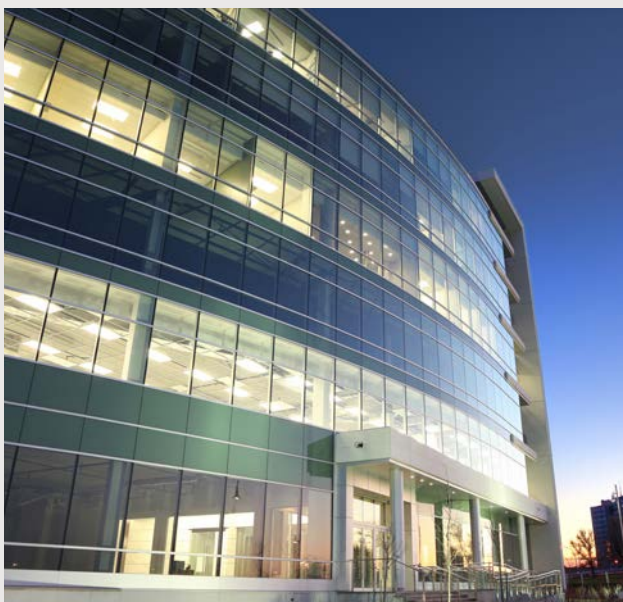




Building Intelligence with Submetering Solutions    

Whole building or whole portfolio; utility management in real time



Portfolio managers struggle to get accurate and timely utility meter data in one format. QMC can integrate all of a property's main utility meters onto one real-time data collection system which provides analytics, automated reports and alarms through MeterConnex™. This enables portfolio managers to effectively manage their utility costs, energy efficiency programs, GHG emissions, and corporate sustainability reporting.

Portfolio and building level managers can use this data to:

- monitor their utility costs/allocation
- verify utility bills
- benchmark properties against each other
- track effectiveness of energy retrofits
- complete portfolio reports for Energy Star, RealPac, GRESB, etc;
- do real-time monitoring and alarming for energy efficiency and anomaly detection

Building Level Metering/Portfolio Metering

The most important meter points of any property are the main electricity, water, gas and district energy utility feeds. Managing these meter points allows understanding of when and where the property is using utilities and is the start of building level energy management. This can also serve as a check on utility bills and be used for forecasting energy costs.

QMC has several solutions for utilizing these main meters to enable the property and the portfolio to improve their energy management, accounting and sustainability reporting.

These include:

- Direct integration with the main utility meters using data loggers, either via pulse, Modbus, or other communications protocols available on the utility meter(s)
- Supplying and installing check meters downstream of the main utility meters
- Back-end integration with utility database. This is dependent on the utility's capabilities and regulations and/

or the availability of open-integration platforms, such as Green Button

- Utility Billing Data collection and reporting (does not allow for interval data and energy profiling)

Here is a summary of the benefits of deploying building level metering for your portfolio:

- Know when and where your building is consuming energy and water as part of a monitoring and targeting program
- Immediately identify abnormal consumption, as opposed to waiting weeks or months for utility bills to show the problem
- Validate consumption on your utility bills
- Benchmark all properties' energy use intensity and target energy conservation efforts accordingly
- Collect all utility interval data in one place for easy sustainability reporting and submissions

KEY LOAD METERING

Understanding where critical utility loads occur in your building means better building efficiency.

Understanding how critical loads within a property are consuming energy and water utilities is an essential component of monitoring and targeting programs. This allows the property to allocate energy use to various building systems. These key loads can also be monitored to determine their efficiency and track improvements made from retrofits, schedule changes, etc.

Five key benefits to key load metering

Identify which loads are your largest consumers of utilities and allocate these costs accordingly:

- Receive alerts and scheduled reports that help you monitor loads and correct abnormal use
- Monitor load efficiency as a component of preventative maintenance
- Target disproportionate loads as part of peak shedding programs
- Conduct measurement and verification (M&V) of any retrofits
- Isolate disproportionate loads for energy intensity and sustainability reporting purposes

Confidence with Canada's Industry Leader

QMC leads the industry in intelligent submetering solutions. We provide options to help building owners and occupants conserve energy and save money through the accurate submetering of a building's utilities: electric, water, thermal and gas. Vancouver-based with offices across Canada, QMC has over 20 years of hands-on experience in the field and working with utility meter data.



Advanced metering infrastructure

Some extraordinary key loads, such as data centres and parkades, are metered so they can be deducted from a property's total energy consumption, thus improving its overall energy performance rating.

QMC works with operations teams at commercial and institutional properties to deploy advanced metering infrastructure and software to manage these critical loads. QMC can deploy these metering systems in a combination of ways:

- Integrating with existing meters
- Adding new meters
- Integrating with data points available on the building automation system
- Integrating directly with pieces of equipment (such as chillers, UPS of data centres)

Contact QMC for a Free Consultation*, System Design and Budget for your Building Level Metering Project

*Subject to terms and conditions. Please call for more details.



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