

PROJECT PROFILE:

Via6 Apartments, Seattle, WA

Project Goals

Owner wanted to bill back all non-common area utilities to the 654 residential tenants and multiple retail tenants that reside in their new downtown 21 story, twin tower apartment building. The building has multiple central hot water boilers and chillers as well as sophisticated utility delivery systems to support the cold water, hot water, and air conditioning for each tenant. Retail restaurant tenants require large water and gas meters to support their high utility consumption. The request was for a remotely accessible, wireless sub-metering system to meter the utilities for each tenant including various sub-systems used in producing and delivering these utilities.

Solution Provided

- Inovonics Tapwatch 3 remote wireless reading system that support over 2000 meter points
- 654 residential cold water meters, hot water meters, and run-time sensors for measuring the on-time of each tenant's cooling air units
- 54 additional commercial sized water, gas, electric, and BTU meters for metering production and delivery systems and utility usage for their retail tenants
- Onsite consultation, configuration, installation, equipment installation training, and commissioning services
- Post commissioning consulting services to owner and billing company
- Accomplished full residential and retail tenant utility recovery

Schedule

- Equipment supplied beginning in January 2012
- Installation and commissioning complete March 2013

Customer

- MacDonald Miller Facility Solutions
- Pine Street Group

