QMC

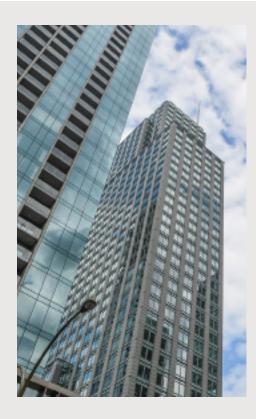**Building Intelligence with Submetering Solutions**

Submetering solutions that make tenant billing and energy management easy and reliable.

Property Managers Need Intelligent Submetering

Managers of multi-residential, institutional and commercial properties require accurate meter measurement and data for tenant billing and energy management.

- Cost recovery through tenant billing
- LEED metering
- Key load management
- Shared Services Metering
- Integrated Building Metering

What QMC Delivers to Property Managers

- Turn-key tenant billing meter systems
- Meter systems for LEED M&V, EBOM, BOMA BEST or Energy Star Applications
- Provision of all utility meters: electricity, water, thermal and gas energy (BTU)
- Utility reading, reporting and billing
- Web-based data reporting, analytics, bill preparation and tenant engagement through QMC's MeterConnex™ energy management software. Complete services from design, commissioning, project management, reading & billing, and ongoing support with maintaining and expanding your meter system as your needs change
- Complete Measurement Canada testing and verification
- Non-Proprietary, Open-Protocol Systems

TENANT SUBMETERING

QMC's Submetering Solutions

- Control CAM rates and operating costs since tenants pay for their energy directly
- Give tenants financial incentive to reduce energy use. Tenant submetering is shown to have more impact on total property energy use than any other ECM
- Tenants no longer subsidize high energy use tenants through sq.ft allocation of energy costs
- Attract energy conscious organizations who want to account for their energy use

LEED METERING

Submetering is a key component of LEED certified buildings - now more than ever with LEED v4. QMC's experience with LEED includes projects with leading building owners across Canada. Our team can develop a turn-key LEED Metering System including:

- Meters for electricity, water, thermal and gas energy
- Communications equipment
- Available software options that allow the LEED consultant, energy manager and operators to easily access all meter data
- All related services, such as contractor coordination and verification

KEY LOAD MANAGEMENT

QMC's key load solutions offer a wide range of meters for every utility; from basic information meters to advanced power quality meters with instant alarming functions. Flexible communications and software options allow for either integration to BAS or connection to web-based energy management software.

• Use meter data to identify inefficient equipment or control settings and optimize building energy performance
• Alert operations staff to critical deficiencies
• Track energy use and power quality of new loads, such as data centres
• Compare best practices of operations across your portfolio

INTEGRATED BUILDING METERING

With all of a property's main utility meters onto one real-time data collection system, QMC's IBMS enables portfolio and building level managers to effectively manage their utility costs, energy efficiency programs, GHG emissions, and corporate sustainability reporting.

• 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

SHARED SERVICES METERING

Common areas, such as parkades, lobbies and central plants can result in shared utility services between buildings, tenants and other stakeholders. By deploying a QMC-designed Shared Services Metering System, multi-use properties are able to fairly allocate energy use amongst stakeholders and avoid costly disputes and legal actions.

• Proper utility allocations lessen risk for building owner/manager
• Get correct utility measurements - even with different meter systems
• Use existing equipment where possible
• An automated system allows data to be collected, analyzed and billed remotely on QMC's web-based software

Canada's leading property management firms rely on QMC for accurate tenant billing and energy management programs.

Through project specific solutions, in-field expertise and technical support, QMC is the forerunner in tenant submetering and key load energy management for multi-residential, institutional and commercial properties.

| Multi-Customer Meter | GWF Water Meter | GWF Thermal Meter | Gas Meters |

Contact QMC for a Free Consultation, System Design and Budget for your LEED Metering Project or Key Load Metering Project