



Amsterdam has set itself major goals. By 2040, the Dutch metropolis wishes to be one of the most sustainable cities in the world. The 'Amsterdam Smart City' platform was founded to this end, implementing various environmentally friendly projects, from the energy-efficient high-rise office building to the 'intelligent' apartment.

Opening in 2014, the Hyatt Place close to Amsterdam's Schiphol Airport is also cutting a dash here. This hotel is one of a new generation of accommodations combining clever design with modern comfort and high tech.

Steam engines instead of windmills

As late as the 19th century, this was the location of the Haarlemmermeer, formerly one of the largest lakes in the Netherlands and a permanent flooding hazard for Amsterdam and the city of Haarlem. 160 years ago, this region was drained and protected against flooding using dykes. Even back then, the Dutch proved to be an innovative people – instead of traditional windmills they used steam engines to provide the energy required to pump the lake dry. These turned out to be considerably cheaper and more efficient.

Comfortable and energy-efficient

Efficiency and cost optimisation are also key values for the Hyatt Place. A building of these dimensions – the hotel has 330 rooms – usually consumes enormous quantities of energy. The people responsible for the project were therefore looking for a solution that would be highly energy-efficient on the one hand, but on the other user-friendly and uncompromising in terms of comfort. Hence they decided on the novaPro Open building management system from SAUTER. Ronald Bijl, Account Manager at SAUTER Nederland: "Hyatt attaches great importance to comfort and energy efficiency. For this reason, we were asked to provide solutions for both the building automation and energy management."

The rooms are tailored to meet the comfort requirements of the modern nomad – people who travel a lot and usually on their own. The generous rooms have Wi-Fi access and a 42" TV. An e-room with PCs and printers, and a fitness centre that is open round the clock, are also available.

Facts and figures

According to a survey of the Schad Institute of Social Sciences (S.W.I.), Hyatt hotels are at the top of the popularity ranking for Germany's four- and five-star hotels. Special attention was given to factors such as service, quality of experience and performance – where the room evaluation including room comfort also plays a role.

The Hyatt Place Hotel, Amsterdam Airport, is in Hoofddorp, just 5 km from Schiphol Airport and 1.5 km from Amsterdam. The complex consists of two buildings also containing conference rooms along with residential premises. The Hyatt Place has 330 comfortable rooms tailored especially to the needs of modern nomads. The construction costs amounted to 30 million euros.

SAUTER was responsible for the building automation and energy management. The following were used:

- SAUTER novaPro Open building management system
- SAUTER EY-modulo automation stations for the primary installation and room automation stations for the room automation
- BACnet/IP and DALI communication standards
- Unique room energy management system specially developed for Hyatt Place and Hyatt House

An oasis for modern nomads

Travellers should not be held up. However, the Hyatt Place Hotel outside Amsterdam tempts one to linger. After a tiring flight, it offers its guests modern comfort and high tech in a single package. This is possible not least through energy-efficient building technology from SAUTER.

In choosing the building materials, a particular emphasis was put on sustainability. For example, the 525 doors in the Hyatt Place Hotel are made of bamboo. Using this material fits perfectly with the green, innovative concept of the Hyatt Place Hotel – bamboo grows back quickly, prevents soil erosion with its wide root system and, with its high CO₂ absorption, makes a positive contribution to cutting greenhouse gases.

Integrated room automation

The SAUTER novaPro Open building management system makes a significant contribution to the energy efficiency of the Hyatt Place. For the rooms and public areas, such as the restaurant and conference rooms, SAUTER provides an integrated room automation system, based on the BACnet/IP and DALI communication standards, that takes over control of the room climate (heating, cooling, ventilation) and lighting.

The energy management system registers the consumption of the heat storage system precisely and supplies the information necessary to continuously optimise overall energy consumption. Thanks to the

open system architecture, SAUTER can also connect the future booking system of the hotel with the SAUTER EY-modulo room automation stations. "Only when a guest enters the room does the system switch to Comfort mode. This also helps save energy," explains Ronald Bijl.

Mastering energy consumption

SAUTER impressed those in charge of the project not only with its many years of experience and wide-ranging expertise, but also with a product portfolio that best corresponded to the requirements of the Hyatt Place. With the easy-to-operate user interface of the SAUTER novaPro Open, the employees responsible at the Hyatt Place Hotel can get a current overview of the energy consumption with ease and perform specific measures to achieve an even better energy balance.