

## HYATT REGENCY TAMAYA RESORT AND SPA | CASE STUDY

## An oasis of luxury in the New Mexico desert, the Hyatt Regency Tamaya Resort and Spa is one of the nation's top resorts and spas.

Forty minutes southwest of Santa Fe and 20 minutes north of Albuquerque, the Hyatt Regency Tamaya Resort and Spa sits on the banks of the Rio Grande—and more than a thousand years of regional history. The resort features nearly 25,000 square feet of functional space, including meeting rooms, a golf course, six restaurants and bars, a 12,000-square-foot ballroom and a 16,000-square-foot spa that boasts 14 treatment rooms and private courtyards.

The Hyatt Regency Tamaya was a brand new installation and the general contractor negotiated for all the vendors. Automated



*Reflecting the rich history of the Tamayame, the Hyatt Regency Tamaya incorporates natural materials and native architecture styles around which ACS designed and installed a building controls system.*

Control Systems Inc. (ACS), Alerton's New Mexico dealer, had previously worked with the contractor on several jobs and was chosen to install the heating, ventilating and air conditioning (HVAC) controls system.

The Hyatt Regency Tamaya is situated on more than 500 protected acres within the Santa Ana Pueblo. With the different rules and regulations that govern the construction process or any work done on protected land, ACS worked cooperatively with the tribal government to ensure smooth coordination and planning and to ensure that the HVAC portion of the installation met specific expectations.

The pueblo-style architecture of the Hyatt Regency Tamaya posed the primary challenge. "Pueblo style" means a structure has a nearly flat roof and therefore no attic through which to run wires. ACS had to install all the wiring before construction was actually complete.

The open design also featured lots of solid wood vigas, latias and corbels that could not be penetrated for wires and cables. For access to the wiring plenums, ACS worked closely with the other contractors to establish a detailed plan that routed wires and cables around the unique pueblo features.

The Hyatt Regency Tamaya was also on the fast track for its grand opening. The mechanical contractor trusted the ACS track record for meeting aggressive time schedule completions. In turn, ACS relied on good planning, excellent engineering and a professional crew.

ACS installed Alerton's native BACnet solution that effectively controls the entire resort campus. The Hyatt Regency Tamaya project includes global controllers, field-level controllers, chiller and hot water plants,



*The Council Boardroom inside the Hyatt Regency Tamaya—one of myriad zones the facilities staff can view at a glance and then easily adjust for optimal guest comfort and pinpoint control.*

variable air volume (VAV) rooftop units, constant volume rooftop units, VAV boxes and fan-coil units. An operator workstation manages all the resort's functions using Alerton's Envision for BACtalk® software.

The Alerton system precisely monitors heating and cooling

for multiple individual zones within the resort, including meeting rooms, restaurants, the ballroom and the spa. Since different areas can be used for different purposes—for example, the ballroom can host a wedding one day and a garden show the next—Envision for BACtalk enables facilities managers to establish zones for precise control. Once zones are established, graphical displays make it easy to monitor and adjust setpoints to meet the particular needs of each zone. For example, guest rooms require less constant air conditioning than the spa's sauna area and fitness center.

Outside elements also affect the resort's HVAC system. In the foothills of the Sandia Mountains and surrounded by mile-high plateaus of sand, the Hyatt Regency Tamaya needed a way to thwart the effects of dust. By pressurizing the buildings, the HVAC system keeps airborne irritants inside the resort walls to a minimum.

Finally, ACS provided the resort facilities staff with comprehensive training to ensure the technicians felt perfectly comfortable maintaining the building controls once the HVAC system was up and running.

The Alerton HVAC system exceeded the expectations of both the Hyatt Regency Tamaya builders and the mechanical contractor. ACS

completed the installation—including commissioning, electrical, programming, graphics, start-up and check-out—on time and within budget. ACS installed the HVAC system without disturbing the natural materials—stone, wood and adobe—even though they posed a considerable challenge to the wiring configuration. The result was a building controls solution that effectively meets guests' heating and cooling needs without sacrificing décor.

The facilities manager for the Hyatt Regency Tamaya considers the computer-based Alerton controls system a tool for his staff, so he contracts ACS for a yearly preventative maintenance agreement on it. Every month, ACS spends two days at the resort and spa to troubleshoot, calibrate sensors and check every single controller. ACS technicians identify mechanical issues and the Hyatt maintenance and mechanics resolve them.

"Hyatt understands its control system is a tool, so they use ACS to keep that tool sharp," said Ben Longfellow, ACS vice president.

The Hyatt Regency Tamaya also uses the maintenance agreement to minimize costs and has a plan to keep everything at the resort and spa running to its highest performance. For example, if a sensor is out of calibration, a device can get stuck in an open position or operate when it is not needed. The resort uses ACS's monthly fine tuning to keep the controls system up to the highest efficiency to avoid wasting money. And once ACS identifies mechanical issues that didn't exist the previous month, the facilities manager can choose to contract out the adjustment or fix it themselves to save even more.

*Condé Nast Traveler*, who bases its "Gold List" of the world's top-scoring hotels, resorts and cruise lines on votes cast by its globe-trotting subscribers, ranked the Hyatt Regency Tamaya Resort and Spa as one of the top 75 resorts in North America. *Travel + Leisure* also honored the Hyatt Regency Tamaya in its 11th annual World's Best Spa poll.

