

# Ambassador Warsaw, Poland



Partner(s)

**MARAUT**  
AUTOMATYKA

With creative passion combined with years of professional experience, Mar-Aut has been providing a wide range of services from design through to installation since 1996.

By working collaboratively with building owners and industry specialists, Mar-Aut is able to focus on the important details that ensure that their systems exactly match the design vision.



Started as a design and consulting firm in 2004, SSI has grown to also include both service and development divisions.

A rapidly growing company, SSI has developed a strong workforce based on the foundations of knowledge and experience. Focused on providing world-class solutions over a complete product range, SSI continues to grow their group of companies into an organization that is able to provide their customers precise solutions for each new project.

## Overview

Vertical  
Commercial

Site build  
2013

Site size  
15,900 sq m

Located in Mokotów - Warsaw's popular and growing business district - this new ten story office building combines 14,900 sq. m. of commercial space with a 1,000 sq. m. retail space in the ground level. Designed by Andrzej M. Chołdzyński, the stunning lines of this new building will make it an icon for the district.



## The Challenge

For this impressive new building, Kronos Real Estate needed a building management system that matched in performance and efficiency the building's bold and modern design. Working under an accelerated construction schedule, SSI SA was responsible for the core and shell portion of the building with Mar-Aut completing the tenant fit out.

From the initial design stages, a completely integrated building was the ultimate goal:

- Customized Access Controls. Requirements for access control varies for each tenant in an office tower. Any installed system needed to be able to accommodate the varied needs without any compromise.
- Centralized HVAC and lighting control for all spaces to minimize energy costs and ensure occupant comfort.
- Comprehensive energy metering and reporting to ensure an accurate picture of the building's efficiency.
- Single seat management for fire, smoke removal and intrusion alarm systems to provide the highest level of occupant safety.

In the fast pace of today's commercial development, the demanding schedule established by the developer required a BMS solution that could be implemented quickly and guaranteed to work the first time.

To find out how Delta overcame this challenge, please turn over. →

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The integration we were able to achieve has resulted in a more flexible system overall while management of the building has become easier and much less expensive.



Marcin Grzywacz  
Owner, MAR-AUT  
Warszawa, Poland



## The Solution

Through the efforts of both SSI SA and Mar-Aut, a completely integrated building was delivered on time and on budget. 4 levels of underground parking, a ground floor retail space and 9 floors of commercial office space controlled from a single Delta Controls package.

<b>Access Control</b> <ul style="list-style-type: none"><li>• 151 access doors</li></ul>	<b>CCTV</b> <ul style="list-style-type: none"><li>• 122 IP cameras</li><li>• central monitoring</li></ul>	<b>DFC-304R3</b> <ul style="list-style-type: none"><li>• Delta's optimized fan coil controller</li></ul>	<b>ORCAweb</b> <ul style="list-style-type: none"><li>• Web-based BMS management software</li></ul>
<b>CON-MBUS</b> <ul style="list-style-type: none"><li>• Delta M-bus to BACnet gateway</li></ul>	<b>eBCON</b> <ul style="list-style-type: none"><li>• Modular central system controller</li></ul>	<b>Utility Meters</b> <ul style="list-style-type: none"><li>• Reporting and analysis of 60 meters</li></ul>	<b>System Monitoring</b> <ul style="list-style-type: none"><li>• Galaxy Intrusion</li><li>• Esser Fire Alarm</li></ul>

## The Benefits

For the building owners, the holistic approach taken for the Ambassador Office Building has meant a way to minimize the everyday operating costs of their facility while still maintaining the highest levels of occupant comfort. Extensive metering is able to give them an accurate and up-to-date picture on how their building is performing.

From tenant point of view the building is a modern, green building concept and provides exceptional comfort and security for their employees. The general feeling is that the relatively high cost per sq. m. is worth the exceptionally high-quality office environment.

## The Results

The Ambassador office building is an premiere property with a building management system to match.

### Customized Access Controls.

Each tenant's requirements can be radically different. With Delta's Access Control product each tenant has almost limitless options when it comes to their specific security needs.

### Centralized HVAC and Lighting Control

From the common areas through to each tenant space, the building operators have the ability to monitor every component throughout the building. This "holistic" approach has enabled a minimization of energy costs while maintaining the highest levels of occupant comfort.

### Energy Metering and Reporting

The most accurate information is that which is communicated directly from the devices them selves. Through Delta's communication modules such as the CON-MBUS, most meter protocols can be brought directly into the Delta network. With the tools to measure and accurately report on a building's utility usage, there is an efficient way to effect a real change in the way this building operates.



To find out about our purchasing models

Contact us now on **1-604-574-9444**

Alternatively visit our website at [www.deltacontrols.com](http://www.deltacontrols.com)

