

FasBAC for Hotels

Facts:

- *Even in the summer vacation period, the average room vacancy rate for hotels and resorts across the US is roughly 33%*
- *Heating, Cooling and Lighting typically make up more than 80% of a hotel's energy bill*

Question:

« Can we really afford to waste part of our finite energy reserves in maintaining the controlled environment in unoccupied rooms the same as in occupied ones? »



Advise • formulate • deliver

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FasBAC for Hotels is specifically-designed to allow information from property management and guest services systems to seamlessly flow to any building management system that supports the industry-standard BACnet/IP protocol. Using check in/out status of each room, individual temperature set points can be adjusted to reduce energy consumption in vacant rooms.

Which combination of Systems? The choice is really yours!

The FasBAC for Hotels feature set makes it a great candidate for both new installation and retrofit projects. While other systems integration solutions exist that enable the same type of energy savings, they all rely on proprietary communications to either a specific property management or building management system, or both. Being represented as a BACnet node on one side, and communicating to Control Corporation's Lodging Link™, which provides bi-directional communication to a vast array of property management and guest services systems, on the other; *FasBAC for Hotels* allows communication between a virtually endless combination of such systems.

Features and Benefits

Features	Benefits
<ul style="list-style-type: none"> Gives building management systems access to room occupancy status from property management systems Accesses hotel property management and guest services data via the Control Lodging Link™ Links to building management systems via the industry standard BACnet/IP protocol Conveniently packaged as an installable Microsoft Windows service application for installation on a computer of the client's choice A systems integration solution that easily integrates with new or existing hotel facilities Powerful, yet affordable; suitable for any size of facility from small motels to large resort complexes 	<ul style="list-style-type: none"> Enables you to take control of heating, cooling and lighting; collectively more than 80% of a hotel's energy usage Enables data to be passed between a vast array of property management, guest services, and building management systems; the full flexibility of each system is preserved Enables the building management system to automatically setup/setback temperature and control lighting according to room check-in status Enables you to choose the combination of building management, property management and guest services systems that best suits your needs Energy, operational and maintenance savings easily available without compromising on customer comfort Very high Return on Investment (ROI); typical payback in 6 months or less

Theory of Operation

1. FasBAC for Hotels will monitor the check in/out status of each guest or conference room via Control Corporation's Lodging Link interface to any of the property management systems supported by Lodging Link.
2. The check in/out status of each monitored room will be written to a BACnet binary data point.
3. The status of the binary data point can be used by any BACnet capable system to adjust room set point (up or down, depending on the season), influence demand limiting or load rolling sequences, etc.

This functionality can be extended to any other systems that can « talk » to the Lodging Link or BACnet. For example:

- Lights can be overridden to Off and temperature set point adjusted as soon as a room is declared « clean » after it has been vacated by its previous occupant, if an Integrated Housekeeping System is used
- In addition to energy savings, operational and maintenance savings occur due to less frequent lighting fixture changes
- « Movie lighting » scenes can be implemented when in-room movies are ordered
- Maintenance tasks can be scheduled based on totalized nights of occupation, rather than on pre-determined schedules, thereby reducing maintenance expenditures on guest or conference rooms that are not always occupied
- By using standard or programmed features of the building management system, additional savings can be generated with strategies such as:
 - Limiting the selectable temperature range in a room
 - Stopping cooling or heating when a window or exterior door is opened

Platform Requirements

Software Platform	Minimum Hardware Platform Resources
32bit Windows XP Professional (SP3) or later 32bit Windows versions	2 GHz processor
FasBAC for Hotels software may be installed on:	512MB memory
<ul style="list-style-type: none"> Any computer on the network that is not already a BACnet device 	40GB disk space
FasBAC for Hotels software may <i>not</i> be installed on:	Network connectivity
<ul style="list-style-type: none"> The computer on which Lodging Link PTS is installed 	

Supported Control Corporation Lodging Link™ Products

Lodging Link II
Lodging Link Premier
Lodging Link PTS