

utili**V**isor

# Submetering systems 101 & utili**V**isor's Approach

Tuesday, June 3, 2025

# AGENDA

## 1. Submetering

- What is it?
- Benefits

## 2. utiliVisor

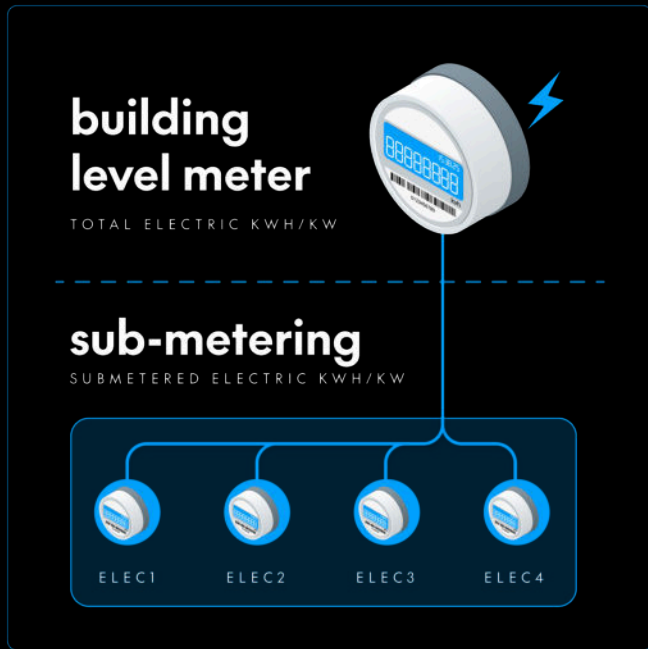
- Business Profile
- Clients
- Utility Submetering
- Energy Plant Oversight
- What Makes utiliVisor Unique

# What is submetering?

Submetering refers to installing meters at key points “behind” the building-level utility meters to track usage and bill tenants.

Submetering documents energy consumption in defined use areas, explaining how changes impact consumption.

Submetering takes advanced control systems the final mile, providing visibility into every aspect of building functionality.



