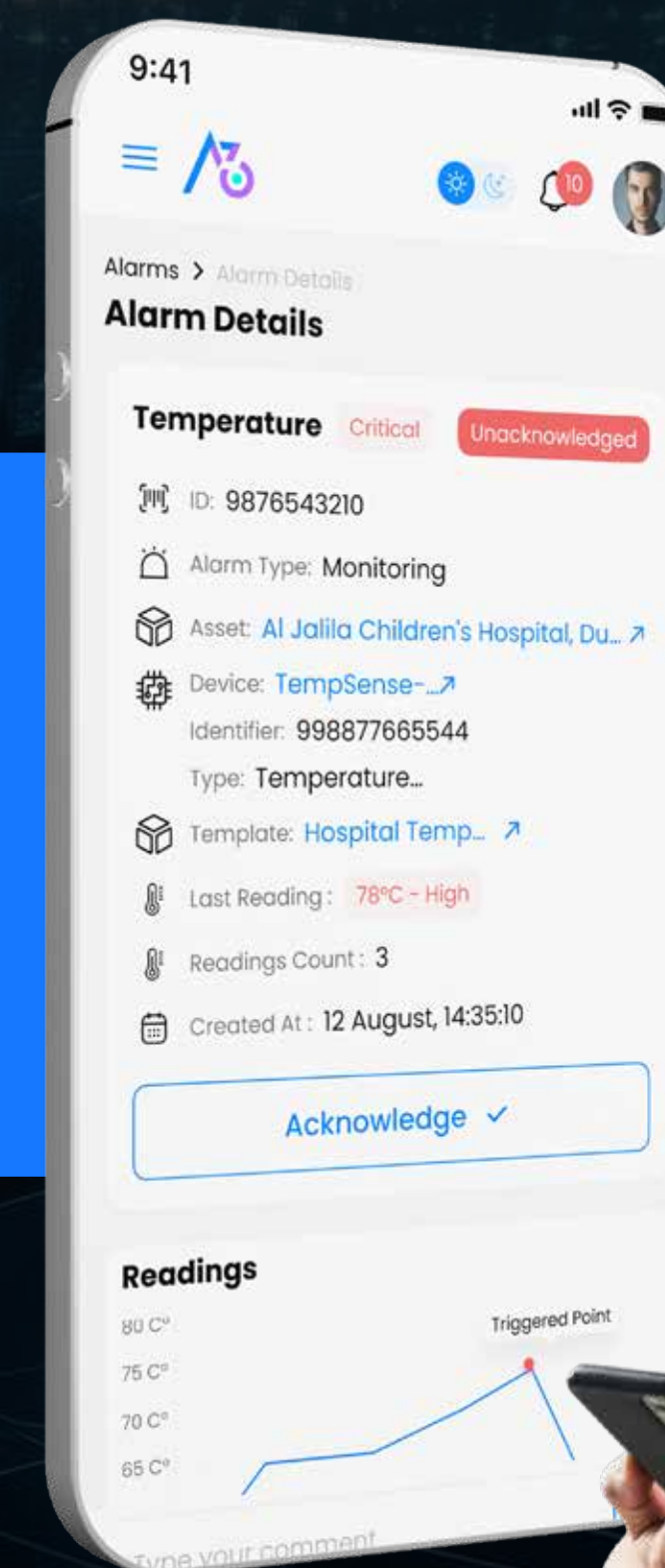
- View system health and alarms
- Check asset status in real time

