Applications in hotels
Offer convenience with maximum economy – by GAMMA instabus
Operating hotels successfully

Maximum comfort for your guests, safety and economy are highly important in the increasingly competitive hotel sector.

Hotel guests expect corresponding quality and good service – whether in a top or in an middle-class hotel. The hotelier’s task is to provide this service with minimum expenditure of time and money.

GAMMA instabus building management system makes a significant contribution to this, while combining the various features of a hotel building intelligently with each other. GAMMA instabus thus provides in a hotel:

• maximum convenience for your guests
• reliable operation at all times
• lower energy and operating costs
• support to working practices in hotel operations
• preventive safety
• in an emergency protection for human beings and damage limitation

Turnkey installation solutions

As a complete service provider for building installations, we offer you a comprehensive solution from the energy supply right up to the socket outlet in a hotel room – tailored to the needs of your hotel.
Economy moves in

Complex requirements demand particularly intelligent solutions. This is why Siemens offers a comprehensive system specially for hotels that fulfils all these requirements – the GAMMA instabus. It enables you to save on energy and costs – without diminishing the comfort of your guests.

Room temperature according to use

- Heating and cooling costs are a major factor in a building's operating costs. GAMMA instabus reduces these costs significantly, by only fully heating, cooling or ventilating guest rooms, dining areas or conference rooms when they are also in use. The room temperature can be controlled by motion sensors, room-based utilization plans or manually.
- As long as windows are open, the heating is lowered automatically to frost protection level and the cooling and ventilation is reduced or deactivated altogether.
- At night, the heating is automatically lowered, e.g. in guest rooms to sleeping temperature. A guest can of course change the temperature at any time or turn off the heating, cooling and ventilation completely.
- In rooms that are temporarily unused, as in the conference area, a “Central off” setting can reduce heating, cooling and ventilation to protection mode.

Light and shade as it’s needed

- In corridors or ablutions in particular, the lighting is presence switched outside main usage times. During main usage times, the lighting is reduced to a variable minimum level when nobody is present. This achieves optimum energy saving for a longer average life of the lighting.
- Light and shade are controlled in public rooms and guest rooms such that as far as possible the available daylight can be used without glare. Having the light switched on and the blinds closed is a situation that we avoid as much as possible. Electricity is saved and the air conditioning system doesn’t need to struggle against sunlight and the heat created by artificial lighting. To make this happen, the blinds adjust automatically according to the position of the sun.
- A constant light regulation only permits the amount of artificial light needed in the room. Of course, you can always adjust the light manually to suit your needs.
When the corridor lighting is switched according to presence always the proper light is available. That is especially save and comfortable for guests not familiar with the location.

GAMMA instabus also provides the proper temperature and the correct climate in the wine cellar.

Efficient building management for hotels

- With its central visualization, GAMMA instabus permits an up-to-date picture of the whole building and the operation of all building functions. This promotes efficient management of the building.

Constant light control with daylight control supplements only the artificial light needed – less at the window, more by the wall.
• The connection to existing data networks (LAN and Internet) or a building control system allows the building management to spread across several buildings, whether within a hotel complex, a number of hotels in a city or even distributed at random over a number of countries. Distributed real estate properties can be administered optimally thanks to real-time status information.

• Central monitoring of several hotel buildings and systems reduces staff overheads – without GAMMA instabus causing additional installation costs.

• Fault signals regarding energy distribution from heating, cooling or ventilation installations are recorded immediately and passed on, e.g. to the standby engineer’s or duty manager’s mobile telephone. Speedy elimination of the fault prevents costlier measures and complaints from guests.

• Maintenance and repair prioritized according to need are made possible by counting operating hours and switching cycles, as well as failure reports, e.g. from DALI-ECGs.

• To reduce energy costs, energy consumption data can be gathered for analysis, peak loads capped and unneeded current consumers switched off. If, for example in the hotel kitchen, everything is in full swing, some equipment in the laundry can be switched off for a short time, in order not to breach rate limits.

