

Adding value for you and your customers

Electrical infrastructure for shopping centres



Inefficiency at the shop counter?



Flexible power supply

Structured cabling

Safety cabling systems E30 to E90

Multimedia



Intelligent building techniques

Whether you are working with new buildings or refurbishments, or if you are planning a future and investment proof shopping centre, you will want to explore modern infrastructure concepts.

Today, most shopping centres are a mixture of single constructions and partial plannings. The electrical infrastructure is often unclear, unreliable and extremely inflexible. The options to make changes are generally excluded due to commercial and/or technical reasons.

The demands on building infrastructure flexibility are continuously increasing. The floorspace requirement changes, and the end users are developing new requirements. In the near future, there will presumably be cashless payment only, voice control, RFID, WLAN and multimedia demands. Fortunately there are now new technologies available.

Over a period of time, standards and directives are also changing, therefore any erroneous design or planning decisions may result in an early end of the durability of the building.

In order that your building is 'living', and can cope with change, it is important to still be able to adapt your electrical building infrastructure 20 years time. When selling the building, this will be an important factor to determine its value. Be honest: Does your property fulfill these requirements? Are your investments secured?

Efficiency is key!

Sustainable investments
Rapid yield
High efficiency
Guaranteed future proofing



Take measures against 'ROI killers'!



The life cycle of a building generally amounts from 25 to 30 years. During this period, the investment needs to generate a sound yield. This may only be achieved if the rental incomes are delivering a continuous margin after having deducted the operating cost.

In a shopping centre about 75% of the life cycle costs are accounted for within the operating phase. For example only a cost reduction in this area may have sustainable effect on the yield. A cost-effective operation is an imperative condition to avoid 'ROI killers' in the long-term:

- Energy efficiency / lower energy consumption
- Reduction of collateral replacements and subsequent investments
- Low insurance rates
- Rapid rentability / high occupancy
- High comfort

The demand of the tenant for more comfort must not automatically oppose the demand for a reduction of operating cost. If you take the appropriate measures from the outset, this will in fact lead to a lasting increase in value of the property.

Last but not least, the electrical building infrastructure will include a modern, efficient and reliable network, which will add to the satisfaction of the building operator, as well as the tenant in the long run.

A capable partner for your electrical building infrastructure

Our research and development is based upon your success and your investment security. Being a leading company for innovations, we implement futuristic overall solutions for electrical building infrastructure, which will offer a unique price/performance ratio. Each customer-specific design is based on the long-term experience and the proven knowledge of our engineers and technicians.

We offer single-source solutions for any customer-specific applications. Starting from consultation regarding the planning and installation, through to the maintenance and repair of the system; advice, training and support are integral elements of our service. Dätwyler Cables always have all systems in stock, and can this way guarantee fast delivery terms. We quickly answer easy and complex questions in a clear-sighted and in a competent manner.

Year on year we invest in improving our material and process engineering, resources and test methods. Our system solutions are therefore better than the applicable standards, and once more we are setting benchmarks. The important functions that our solutions need to comply with require the highest levels of possible safety and reliability. We compare any product with the strictest quality standards before delivery to our customer.

The highest level of quality is constantly demanded of our employees, and is our guarantee to our customers.

Complete solutions made by Dätwyler Cables

- 1 Planning and design of flexible structures
- 2 Added value in implementation and construction
- 3 Award level capability in fire protection infrastructure



- 4 Operational efficiency
- 5 Energy efficiency
- 6 Comfort and control
- 7 Efficient floor space management
- 8 Future-proof high-speed communications
- 9 Safety in the datacentre
- 10 Power and data for modern lift systems

Applications



Applications for shopping centres



Planning and design for flexible buildings:

Due to the structured nature of building systems, the planning efforts can be reduced to a minimum. The basic design is transferable to other constructions or buildings, with changes and enhancements being implemented without large planning effort.



Additional value for installation and construction:

The use of ready-made and partially preassembled systems, together with optimised processes, considerably reduces assembly times and subsequent on-site labour charges during the critical construction phases.



Premium structured fire protection:

A sophisticated fire protection concept that complies with the latest directives offers guaranteed acceptance by Installers and highest operational safety. It also enables low long-term insurance rates.



Cost-efficient operating and low energy use:

As the electrical infrastructure is integrated into the building life-cycle and planned within the projected operating costs, costly subsequent changes are often omitted. Energy efficiency, the integration of renewable energy sources and the guarantee of the highest operational safety are all part of the original concept.



