

Energy Efficiency for Lodging & Resort Properties



When you run a hotel or motel, **you spend about 6% of your operating costs on energy each year**, so efficiency can pay off quickly. Between guest rooms, lobbies, event facilities, pools, kitchens, laundry, and offices – as well as the fact that you operate 24/7/365 – there are so many opportunities for you to save energy and be more profitable.

VGS is here to help. We can make efficiency improvements more affordable and offer guidance on the best ways to reduce operating costs and carbon emissions.



THE BENEFITS OF ENERGY EFFICIENCY:

INCREASING YOUR PROFITS

Reducing energy costs is an important way to boost margins and profits. It's estimated that a 10% reduction in energy use is equivalent to increasing your average room rate by \$1.35 in full-service hotels.

ENHANCING THE GUEST EXPERIENCE

Investing in energy efficiency includes other benefits that your guests will appreciate, including improved comfort, longer equipment life, and less maintenance problems.

BOOSTING YOUR BRAND

Improving energy efficiency reduces your carbon footprint to help address climate change, something your customers will appreciate.

COMMISSIONING

When a new or existing building goes through commissioning, engineers will observe its systems and tune things up to ensure equipment is operating at peak efficiency. Studies show that commissioning can save a typical hotel 10%-15% of its energy costs through optimizing heating, ventilation, and air conditioning (HVAC) systems.

HEATING

Heating accounts for almost half of the natural gas that lodging properties use, so it's a good place to start. Many hotels and motels heat rooms even when they're empty, despite studies showing that rooms are unoccupied about 12 hours a day.

ALL TOGETHER NOW: Linking your energy management system (EMS), reservation system, and check-out system lets you keep an unsold room ventilated with minimal heating. A sold room can be heated to a comfortable temp an hour before a guest's arrival. An EMS can enhance guest comfort while reducing heating and cooling costs by 35 to 45 percent.

SEAL IT UP: Air leaks around windows and doors are an easy fix. Seal them with weatherstripping and start saving energy immediately.

TUNE IT UP: Changing your air filter every three months and tuning up your HVAC equipment every year will help boost your efficiency and improve your guests' comfort and air quality.

BE STRATEGIC: When you have low occupancy, try closing down entire wings or floors. Assign your guests to adjoining rooms so one room helps to heat those nearby. And teach your housekeepers to turn down the heat when rooms are unoccupied.

WATER HEATING

Heating water accounts for about a third of your energy use, with 40% of that tied to laundry and kitchen operations.

THE RIGHT TEMP: Set domestic hot water to 120°F. It's a good temperature for all hot water uses outside of your kitchen, where codes may require something higher by using a booster heater.



SAVINGS SPOTLIGHT.

Middlebury Inn is saving about **\$7,600** per year after upgrading their boilers, hot water systems, and adding pipe insulation.

REDUCE WATER USE: Low-flow showerheads, faucets, and kitchen equipment can cut energy, water, and sewer bills by 30%.

LOOP OPTIMIZATION: Adding controls to a domestic hot water loop reduces heat loss by 10-15%. Adding pipe insulation will also help.

EFFICIENT WATER HEATERS: There are several ways to generate hot water while reducing energy use. Condensing units (tanked and tankless) can achieve efficiencies of 95% or more. Commercial heat pump water heaters (gas or electric) are about two to four times more efficient than conventional models and also help cool and dehumidify adjacent spaces.

HEAT RECOVERY: Consider a heat recovery system which takes waste heat from your HVAC equipment, shower drains, and laundry and recovers it to heat water.

REBATES

VGS offers equipment rebates and incentives to lower your upfront costs, and we can help arrange financing options to help spread out your payments.

START SAVING TODAY

Learn more about all our efficiency recommendations, rebates, and tools at vgsvt.com/lodging. For help, contact VGS's Commercial Energy Efficiency Team at **802-951-0321** or email efficiency@vermontgas.com.