



**CASE  
STUDY**

**Le Royal Meridien Beach  
Resort & Spa Marriott Hotels**

BMS upgrade for optimized  
performance and to reduce  
energy leaks

# Client

Le ROYAL MERIDIEN  
BEACH RESORT & SPA DUBAI

5 star hotel spread out in 19 acres

504 rooms

14 international restaurants and bars

7 meeting rooms with 20,376 sq. ft. of total meeting space

Spa with saunas and 5 Hammam pools

Fitness centre



# Need

- Optimize control of the building
- Maximise energy efficiency
- Improve occupant comfort



# Challenges

Limited project execution time taking into account the shutdown time of HVAC equipment required



# Solution framework

- Established a centralized command center with a powerful server and workstation
- Remote monitoring of HVAC, Electrical, Plumbing fine tuned
- Implementation of energy saving strategies, such as temperature reset and optimal start/stop times, during installation
- Web based, Data Analytics enabled optimisation
- Enabled Daily Proactive Performance Maintenance

## With

- Johnson Control FX with high response capability and multiple functionalities
- Field Controller
- Sensors
- Field Devices



## Benefits/Results

- Sustainable design leading to reduced energy costs
- Reduced Carbon footprint
- Improved Comfort Conditions & Customer Experience
- Reduced Maintenance and Asset Costs



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