



Building Intelligence with Submetering Solutions

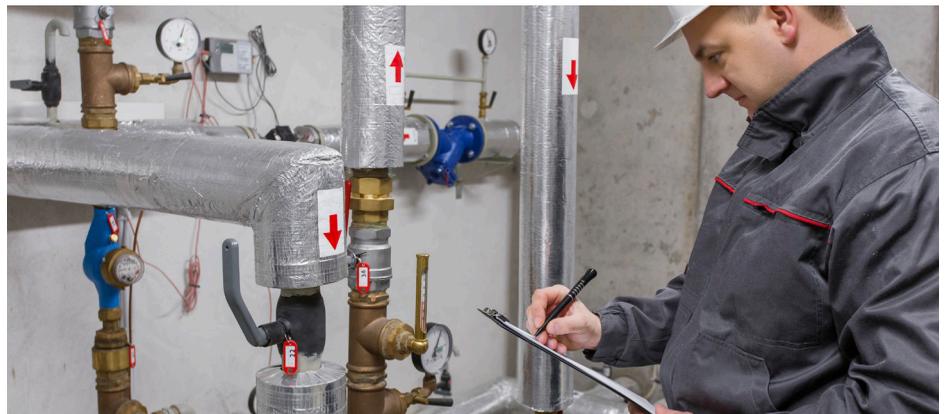


Thermal Energy makes sense. Only meters measure it right.

QMC delivers the expertise and best practices Canadian developers need.

3 REASONS WHY THERMAL ENERGY SUBMETERING MAKES BUSINESS SENSE FOR COMMERCIAL REAL ESTATE DEVELOPERS:

-  Thermal energy is important to communities as a source of clean energy
-  Metering is the key to harnessing the benefits of thermal energy as it enables accurate measurement for heating and cooling. In turn, this allows building operators to adopt a cost recovery strategy through tenant billing.
-  Metering directly impacts consumption behavior as users see and pay for their usage.



The use of thermal energy to heat and cool buildings is gaining traction in Canada. Successfully employed in Europe for decades, best practices and proven technologies are now available in Canada. Thermal energy is clean and cost effective but requires specialized metering to accurately measure energy consumed. QMC works with commercial and multi-residential real estate builders to design and implement trustworthy thermal submetering solutions that enable cost recovery and conservation efforts.

Because the metering of thermal energy is relatively new in Canada, and not yet regulated by Measurement Canada, building developers are encouraged to seek trained professionals who employ industry best practices.

QMC has proven expertise in thermal submetering and has worked with leading developers on projects across Canada. We provide thermal submetering solutions from system design to meter supply and system commissioning. Projects include multi-tenant buildings with central heating/cooling plants and individual unit heating and cooling.

What the commercial real estate development industry needs to know:

What is thermal energy?

Harnessed correctly, thermal energy can be a source of heating or cooling. Within a building (or a group of buildings), heating and cooling may be provided from a central plant (boiler/chiller or CHP) or a district energy utility (DEU).

What are the key considerations of thermal energy measurement for building developers?

- **PROVEN EXPERTISE:** Developers must look for proven expertise in thermal energy metering before making project decisions to mitigate risk of inferior technologies and methodology. Use professionally trained submetering experts, with specific expertise in thermal metering who utilize best practices.
- **REGULATORY:** Government, through Measurement Canada, will include Thermal Energy Metering as part of their mandate. Industry experts are aware of the incoming regulations and can advise on incoming standards.
- **ACCURACY:** A customer-first approach that ensures consumer protection should be the impetus for submetering decisions. This, in turn, will protect the developer and utility infrastructure investment.
- **COST:** It is important to ask for system pricing when analyzing metering options and to factor in project lifecycle costs, benefits and regulatory and/or financial risks.

LEARN HOW TO BENEFIT AND AVOID RISK

Read QMC's White Paper:

Thermal Energy Metering: Regulations and Best Practices for the Canadian Market

QMC's White Paper examines the requirement and challenges for effectively measuring thermal energy consumption in Canada, whether using submetering or other methodologies. Although the document focuses on multi-residential properties, it also applies to retail, commercial and mixed use spaces.

<http://qmmeters.com/meters/thermal-energy-metering-solutions/>

Why meter thermal energy?

- Most accurate method for measuring heating and cooling
- Accurate user-pay based billing for heating and cooling
- LEED Canada certification credits

How does thermal energy metering work?

The management of thermal energy (cooling and heating) in a building is accomplished through submetering. With submeters on each floor or for each tenant, building owners can determine where the most energy is being consumed and pass along costs or work to reduce energy costs. Steam, hot water and cool water is pumped into a building via a central heater/chiller or the district energy utility. Flowmeters and temperature sensors can measure the flow and Delta T to calculate BTU's consumed. A meter system by floor or by tenanted space will allow developers /managers/engineers to allocate costs, or identify consumption issues.

QMC SUBMETERING SOLUTIONS DELIVERS INTELLIGENT SUBMETERING SOLUTIONS:

Submetering is a key component of energy efficient, LEED certified buildings. QMC delivers intelligent submetering solutions for thermal energy, water, electricity and gas. Consultants, Property Managers and Developers can receive an end to end solution: design, specification, budgeting, project management, integration and software reporting, so the system is designed and deployed efficiently. Because we design, deliver and implement, the QMC team ensures that each piece of the project hardware and software is compatible. QMC Submetering Solutions is an industry leader experienced in thermal energy metering solutions as well as electricity, water and gas metering.



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