

High-tech trademark: Sauter building management on Mauritius.

Mauritius is an island in the middle of the Indian Ocean, 2,400 km distant from the south-east coast of Africa, with an area of 1,865 km². Lush vegetation, sandy beaches and a pleasant sub-tropical maritime climate with temperatures between 22 and 27°C make it an appealing place. The island's largely French- and English-speaking multi-ethnic population has its roots in diverse Indian, Chinese, African and European cultures.



As well as being a major holiday destination, Mauritius is known for its sugar cane plantations and gaily-coloured textiles – as well as the world's most expensive postage stamp. But newer developments are also in the offing: Cyber Tower is the first in a series of high-tech buildings to spring up from the green landscape. It is part of CyberCity, which is taking shape on a 69-hectare site adjacent to the town of Ebène.

Cyber Tower symbolises an up-and-coming Mauritius

The 12-storey building is a multimedia zone for small and medium-sized companies in the ICT industry. Its 45,000 m² of floor space includes two business zones, a knowledge centre for information and communications technology training, a consumer market and trading centre, an

administration block for various authority bureaux, plus a residential and leisure complex. A communications centre supplies CyberCity with satellite-based international broadband links around the clock.

Co-operation between Sauter and RACE Technologies

The contract for the building management system for the whole complex was given to Sauter, collaborating with RACE Technologies of India. RACE has been Sauter's partner company in India for over ten years; RACE Mauritius was just recently established as its first offshore representation.

The building management system controls four air-cooled brine chiller plants, variable-speed secondary pump systems, a heat accumulator and cooling plates. Four air-cooled water coolers and variable-speed pumps supply the building with over 1500 TR (1 TR = 12 000 BTU/h) of cooling power, distributed to 104 air handling units in 52 rooms. Installed on the roof and in the basement are 40 fresh-air AHUs, heat-recovery systems and ventilation units for the toilets and the rooms holding the electrical equipment.

The building management system is equipped with the latest Sauter EY3600 DDC control system, with novaPro Open software running on 10 PCs. Individual energy cost accounting uses flow meters installed centrally and adjacent to the AHUs.

Sauter building management provides an integrated total solution

The building management system monitors the main power distribution, diesel back-up generators, electricity meters and distribution on various floors, and also controls the lighting systems. It keeps an eye on other building automation installations as well, including 10 elevators and the water supply and distribution system, with its four gravity tanks and three collector wells. Power for the entire building management system comes from a dual-redundant 65 kVA UPS via a main distribution network. The public address and emergency announcement systems, along with the telephone exchange for facilities management, are integral to the total solution and provide a continuously available wireless call system for both routine situations and emergencies.

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