WILLIAMS™

DYNAMIC METERING

Economically allocate HVAC costs to tenants/owners in multi-family and condominium construction projects.

Hydronic and central plant systems result in tenant billing that is approximated based on total consumption by all tenants, not on their own power consumption behavior. The Williams BTU Metering solution allows tenants billing for only the energy or domestic water consumed within their own rented space.

Manual calculations require complex formulas that can lead to mistakes, lost revenue and increased risk. The Williams BTU Metering software provides a CSV file that can be loaded directly into existing account software for easy-to-understand tenant invoices that are accurate month after month. Electrical usage per system or per indoor unit can also be tallied depending on building and system configuration.

BENEFITS OF TENANT BTU METERING

- High return on investment.
- Empowers tenants to reduce energy consumption.
- Reduces landlord/tenant disputes.
- Data from a heating and cooling energy meter and domestic water utility meter provides owners with valuable consumption data and helps identify areas of concern.
- Attracts high quality and long-term tenants.
- Improves building's overall sustainability and qualify the building as a smart, green building.

THE WILLIAMS BTU METERING SOLUTION

Traditional BTU meters start with a water meter and add the additional temperature sensors required to calculate BTUs and the microprocessor, making them bulky and expensive. The Williams BTU Metering solution is a combination DDC (direct digital control) controller/ thermostat in a single wall mounted configuration – a sleek, low-cost alternative that can be factory installed on Williams' fan coils.

The Williams BTU Meter is a microprocessor-based designed that provides full energy, flow, and temperature data both at the fan coil controller and through a central BAS. The controller serves dual function of zone thermostat as well as the BTU Meter display. The Williams BTU Meter is compatible to with BACnet®, MODBUS®, and LonWorks® based Building Automation Systems.

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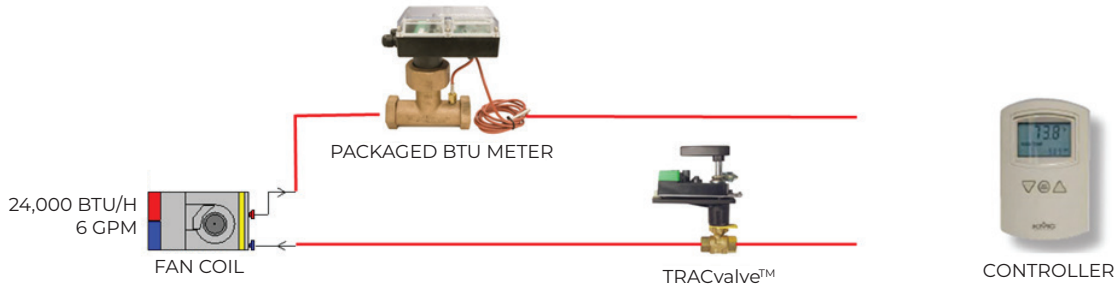
DYNAMIC METERING

Power monitoring can also be integrated in a building automation system (BAS) and allow a facility manager to have even more control. Installed metering is also one of the steps required for a building to become LEED certified green building.

THE WILLIAMS BTU METER

1. The VFS flow sensor consists of a composite flow pipe and a sensor fitted with cable. This will provide flow measurements via the sensors to the microprocessor controller.
2. Temperature sensors – are thermistor, pipe mount or equivalent to provide temperature measurements to the microprocessor controller.
3. The Fan Coil Controller and Zone Temperature Controller – is a microprocessor controller has with (7) in puts, (9) outputs, color touch screen, BACnet MS/TP, Modbus, time clock & schedule. The solution has several advantages since it would allow us to do BTU and domestic water metering, TRACvalve™ and ComforTRAC™ in a single wall mounted enclosure. It is also competitively priced.

PACKAGED BTU METER



WILLIAMS BTU METER