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BPO service helps lower energy consumption by over 10%

Energy efficiency partnership between Lindner Hotels AG and Siemens AG

Martin Bergmann, Head of Engineering, Lindner Hotels AG, Düsseldorf; Martin Quednau, Director of the Advantage Operation Center, Siemens AG, Infrastructure & Cities Sector, Building Technologies Division, Frankfurt am Main

Heating, ventilation and air conditioning systems in hotels and other commercial buildings harbor hidden energy-efficiency potentials, even if the systems were carefully planned in compliance with energy-savings regulations, expertly executed and professionally commissioned. The example of Lindner Congress & Motorsport Hotel at the Nürburgring shows how support from Siemens' Building Performance Optimization (BPO) remote service can cut energy consumption by at least 10% through zero-investment and investment measures.

Energy-efficient building operation and the collection of energy consumption data has been part of the Lindner Hotel Group's strategy for operating its hotel properties since as early as 1990. Motivated by a disproportionate rise in energy prices, Lindner Hotels AG launched its internal "Energy Save" offensive in 2006. The project immediately produced the desired effect: Over the next few years, the company was able to lower its power costs by €300,000 to €320,000 a year through organizational measures alone.

Limitations of manual energy data acquisition

While going a long way towards harnessing the achievable savings potential, the largely manual recording of energy consumption, regular training for operations technicians and motivation campaigns for hotel personnel did not come close to exhausting it. The more operations technicians learned about energy efficiency in buildings, the more they realized that conventional methods such as monthly readings of energy consumption would not be enough to identify

1 / 11

deficiencies in the facilities and control strategies. The fact that in recent years the Lindner Group had installed building automation systems in most new hotels financed by investors was very beneficial. While energy cost increases were one motivating factor, price reductions and additional features offered by building automation and control systems convinced Lindner's management that these systems had become more economical. In the case of Siemens' current Desigo PX building automation system, for example, most of the existing meters used in the building for energy monitoring and control (EMC) can be integrated into the system.

Lindner's technicians were impressed by the functional and economic benefits of the Desigo system technology and gave preference to the Siemens building automation system for new buildings and retrofits. A highly cooperative partnership was formed between Lindner Hotels AG and the Siemens Building Technologies Division. Siemens' Building Performance Optimization (BPO) teams have since analyzed a total of seven Lindner hotels for further energy efficiency potentials. Lindner Congress & Motorsport Hotel at the Nürburgring, which was the only new building, presented the teams with a special challenge. Although this hotel already offered a high level of energy efficiency, the energy experts still managed to identify additional savings potentials. They then worked with the customer on the development of an improvement strategy that consisted of zero-investment, low-investment and investment measures. Measures includes optimizing the monitoring and control strategy for the chiller and its re-cooler, adjusting the pressure setpoint of the air distribution network, adjusting the air flow of the ventilation systems, installing CO₂ sensors for on-demand ventilation in the restaurant and lobby as well as investigating the use of a weather forecast-based control function.

Saving energy through transparency

Many energy-saving processes that make logical sense have to be weighted differently in the hotel sector. Energy saving measures that are acceptable for an urban hotel may not necessarily be right for a convention hotel and not at all appropriate for a wellness hotel. The ability to take automated meter readings of energy consumption and automatically generate energy reports through the energy monitoring and control (EMC) functionality of the Desigo building automation system greatly reduces the workload of hotel technicians. EMC also opens up entirely new opportunities for efficiency analysis, for example displaying electrical load curves for different consumers. Not only does this offer a basis for establishing additional efficiency measures but it also allows empirical values to be derived for new hotels to be built in the future.

Green Building Monitor makes efficiency visible

Hotel technicians hope that the Green Building Monitor, developed by Siemens and installed in the hotel lobby, will help improve the energy efficiency of their building even further. The hotel staff reports that hotel guests have responded very positively to the display of the latest as well as historical energy consumption values. Hotel management feels that it is important to let guests see how all the right things are being done behind the scenes to improve energy efficiency and climate protection so that guests can enjoy the resulting comfort.

Energy engineers at Siemens Advantage Operation Centers (AOC), in this case the AOC in Frankfurt am Main, prepare the energy statistics and live data for the Green Building Monitor. Additional energy saving tips as well as optional weather information, weather forecasts, news tickers and other informational content enhance the attention-getting effect.

For the hotel technicians of the Lindner Hotel Group, Siemens' BPO offering is a special opportunity to examine and optimize their own view of building systems through the eyes of a third party. Lindner Hotels AG benefits from the cross-sector expertise as well as the national and international experience of Siemens engineers.

The **Siemens Infrastructure & Cities Sector** (Munich, Germany), with approximately 87,000 employees, offers sustainable technologies for metropolitan areas and their infrastructures. Its offerings include integrated mobility solutions, building and security technology, power distribution, smart grid applications, and low- and medium-voltage products. The Sector comprises the Divisions Rail Systems, Mobility and Logistics, Low and Medium Voltage, Smart Grid, Building Technologies, and Osram AG.

For more information, visit <http://www.siemens.com/infrastructure-cities>

The **Siemens Building Technologies Division** (Zug, Switzerland) is the world leader in the market for safe and energy-efficient buildings ("green buildings") and infrastructures. As a service provider, system integrator, and product vendor, Building Technologies has offerings for building automation, heating, ventilation and air conditioning (HVAC), fire protection and security. For more information, visit www.siemens.com/buildingtechnologies

Selection of images



Image caption: Energy efficiency and sustainability are top priorities for the Lindner Hotel Group. This photo shows Lindner Congress & Motorsport Hotel at the Nürburgring.
Source: Lindner Hotels AG



Image caption: Green Building Monitor in the hotel lobby. Energy data and peripheral content is fed from the Siemens Advantage Operation Center in Frankfurt am Main.
Source: Siemens AG



Image caption: The heat for the Lindner hotels at the Nürburgring and the “Erlebniswelt” is provided by a woodchip heating plant operated by RWE.

