

Facts and figures

Architect: Helmut Jahn (Murphy/Jahn Chicago)

Owner: Parkstadt München-Schwabing KG

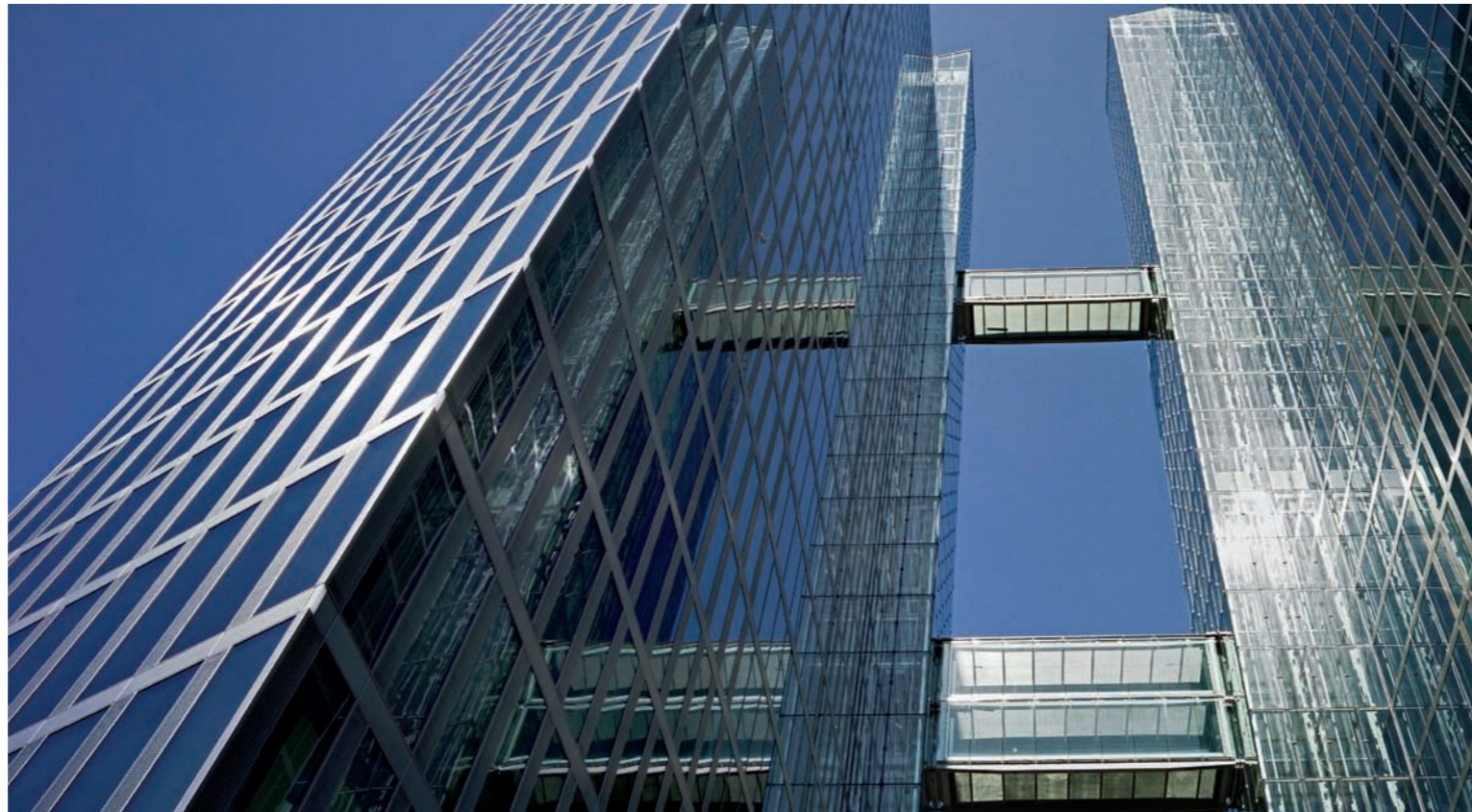
Investor: KanAm Group

Building: High-quality ensemble of buildings in glass and steel comprising: two high-rise towers (one 126 and the other 113 metres in height, with 33 and 28 storeys respectively); a five-storey office and business centre; a seven-storey hotel; three underground parking levels; fourteen fully-glassed passenger lifts; and ultra-modern building automation by SAUTER Germany

Rental area: approx. 89,490 m²

Area of land plot: approx. 14,570 m²

Tenants: Renowned companies such as Roland Berger Strategy Consultants, Fujitsu Siemens Computer and Jones Lang LaSalle, plus service providers such as the hotel, restaurant, lounge/bar, patisserie and many more.



the coming generations and their natural living environments.

“People felt that we were close to them.”

Mr Ottlinger and Mr Heger are sure of one thing: this building – which is unique in the city – requires unique care and support, starting with the cleaning service and

including every possible caretaking and maintenance service, as well as all the technical support which sets such high requirements in a building of this sort. The remit includes:

- Introducing a CAFM system ('Aperture')
- Running and operating all systems
- Fault management
- Maintenance and upkeep of complete systems
- Analysis of weak points
- Warranty follow-up
- Optimising systems
- Media supply and disposal
- Modernisation of sub-areas and systems
- Monitoring compliance with official requirements and regulations
- Events and functions
- Budgeting and reporting
- Ensuring extremely high system availability due to preventative maintenance, reducing shutdown and outage times
- Higher level of value retention for the systems
- Improving the level of efficiency of the systems
- Emergency and evacuation plans and drills

But the most important aspect of the work is to think and act in the owner's interests – to think and act exactly like an owner, in fact. "You can do this only if there is an unusually high level of identification," Mr Ottlinger explains, "and also if you yourself are given a certain degree of flexibility." This is why SAUTER Facility Management in Germany does not advocate growth at any price. Close personal contact at all times is what counts – at sunrise, at sunset or during the night when those impressive lighting effects are on show.

Expertise from Germany for the whole SAUTER Group.

Facility Management throughout the SAUTER Group.

By integrating SAUTER FM as a subsidiary within our German group company some years ago, SAUTER signalled its readiness to offer extended services and to take on overall responsibility for building operation. Thanks to our experience in Germany, SAUTER can now offer facility management as the Group's fourth division wherever the market requires it, in a form that is adapted to each specific market.

They are present in person at the customer's premises. They are confronted every day with the wishes and requirements of investors, building operators and users. They promise that they will actively cut operating costs. And most important of all: our facility management specialists are experts in energy efficiency. Plenty of reasons for SAUTER to raise the status of this service.

Werner Ottlinger, who is both FM Manager and Head of the Service Division at SAUTER Germany, is the pioneer of SAUTER's vision for the future development of building-related services. He and his FM specialists will be able to use their in-depth knowledge and skills to provide outstanding services to the entire SAUTER Group and its customers on every market.

Part of the SAUTER Group, under the SAUTER brand

To emphasise that we intend to take an integral approach to customer requirements on every market, SAUTER is integrating Facility Management as the fourth division in the SAUTER Group alongside Components, Systems and Services, with effect from 1st October 2008.

Nothing will change for customers in Germany: as always, but now more than ever, SAUTER is the Facility Management partner par excellence – thanks to our superb expertise, commitment, loyalty and independence.

However, the successful German model will now be extended throughout the world.



From German subsidiary ...



Facility Management

...to a division of the SAUTER Group