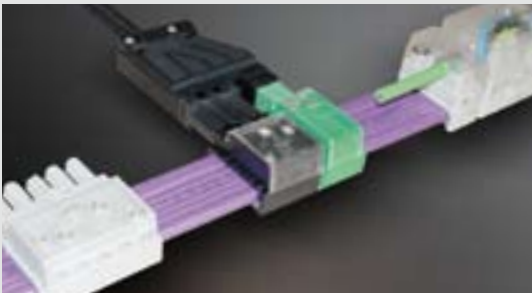
Unlimited networking:

The standard building automation system is connected not only across all buildings on a single site or campus, but also to the Company multimedia systems via the LAN. Due to simple connections, the active equipment and the new media 'communicate' with the building automation and with the HKL systems.



Comfort and control:

All control systems, such as for access, CCTV, room occupation and risk notification are linked and mostly automated by the comfort controls. These will include lighting, sun shielding and air conditioning. They can be viewed and controlled centrally, and the costs can be exactly forecasted. The operation is easy and allows easy adaptation to suit individual requirements.



Efficient floor space management:

An integrated, flexible room and floor space concept easily accommodate modifications for any change of tenant or use. The building management is no longer static, but it can be adapted to the changing requirements. Unnecessary vacancy periods are a thing of the past.



Future-proof high-speed communication:

Network infrastructure installations are growing with new technologies and increasing requirements, and are offering a high investment protection. Multimedia, internet, the phones, the cash desks and the monitoring are already integrated. Even payment systems without cash desk can be added to the LAN.



Safety in the server room:

A structured intelligent cabling concept, and a clear and flexible and energy supply provide the safest, interruption-free designs. Thanks to minimisation of fire loads, many additional power-fail devices are being omitted. The cooling and air conditioning systems are designed to accommodate future requirement.



Power and data for modern lift systems:

Pre-assembled complete solutions allow not only a just-in-time installation, but also guarantee a long-term, reliable, and error-free operation.

Sustainable investments!



Integrated, intelligent and easily adaptable systems, together with complete solutions for the cabling infrastructure and the access control in shopping centres will offer distinct advantages.

This applies for all phases of the building life-cycle; from the conceptual design and planning, through to the construction and the long-term operation. All parties involved in the project will benefit from such a solution; the investor, the specialist designer, the installer and the end-user or operator.

Solutions for long-term safety

Integrated solutions also mean that the technical works must no longer be considered independently, but as a complete, integrated and modern overall concept. In the ideal scenario, you would purchase all necessary systems from a single-source. Ideally, this would be from a competent partner for your overall electrical building infrastructure!

By using pre-assembled systems and by applying basic planning to the communication cabling and building automation, you will be able to considerably shorten the planning phase. Short-term changes or enhancements can easily be integrated into adaptable systems without any delay.

Cost savings can be implemented when selecting the systems, as well as when purchasing them, as if they are designed for an easy, rapid installation, you may prevent possible delays in the construction.

Last but not least, you should choose system solutions which exceed all safety standards and directives. This way, you will be able to carry out your installations in the knowledge that your systems will be fully supported by manufacturer warranties.

Time and time again, building hand-over dates are delayed due to sign-off issues with electrical infrastructure works. Oblige us! We are able to help you to avoid negative headlines.



Advantages at a glance

- Easier planning
- Shorter installation phases
- Advice and training
- Comprehensive system guarantees
- Surpassing the stringent standards and regulations
- Test certificates and approvals by the building authorities
- Problem free sign-off on installations
- Highly adaptable
- Safety against liability claims

Everything as planned!



When planning the infrastructure of a shopping centre, the specialist design team often face a barrage of demands. Amongst others they are required to provide

- an innovative concept
- a fire safety design that accommodates future changes
- flexible and adaptable infrastructures
- cost-efficient systems
- rapidly implementable concepts
- efficiently and easily implementable enhancement options
- low operating cost
- designs that can be replicated across multiple buildings
- minimum risk of liability

Concepts for the 'Swiss Army knife'

It seems almost impossible to manage all these requirements at once, and especially within the short planning phase, but it is not impossible!

Using our ecobus® system for the electrical building infrastructure, and the application of intelligent design, it is possible to reduce the planning effort to a minimum. The basic planning can be taken from previous projects, and adapted to suit. Changes and enhancements of these systems are easily and rapidly deliverable without the usual planning effort.

From analog voice, to the highest multimedia bandwidths within the data network, our unilan® data system solutions in copper and optical fibre provide an infinite number of options. Unilan networks are not only supported by the manufacturer warranty, but are also designed to be up-to-date in 20 years time.