❖ Instant Notifications

- Get push alerts for critical faults
- Escalate based on role and urgency

❖ Mobile Access to Equipment & Controls

- Compare efficiency across sites
- Flag underperformers quickly



Transforming Building Operations with Measurable Impact

❖ Less Downtime, Fewer Disruptions

- Auto-detect faults before failures
- Escalate issues early and smartly

❖ Lower Energy Costs

- Adjust HVAC by real-time demand
- Avoid off-hour energy waste

❖ Faster Maintenance Response

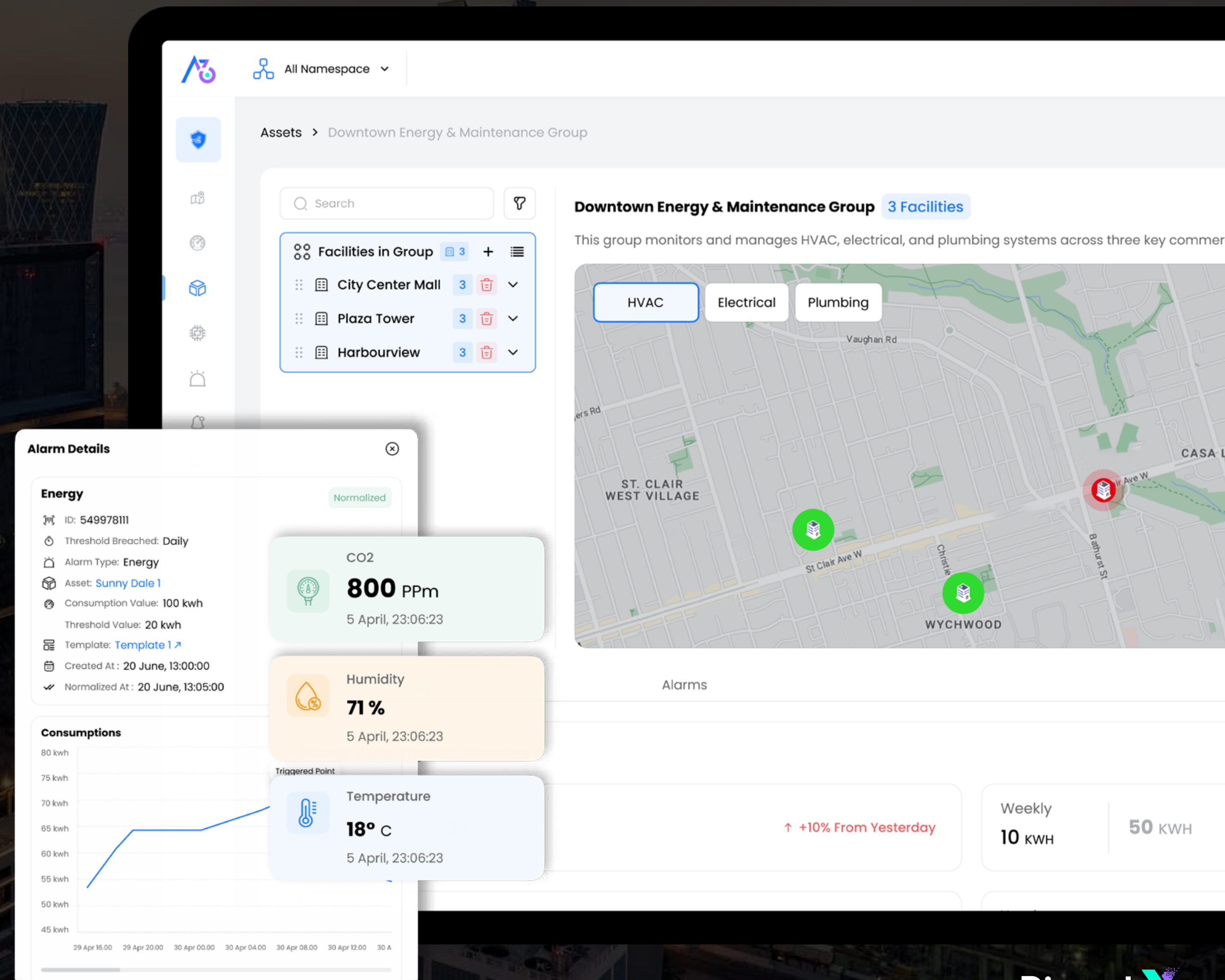
- Auto-trigger tasks from faults
- Cut delays and manual checks

❖ Simplified ESG Compliance

- Live tracking of Scope 2 emissions
- Ready-made reports for audits

❖ One Platform, All-in-One Control

- Combine BMS, CAFM, and energy tools
- Reduce overhead, unify workflows



iBMS

From Core Control to Full Operational Intelligence



ALEF 360° iBMS

Your centralized control hub – a digital command center for HVAC, alarms and energy visibility. On its own, it enables monitoring, fault detection and basic automation

Add-on module connect iBMS to other workflows:



ALEF 360° CAFM | CMMS

Automate fault-to-work order flow and maintenance tracking



ALEF 360° IoT

Enable zone-level monitoring, smart scheduling, and real-time sensing



ALEF 360° Enterprise Asset Management

Gain visibility into lifecycle, degradation and total cost of ownership

iBMS | Asset Management

Asset Management **Without** iBMS

❖ **Fragmented Asset Monitoring**

Assets are tracked across multiple systems, causing lifecycle data to be fragmented and difficult to consolidate.

