

## ENERGY MANAGEMENT

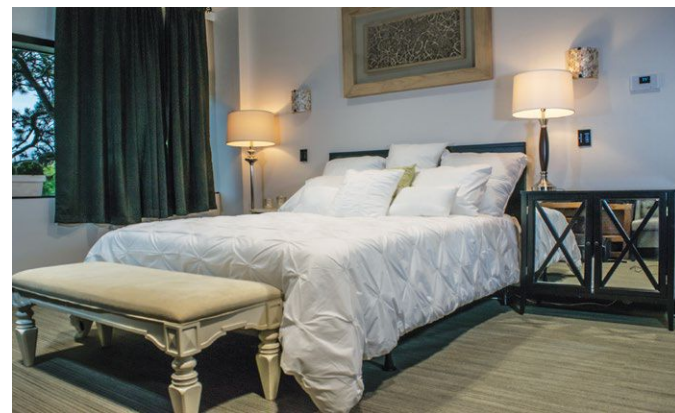
## Connectivity, artificial intelligence help hotels manage energy use

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Connectivity is at the forefront of many technologies these days and with good reason. Artificial

intelligence can greatly help hotels manage their energy costs by automating tasks that traditionally were performed by property staff. For example, energy-management thermostats

automatically set temperatures back in unoccupied rooms to save energy. They also use machine learning to understand how quickly a guestroom can be heated or cooled at any given



Thermostat providers have designed firmware and on-board intelligence to calculate the time it takes to return to a predetermined set point.

time in order to recover to the guest's preferred temperature in a predetermined amount of time, said John Attala, marketing director at Verdant Environmental Technologies.

Integrated connectivity will continue to evolve and will allow hotels to manage energy costs more precisely with greater ease and convenience than ever, said TJ Wheeler, VP of marketing and product management at Friedrich Air Conditioning. "However, guest expectations may play into this as well," he said. "As guests become accustomed to smart devices in their own homes, they may expect to be able to control room temperature, TVs, lights and more through a smart device or app."

Energy-management technologies can reduce hotel energy consumption 25 percent to 35 percent by automatically responding to guestroom occupancy patterns and adjusting the thermostat to conserve energy when a guest is not in the room, which, according to industry statistics, is about 50 percent of the time in most hotels.

Companies are making significant efforts to improve building automation and control systems to optimize performance as well as increase guest comfort, said Ryan Gardner, product marketing manager for Honeywell/Inncom.

He said systems that use predictive analytics help hoteliers identify when the system is not performing optimally. The best systems monitor real-time savings and offer insights on how an inefficient system can get back on track. **HM**



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## Don't forget hotel common areas when reducing consumption, costs

Common areas are often forgotten as a source of potential energy savings. Hallways, ballrooms, gyms, spas and pools are all areas where hotels can reduce energy consumption. Meeting rooms are prime candidates for energy savings because they generally have larger surface areas than guestrooms and are used intermittently, said John Attala, marketing director at Verdant Environmental Technologies.

"Similar to guestrooms, energy-management thermostats can set back temperatures and decrease [heating, ventilation and air conditioning] runtimes when the meeting room(s) are not in use," he said.

Chad Burow, director of sales at Telkonet, believes common spaces like ballrooms can benefit by utilizing intelligent plug loads and switches. The same can be said for office spaces, kitchens and other back-of-house spaces.

One of the easiest ways to conserve energy in common areas is with more efficient lighting and pumps, said Ryan Gardner, product marketing manager for Honeywell/Inncom. Using a building-management system tailored for the common areas that integrates with other energy-consuming items, like kitchen equipment, also is helpful.

Packaged terminal air conditioner units can be used in hallways and combined with energy-management thermostats to be controlled via a building-management system to adjust the temperature to reduce energy usage during off-peak hours, said TJ Wheeler, VP of marketing and product management at Friedrich Air Conditioning.

"Zone cooling and heating systems are ideal for gyms and common areas that are extremely busy in the morning and evening hours but see a reduced number and frequency of guests during the daytime," he said. "They operate quietly and can be part of a multizone system where each unit can be independently controlled. They are also very efficient in both cooling and heating mode."

The kitchen is another energy-wasting area, with commercial appliances often working continuously.

The first step is to install energy-efficient appliances boasting an Energy Star label that signifies decreased energy and water

consumption. These appliances should boast programmable software to improve their use and conserve more resources. **HM**

**Systems that provide predictive analytics identify when the system is not performing optimally.**



## HOTEL LAUNDRY EXPECTED TO SHAVE \$95,000 FROM OVERALL EXPENSES IN THE NEXT 5 YEARS



MARGARITAVILLE ISLAND HOTEL, PIGEON FORGE, TN. Pictured: Hotel GM, Kris Harmon, center, with Jeff Large, right, and Duran Harmon, left, of Laundry Systems of Tennessee.

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