

Bratislava reaches for the sky

The completion of Nivy Tower will make it the highest building in Bratislava, adding a spectacular highlight to the city's skyline. The fastest lifts of Slovakia carry visitors 29 floors up to the rooftop terrace – providing a scenic view over the city.

Nivy Tower is located in the heart of the new city district Nové Nivy in Bratislava. Combined with a cycle-friendly environment and with direct access to the public transport system, Nivy Tower and Stanica Nivy Mall will bring a new vibe to the growing neighbourhood all while adhering to newest trends concerning workplace and economic standards.

The focus of HB Reavis

“Today, the workplace is no longer seen as being just about the desk” – a fact our customer, the real estate developer HB Reavis, is very aware of. People are more concerned with the physical workplace in terms of how comfortable they feel overall. High satisfaction and increased productivity hence are the result of a balance between factors creating the right environment and thereby influencing the human experience. Over time this has resulted in a shift of perspective concerning the design of new workplaces, with the needs and well-being of employees moving to the centre of attention. This new focus requires solutions that reliably create the right working conditions – including clean air and better lighting.

SAUTER's role

A precise and reliable building automation can establish the right environment to help employees thrive. By implementing SAUTER technology, reliable quality of air, temperature and lighting is provided in common spaces and can even be adjusted in individual workspaces.

Furthermore, with green buildings becoming the new norm of the future, using SAUTER helps owners certify their buildings according to the newest and most rigorous standards.

Fulfilling newest standards

HB Reavis, constructing Nivy Tower as part of the Nové Nivy district, is the first developer to register a project according to the new standards of the BREEAM Communities International. The new version does not focus on one building alone, but on the entire development. By means of the BREEAM Communities assessment method, developers can measure, improve and certify the sustainability of large-scale projects, such as the Nové Nivy district, broadening the focus on the wider environmental impact of the project on the surrounding

environment. The new business district will be the first of its kind to be registered under the new BREEAM Communities International standard, proving HB Reavis' commitment to user well-being and sustainability. Nivy Tower will also be certified according to the WELL building standard, which focuses on a building's impact on health and well-being concerning

the influences of air, water or light. In addition, HB Reavis is currently in the process of developing the Environmental Code of Practice (ECoP) to underline that Nivy Tower was built according to the highest environmental standards. With SAUTER components working very efficiently, their use in buildings helps to comply with all these standards.

Providing a complete solution

Today's building management includes much more than controlling heating and ventilation systems. Increasing complexity and regulations mean building owners need flexible, easy-to-use systems. For Nivy Tower, SAUTER provided a comprehensive control of air handling units, heating and cooling, lights, the water treatment plant as well as controls for individual rooms. The last point was particularly relevant to some tenants, who wanted room automation stations that could be integrated into their specific information systems via IoT communication. SAUTER also provides the means for checking the water treatment plant and electricity-providing components, monitoring the garage below ground for potential gas leakage and maintaining a stable fire extinguishing system. In the case of the sprinkler system, this translates to monitoring and controlling the water level to ensure its correct functioning. By integrating third party systems for collecting data from metres for heating, cooling, water and electricity as well as establishing communication with KNX controllers, SAUTER equipped the customer with a complete solution for the building.

Relying on the right technology

This vast array of components and the overall complexity required an elaborated building management system which provides a quick and easy overview of the decentralised installations. SAUTER Vision Center is the state-of-the-art building management solution which, thanks to its modular concept and customisable dashboard, meets

HB Reavis

HB Reavis is a corporate group which develops real estate projects in Germany, the Czech Republic, United Kingdom, Poland, Slovakia, Turkey and Hungary. Originally founded in Bratislava in 1993, the group headquarters is now in Luxembourg. HB Reavis develops projects and also maintains and manages buildings in its property portfolio.

www.hbreavis.com/en

BREEAM®

BREEAM Communities International

The BREEAM (Building Research Establishment Environmental Assessment Methodology) system originally from the United Kingdom evaluates ecological and socio-cultural aspects of the sustainability of buildings.

www.breem.com/discover/technical-standards/



WELL Building Standard

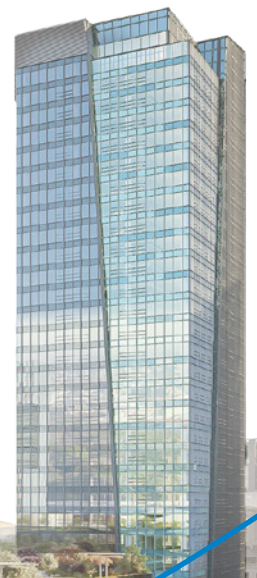
WELL Building Standard is an evaluation system for user comfort which has implications for decisions, health and well-being.

www.wellcertified.com

the customer's every requirement. When these requirements change, SAUTER Vision Center changes accordingly. On the component side, the modular automation stations modu525 and modu524 were installed to regulate, control, monitor and optimise the operational systems. The BACnet communication standard ensures an easy integration with other components. This is also true for the room automation stations ecos504, which integrate the regulation of the room temperature, lighting and sun shading to create a comfortable climate with minimum energy consumption. Moreover, their KNX interface provides the means to connect KNX operating devices, sensors and actuators.

Persistence pays off

Winning HB Reavis over required a major effort from SAUTER, which eventually paid off in the end. SAUTER offered the necessary solution at a high technological level, e. g. enabling the integration of third-party components. The whole process took one year and ranged from negotiations to presentations and contacts on many levels. This also included visiting buildings similar to the one planned and contacting other customers to find out about their satisfaction levels regarding SAUTER. A presentation in front of the investor's implementation team finally tipped the scales in favour of SAUTER.



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SAUTER highlights 

Further information about this article:
www.nivytower.stanicanivy.sk/en/