❖ **Lack of Real-Time Insights**

There is no continuous visibility into asset health or usage patterns, limiting proactive decision-making.

❖ **Reactive Maintenance Practices**

Maintenance is largely reactive, which often results in unplanned downtime and premature equipment failures.

❖ **Manual Record-Keeping**

Warranties, service logs, and downtime data are maintained manually, increasing the risk of errors and data gaps.

❖ **Hidden Total Cost of Ownership**

Energy consumption, maintenance costs, and downtime impacts are not fully captured, making it hard to understand true asset costs or plan replacements effectively.

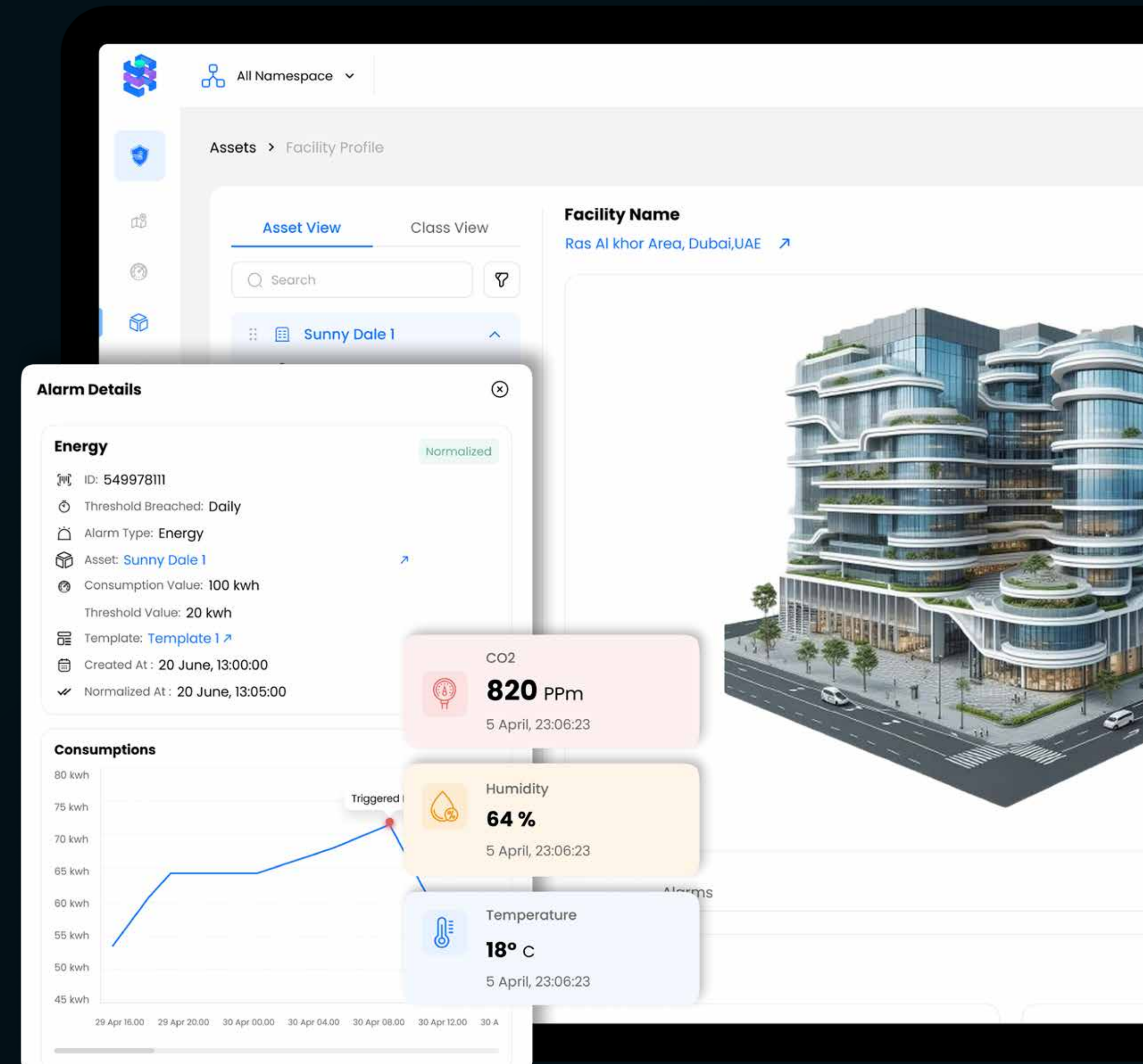
❖ **Incomplete Sustainability Tracking**

