

How entrepreneurial thinking and acting can combine a wide range of interests under one roof.

Facility Management: a service with a future.

SAUTER Facility Management is a unique service that accommodates the numerous different interests involved in a building. Specially-trained facility managers demonstrate their entrepreneurial expertise as they work to attain the goals of energy efficiency, cost-effectiveness, building comfort and environmental protection, safeguarding the interests of investors, operators, users and nature.

Increasing requirements for building operation and a growing trend towards IT solutions have also changed the requirements for facility management – with the emphasis on management. Today's facility managers are highly qualified experts who focus on all aspects of efficient building operation and property management.

Energy-conscious facility management.

Traditional FM is usually based on the three pillars of technical, commercial and infrastructural facility management, but SAUTER adds a fourth: energy-conscious facility management. This is a SAUTER speciality featuring consistency and expertise that is unavailable elsewhere, because the objective for today and for the future is to minimise energy consumption while ensuring a high level of comfort in the building.

Setting and attaining goals.

Nowadays, a facility manager does far more than simply carry out the tasks set by others. To a large degree, he is a manager acting on his own responsibility who thinks entrepreneurially, sets his own goals and makes sure that they are attained. For example, his expertise enables him to assess

the condition of the system technology and the building as a whole. This puts him in a position to suggest necessary investments in the interests of lower operating costs and long-term cost-effectiveness. In these ways, he helps to increase the property's value and keep ancillary costs down.

Drawing on his own expertise, or working in co-operation with specialists, a facility manager ensures successful property management in commercial terms – in other words, he looks after the owner's economic interests. This also includes aspects such as the successful rental of the property throughout its entire life-cycle.

The long-term perspective.

The objectives of comprehensive facility management are to cut operating, management and fixed costs on a permanent basis by co-ordinating the handling of all processes, to achieve a good return and to preserve the value of the building and all its plant in the long term.

“Facility managers are experts in the strategy, analysis and optimisation of building operation.”

Bertram Schmitz, CEO of Fr. Sauter AG and the SAUTER Group