

# Efficient research with building automation and facility management from a single source

Technology Centre Augsburg provides ideal conditions for research and development. While SAUTER's integrated building automation solution creates the optimum climate for brilliant minds, the SAUTER facility management team ensures that operations run smoothly in this visionary innovation hub.



Technology Centre Augsburg, located in the southern German city, forms the heart of the future-oriented project "Augsburg Innovationspark". Covering a sizeable area equal to approximately 100 football pitches, it will be one of the largest science parks in Europe. The campus grounds will house everything for working, living and lifestyle needs. Along with thousands of new workplaces, there are plans for plentiful green areas, parking spaces, restaurants and shopping facilities.

## Smart building automation to support R&D

The technology centre has roughly 12,000 m<sup>2</sup> of space to offer businesses and scientific facilities in search of an optimum environment for research and development. With the aim of becoming a

researcher's paradise, the building is also designed to allow easy networking and communication. Shorter distances speed up interaction between projects located here and flexible room partitioning provides opportunities for temporary collaboration.

SAUTER Vision Center is the management software solution used for visualisation and operation. It manages two central and five local mechanical equipment rooms with around 1,500 hardware data points. SAUTER modu525 automation stations regulate the HVAC installations. SAUTER ecos500 room controllers ensure good climate conditions in the many meeting rooms, conference halls and server rooms.



### **From automation to facility management**

With the client highly satisfied with the building automation solution, this paved the way for SAUTER also receiving the facility management contract at the technology centre. During selection of the contractor, sustainability and economy of the operational and maintenance costs played a major role. Service-level agreements were drawn up with the client to meet the exact needs of the centre's diverse users.

SAUTER's facility management programme for Technology Centre Augsburg entails a variety of services that extend beyond technical building management and system follow-up controls – the professional team also assumes security responsibilities including patrol rounds, safeguarding two 20-tonne heavy-duty cranes and ensuring the smooth running of all events at the centre.

### **Short distances, fast response times**

There are certain benefits to having building automation systems and facility management from the same source. An in-house technician from SAUTER is available all day to handle any technical concerns and promptly address any problems on site. Flexible responses to user requirements are therefore possible and FM processes are continuously improved.

Using touch-panel PCs at the main heating and ventilation operation point, the technician can manage the automated controls of each system in the centre. The technician coordinates the schedule for regular maintenance of all installations. As the point of contact for tenants, the SAUTER team is an important link between the research team, with their specific requirements, and the sophisticated automation technology.

The state-of-the-art HVAC installations – which allow the centre to run in the most efficient and environmentally friendly way possible – demand extensive expertise in technical building management from the SAUTER employees. This includes supplying heat to the entire centre using district heating and two heat exchangers, and cooling with ground water through suction and injection wells. Numerous re-circulated air chillers are installed for the IT and server rooms. Furthermore, SAUTER FM is responsible for managing the air-conditioning subsystems in halls and offices, each with over 100 variable VAV controllers and fire protection dampers.

### **Technology and know-how perfectly combined**

Keeping operation of Technology Centre Augsburg at maximum dependability, economy and sustainability is a key part in the success strategy of the innovation projects located here. SAUTER's unique combination of technical expertise, experience and reliability in building automation and facility management make them the ideal partner in designing and maintaining the best environment needed for research and development.