Sustainability metrics and CO₂ emissions are tracked manually and lack asset-level granularity, leading to incomplete reporting.



iBMS + ASSET MANAGEMENT

- ❖ **Unified Asset Register**
One system for complete asset inventory and history
- ❖ **Real-Time Health Monitoring**
Continuous insights into performance, runtime, and degradation
- ❖ **Optimize Total Cost of Ownership (TCO)**
Track energy use, maintenance spend, and downtime costs in one platform; make smarter repair vs. replace decisions to reduce overspending
- ❖ **Lifecycle Extension**
Data-driven actions to maximize asset lifespan
- ❖ **Compliance-Ready Reporting**
Asset-level CO emission tracking and energy data for certifications and audits



iBMS | CAFM

Facility Operations **Without** CAFM

❖ **Operational Silos**

Facility teams and building systems operate in separate silos, leading to poor coordination.

❖ **Manual Alarm Handling**

Alarms raised in iBMS require manual entry into CAFM systems, causing delays and errors.

❖ **Reactive Maintenance**

Maintenance tasks are often reactive, not planned — resulting in higher costs.

❖ **Scattered Compliance Records**

Service history and compliance records are scattered and incomplete.

❖ **Limited Cost Visibility**

Maintenance cost and efficiency visibility is limited across sites.

❖ **Extended Downtime**

Downtime is extended due to slow response times and manual workflows.



