



+

the **MART**
A VORNADO PROPERTY

A CASE STUDY



VITALITY ENERGY WAS ABLE TO DESIGN, OVERSEE IMPLEMENTATION A FULL TENANT BILLING PLATFORM FOR 300+ TENANTS

Overview:

The iconic Merchandise Mart (theMart) is a 4.2 million sq-ft building in the heart of Chicago's business district. It is the world's largest commercial building. In addition to providing trade show, convention, and retail floor space, the Mart is host to a large number of business entities.

Problem:

Partly in order to qualify for LEED Gold Certification, approximately 900 electric meters have been installed in the building to measure energy use and verify savings and to allow management to bill individual tenants for their energy use.

The installed meters were being read manually followed by a manual process of entering those readings into a spreadsheet. Any additional processing or billing also had to be done manually. Not only were these manual processes time-consuming, but they were also prone to errors leading to inaccurate data and bad billing information.

Prior efforts to interconnect the meters into an integrated package had failed. In fact, they had been told by one contractor, that specializes in such work, that the building was too old and that undecipherable legacy cabling networks would make the job prohibitively expensive if not impossible to do.

Services Provided:

- Complete Metering Design
- Programming & Commissioning
- Tenant Billing Platform



Working with theMart

Always game for a challenge, Vitality sent a small team to Chicago to analyze the problem and propose a solution. While the existing building cable networks were indeed chaotic, the Vitality team felt that they could be deciphered and proposed the implementation of a data communications network utilizing a combination of existing cabling with new wireless communication devices. This network would enable the data from all of the meters to be continuously monitored and stored in the cloud.

The Vitality Energy management software package could then be used to provide management with real-time energy consumption data and to manage the sub-billing processes with the Mart's tenants.

Tenant Billing

With metering hardware systems in place, Vitality is now implementing a fully autonomous tenant billing platform for the 300+ tenants at theMart. This platform will track tenant energy use in real time and automatically invoice each tenant monthly for the energy consumed. Tenants will have full access to the Vitality cloud where they will be able to see their energy consumption in real-time, review the many reports available, and review and pay invoices. Billing rates can be based on utility rate schedules, floor space, percentage of total, or customized to management's preferences.

With Vitality, meter readings, utility data, reports and monthly tenant billing will now be fully automated.

**VITALITY WAS ABLE TO UTILIZE
EXISTING WIRE AND HARDWARE TO
MINIMIZE OWNER INVESTMENT**





DESIGN PROGRAM & COMMISSIONING AUTOMATED TENANT BILLING

Conclusion:

With the help of Vitality Energy, manual processes that previously had taken a team of people several days to complete, will now run automatically each month with no human intervention or any of the associated errors. Combined with the current energy saving practices currently employed by theMart, Vitality will allow them to maintain their LEED platinum status as well as their reputation for being the leader in energy management.

4.2m **300+** **AUTOMATED**
SQUARE FEET **TENANTS** **TENANT BILLING**

It's time to gain control of your tenant billing.
It's time for Vitality Energy.
Let Vitality give you all of your building's vital information.

LEARN MORE TODAY!

Schedule a time to speak with a Virtual Energy Manager to see how we can help you with your energy analytic needs.