# Flavors of submetering

Types of  
allocations



Electric



Water



HVAC/MRF



Gas

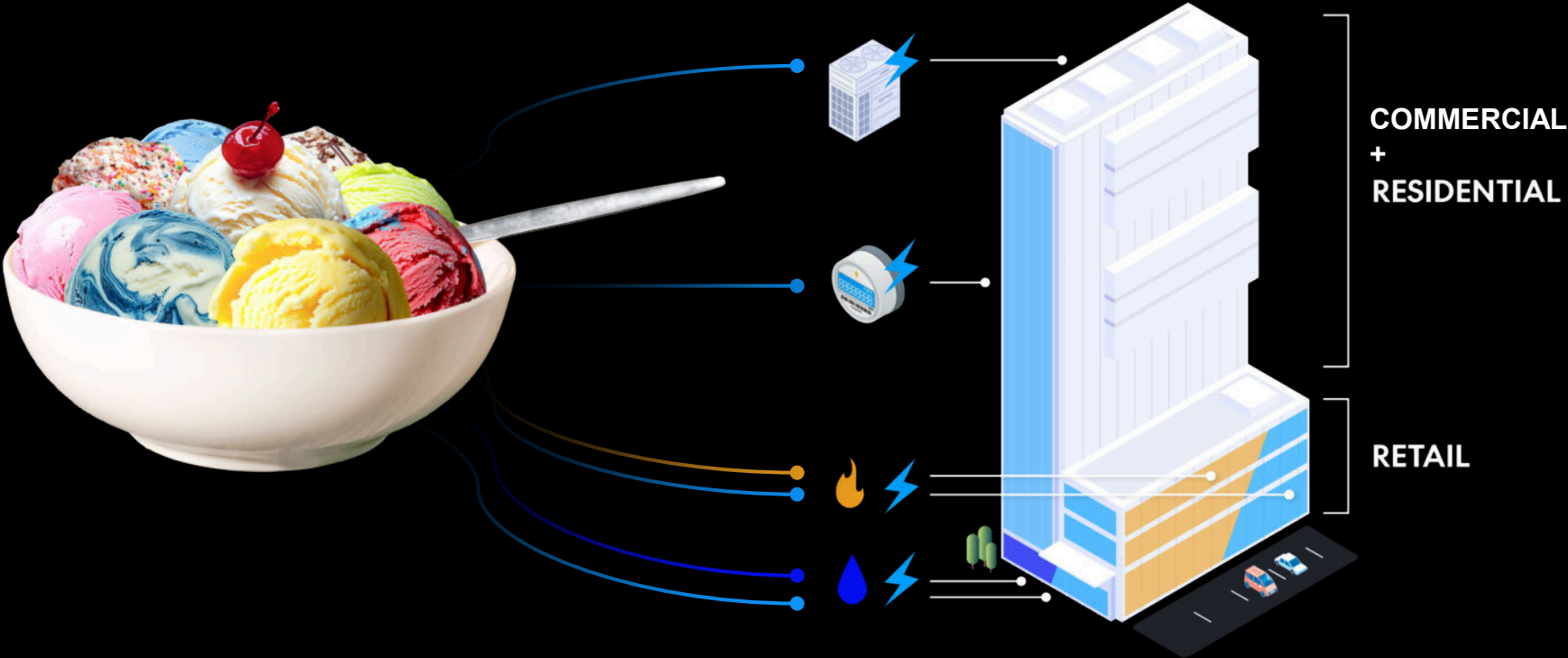


Steam



Monitoring

# When things get interesting...



# Benefits of submetering

Allocate accurately



685 1st Ave

Lower energy usage



111 W 67th Ave

Increase efficiency



World Trade Center

Attract & retain tenants



(Not our building)

# Benefits of submetering

## For tenants

- See energy consumption
- Monitor progress toward net-zero energy goals



## For property managers

- Easy visualization of utility usage
- Real-time alerts for set thresholds
- Timely, clear billing packages
- Accounting system integration



## For owners

- Increased visibility of asset performance
- Recovery of tenant vs common area costs
- Compliance with regulatory requirements
- Retain tenants

# Benefits of submetering

Comply with  
regulations and  
certifications

- ✓ AIA 2030 Commitment for Net Zero
- ✓ LEED Advanced Energy Metering
- ✓ State and local emissions and submetering laws
- ✓ Building performance standards (BPS)
- ✓ ASHRAE 90.1
- ✓ IECC 2021

85 Jay St (Front & York)



- Design of utility allocation system prior to development
- Project Management of vendors and system installation
- Allocation of: Electric, DW, CHW, Steam, Gas
- Types: Residential, Retail, Condos

100 Barclay (140 West St)



- Reviewed QLC System and identified only minor items were being allocated
- Reference tested tenant QLC meters and located several errors in billing
- Allocation of: Electric, DW, CHW, Steam, Gas
- Types: Residential, Retail, Office, Condos

One57 (157 W 57th St)



- Manually read QLC electric meters for residential allocations
- Reference tested meters & identified high ticket revenue recoveries
- Continuous monitoring of system for fluctuations in billing
- Allocation of: Electric, DW, CHW, Steam, Gas
- Types: Residential, Retail, Hotel, Condos

Tangram Plaza



- Design of utility allocation system
- Consolidation of all utility billing via one company
- Allocation of: Electric, DW, CHW, Steam, Gas
- Types: Residential, Retail, Hotel Condos, Office

One United Nations Park



- Monthly billing of residential unit owners & Master Condominium allocations
- Continuous monitoring of Central Plant and Temperatures
- Allocation of: Electric, DW, CHW, Steam, Gas
- Types: Residential, Retail, Hotel, Condos

111 W 67<sup>th</sup> St



- Engineering design of HVAC allocation system
- Allocation of: Electric, DW, CHW, Steam, Gas
- Types: Residential, Mult Retail

# utili**V**isor

## Utility Submetering and Energy Plant Oversight Services



June 3, 2025

# Business Profile

## WHO WE ARE

utiliVisor is a leading national energy advisory firm.

Our comprehensive metering services and continuous energy oversight enable cost savings and improve utility cost allocation in a variety of industries.

