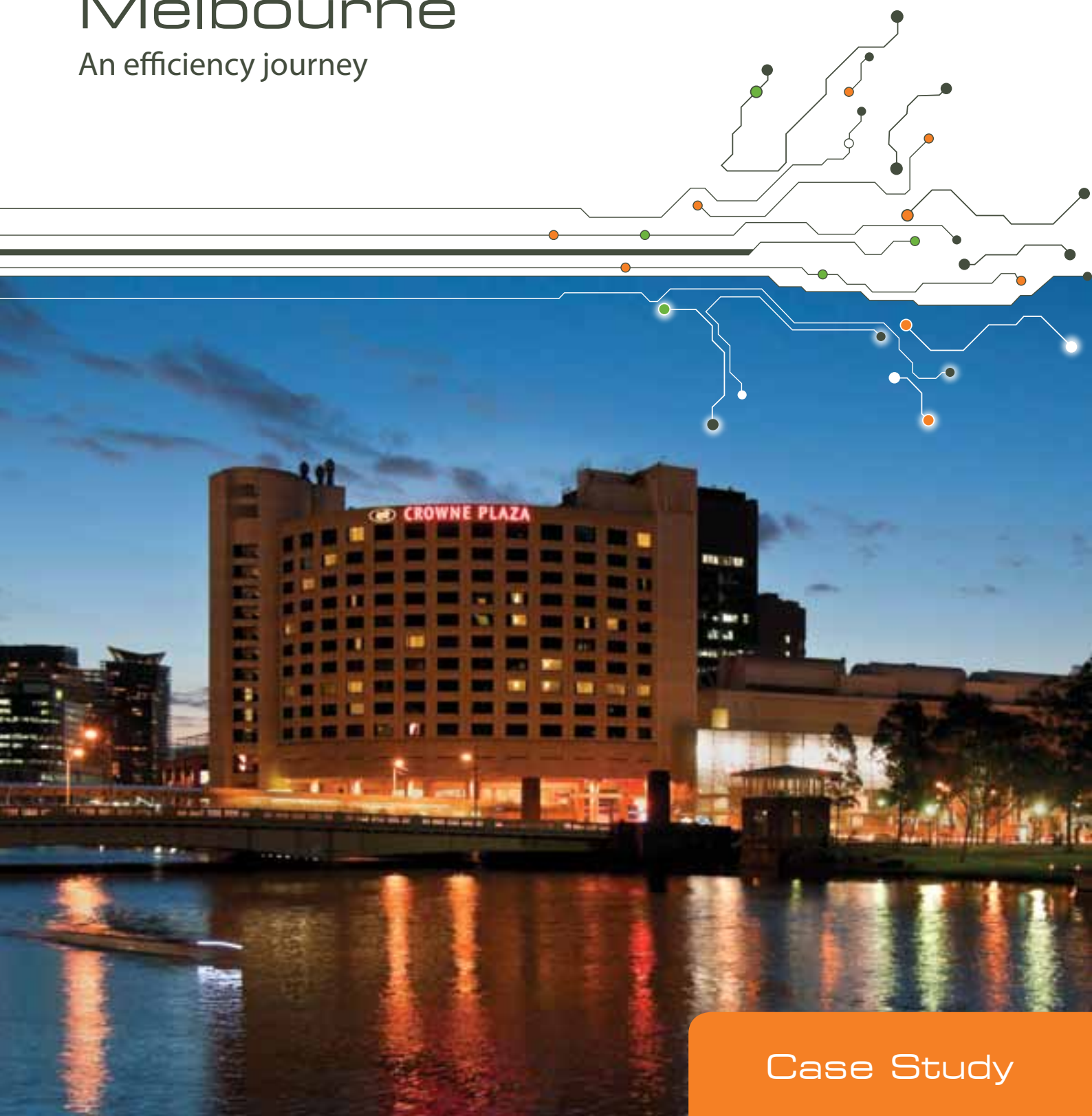


mySmartCTI™

Crowne Plaza Hotel, Melbourne

An efficiency journey



Case Study


Crowne Plaza Hotel, Melbourne

An efficiency journey

Project Details:

Location	Melbourne, Victoria, Australia
Type of Building	Hotel
Owner	Eureka Funds Management
Property Operator	InterContinental Hotel Group (IHG)

Design » Deliver »
Optimise » Guarantee



Crowne Plaza Hotel Melbourne is a 4 ½ star hotel located on the banks of the Yarra River on the fringe of the CBD. With its premier location and views of the city and Southbank it is regarded as one of the best hotels in Melbourne.