iBMS + CAFM

❖ Alarm-to-Work Order Automation

IBMS alarms and faults automatically create CAFM work orders

❖ Centralized Operations Dashboard

One platform for monitoring building systems and managing facility tasks

❖ Smarter Preventive Maintenance

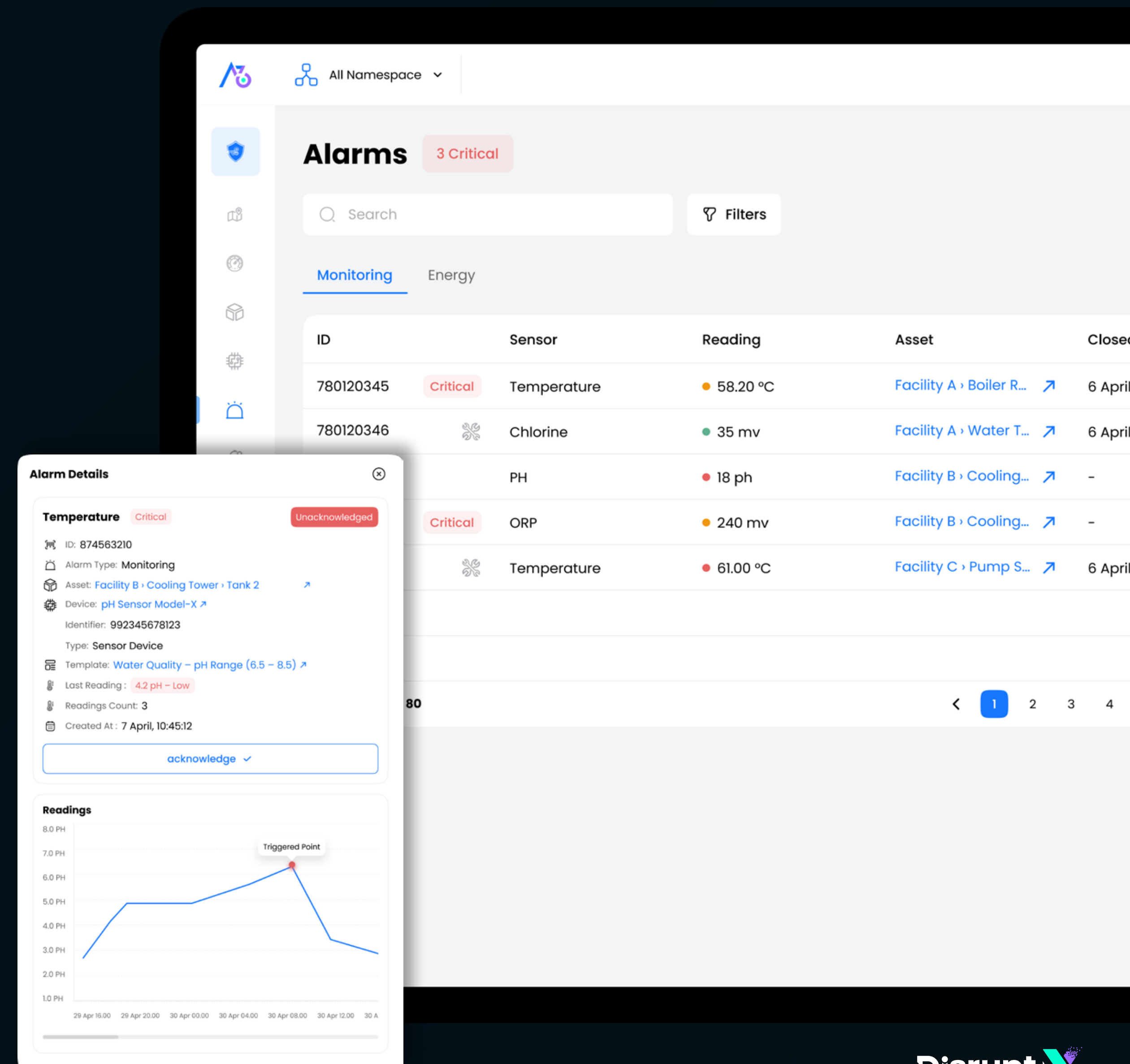
Use asset and system data to schedule tasks proactively

❖ Service Tracking & History

Maintain digital logs of completed work and compliance records

❖ Operational Cost Insights

Track maintenance spend, task frequency, and downtime impact for better planning



iBMS | IoT

Gaps in Traditional iBMS

❖ Limited Data Scope from BMS Controllers

Traditional iBMS can only access data from connected systems like HVAC or chillers missing key areas like air quality, restrooms, and plug loads.

❖ No Granular or Contextual Visibility

Energy and system data is limited to the building level. You can't see which zone, floor, or asset is wasting energy or underperforming.

❖ Siloed IoT Systems

IoT devices are often added separately — without integration into the iBMS. This creates siloed dashboards, no central control, and no automated responses from real-time IoT signals.

❖ Blind Spots in ESG & Comfort Monitoring

Without IoT, there's no visibility into CO2, temperature variations, or water leaks across spaces — making sustainability tracking and occupant comfort inconsistent and incomplete.



iBMS + IoT Integration

Bridge the Data Gaps Left by Traditional BMS

❖ Environmental Monitoring

■ Air Quality & Comfort Sensors

Monitor CO2, VOCs, PM2.5, temperature, humidity, and ambient noise across indoor zones for healthy, compliant environments.

■ Outdoor Weather Sensors

Track wind, humidity, and solar radiation for smarter envelope control and HVAC automation.

