



Building Intelligence with Submetering Solutions

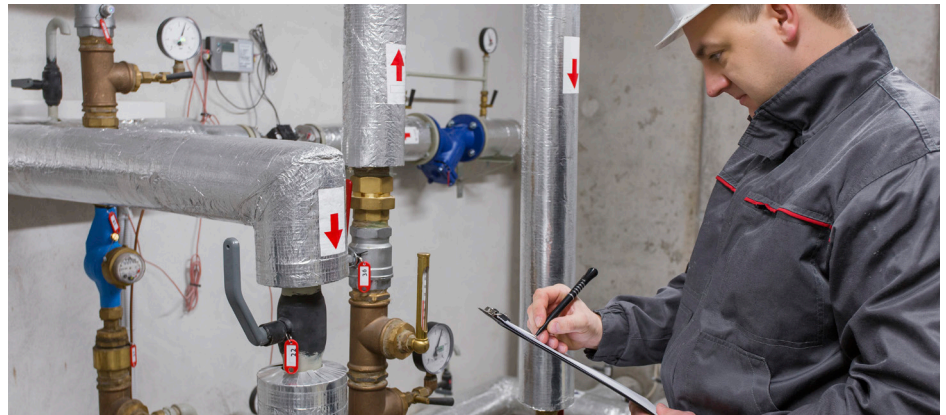


Thermal Energy makes sense. Only meters measure it right.

QMC delivers the expertise and best practices North American 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 **ESSENTIAL** for 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 North America.

Successfully employed in Europe for decades, best practices and proven technologies are now available in North America. 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 **ACCURATE** and **REGULATED** thermal submetering solutions that enable cost recovery and conservation efforts.

Because thermal energy metering is a relatively new concept in North America and federal regulations are at their early stages, 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?

Thermal energy can be a source of heating or cooling if harnessed correctly. 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 **REDUCE RISK** of inferior technologies and **PRACTICES**. Use professionally trained submetering experts, with specific expertise in thermal metering who utilize best practices.
- **REGULATORY:** The Canadian government, through Measurement Canada, will include thermal 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/wp-content/uploads/2016/05/QMC_ThermalSubmetering_Whitepaper_Final.pdf

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?

Metering thermal energy can only be achieved using a Thermal Meter consisting of a flow meter, matched temperature sensors and a calculator. Each component is equally important and must be supplied and commissioned by qualified personnel to ensure correct installation and use.

QMC SUBMETERING SOLUTIONS DELIVER 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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