Over the past 8 years Crowne Plaza Melbourne has been working steadily to increase its energy efficiency under the guidance of Victorian Area Engineering Manager Robin Power. Robin's efforts have been backed by property owners Eureka Funds Management, who understand that investments in increasing the energy and resource efficiency of their properties leads to a direct payback through reduced operating costs and increased asset values.



mySmartCTI have worked closely with Crowne Plaza Hotel Melbourne to deliver a series of energy efficient projects that have delivered positive and measurable energy savings. It is these energy saving initiatives that have seen Crowne Plaza Hotel Melbourne receive local and state environmental awards and be recognised internationally within the worldwide IHG Green engage environmental sustainability program. Currently Level 1, Crowne Plaza Hotel Melbourne is now working to achieve Level 2 status and **mySmartCTI** look forward to assisting our valued clients to achieve it.



Crowne Plaza Hotel, Melbourne

An efficiency journey

Since 2005 Crowne Plaza Hotel Melbourne has kept a detailed report of the property's resource consumption including Electricity, Gas and Water.

Below is a graph showing the Monthly Electricity Consumption in kWh taken directly from the utility invoices. The energy saving initiatives and their resulting positive impact on the hotel's resource efficiency can be clearly seen.

2005 - 2008 Lighting Upgrade

Over this 3 year period approximately 3,600 guestroom lights were upgraded from Incandescent bulbs to Compact Fluorescent Lamps (CFL).

Energy savings 4.78%

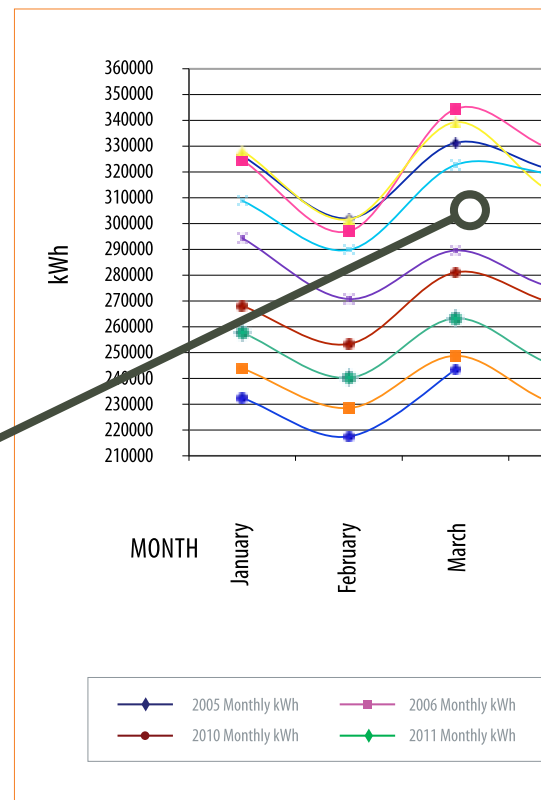
2008 - 2009 INNcom Smart Digital Thermostats

Commencing in 2008 was a project to install over 400 INNcom e4 528 Smart Digital Thermostats. Prior to installation model rooms were installed to ascertain the potential energy savings. The key energy saving benefit of the INNcom thermostat installation is the automatic temperature set-back when the in-built PIR detects that the room is empty.

Energy savings 9.50%

ecoMODE

An interesting feature of the INNcom Smart Digital Thermostats is the ecoMODE button. This button allows guests to voluntarily be involved in the hotel energy efficiency initiatives. When the button is pressed the temperature setback is increased a further 0.5°C with increased time delays between cooling or heating correction cycles. Crowne Plaza has reported a large number of the hotel's guests are using the ecoMODE button during their stay.