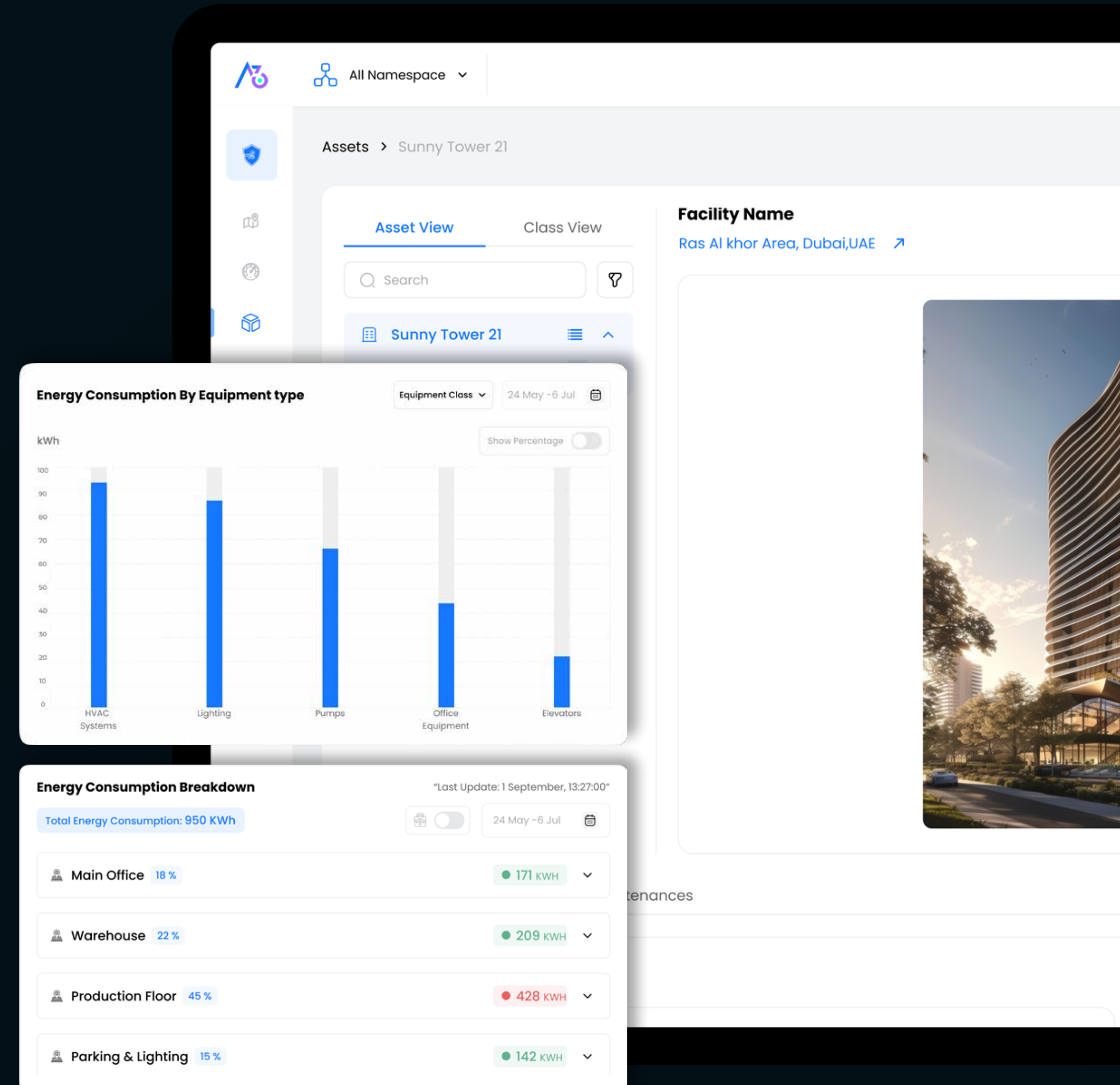
❖ Water & Leak Detection

■ Leak Sensors

Instantly detect water presence in restrooms, pump rooms, or utility spaces to prevent damage.

■ Tank Level & Flow Monitoring

Measure usage and detect anomalies in water tanks, pipelines, and chilled water loops using flow, pressure, and level sensors.



