

Energex makes room sensors for properties such as the Holiday Inn Vancouver.

“We can help break up projects so that they are more manageable for small to medium sized operators who may not have engineering staff or don’t want to roll the entire project into a single year’s capital budget.”

At the Sutton Place, they identified simple solutions such as changing wall sconces from incandescent bulbs to compact fluorescent lighting (CFL). Since 2004, the hotel has completed nine Power Smart projects including retrofitting over 2,700 lamps with CFLs and replacing inefficient fluorescent T12s with energy efficient T8s. These projects represent over \$36,000 in energy savings, \$17,000 in reduced maintenance costs and Sutton Place received over \$8,000 in financial incentives.

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BC Hydro is also getting involved with hotels by assisting workers in behavioral changes. Here, Hydro works with a property to bring employee awareness up to new levels. “This can be as simple as getting everyone to turn off a light when they leave an area or report examples of energy wastage,” she says.

According to Richmond, hotels are a perfect target for energy efficiency efforts because these properties are 24-hour operations that have large lighting needs, big HVAC requirements and use a lot of power for things such as elevators, pool area pumps and heaters. “The opportunities available are huge.”

PRODUCTS DELIVER EASY ANSWERS

Simple solutions for energy conservation abound in the market. Consider Energex, a Richmond, B.C. company that offers numerous products to the hotel community. According to Ellia Belson, vice-president of sales with the firm, guests spend only 50 per cent of the time in their rooms, but fail to shut off lights, TV sets and HVAC when they step out. “This translates into a cost to properties of \$1 a day off ADR,” she says. “Shutting systems down also reduces wear and tear and keeps facilities quieter for other guests.”

Energex offers a line of in-room sensors and energy management units that allow front desk to keep an eye on specific room energy use. Equipment can power down systems when the room is vacant. This can result in savings of 35 to 45 per cent when guests are out of the room.

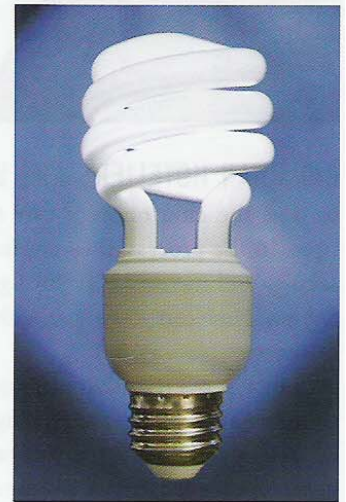
Energex sensors are among the most cost effective in the industry. Belson reports that with their equipment, operators don’t have to replace costly thermostats in each room. “Our sensors will interface with any system,” she says.

“As well, these systems can be networked into a central server in the hotel to enable housekeepers and maintenance people to know when rooms are vacant by just calling up the information on a palm pilot,” she says, adding that housekeepers can also input room information into the system to tell maintenance staff about leaking toilets or a broken door hinge.

Belson comments that individual units are inexpensive and typically properties find payback occurs in less than two years.

At Brite-Lite, an energy solution supplier with locations in both Alberta and B.C., they are offering products to make lighting a lot less costly. For example, their daylight harvesting ballast uses a photo cell that dims lights to specific lumen values when sunlight is streaming through windows or when guests and staff find bulbs too bright generally.

“We look for energy solutions for our customers,” says David Sinclair, sales manager with Brite-Lite. He comments that this might include a free energy audit to determine where best to concentrate efforts. “We offer a complete package from compact fluo-



Switching to compact, energy-efficient lightbulbs can save your hotel money.