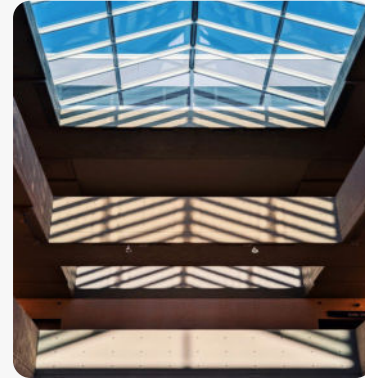
40+

YEARS EXPERIENCE

1400+

CUSTOMER INSTALLED  
BASE NATIONWIDE

## SECTORS WE SERVE



UNIVERSITIES



OFFICE BUILDINGS



HOSPITALS



MULTI-USE

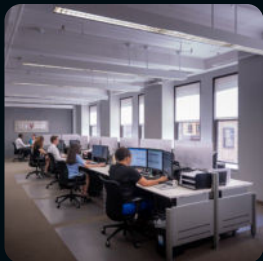


PHARMACEUTICAL

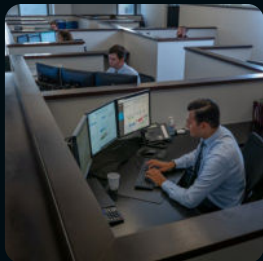
# A Full Spectrum of Utility Submetering and Oversight Services



