

CROWNE PLAZA HOTEL
1-5 Spencer St, Melbourne

CROWNE PLAZA HOTEL 1-5 SPENCER ST, MELBOURNE



PROJECT DETAILS:

Location	1-5 Spencer St, Melbourne Victoria, Australia
Type of Building	Hotel
Owner	Eureka Funds Management
Property Operator	InterContinental Hotel Group (IHG)

ABOUT THE BUILDING

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.

mySmart 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 mySmart look forward to assisting our valued clients to achieve it.

CROWNE PLAZA HOTEL MELBOURNE



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

To the right 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.

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.

2005 - 2008 ENERGY SAVING - 4.78% LIGHTING UPGRADE

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

2008 - 2009 ENERGY SAVING - 9.50% 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.

2009 - 2010 ENERGY SAVING - 7.06% 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. See Reference B

2010 - 2011 ENERGY SAVING - 4.77% VARIABLE SPEED DRIVE AND PUBLIC AREA

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.

2011 - 2012 ENERGY SAVING - 4.48% GUEST ROOM LED LIGHTING & COMMON AREA DIMMER UPGRADES

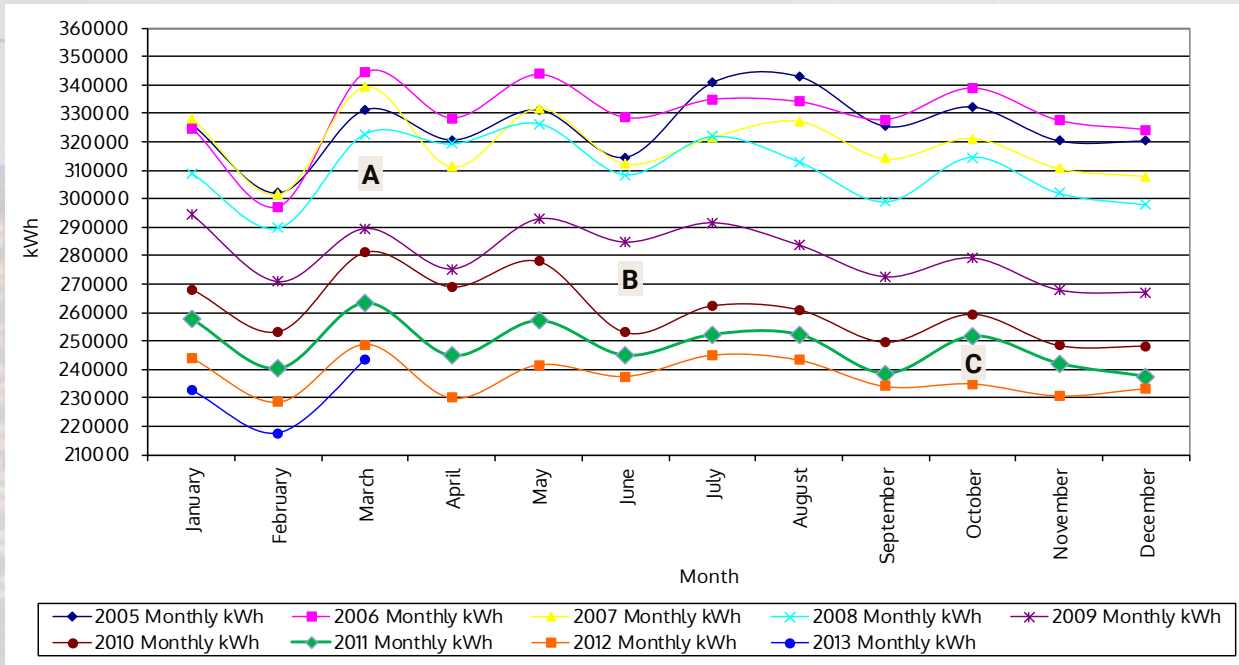
Based on the successful public area LED lighting upgrade the decision was made to upgrade the guestrooms during the course of 2012. Even though the lights are only on a few hours per day the energy savings were clearly identifiable and made the upgrade worthwhile.

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. See Reference C

TOTAL ELECTRICITY REDUCTION 2005-2012 30.56%



CROWN PLAZA MELBOURNE MONTHLY ELECTRICITY CONSUMPTION



CROWNE PLAZA HOTEL MELBOURNE



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 issues

mySmart INTELLIGENT ENVIRONMENTS

mySmart is an Australian company at the forefront of creating intelligent environments across a wide range of sectors from smart buildings to smart agriculture. Our solutions are customer centric and incorporate innovative technologies and the latest sensor design, control, functionality and analytics.

Our highly trained, industry qualified Consultants and Smart Building Specialists design, optimise and service environments to enhance user comfort and productivity, whilst minimising operational costs and resource consumption.

mySmart, originally established as Complete Technology Integrations (CTI) in 2001, is a wholly owned Australian company. With a national footprint and over 60 employees, mySmart operates across a multitude of markets including commercial offices, residential, industrial & agriculture, government, retail, hospitality, health & aged care, education and leisure.

Our solutions include:

- Lighting Control and building automation
- Asset Performance Analytics
- Energy Management
- Smart building systems
- Guest Technology
- System Management Programs
- IoT Applications
- mySmart Sensors and associated products
- Unique custom solutions

mySmart. Building smart cities one mySmart Building at a time.

mySmart

INTELLIGENT ENVIRONMENTS

1300 697 627
mysmart.com.au

info@mysmart.com.au

SERVICE HOTLINE
1300 881 583

