

Hotel Splendid Conference & Spa Resort

Comprehensive solution for Montenegro's most exclusive hotel



For the Hotel Splendid Conference & Spa Resort, guest security, comfort, and efficient energy use are top priorities. Siemens was the only supplier with the expertise needed to meet the tight schedule and integration level required to ensure a smooth operation.

■ **Luxury hospitality for booming tourist hot spot**
Montenegro, on the Adriatic Sea, is one of the fastest-growing travel destinations in the world, with 15 percent of the country's GDP now generated by tourism.

The Hotel Splendid Conference & Spa Resort in Becici is a symbol of the country's booming hospitality industry. Built in 2006, it belongs to the Montenegro Stars hotel group, and is the first five-star hotel in the country and among the most exclusive in the entire region. The Splendid Hotel is located in fabulous gardens leading directly onto the beach. Its modern 700 square-meter conference area can host up to 780 guests. The luxury hotel offers 322 premium double rooms, a lavish 3,000 square-meter spa area, and 3 fine dining restaurants and 5 elegant bars.

■ **A project with many challenges**
The Hotel was erected on the site of an old hotel but was designed and built completely from scratch. The tight schedule meant that certain sections of the building could only be designed once construction work had already begun. The size of the complex grew from the planned 45,000 square-meter to 65,000 square meters, as the purpose of some parts of the building changed several times. In addition, the project was delayed due to several terrorism acts during the construction. In view of the region's challenging political situation, the owner of the Montenegro Stars hotel group required that the security of guests be guaranteed at the highest level. The hotel group also required a proven, integrated building technology solution, from a single source, and a partner with a strong local presence and employing local staff.



■ **Siemens – one partner, one solution**

Siemens was the only supplier that could offer a complete solution. An additional decisive advantage was the capacity for Siemens to step in at a very early stage, contracting for cabling in the hotel when there was no guarantee that the company would also take on responsibility for the supply of the additional equipment.

Siemens supplied a complete hotel management system encompassing room automation for ultimate climate comfort, an access control system for the security of guests, and also service and reception management. Energy and operating costs can also be controlled automatically, a consideration that is taking on an ever-increasing focus as hotels look to reduce costs and provide an environmentally responsible approach to their operations. The integrated safety and security solution itself is another example of the advanced technologies deployed in the hotel, from IT rooms to guest rooms and public areas. With almost 4,000 fire detectors that can distinguish between false alarms and real potential dangers at an early stage, four fire control panels as well as extinguishing systems for particularly sensitive areas

such as IT rooms and control centers, the hotel is completely protected against fire. These systems are controlled by an MM8000 danger management system, as is the video surveillance system which includes ultra high-resolution cameras, and is integrated with a Sipass access control system and with a Sintony intruder alarm system from Siemens.

Siemens also supplied the complete communication infrastructure for the hotel, deploying a comprehensive HiPath solution suite, encompassing IP and conventional telephony, wireless services and a CRM/service tracking solution.

■ **Siemens – an involved partner**

The project was very extensive, with a tight schedule and the need to integrate all systems as a complete solution. To guarantee a smooth integration of all solution components, all Siemens hotel experts were asked to meet on site. Impressive references from all over the world speaking for its experience and expertise in hotel applications, plus its local presence on site in Montenegro, also proved contributory factors in Siemens securing the contract.

The information in this document contains general descriptions of technical options available, which do not always have to be present in individual cases. The required features should therefore be specified in each individual case at the time of closing the contract.

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Highlights

- Hotel Room Management System (HRMS)
- 4000 fire detectors, 4 control panels
- Automated extinguishing in IT rooms
- Video surveillance system
- SiPass access control system
- Sintony intruder detection system
- MM8000 danger management system
- HiPath communication systems
- 300 km low-voltage cabling
- Transformer stations & diesel generators