

Project Profile

Infinity Brings Comfort and Savings to a Grand Hotel—The Breakers



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—Ken Wise,
Facility Manager
at The Breakers

The Breakers, a 100-year old world-class luxury resort hotel located on 140 oceanfront acres in the heart of Palm Beach Florida, sought to blend Old World majesty and charm with New World technology and convenience during its major five-year \$75 million renovation project.

When renovation plans called for a new energy management system that could maintain comfortable temperature ranges even during the extremely hot and humid summers—an Andover Controls system was chosen.

The hotel's decor is ornate and reflects the artistry of the Italian Renaissance with its hand-painted and vaulted ceilings, Venetian chandeliers, and 15th century tapestries. The Breakers is listed on the National Register of Historic Places so the resort hotel pays careful attention to ensure the historical integrity of the facility while providing the latest guest amenities and energy efficiency.

An Andover Controls AC256M Plus system was installed by the hotel engineering staff at The Breakers in 1990. This basic system controlled and monitored the air conditioning equipment and the domestic hot water distribution pumps. As the hotel staff became more confident in the system, Andover Representative, Advanced Controls Corporation of Fort Lauderdale, Florida was called in to expand the system to major areas of the hotel. The system has now been upgraded to *Infinity*, utilizing almost all of the existing AC256 hardware. *Infinity* monitors, and in most instances, controls the chiller plant, boilers, domestic hot water distribution systems, major air handlers and fan coil units, trash compactor, golf cart charging system, exterior lighting, guest room A/C monitoring, retail area control, and much more.

An *Infinity* SX 8000 color graphic front end was installed in the hotel's Facility Support Office early this year to further automate energy control and guests' comfort. And the recent addition of an *Infinity* DCX 250 wall-mounted touch screen display has enhanced productivity even more—administrative personnel can easily change room temperatures and start/stop times of various HVAC equipment throughout the resort without ever leaving the office.

Ken Wise, Facility Manager at The Breakers, says the Andover system has resulted in an approximate \$211,000 savings for the years 1992 through 1995 in comparison to the previous four year usage. These savings were realized even with the addition of 57 new guest rooms with air conditioning, a dramatic increase in the overall wattage used in the guest corridors, as well as new air conditioners in the hotel's attics.

"The current electrical savings are both measurable and impressive," states Wise. "The indirect savings on manpower, plant operations management, electrical component savings, equipment life, etc., is immense—well into the tens of thousands of dollars! Not only is *Infinity* user-friendly and easy to maintain, the system has already proven it can grow with our hotel."



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PROJECT AT A GLANCE:

Project Type:

HVAC/Energy Management

Project Name:

The Breakers

Location:

Palm Beach, Florida

Market Segment:

Hospitality

Number Of Buildings:

3

Total Square Feet:

800,000*

Infinity Equipment Installed:

- 1 – CX 9200 network controller
- 1 – SX 8000 workstation
- 6 – TCX 850s
- 6 – TCX 853s
- 17 – LCX 810s
- 9 – LCX 800s
- 1 – DCX 250
- 6 – IOU boards

Network:

Ethernet

Applications:

- Air conditioning equipment control and monitoring
- Chiller plant control
- Boiler control
- Domestic hot water distribution system
- Trash compactor control
- Golf cart charging system
- Grease trap monitoring
- Interior lighting
- Electric usage monitoring
- Irrigation control
- Freezer skid refrigeration monitoring

Total System Points:

1000

Andover Controls Representative:

Advanced Controls Corporation