Source: Siemens AG



Image caption: Air-conditioning chillers must fit a building’s use profile. Efficiency can be noticeably improved by optimizing the control processes and integrating autonomous control functions into the building automation system.

Source: Siemens AG



Image caption: Upgrades with cooling and electricity meters is required in order to continuously record a chiller’s energy efficiency.

Source: Siemens AG



Image caption: Installing a high-efficiency pump does not guarantee energy-efficient operation. Air-conditioning chillers, in particular, depend on defined control processes.
Source: Siemens AG



Image caption: In the past, HVAC installations used to be sized overly generously; today, their power output is on the lean side. However, on-demand control and free night cooling make it possible to save energy. Source: Siemens AG



Image caption: Sometimes nearly empty, sometimes full to bursting: In the future, CO₂ sensors in the exhaust air system will control air volumes in the restaurant. Source: Siemens AG



Image caption: The prerequisite for effective energy management is extremely detailed recording of power consumption in individual installations, facilities or large power consumers. Source: Siemens AG

Glossary

AOCs (Advantage Operation Centers) are globally networked service control centers operated by Siemens AG in order to continuously monitor the relevant building and installation data of customer systems. Building systems are logged, analyzed in detail and optimized by trained technicians and engineers. Documenting the latest consumption data and the effect of energy saving measures on a Green Building Monitor mounted in an area accessible to end users is an important tool to encourage users to behave in ways that save energy and protect the environment.

Benchmarking is the process of comparing the energy consumption of a property or a building with properties or buildings of similar size and use or with statistically determined reference and standard values. Since most buildings and their technical installations and use profile are unique, the significance of benchmarks for energy efficiency measures and installation modernization is very limited. The specific energy consumption of hospitals, hotels, industrial production buildings or museums cannot easily be compared. To determine a concrete optimization potential with the help of EMC, it is necessary to perform a detailed analysis of the installations' operation, taking into account individual comfort, process and usage requirements.

BPO (Building Performance Optimization) is an energy service developed by Siemens. Energy management and ongoing monitoring of operations make it possible to efficiently and continuously maintain the required building/room conditions. Siemens energy experts work with their customers to analyze the status of the installations in order to uncover hidden efficiency potentials. The transparency provided by energy monitoring and control (EMC) usually allows substantial energy savings potentials to be uncovered. From this potential, economically oriented (zero-investment, low-investment, life-cycle oriented) measures can be developed whose immediate effect on the consumption structure is continuously checked and thus secured by way of ongoing monitoring. At the same time, know-how is continuously transferred to the customer. The BPO energy service meets the requirements of the DIN EN 16001 energy management system standard, certified by TÜV Rheinland.

EMC (Energy Monitoring and Control) is a strategic measuring concept for recording the consumption of power, heat, cooling, water, air flows in heating, ventilation, air-conditioning and chiller systems as well as their control zones. EMC can transmit energy and power output data and provide detailed information on the development of media flows, temperatures or temperature differences as well as load and consumption peaks. Data that is automatically recorded on a

continuous basis is compressed and processed into meaningful reports on energy and media consumption, costs and emissions. The resulting transparency forms the basis for additional energy services such as BPO.

The **Green Building Monitor** from Siemens is a device mounted in prominent locations within a building. It presents building users and visitors with a visually attractive display of the latest and historical consumption values for power, heat, water and other media, the building's carbon footprint as well as internal and external temperatures and optional reference values and benchmarks. The data is fed to the monitor via the EMC application. To raise awareness, current weather forecasts, stock market prices as well as internal and external news can also be added.

Lindner Congress & Motorsport Hotel at the Nürburgring at a glance

Rooms

- 154 comfort class rooms, 29 m²
- 14 first class rooms (VIP level, 6th floor), 29 m²
- 8 junior suites, 41 m²
- 5 suites (VIP level, 6th floor), 61 m²
- 1 wellness suite, 70 m²

Restaurants

- 2 restaurants on the ground floor, each seating 100 guests, hotel bar, patio
- Chill-Out Lounge
- Smoking Lounge
- VIP area on 6th floor with restaurant and lounge

Wellness and fitness

- 330 m² wellness area on 4th floor
- Fitness room

Other facilities

- Helipad on the roof of the hotel with direct access to the VIP area
- Casino and bar
- Optional for events/catering (max. 5,000 people)
 - Ring Arena, 2,000 m²
 - Ring Boulevard, approx. 750 m²
 - Warsteiner Event Center, 1,800 + 200 m²

Heating

District heating drawn from a biomass heating plant¹ (woodchips) operated by RWE-Energiedienstleistungen GmbH. The plant supplies the new center's entire "Erlebniswelt," including Lindner hotels, and the Eifeldorf "Grüne Hölle" hotel complex.

Power output 5 MW (peak load: 2 MW via fuel oil boilers)

Heat consumption 7,500 MWh/a

Cooling

Compression chiller, nominal refrigeration capacity 250 kW

Conditioned room air

Room temperature control, hotel room

Under-floor heating

Fan coils (heating/cooling/ventilation)

Domestic hot water heating

Heat recovery from cooling cells for preheating, then via district heating

¹ The biomass heating plant is part of the EMAS certification (Eco Management and Audit Scheme), also known as the EU eco-audit. Under the EMAS certification, the direct and indirect environmental impact of the Nürburgring is recorded and offset by mandatory environmental protection measures. The environmental management system, which has existed since the early 1990s, continues to be a groundbreaking innovation for racetracks.