iBMS + IoT Integration

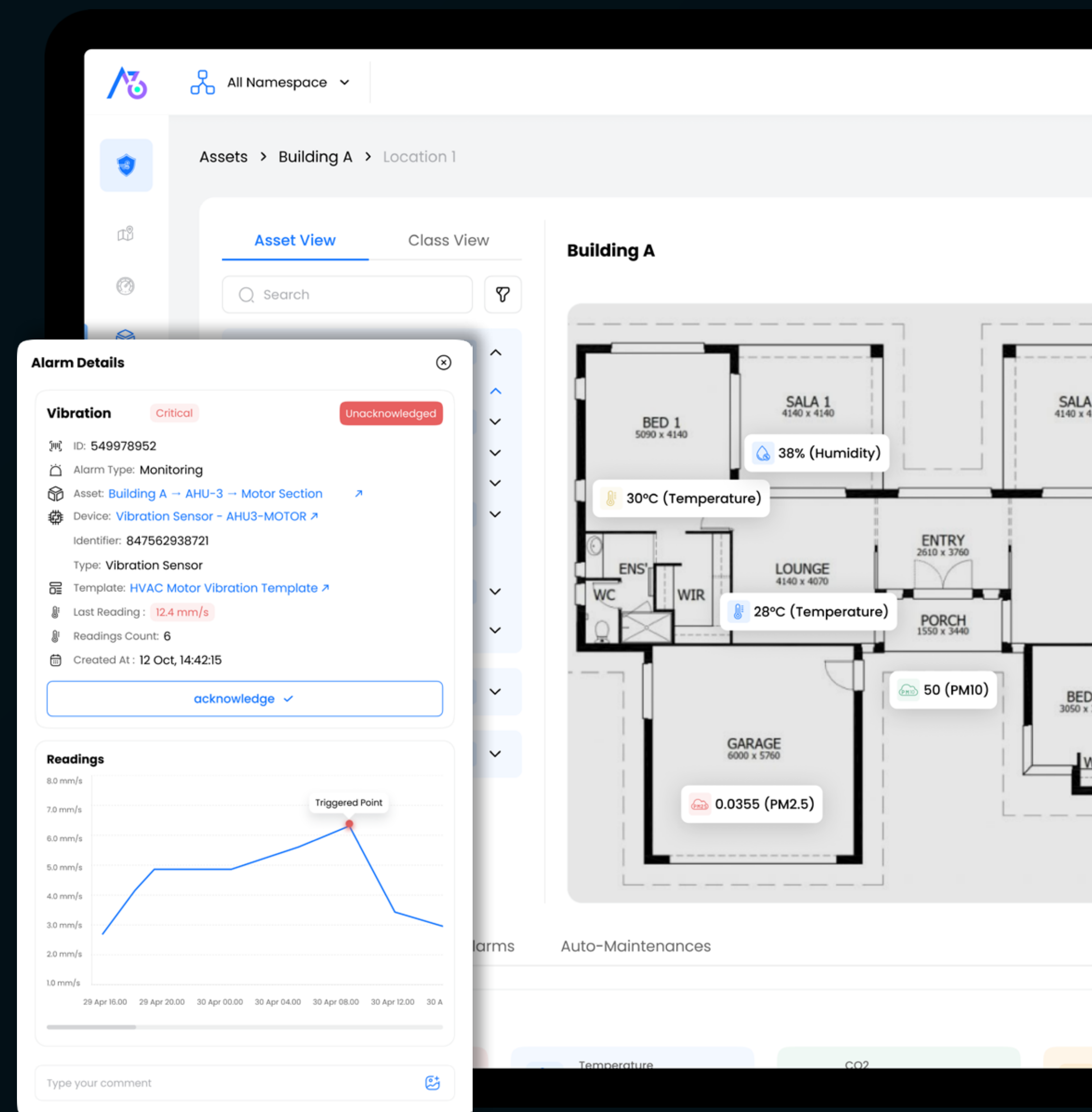
Bridge the Data Gaps Left by Traditional BMS

❖ Asset Condition Monitoring

- **Temperature & Vibration Sensors**
Capture health indicators of equipment like pumps, AHUs, or motors to predict breakdowns before they happen.
- **Operational Hours & Anomaly Detection**
Track overuse or abnormal operating conditions to optimize maintenance cycles and asset life.

❖ Utility Metering

- **Water, Gas, Thermal, and Electricity Meters**
Integrate smart meters for detailed, zone-wise energy analysis — even when those meters are not part of the core BMS network.



ALEF 360° IoT
Real-Time Visibility and Control Across Your Connected Assets

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ALEF 360° CAFM | CMMS
The ultimate facility management suite designed to streamline all aspects of facility operations.

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