



International Facility Management Association



## Hospitality FM & Engineers Community of Practice



# Hospitality FM & Engineers (HFM&E) Community of Practice

**Host:** Kari Stein, IFMA Council Development Specialist

**Moderator:** Scott Beckett, Q4 Energy Solutions, Inc.



# Hospitality FM & Engineers (HFM&E)

**Mission Statement:** To provide a network for hospitality facility managers and hotel engineers to share resources, connect with other professionals, benefit from continuing education and advance the facility management profession as it relates to the hotel and hospitality industry.



# Summary

- This call is the first in a series of group calls focused on the needs of the Hospitality Market. This call will specifically address the top areas focused on energy and sustainability in our market segment. We all know that the number 1 issue we face every day is guest comfort and satisfaction. With that in mind what are ways that we can really better manage our energy spend, operate in a sustainable environment, and still meet all the regulatory and corporate objectives.
- It is quite the challenge, and the call today will potentially help set the stage for some new direction in regard to managing this aspect of your business.
- Our presenter for this call will be Scott Beckett. With over 20 years of working to provide creative solutions to the Global Hospitality Market, Scott will share some fundamental concepts, and provide some detailed real world information that you can take immediate action within your facility.



# Today's call

Introduction

Presenter Intro

Goals of the call

Topical Overview

- Energy Conservation
- Sustainability
- LEED/USGBC
- Energy Star

Impacts on Hospitality Market

- Operations
- Financial

Issue for Today

- Seasonal Change-over  
Action Steps

Action Steps

- Understand Conservation/  
Sustainability Plan
- Understand Existing  
Control System
- Communicate Operation Plan  
Open Discussion



## Energy Conservation

-is the practice of decreasing the quantity of energy used. It may be achieved through efficient energy use, in which case energy use is decreased while achieving a similar outcome, or by reduced consumption of energy services.

## Sustainability

-is the capacity to endure. It can be defined in biological terms as the ability of an ecosystem to maintain ecological processes, functions, biodiversity and productivity into the future. In ecology, the word describes how biological systems remain diverse and productive over time.

-able to be sustained for an indefinite period without damaging the environment, or without depleting a resource; renewable



## USGBC



**The U.S. Green Building Council (USGBC)** is a Washington, D.C.-based 501(c)(3) nonprofit organization committed to a prosperous and sustainable future for our nation through cost-efficient and energy-saving green buildings. USGBC works toward its mission of market transformation through its LEED green building certification program, robust educational offerings, a nationwide network of chapters and affiliates, the annual Greenbuild International Conference & Expo, and advocacy in support of public policy that encourages and enables green buildings and communities.



## LEED



The Leadership in Energy and Environmental Design (LEED) Green Building Rating System™ encourages and accelerates global adoption of sustainable green building and development practices through the creation and implementation of universally understood and accepted tools and performance criteria.

## Energy Star



ENERGY STAR is a joint program of the U.S. Environmental Protection Agency and the U.S. Department of Energy helping us all save money and protect the environment through energy efficient products and practices





