

Project Framework:

In-room Install by Others

In-room programming/commissioning of 385 guestrooms, which includes thermostats, lighting, LTP devices, damper control, aux PIR sensors, and CELs at entry doors

Network installation and commissioning

Project Scope (New Construction):

- Proposed scope – Hotel Lighting Controls Systems to supply in-room. Program/commission in-room equipment.
- Hotel Lighting Controls Systems to install/commission a network consisting of a customer supplied server/VM running software with PMS, CELs, Tablet, and HotSOS interfaces. Verify all rooms are online and communicating.
- The Lighting Controls System must be capable of direct integration into Crestron Touch Panels to enable control of lighting/HVAC/motorized drapery system
- The Lighting Controls System must have open API's for integration to in-room guest hospitality software to enable control of lighting/HVAC/motorized drapery system via owner provided web app.
- The lighting Controls System must have programmable switches with multi-function capabilities.
- Schedule unknown at time of contacting - Proposing 6 mobilizations for the project.
 - Mobilization 1 – Programming/Commissioning of HVAC controls
 - Mobilization 2 and 2 – Initial Programming/Commissioning of Lighting
 - Mobilization 4 and 5 – Final Programming/Commissioning of Lighting (Includes FF&E fixtures)
 - Mobilization 6 – Network deployment and in-room training.
 - In-room system training:
 - Requires property to have laptop for software and programmer
 - It can be scheduled anytime while technicians are onsite.
 - Head End training:
 - Online training sessions are available and can be scheduled any time after system commissioning has begun.
 - Additional Online training sessions if available.

Inclusions:

- Thermostats, Switches, and Software.

Exclusions:

Notes:

18 JUNE 2025 DEVICE COUNT NOTES:

1. ROOM MATRIX INFO PROVIDED FROM "A-547 - GUESTROOM TYPE SCHEDULE – BULLETIN 2"
2. BASED ON RM MATRIX PROVIDED THERE WERE 288 KING, 9 KING ADA, 73 QQ, & 3 QQ ADA TALLING 373 RMS. PROPERTY STATED THERE SHOULD BE 375 STD RMS, SO (+2) KING RMS WERE ADDED TO THE KING A3/A4 TYPE WHICH HAS AN EXTRA BATHROOM SWITCH. **PROPERTY TO CONFIRM COUNT ACCURACY.**
3. D454 DIMMER MODULE LOCATED IN LTP CONTROLLING ALL LAMP OUTLETS TOGETHER AS (1) ZONE. THE SECOND CHANNEL WILL CONTROL THE WINDOW COVE. KINGS C & D APPEAR TO HAVE MORE COVE LIGHTING SO AN ADD'L D454 WAS ADDED TO THOSE RMS.
4. **PLEASE NOTE** THAT THERE ARE (3) SPARE NON-DIMMABLE RELAYS ON THE X45B/X06 WHICH CAN BE USED TO SEPARATE OUT MORE OF THE BATHROOM LIGHTING SINCE THAT IS A NON-DIMMABLE AREA.
 - a. FOR EXAMPLE, THE BATHRM ENTRY SWITCH CONTROLS MIRROR, TOILET SWITCH CONTROLS ITS RESPECTIVE TOILET DOWNLIGHT, & (2) OF THE X45B/X06 RELAYS CAN BE USED TO HAVE INDIVIDUAL CONTROL OF THE DOWNLIGHTS OVER THE VANITY AND THE COVE LIGHTING.
 - b. THE **SEQ OF OPS FOR THE DAMPERS IS REQUIRED** TO DETERMINE IF THIS IS AN OPTION. IT LIKELY IS, BUT WILL NEED MORE INFO.
5. ALL QUEEN RMS WILL HAVE (1) ADD'L D454 FROM STD KING TO ALLOW FOR INDIVIDUAL BEDSIDE LIGHT CONTROLS.
6. LOCAL BEDSIDE LAMPS ARE CONSIDERED OUT OF INNCOM SCOPE AND TO BE CONTROLLED LOCALLY BY GUEST.
7. ALL DIMMABLE LIGHTING IS CONSIDERED TO BE DIMMING COMPATIBLE.