

More transparency for better decisions

In the Friedrich Carré 1 and 2 office complex, MeteoViva Climate reduces CO₂ emissions and thus contributes to climate protection. The digital solution also enables technical asset management to keep an eye on the condition of the properties at all times and from anywhere.

100,000

Euro fewer
operating costs in the
first year

256

tons CO₂
saved

100%

transparency regarding
the indoor climate
with objective
data

DEKACS 2106-EN

Challenge

Improve the climate footprint of the two properties, increase the well-being of the tenants through a comfortable indoor climate throughout the day, and reduce operating costs at the same time.

Solution

Through intelligent control of the existing heating and cooling plants, MeteoViva Climate saves a lot of energy and emissions that are harmful to the environment. Real-time analyses enable the asset management to gain faster and more accurate insights into building operations.

“MeteoViva Climate acts at the right place to save operating costs.”

Carsten Schmidt,
Technical Asset Management at
Deka Immobilien Investment GmbH

Case Study: Deka Immobilien Friedrich Carré 1 and 2, Berlin

Carsten Schmidt works in Deka Immobilien's technical asset management, Northern Region. With MeteoViva Climate, he has a tool that simplifies his workflow.

Every day, Carsten Schmidt has to balance the diverse expectations of successful real estate management: The property should be operated in an ecologically sustainable manner while keeping costs low. At the same time, the requirements and wishes of the tenants must be taken into account in the best possible way. As a technical asset manager, Carsten controls maintenance and modernization measures, manages technical budgets and identifies optimization potentials. And all this for eighteen Deka properties in the Berlin area.

Saving energy in the right place

Since 2019, Deka Immobilien has had its properties equipped with MeteoViva's smart data technology. When colleagues in Hamburg first told Carsten Schmidt about their experiences with smart building control, it was immediately clear to him that he wanted to implement this solution as quickly as possible in the properties he was responsible for in Berlin. To get started, he chose two connected office buildings on Friedrichstrasse. "I was immediately convinced by the approach of saving energy through proactive operation of the technical plants. This is the right place to start. We just jumped ahead."

The manager was right: In its first year of operation, the Friedrich Carré 1 and 2 office complex saved almost 100,000 Euros in operating costs thanks to the intelligent building control. Energy costs were reduced by 34 percent, significantly more than the forecasted value of 20 percent. And thanks to the uniform temperature profiles, complaints about the indoor climate have been reduced.

Cockpit – the data analysis tool

The MeteoViva Cockpit, the online control room for the operating staff and technical asset managers, proved to be particularly helpful. Using this tool, Carsten Schmidt can check his properties at any time and from any location. Is the desired room climate maintained in all zones? Are there defective sensors, pumps or system parts? Is the district heating supply running reliably? With this additional knowledge, maintenance and the replacement of system parts can be planned much more effectively. Carsten Schmidt can also create short and long term analyses that precisely document the trend of the indoor climate.

"The Cockpit is very helpful. It allows me to uncover operational issues and detect which parts might need replacement soon."

Carsten Schmidt,
Technical Asset Management
Deka Immobilien Investment GmbH

Building facts

Area: 35,542 m² / 382,571 sq ft

Type: Six 8-story office and retail buildings in Berlin-Mitte

Equipment: district heating for radiators, air handling units for heating, cooling and fresh air

Certification:
BREEAM In-Use: Asset (Very Good)

Customer

Deka Immobilien is the specialist for real estate investments within the Deka Group and is one of the largest globally active real estate fund companies in Germany.