

SMART BUILDING

INTEGRATED ELECTRICAL AND TECHNOLOGICAL INSTALLATIONS LES AVOUILLONS, GLAND (VD)

Photo credit: EDIFEA SA / ade GmbH

A MAJOR TERTIARY PROJECT IN THE HEART OF THE LAKE GENEVA REGION

In Gland, as part of the development of the Avouillons site, SPIE MTS carried out all the electrical installations and technological systems for two commercial and administrative activity buildings, combining performance, security and building intelligence.

THE CHALLENGE

The Avouillons project aimed to deliver two commercial and administrative activity buildings equipped with complete electrical installations compliant with current standards, while integrating advanced technological systems meeting the security, comfort and energy efficiency requirements of future owners.

The complexity of the project lay in the diversity of the systems to be deployed and coherently integrated: high and low voltage, KNX home automation, fire detection, access control, video surveillance, as well as HVAC installations controlled by a BMS system. Specific technical constraints were added, notably the choice of materials adapted to areas classified in the ATEX category.

Construction took place in two distinct phases: Building A with a single owner, and Building B with a multi-activity purpose, requiring rigorous coordination between trades to meet strict deadlines allowing owners to fit out their premises according to the established schedule.

EDI FEA

EDIFEA is a general construction company operating in French-speaking Switzerland, with a presence in the cantons of Geneva, Vaud, Valais and Fribourg through 3 agencies. With a workforce of 100 employees and an annual business volume of CHF 200 million, the company designs, plans and delivers construction projects of all kinds: new builds, renovations, conversions and interior fit-outs.

Positioning itself as a global and local partner, EDIFEA takes pride in offering a tailored service, with a dedicated contact person for each project, ensuring quality of execution and adherence to deadlines.

THE PROJECT

The project, which started in May 2024 with a planned handover in May 2026, involves the complete electrical and technological installations of two tertiary buildings located in Gland, in the Canton of Vaud, including 69 outdoor parking spaces. SPIE MTS was selected for its expertise in Smart Building solutions and its ability to manage complex tertiary projects, in line with the development strategy of the Smart Building Vaud division.



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PROJECT PROGRESS

Phase 1 – Building A:

- Complete realisation of high and low current electrical installations
- Implementation of the KNX home automation system and security equipment
- Installation of electric vehicle charging stations

Phase 2 – Building B:

- Replication and adaptation of the technical solutions from Building A
- Continuous coordination with other trades

Strategic approach: Integration of scalable solutions to anticipate the future needs of buyers, ensuring compliance with current standards.

Partnership: Close collaboration with EDIFEA, with regular progress meetings to ensure effective synchronisation of the various trades.

BENEFITS

- **Comfort and control:** centralised management via KNX of lighting, heating and blinds
- **Enhanced security:** integrated access control, fire detection and video surveillance
- **Sustainable mobility:** electric vehicle charging infrastructure
- **Energy efficiency:** LED lighting with presence detection
- **Scalability:** adaptable infrastructure to meet the future needs of occupants
- **A controlled handover** thanks to rigorous coordination between stakeholders and adherence to project milestones.

COLLABORATION

- Active partnership with EDIFEA throughout the project, from monitoring to handover
- Fit-out and handover of tenant spaces carried out in addition to the base contract
- Demonstrated responsiveness and flexibility to meet the client's evolving needs

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