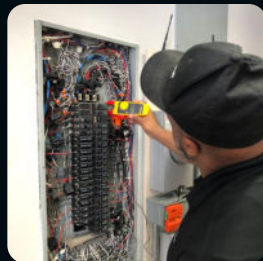
SERVICE TEAM



BILLING TEAM



OPERATIONS



FIELD SERVICE



DEV TEAM



PRIVATE OWNERSHIP

## Building Level

Metering for cost allocation

MANUAL & REMOTE  
COLLECTION

## Plant Level

Oversight & optimization for performance

CONTINUOUS ENERGY OVERSIGHT

## Organization Level

Clear advice broken out by dollar amount

VISIBILITY & PROGRESS

# Data → Information → Results

WE PROCESS

**>1400**

buildings' energy data

WE READ

**>60K**

meters monthly

WE MONITOR

**75 MW**

of cogeneration

**650K**

tons of cooling

WE STORE

**~3 TB**

of interval meter history

WE SECURE

**Billions**

of history records

WE'VE SAVED

**>\$19 Million**

for customers in 2021 alone

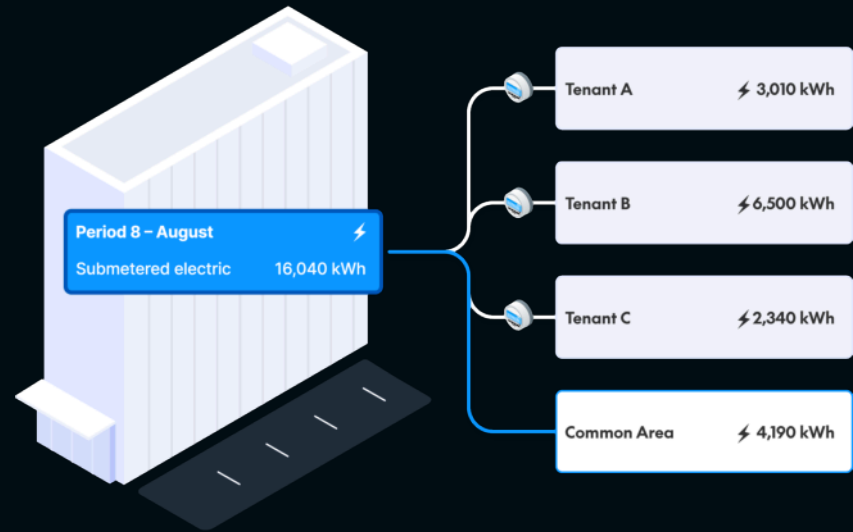
# Clients



# Utility Submetering

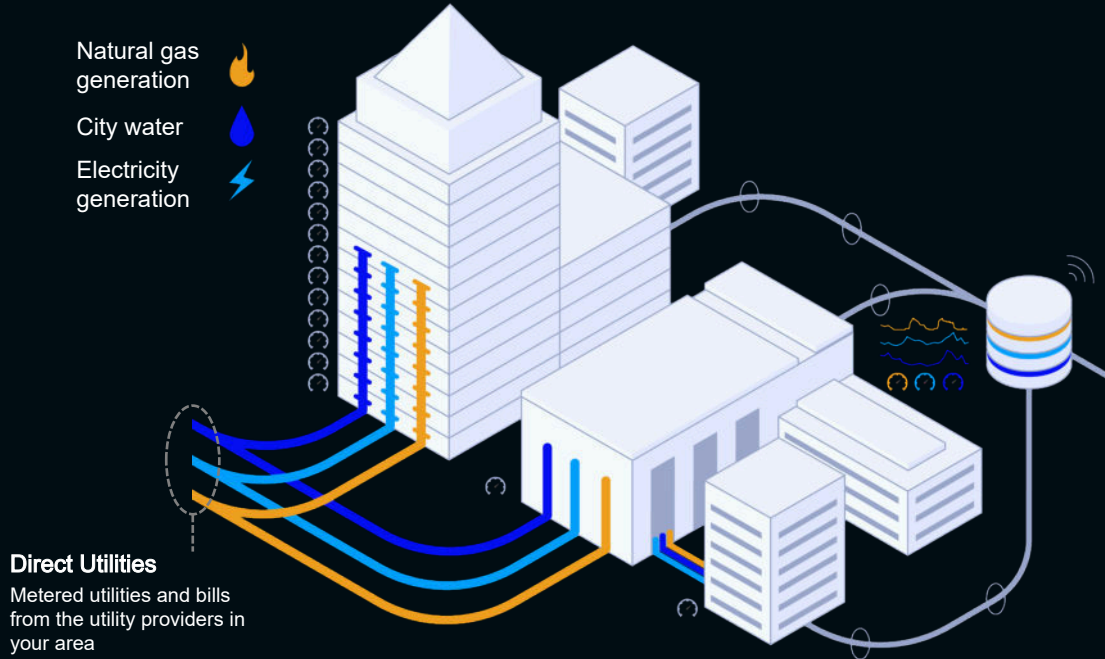
WHY IS IT ESSENTIAL?

It allows an owner to track, baseline, analyze, display, and bill utility usage.