2010 - 2011 Variable Speed Drive and Public Area LED Lighting Upgrade

Installation of variable speed drives on the main air handling units has meant that they can be run at around 75% capacity. This reduces the amount of energy required to operate them but ensures the conditions within the hotel still meet guests' expectations.

Energy savings 4.77%

2009 - 2010 INNcontrol Software

In May Crowne Plaza installed the INNcontrol Energy Management Software. Linking directly into the hotel's Property Management System, INNcontrol allows for real time control of temperature setbacks.

Once a guest has checked out the software instantly commands a 2°C setback of the room's temperature. This setback is reversed the moment a new guest checks in and new settings are in already in effect whilst they are making their way from reception to their room.

Energy savings 7.06%

Crown Plaza Melbourne Montly Electricity Consumption



2011 - 2012 Guest Room LED Lighting & Common Area Dimmer Upgrades

Based on the successful public area LED lighting upgrade the decision was made to upgrade the guestrooms during the course of 2012. Even though the lights are only on a few hours per day the energy savings were clearly identifiable and made the upgrade worthwhile.

Dimmers in the public areas which dated from the hotel's construction in 1988 had been failing over previous months and years. This resulted in lighting in the front of house being on 24 hours a day. In October 2012 these dimmers were upgraded to Clipsal C-Bus and gave instant energy savings through scheduled control.

Energy savings 4.48%

TOTAL ELECTRICITY REDUCTION: 2005 - 2012
30.56%



Smart Digital Thermostat - e4 528

The Smart Digital Thermostat is more than a thermostat. It combines multiple features to enhance guest experience as well as relay information to property management systems.

Features include:

- › Precision digital temperature control
- › Advanced energy management within the room
- › Guest programmable parameters including Make Up Room and Do Not Disturb
- › Balcony door and window monitoring
- › ecoMODE for guest opt-in involvement in property energy efficiency
- › Mini-bar, safe and smoke detector monitoring
- › In built PIR for occupancy reporting



INNcontrol Energy Management Software

The INNcontrol software is designed to activate a programmable temperature setback when the room is unoccupied. Interfacing with the Property Management System and the Building Management System it is also possible to manage peak demand load shedding.

Features include:

- › Real time control of energy usage in rooms through temperature setback
- › Manage information from intelligent devices giving energy trend data
- › Automatic load shedding and peak demand algorithms
- › Interface with PMS, BMS and other hotel systems
- › Reporting of any malfunctioning equipment



mySmart enGauge

The mySmart enGauge panel is a friendly and informative system designed for use in foyers, lobbies, shopping centres or any public space to display real time and historical data on building energy and environmental performance.

Linked directly to the Building Management System guests and hotel staff can gain an understanding of:

- › How to reduce consumption
- › Energy, water and waste performance
- › Environmental terminology
- › Environmental impact
- › Building performance features