The central visualization provides the duty manager and staff at the reception desk with an up to date picture of the whole building and the operation of all building functions at all times.
If it rains, a skylight that is still open can cause a lot of damage. GAMMA instabus closes this automatically when it is raining.

Because each guest feels secure

In hotels, the topic of safety is of immense significance: for the protection of hotel guests, staff and property, for avoidance of damage and to limit increased costs downstream. GAMMA instabus building management system engineering is on duty twenty-four hours a day.

It is better to prevent damage than to repair it

- Accidents due to inadequate lighting can easily be avoided. If corridor lighting is switched on when a person is in the corridor, then the right lighting is always there when it is needed.
- The lighting of the hotel’s exterior and walkways can be made dependent on brightness, movement or time and so is always turned on in time.
- Windows, roof hatches or doors left open accidentally do more than just invite unwanted guests – in the event of storm, rain or frost, they can also cause significant damage. The indication of “Open window” or “Open door” makes sure you can close these in time.
- In the event of a storm, the blinds will be opened automatically to avoid their demolition and electrically operated roof hatches or skylights will be closed.
- In case of danger, everyone in the hotel is guided safely out with emergency and escape route lighting based on GAMMA instabus installed according to EN 1838.
- If the fire alarm system is connected to GAMMA instabus, electrical consumers can be switched off before they become an additional hazard. The complete lighting system can be switched on, thus reducing the danger of panic.
- Fast and proper reaction in the event of danger is possible with visualization that shows the location of danger.
- Areas of the hotel that are unoccupied at night can be monitored through the network from another part of the building.
- Unwanted guests can be spotted without special monitoring devices: each opening of an outer door or window and any light switched on or off in monitored rooms causes an alarm signal in monitoring mode.

Because each guest feels secure

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When a guest leaves his room, the hotel card switch turns the room off: The lights and television are switched off and the heating turned down.

Energy-saving LED lights make orientation easier for the guest in an unfamiliar hotel room.

Thoughtful solutions throughout the hotel

Just how economical, efficient and convenient the solution is for a hotel can be seen particularly by the fact that all the relevant requirements for the numerous public areas of the hotel are fulfilled. Hotel systems are ideally prepared for any task, thanks to the modularity and flexibility of GAMMA \textit{instabus}.

Lobby

- Representative \textit{light effects}, appropriate \textit{lighting conditions} or relaxing \textit{fountains playing} create an inviting ambience, matched to the time of day and the occasion.

Hotel rooms

- Use the \textit{hotel card switch} to trigger basic functions and turn on the hotel room. Room temperature control and air conditioning are switched on. The presence of a guest in the room is recorded centrally. On departure, the hotel card switch activates the “Central off” function, e.g. lighting and television are turned off and the heating or cooling and ventilation are turned down.
- The \textit{room temperature regulation} will be switched to comfort temperature for occupied rooms \textit{via the reservation system}.
- The hotel guest can of course change the heating, ventilation and air conditioning at any time – \textit{simple to use} with the \textit{“operator panel hotel”} developed especially for hotels.
- All room functions are operated by means of an \textit{illuminated pushbutton}, clearly labelled or provided with symbols. These are ideally suited for hotel guests who must grapple with these pushbuttons on the spur of the moment.
- Energy-saving \textit{LED lights} can be used for background lighting, as \textit{guidance} or as a light signal.
- \textit{Automatic fault signals} help with the repair of defects, e.g. broken lights, before the guest notices the damage and complains.
In the dining area, you choose the desired lighting level with a single press of a button or switch everything to a safe state for the night.

**Dining and wellness areas**
- Energy readings and consumption data are gathered and fed to the central visualization for display and further processing. This is particularly important for different leasing areas.
- The extraction system can be controlled conveniently and with energy saving according to presence.
- Water sensors give early warning of pipe fractures and flooding. Damage can be reduced to a minimum accordingly.
- The results of air quality checks will be forwarded to the visualization and reported to the building control system as necessary.
- In the event of a change of use, the economic efficiency of GAMMA instabus will be particularly obvious. Whether on a change of tenant or on renovation, an expensive rewiring won’t be necessary. Changing the parameters is all that is required in most cases and disruptive conversion periods can be reduced significantly.