# Submetering Complexity

COMMERCIAL OFFICE BUILDINGS AND CAMPUS FACILITIES



## Pieces Needed for a Submetering Plan

- MEP survey
- HVAC info
- Data collection center

## Utility Consumption Measured for Accurate Cost Allocation

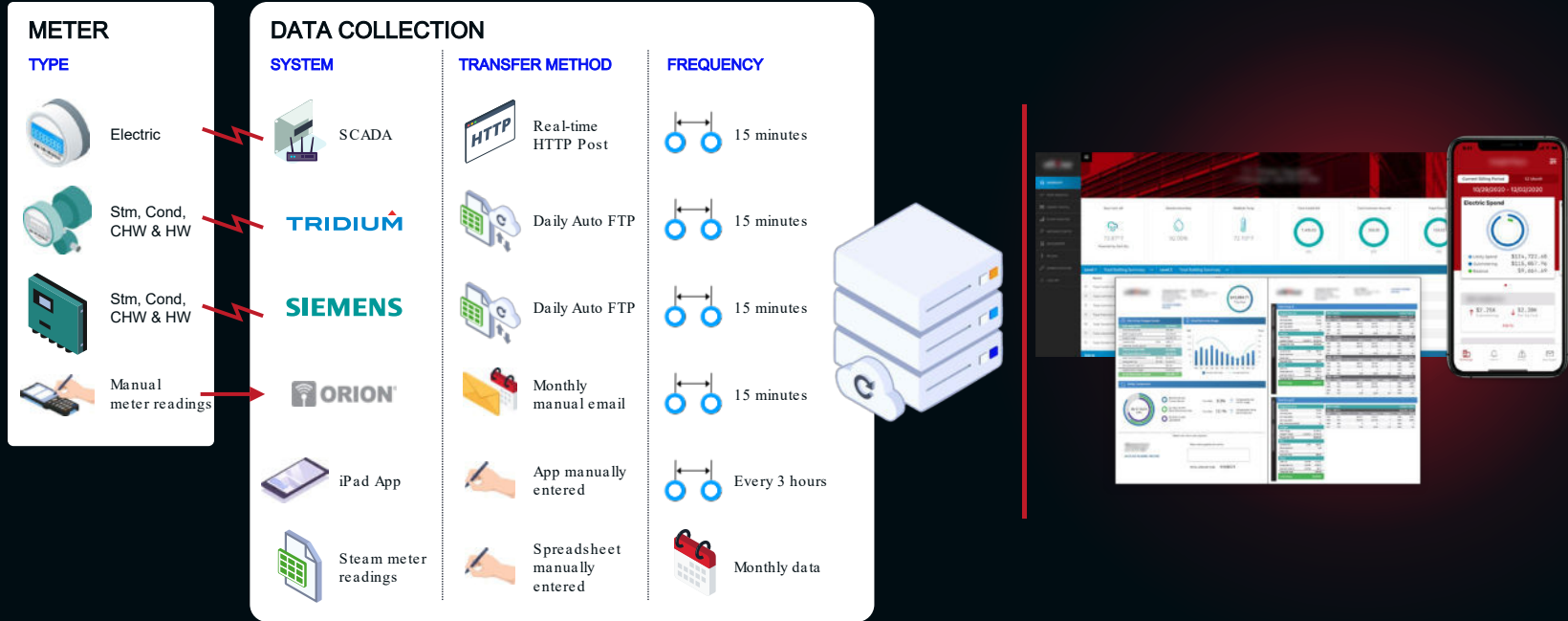
### Distributed Energy

- Electric: kWh
- HVAC: BTUs

### Produced Energy

- Chilled water: BTUs
- Hot water/steam: BTUs
- Condenser water
- Domestic water

# Multiple Utilities = Multiple Meters = Increased Complexity

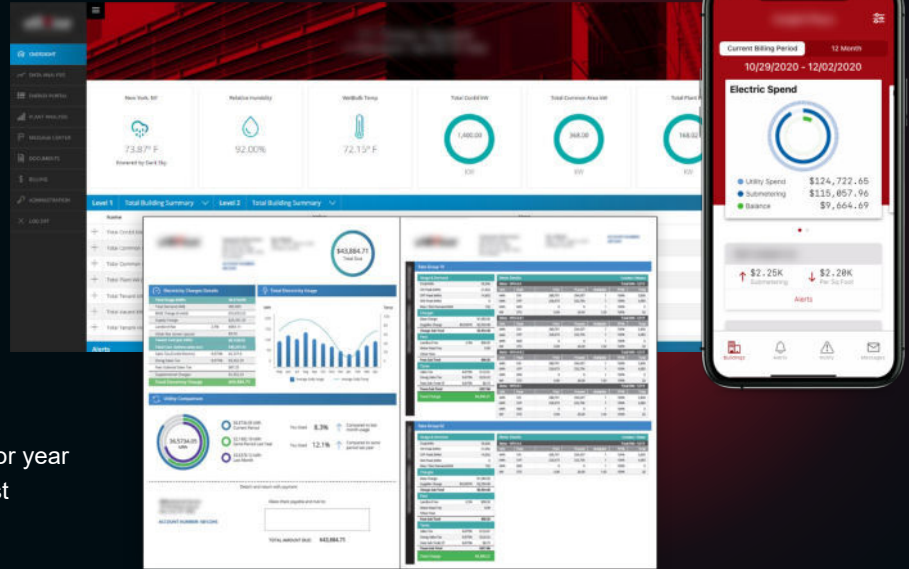


# An End-to-End Customer Experience Leveraging an Automated Billing System

## DELIVERABLES

Generate and distribute metering reporting while providing access to real -time data and utiliVisor's Operations Center:

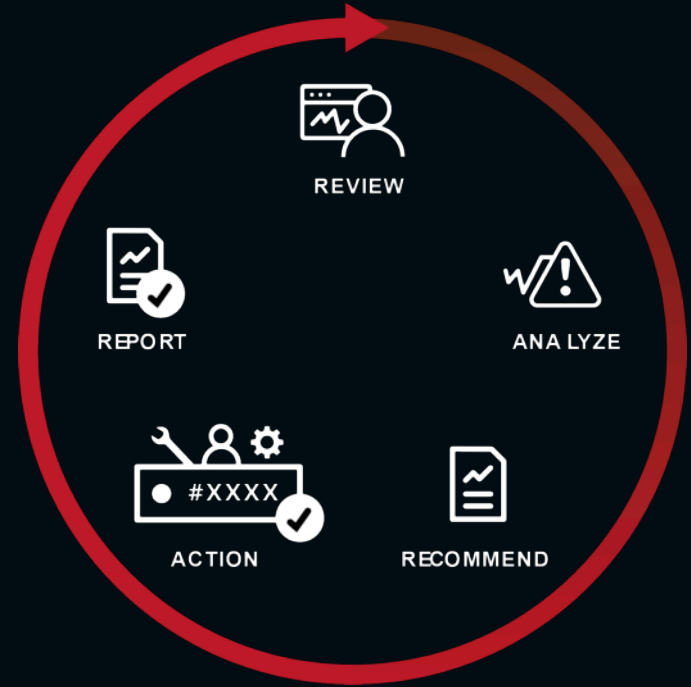
- Visualization of energy data
- Accurate and timely reporting (monthly)
- Package:
  - Cover letter
  - (Building) invoices
  - Recap report
  - Square - foot analysis
  - Watts per square foot
  - Zero analysis
  - Exception reporting where usage is +/- 3% prior month & prior year
  - Monthly recovered kWh & dollars vs. base building usage & cost
  - Export ability to accounting system



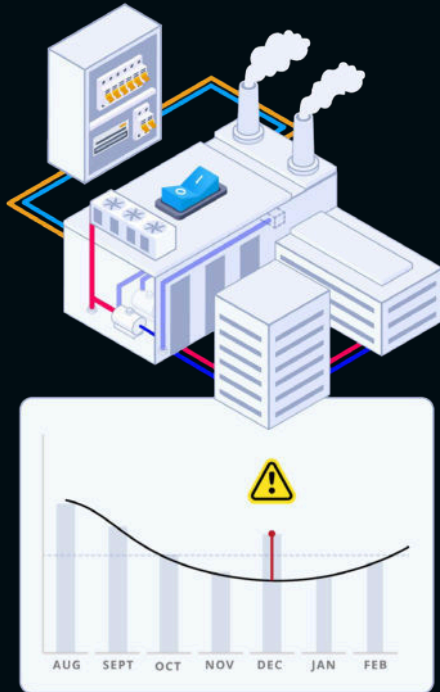
# Energy Plant Oversight

WHY IS IT ESSENTIAL?

It turns granular real -time monitoring into expert analysis and actionable feedback to drive continuous efficiency.



# Energy Plant Optimization



## Energy Plant Oversight

1. Looks at granular relationship of plant equipment to the BOP (balance of plant)
2. Makes recommendations to the Operations Team at the plant from an experienced team monitoring the data
3. Picks up where design data left off
4. Identifies drift & energy conservation measures and allocates an unobtained cost associated with the deficiencies and ECM
5. Graphically explains and validates savings from implemented strategies
6. Allows for pre - and post - benchmarking on operational conditions from yearly maintenance
7. Scales to other building operations for holistic optimization

## Savings: 10% –15% (rule of thumb) due to:

- Operational efficiency gains
- Operational drift avoidance savings (IMMEASUREABLE)
- Continuous validation of existing operations

# What Makes utiliVisor Unique

1



Audit-quality metering data required for large REITs, financial institutions, healthcare systems and universities.

2



Operations Center with licensed and degreed engineers advising how to operate the energy plants, with minimum capital requirements.

3



utiliVisor's Development Team can extract data from the buildings, display it in our platform and generate an API to any other customer platforms.

4



utiliVisor has an in-house service organization to correct meter issues in the field to minimize estimating data.



OPERATIONS TEAM



ANALYTICS

TECHNOLOGY

# Thank You!

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