



Highlights in Building Management Services

The HighLight Munich Business Towers

In terms of building management systems ...



Reaching for the sky: the HighLight Munich Business Towers

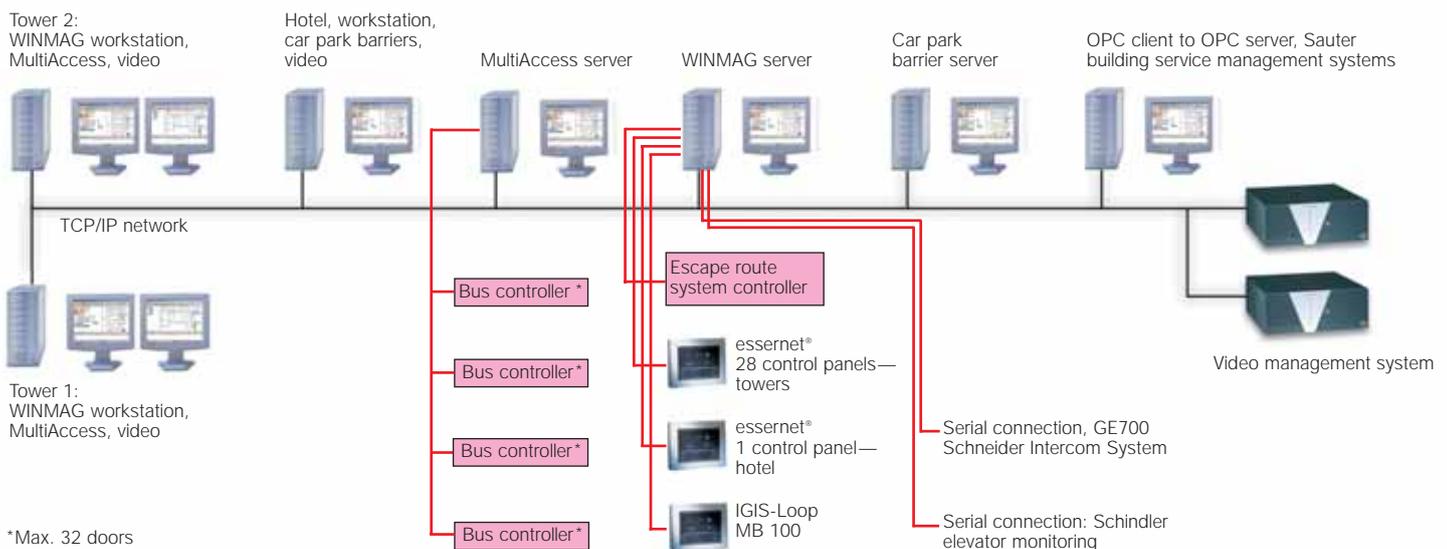
A bridge to the future

Two parallel skyscrapers with glazed facades, linked by three bridges made of glass and steel. Heights of 113 and 126 metres respectively and a depth of 13.5 metres are conducive to sunlight optimally flooding the 73,000 m² floor space. There is hardly a building complex in the world that is as advanced as the HighLight Towers designed by Murphy & Jahn. The towers, which are constructed according to special planning and building laws and regulations, are provided with state-of-the-art technology to guarantee the highest security and comfort.

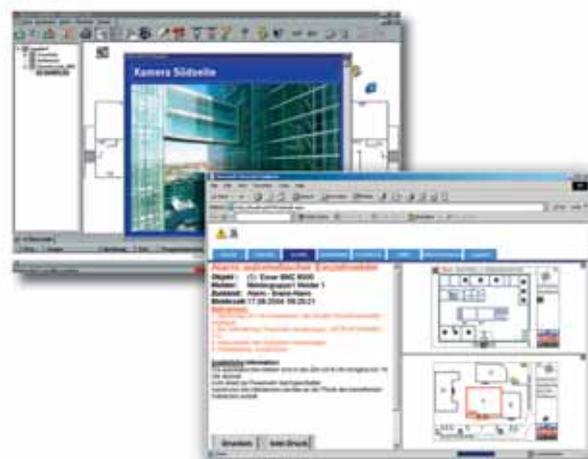
Customised solutions for individual requirements

The whole complex with all its installations is monitored by the WINMAG management system. All security systems are integrated by software and displayed on a single user interface, enabling control of each system. With a total of 17,000 control functions being implemented in the series 8000 fire alarm panels the entire area can be secured. Apart from the two towers, a hotel, another office building and an underground car park with parking facilities for 750 cars are part of the building complex. Currently, 3,000 series IQ8Quad intelligent detectors are connected, but the final set-up of the system allows up to 7,500 detectors, of which approx. 70% will be provided with built-in

sounders—a special feature decisive in winning the contract and a unique selling proposition for our system. Another factor was the intensive support available to the installers on site; our Technical Support was able to supply expertise to the installers in the planning and construction phases. This pays off particularly where individual solutions are called for, as in the case of projects as large as the HighLight Munich Business Towers. The integration of different security systems requires customised solutions tailored to the specific requirements of the project.



... towering technology



Building management systems from one source: perfectly compatible hardware and software

From the underground car park to the penthouse

Besides complex fire and intrusion detection, further security systems such as access control, video surveillance, escape route technology, as well as car park barrier systems and billing systems integrated in the underground parking installations, form an integral part of building management services. All systems can be visualised and controlled via WINMAG and third-party systems can be linked to WINMAG, via the standard OPC server/client interface. The HighLight Towers are an excellent example of how our integrated building management systems enhance security and comfort. This is particularly clearly reflected in the integration of a combination of different billing systems, since barrier controls as well as various billing procedures on the pay machines are implemented using the access control identity card.

A central computer controls barriers, control posts, signal installations and information signs, making universal use possible.

Whether hotel guest, short-term parker or tenant, whether entitled to free parking or not, whether having permanent access rights with a chip card or temporary access with a paper ticket—the reliably designed system enables different operators and user groups to use a common parking facility easily—this is only one example of the diverse synergy effects of our integrated systems. With the integration of our security systems, the HighLight Towers are an excellent example of enhanced security and comfort which is most clearly reflected by the connection of a combined billing system, enabling car park barrier control and payment at pay machines with a single access control card.

Further, in continuous operation the entire system emphasises that well-planned initial investment in a system pays dividends by clearly reducing maintenance costs in the long term.



IQ8Quad—fire detectors with integrated speech alarm

Building management systems for the HighLight Munich Business Towers at a glance:

- 29 fire alarm panels
- 7,500 fire detectors, 5,000 of which are provided with sounders
- 1 intrusion alarm panel
- MultiAccess server for up to 999 doors
- Escape door controller for up to 120 doors
- Video surveillance: 2 visiOprime server FXL
- 1 OPC server for building service management systems
- WINMAG: 1 server, 2 workstations

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