## Impact on Operations

- Comfort
- Maintenance
- Housekeeping
- Appearance
- Guest Satisfaction

## Impact on Financials

- Efficiency Gains
- Reduced Use
  - Less Cost
- Reallocation
- Forecasting

10-30% savings on  
energy spend



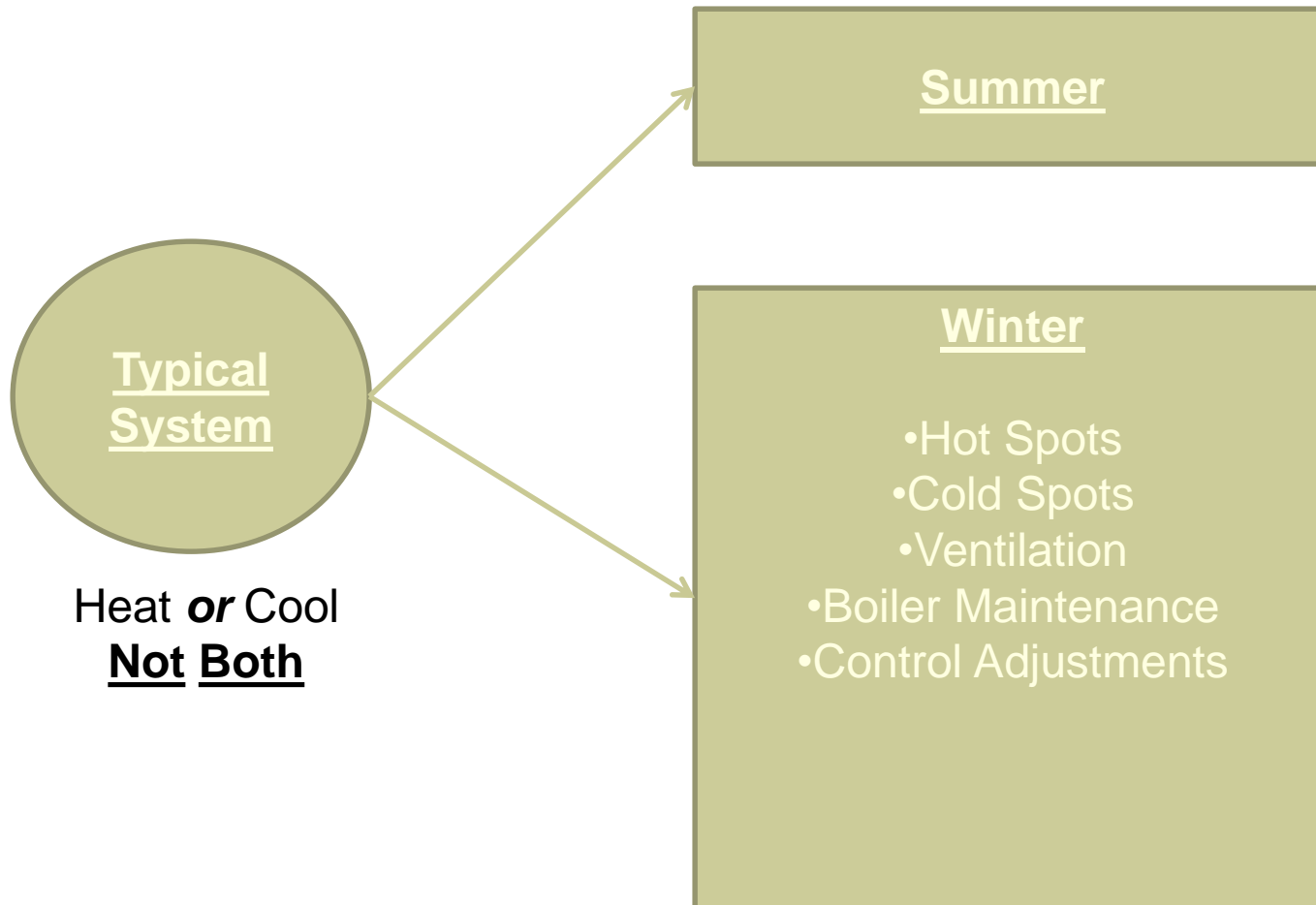
# Seasonal Change-over

## Issues to Consider

- Ventilation
  - Cooling
  - Heating
- Use & Load
- Orientation
- System Types
  - Controls
  - Timing



# Seasonal Change-over





# Comprehensive Planning



**Energy  
Optimization**

**Operational  
Excellence**

**Regulatory  
Compliance**

**Environmental  
Stewardship**

Comprehensive Energy  
Conservation Plan

ABC Property

-----  
-----  
-----

- Enterprise level
- Spans all impact areas
- Short and long term elements
- Prioritized
- Linked to financials
- Based on solid process
- 100% clear and concise documentation



# Understanding Controls

## Checklist

1. Manual or automatic
2. Electronic or pneumatic
3. Auto-changeover yes or no
4. Level of guest impact
5. Staff levels of adjustment
6. Systems impacted
7. Energy management options
8. One system or multiple
9. Operation procedures
10. Location and passwords
11. Who to call





# Communication Plan

## Gaining Understanding

1. Do you have a comprehensive operation plan?
2. Does your plan include energy conservation strategies?
3. Is your plan up to date and current?
4. Who owns the plan?
5. Does everyone impacted fully understand the plan and how to use it?

## Taking Action

1. Update the plan and assure all components are current.
2. Get management approval all plan.
3. Set regular reviews at least 2 times per year.
4. Have regular communications with impacted staff as needed.
5. Include an improvement loop in your plan for necessary *updates*.



# If you aren't a member already...

To become a member of IFMA and the Hospitality FM & Engineers Community

- Visit [www.ifma.org](http://www.ifma.org)
  - Just click on **Join or Renew Membership**
  - To download a printable application, click:  
[https://www.ifma.org/secure/home/council\\_app.pdf](https://www.ifma.org/secure/home/council_app.pdf)
- Email Kari at [kari.stein@ifma.org](mailto:kari.stein@ifma.org)
- Or call Kari +713-623-4362 x180



# Questions / Comments?

**Contact Info:**

**Scott Beckett**

**Director, Business Development**

**Q4 Energy Solutions, Inc.**

**Phone: 614.865.1733**

**Cell: 614.440.8810**

**[scottbeckett@q4es.com](mailto:scottbeckett@q4es.com)**