SUCCESS STORY OFFICE BASE BAD VÖSLAU (AT)

Smart technology in the "Green Office".

Highest technical standards

The Office Base in the Austrian city of Bad Vöslau is a multi-purpose building that combines flexible office spaces, catering facilities and a motel over a total area of 7000 m². Thanks to its wide range of possible uses, this innovative building complex provides tenants flexible work design options. Meeting and communication areas are complemented by integrated catering facilities and an adjacent motel. Shared services, such as renting meeting rooms or using the restaurant area for company events, for example, are just one part this real estate project's carefully thought-out overall concept. Compliance with the latest energy efficiency and comfort standards has also been incorporated into the building design: Transparent energy management is achieved through efficient and reliable Belimo components, such as Energy Valves and pressure-independent 6-way zone valves. Their presence makes it possible to heat and chill the rooms in the Office Base cost-effectively while ensuring optimum user comfort.

BUILDING TYPE
Office building and motel

PROJECT
Renovation

TRADES
Heating and cooling system

PRODUCTS
Belimo Energy Valves, pressure-independent 6-way zone valves (PIQCV), sensors

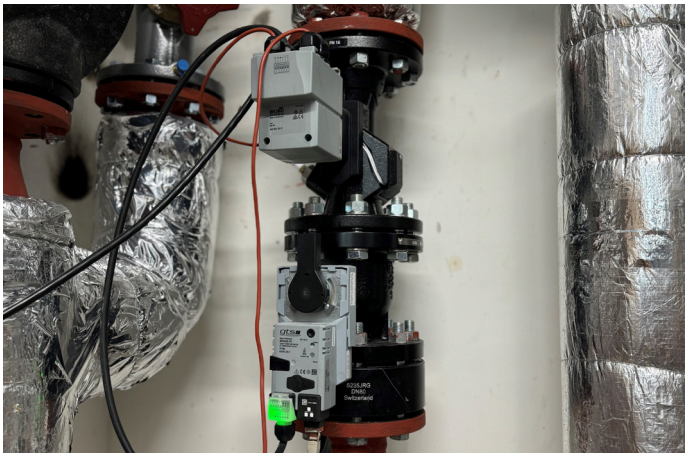
BELIMO

Transparent energy monitoring for greater user comfort and energy efficiency.

All building complexes have ample storage and car parking facilities. The main complex in the centre contains a meeting zone, a reception and a catering area. Each floor can be subdivided into a maximum of two rental units — from single offices to open-plan solutions. Either configuration is possible.

A motel with single and double rooms for short-term rent has been built at the rear of the business site. The motel concept is aimed at employees who, in addition to their office work, need overnight accommodation for a limited period for project-related reasons. The combination of office and motel is intended to provide a comprehensive benefit to the company and improve the quality of life of its employees.

The client's decades of experience with building services projects has resulted in a sustainably operated property. In the interests of sustainability, great emphasis has been placed on the technical components and on the selection and use of ecological building materials.



Energy Valve for optimum control of the heating and chilled ceiling circuits

A high-efficiency air-to-water heat pump generates and distributes the energy for heating and chilling within the complex via a 4-pipe system. The distribution of the heating and chilling energy in the main lines is controlled with the Belimo Energy Valve™.

With its unique functionality and intelligent cloud services, the Belimo Energy Valve™ sets new standards for automatic system optimisation. This has enabled us to continually evaluate and improve our processes and

"We expect to have calculable and measurable operating costs."

Jürgen Chochola
CEO
ECO Energy Group

of energy efficiency. In this way, CO2 emissions can be reduced and operating costs measurably lowered.

Room comfort has a significant impact on people's wellbeing and productivity. Comfort is significantly affected by a precisely controlled room environment. Pressure-independent 6-way zone valves and innovative sensors from Belimo allow the desired temperature to be selected in each individual office. In this way, the user's requirements can be optimally met.

With its innovative solutions, Belimo sets the standards for an optimal and stable room climate. Heating and cooling energy consumers, such as heated and chilled ceilings, are supplied with pressure-independent quick, compact valves (PIQCV).

Temperature sensor for determination of the Fluid temperature

The advantages of the PIQCV at a glance:

- Load-independent room comfort through automatic and permanent hydronic balancing of the system (no over- or undersupply of consumers possible)
- Maximum energy efficiency (minimal current consumption by the associated actuators, low system differential pressures, etc.)
- Lower planning outlays thanks to rapid and safe valve design
- Flexible, versatile installation options and reduced space requirements thanks to compact structural design

Energy efficiency is an important issue in the context of sustainability. Intelligent control of heating, cooling and ventilation systems makes a considerable contribution to the energy efficiency of buildings. Thanks to Belimo Energy Valves, hydronics and energy are under control, and costs can be saved. "All in all, our approaches are geared towards sustainably and efficiently operated buildings in which low and, above all, calculable and measurable operating costs can be expected. Working together with the Office Base, we intend to observe and optimise all of the energy data over an extended time period. Given that we are recording all of the data here down to the very last consumer, conclusions can be reached and optimisations can be achieved which will enable very high energy efficiency levels, even in future systems," notes Jürgen Chochola.

Energy Valve for pressure-independent control of the heating circuits on the ground floor

All inclusive.

Belimo is the global market leader in the development, production, and sales of field devices for the energy-efficient control of heating, ventilation, and air-conditioning systems. Damper actuators, control valves, sensors, and meters represent our core business.

Always focusing on customer value, we deliver more than only products. We offer you the complete product range of actuator and sensor solutions for the regulation and control of HVAC systems from a single source. At the same time, we rely on tested Swiss quality with a five-year warranty. Our worldwide representatives in over 80 countries guarantee short delivery times and comprehensive support through the entire product life. Belimo does indeed include everything.

The "small" Belimo devices have a big impact on comfort, energy efficiency, safety, installation and maintenance.

In short: Small devices, big impact.

- 5-year warranty
- On site around the globe
- Complete product range
- Tested quality
- Short delivery times
- Comprehensive support

EN – 01.2025 – Subject to technical modifications

BELIMO Automation AG
Brunnenbachstrasse 1, 8340 Hinwil, Switzerland
+41 43 843 61 11, info@belimo.ch, www.belimo.com

BELIMO