**Conference zones, meeting rooms**
- With one touch of a button, the entire conference room with its extensive technical equipment can be switched to the current mode of use (scenario control) – also by outside presenters. For example, for giving a presentation, blinds are lowered, the projection screen is rolled out, lights are switched off in the area surrounding the screen and lowered to 10% in the rest of the room, the beamer/digital projector is switched on – all by one touch of a button.
- The presenter can also control these scenes completely mobile with the remote control.
- GAMMA instabus demonstrates its flexibility once again when it comes to variable partition walls. When opening partition walls, the conference room control adjusts automatically. This is not apparent to the user. The entire area is now treated as a single room with the same pushbuttons.
- Even simple stage controls can be realized using GAMMA instabus.

**Garages/underground parking garages**
- In garages or underground parking garages without daylight, lighting can be controlled according to main usage times and presence. When people are present, lighting is switched to full brightness in the relevant zone. When nobody is present, lighting is reduced to minimum brightness or, outside main usage times, switched off completely. This cuts down on energy costs and increases the lamps’ durability.
Building management functions and media control combined in one user friendly concept – the great variety of technical functions in meeting rooms can easily be controlled with one touch of a button. Even by outside presenters.

GAMMA *instabus* notifies you immediately of lamp failures. Defective lamps can be replaced immediately and inspection patrols are a thing of the past.

• With GAMMA *instabus* a so-called “third-switching” can be implemented: One third of the lights remains switched on for a basic lighting level. This one third of the lamps, due to their significantly higher usage, will need to be replaced before the other lamps. GAMMA *instabus* makes it possible simply to use all the lights in such a way that they rotate to cover the basic lighting level. By distributing the load evenly, all lamps can be replaced at the same time and exchanges in the meantime will not be necessary.

• And you know when all lamps are to be replaced from the number of their operating hours.

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Advantages

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Cost of lamps

- Basic costs of replacement (transport to site, job order, ordering lamps)

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Savings
Offering numerous functionalities GAMMA instabus is always easy to use. The hotel guest operates via the familiar pushbuttons – he just feels the comfort.

The façade is a hotel’s business card. With GAMMA instabus it can be put in perspective.

Façade

The façade of the hotel contributes significantly to its image GAMMA instabus allows you to highlight your hotel.

• **Lighting effects:** for lights or groups of lights, timed brightness sequences can be defined and repeated often and in cycles. From running light to brightness and colour sequences, there are virtually no limits to the lighting designs you can create.

• **Controlling coloured light,** especially in concert with DALI control gear, offers countless possibilities to present your façade.

Sanitary areas

• Motion detectors always provide **light** at the right time without the guest having to search for switches. And, when the light is no longer needed, they switch off **automatically**; this saves energy.

• **An extractor fan system** that is switched on **when people are present** contributes to a pleasant environment and saves energy.

• **Water sensors** give early warning of pipe fractures and flooding.

... and the right control for every task

• The best technology is useless if it is difficult to operate. GAMMA instabus was designed to be so user-friendly that an inhibition threshold isn’t even allowed to appear in the first place. This is especially important for hotel guests not familiar with the location. Despite its impressive range of functions, the system is very **simple and convenient to use:** from the familiar switches, remote controls, operating displays, touch panels or via a central visualization PC.
### The functions at a glance

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**Conclusion**

With the GAMMA Building Management System, your hotel will fulfil every need with regard to economy, convenience and safety, now and in future.

### You would like to find out more?

Are the examples we’ve described of interest for your hotel project? Then please turn to your Siemens partner. He will gladly support you and provide you with further information.
Answers for infrastructure.

Our world is undergoing changes that force us to think in new ways: demographic change, urbanization, global warming and resource shortages. Maximum efficiency has top priority – and not only where energy is concerned. In addition, we need to increase comfort for the well-being of users. Also, our need for safety and security is constantly growing. For our customers, success is defined by how well they manage these challenges. Siemens has the answers.

“We are the preferred partner for energy-efficient, safe and secure buildings and infrastructure.”