For a sophisticated fire protection concept complying with all regulations our fully tested pyrosys® solutions are available. Using our fire safety systems, fire and smoke will have no chance! Furthermore, they are guaranteed to be signed-off without any difficulties, and also to provide the highest operational safety. Who wants to be held liable in case of a fire?



Advantages at a glance

Minimum planning effort by

- versatile applicable basic planning
- adaptable solutions
- future-proof systems

Competent advice and support in the planning of

- communication cabling
- building and room automation
- fire safety systems

Reducing the risks regarding

- installation phase
- sign-off on completion
- liability

Installations with added value



Innovative systems and concepts for the electrical building infrastructure provide many advantages for the installer during design and estimation, enabling more competitive pricing and considerably increasing the prospects of success. During subsequent phases of the design and build, considerable value-add benefits include:

- reduced costs when purchasing materials
- less purchasing and coordination effort
- easy, rapid installation
- easy commissioning
- meeting contractor/client time scales during installation
- error-free installations
- complete approvals and certificates
- acceptance of work without delay or query

All approvals, test certificates and measuring values, which form part of standard O&M Manual requirements, will be delivered together with the systems, rather than at a later date. Our products always comply with the most stringent and most comprehensive standards.

We are able to support you during all phases of your installation. This support begins with training your experts. Having well-trained staff, you will be able to perform the installation works properly and professionally, as well as within the scheduled time.

Reduce time and cost!

Our innovative cabling solutions offer many options to help facilitate the installation. Good examples are the pyrosys® installation systems, with its unsurpassed installation distances, load-bearing capacities and flame barriers. Using these systems, you will not only reduce the installation times, but also the material consumption by up to 60 percent!

The unilan® fibre optic and copper data systems – which are also available pre-terminated if required – are stable during installation, and the connecting components can be mounted within the blink of an eye. Termination measurements are a breeze thanks to pre-tested, perfectly constructed system components.

We can also provide support with lift shaft installations: the dynofil® flat cables and systems will be delivered preassembled if required, and in the necessary lengths and on time. This way, the storage and cable wastage issues, together with laborious connection works on site are being omitted.

End the escalating costs and time-consuming installation issues, and substantially reduce and assembly time!



Advantages at a glance

- advice and training at any stage
- preassembled solutions
- reduced coordination effort
- pre-tested systems
- perfectly adapted components from a single-source
- the perfect products and systems for any task
- cost reductions in purchasing and installation
- solutions delivered complete and on time
- support during design and estimation

Safety



For the operators and users of shopping centres, the aesthetic appeal and comfort of the site are the most important aspects. Modern, reliable and flexible infrastructures greatly improve the attractiveness of the development!

In order to guarantee the long-term appeal, prominent requirements include:

- low operating cost
- high energy efficiency
- low investment cost
- rapid and easy network alterations

If all of these requirements are met, rental yields will be improved. Low occupancy or redundant space are less likely.

The safety rating will also play an important part. Who is ready to bear high risks and be subject to claims? We are able to help you to optimise your safety standards, and to be able to reduce your potential liability.

The structured, flexible and controlled concept of ecobus® offers you fast and almost unlimited adaptation options.

Provide long-term appeal!

Adapt the building and the exhibition space to suit your visitors! Switch automatic light settings! Control the air conditioning, heating and blinds as required! Combine the passive infrared detector alarms and the access control systems! The whole system can then be accessed by remote-control! It is also possible to easily integrate sustainable energy systems.

A unilan® network not only complies with the current communications systems, but will also fulfill all requirements in the fast, safe data environment of tomorrow – including instances of disaster recovery. This way, data losses and network down-time of are a thing of the past.

Safety concepts using pyrosys® solutions currently exceed today's stringent standards in structural fire protection, and also provide long-term durability. There are many good reasons for this! Who wants to be responsible for fire safety failures failed in case of a fire? By using pyrosys, you will also profit from long-term, low insurance premiums.

Our dynofil® lift cable systems are in operation worldwide, and are often unnoticed. Under high mechanical loads they provide for a failure-free operation all around the clock.



Advantages at a glance

Long-term appeal

- strong building occupancy
- high rental yield
- cost-efficient operation
- low insurance rates

Easy changes of use

- flexible structures
- efficient floor space management
- rapid alterations

Reducing of risks

- preventative fire protection
- tests and controls
- reduced liability

References



ALEXA | Berlin



Mann Mobilia | Eschborn



Lilien Carre | Wiesbaden



Galeria Krakowska | Krakow



Segmüller | Weiterstadt

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