Bahamas Hotel Association

ENERGY AND YOUR BUSINESS!

'Saving You Today's Dollars and Tomorrow's Energy'

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Kevan Dean is Director of Emergency Preparedness at Kerzner International where he is responsible for fire and life safety as well as various energy and environmental initiatives. Since 2007 Kevan has Chaired BHA's energy-related initiatives, advising the organization and assisting with several BHA projects. He represents BHA on the National Energy Policy Task Force.

DID YOU KNOW….

- Electricity travels at the speed of light - more than 186,000 miles per second!
- A spark of static electricity can measure up to three thousand (3,000) volts.

"Unless we practice conservation, those who come after us will have to pay the price of misery, degradation, and failure for the progress and prosperity of our day."" Gifford Pinchot

We would love to hear from you:

Email your comments, suggestions or success stories to bhahotels.org

MESSAGE FROM KEVAN…

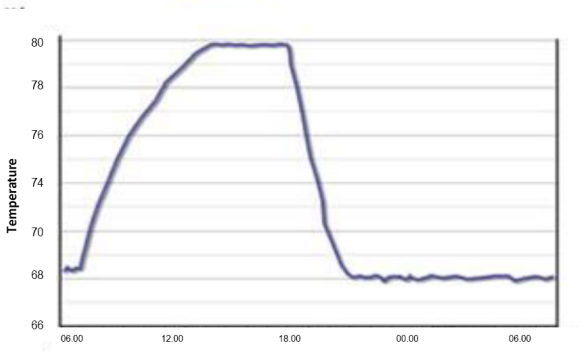
PRATICAL ENERGY-SAVING STEPS TO CONSIDER

Over the past few issues we have talked about a number of practical things you can do that are little to no cost to you. While there are a number of high tech, and sometimes high cost items that you can install on existing equipment or use to replace certain equipment that are obsolete, this is not always the most feasible and practical solution in a tight economic environment like the one we are in. So, we now shift our discussions from water conservation, which has been the focus of the last to issue, to more operational initiatives and procedures one can consider. These will not be possible in every case but this issue is designed to give you something to think about as we approach the summer months which is typically the highest consumption period in our region. Remember, a resort can creep before they walk and eventually run. Start with the basics, proper equipment maintenances, improved efficiency components and parts of a HVAC system and even the installation of a simple programmable thermostat. Then you can move up to more sophisticated technology solutions that focus on in-room climate control using intelligent or smart thermostatic controls

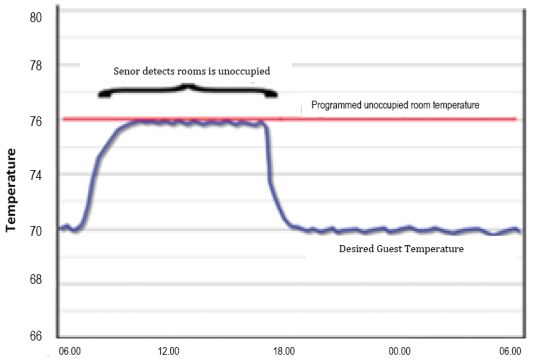
Actions You Can Take At Home And In the Workplace:

CONSERVATION BASED ON ROOM HABITUATION PATTERN

Guests sleep in their rooms, but it is often surprising how little time they otherwise occupy their rooms. In many hospitality properties, guests will often leave in the morning and not return until later in the day. They typically leave again for dinner and nightlife for several more hours. So their use of the room is often confined to 12 out of 24 hours per day. This is an area where an energy management system can reap huge rewards. By controlling the run-time of the HVAC system when the room is unoccupied, you can reduce energy consumption significantly. The example below graphically shows the results of putting in place a very basic energy management strategy: having the guest raise their thermometer settings when leaving the room during a summer stay. Here, the guest leaves the room at about 7:15 a.m., and returns at 5:00 p.m.



In reality, this practice is not feasible: guests cannot be relied upon to modulate their thermostats! Very often, the guest will just leave the room, trusting their thermostat to retain their desired temperature throughout the day, such that the temperature is set when they return (hours later). Technology can manage the temperature, resulting in instant savings and a quick payback period for the investment. Typically, technology now allows the deployment of "intelligent thermostats" which – when tied into a room motion sensor – can detect whether or not the room is occupied, and maintain either an "occupied" temperature (the one which the guest has set) or an "unoccupied" temperature (an arbitrary temperature set by property management). This graph shows the results of such a system, when the guest sets 70º and the unoccupied temperature is set at 76º.



Actions You Can Take Now:

ROOM SERVICE, ACCOMMODATION

- Turn off air conditioning or set at minimum in unoccupied rooms
- Choose thermostats that allow you to programme maximum and minimum temperatures (and so prevent guests excessively cooling their rooms
- Make sure lights are switched off in unoccupied rooms (magnetic cards automatically turn off room's power when the guest leaves the room)
- Do not leave television sets on standby (a single television set on standby can consume 193 kWh in one year)
- Make sure the refrigerators (mini-bars) consume less than 1kWh/day and that they are switched off in rooms that are unoccupied for three or more consecutive days
- While cleaning, do not air rooms for more than 15-20 minutes in order to avoid wasting energy on cooling
- Install an air conditioning system that automatically switches off when the window s are open
- Clean and change the air conditioner filters regularly