



The First Marriott Hotel in Russia Receives an Automation Makeover

Of the five Marriott hotels in Russia, the “Courtyard by Marriott” in Moscow was the first to be built and is located in an historical building in the center of the city. The hotel consists of two buildings each with 7 floors above ground and two sub-terranean levels. There are 4 conference rooms for business meetings and events, a large atrium in the lobby, a restaurant, fitness room, underground carpark and 218 rooms. It contains everything you would expect of a 4 star business hotel including high-speed internet access. The only thing that was missing was an intelligent building automation system.

The Russian system integrators and LONMARK members, ARMO Engineering, were awarded the contract to install an open system for the optimal control of energy consumption and lighting, air-conditioning, security and other systems. The system of choice for ARMO Engineering was an intelligent building automation system based on LONWORKS technology.

Due to its open architecture, the LONWORKS system enables devices from different manufacturers to communicate with each other over the network. Since building owners are not locked into an agreement with any single supplier, they benefit from “best-of-breed” devices and the open, flexible architecture allows future changes to be carried out with minimum expense and hassle.

At the Marriott hotel, a METASYS M5 building management system from Johnson Controls is used for the continuous monitoring, display and control of the heating, ventilation, and air-conditioning as well as lighting, water supply, drainage and the security and fire protection systems. The entire system consists of over 2000 data points. Room modules and Johnson Control’s management stations ensure the un interrupted operation of all systems.

Thanks to the open system architecture it is easy to integrate additional devices in the future in order to extend the system’s functionality. Moreover, the modular design of the building management system enables other buildings in the hotel complex to be integrated into the LONWORKS network if desired.

In addition to the electricity supply and emergency lighting, there is a system for uninterrupted power supply



that ensures optimal control of electricity supply in every room. The system was supplied by Schneider Electric and can be easily expanded.

The security system consists of a fire alarm and fire protection, access control and video surveillance. The fully integrated fire protection system contains devices from “Simplex” and includes a fire alarm, fire extinguishing systems as well as voice warning with a total of 800 fire detectors, 600 loud speakers and 500 fire shutters. The building automation project at the Marriott hotel has been successfully completed. The hotel owners have a flexible, reliable and energy efficient system, whilst guests enjoy optimal levels of comfort.

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