About mySmartCTI

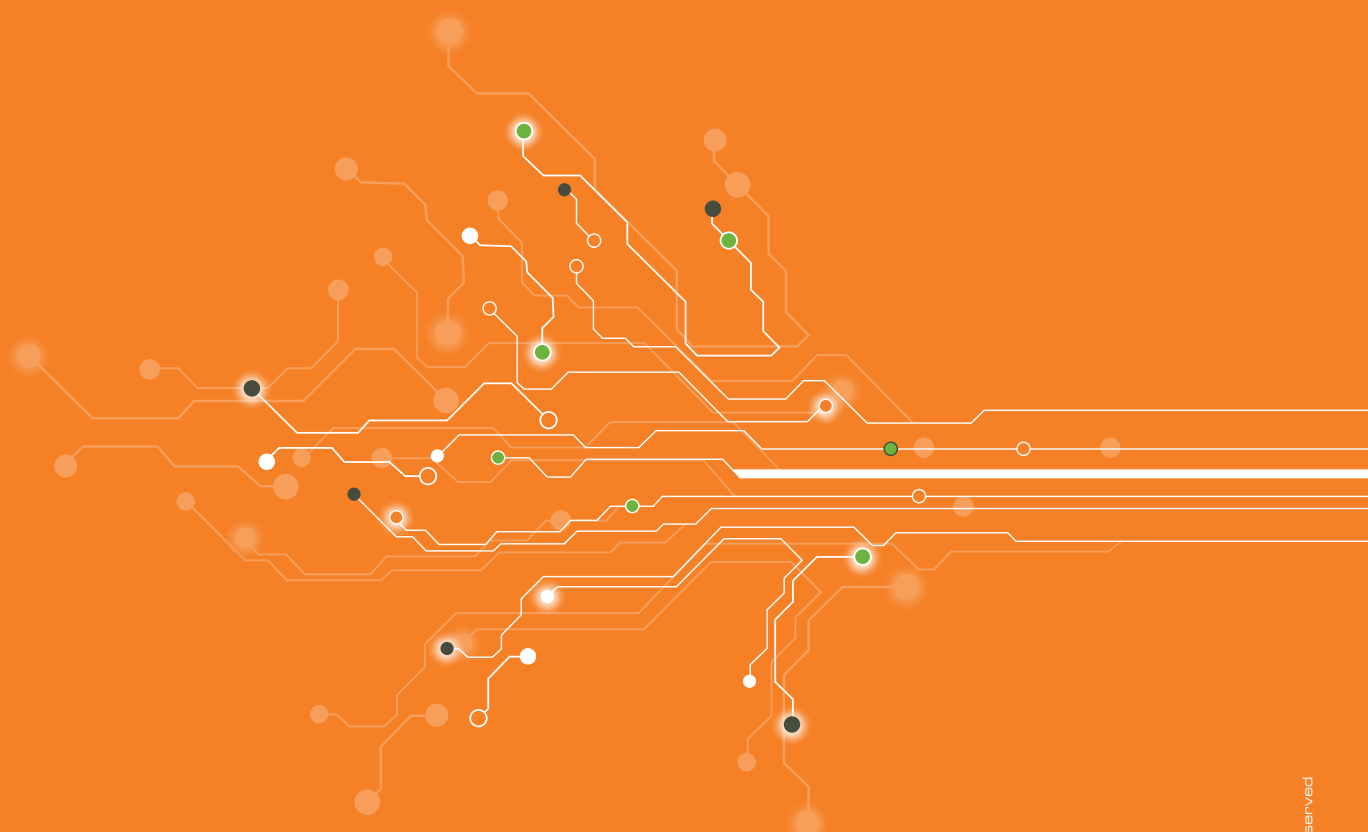
mySmartCTI is an Australian company that prides itself on making a positive difference for its customers, their employees and the environment. **mySmartCTI** helps to create the most energy and resource-efficient environments possible.

Using the latest technologies with highly trained consultants and service technicians, **mySmartCTI** is able to optimize buildings and outdoor built environments so they are more comfortable and use less energy and resources with a resulting reduction in ongoing operational costs.

Established, originally as Complete Technology Integrations (CTI), in Sydney in 2001 before being rebranded in 2011, **mySmartCTI** remains wholly Australian owned. With almost 50 staff it has offices in Sydney, Melbourne, Brisbane, Canberra and Perth. The company operates across a range of markets, including hospitality, education, health services, aged care, retail, residential, defence and Industrial.

mySmartCTI's solutions include:

- › Lighting control solutions which provide daylight harvesting and timed control
- › Basic and high performance metering and reporting solutions for energy, solar, water and gas usage
- › enGauge behavioural change displays for showing energy usage and savings
- › Fully integrated building automation systems providing lighting and façade management control, audio-visual interfacing, HVAC control, reporting and central control.
- › Hotel room control systems for controlling lighting, HVAC and blinds with full integration to the hotel check-in system
- › Stand-alone intelligent motion sensors
- › Unique custom solutions



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