

# Edison Technology Park now provides accurate monthly energy bills for each tenant and is able to identify areas of peak demand and energy wastage...



**Client**  
Edison Technology Park

**Industry**  
Multi-Tenant Business Parks

**Location**  
Menlo Park, California

## Background

Edison Technology Park, located in Menlo Park, California, is an innovative four building, 85,000 square foot, 48 unit Research and Development park. One hundred percent of the complex's electrical energy is supplied through solar energy. This is one of the largest multi-tenant commercial solar facilities in the Bay Area.

Sunlight is converted into electrical energy by over 2,388 individual solar panels generating an impressive 394,845 watts of DC power and 315,876 watts of AC power.

There are 4 buildings in the complex. Building 1 is 40,000 sq. ft and Buildings 2 through 4 are each 15,000 sq. ft.

## The Situation and Requirements

Edison Technology Park is equipped with one common meter for each building along with sub-meters for each tenant unit.

However, Edison Technology Park needed a way to encourage responsible energy usage by its tenants and have the ability to monitor, track and provide individual tenant billing.

In addition, Edison Technology Park required the ability to track real-time energy usage on a 24/7 basis both at the meter level and over the web. They also wanted the ability to generate reports for the entire complex, individual buildings and individual tenants for various date ranges.

## The Solution

Edison Technology Park enlisted the help of Vennex Inc., a leading provider of energy monitoring and management solutions and services.

Vennex worked with Mr. Ron Newdell of Edison Technology Park to provide its VNXView solution to the complex. VNXView is a Tenant Meter Monitoring and Billing solution utilizing smart meters. It is a highly robust solution giving a real-time bird's eye view of the overall energy usage as well as the individual tenant's usage on a 24/7 basis.

Vennex installed one VNXLog data logger in each of the 4 buildings in the complex. VNXLog is an appliance which collects energy consumption from all the meters on a periodic basis. Building 1 has 9 meters, Building 2 has 8 meters, Building 3 has 13 meters and Building 4 has 22 meters. VNXLog interfaces with the VNXView Client Software to gather energy consumption data for each meter and generates professional energy bills and provides the required billing reports and energy profiles.

VNXView allows the user to select any tenant meter and get user friendly graphical energy usage profiles for Daily, Weekly, Monthly, Quarterly and Yearly data in highly user friendly graphical displays.

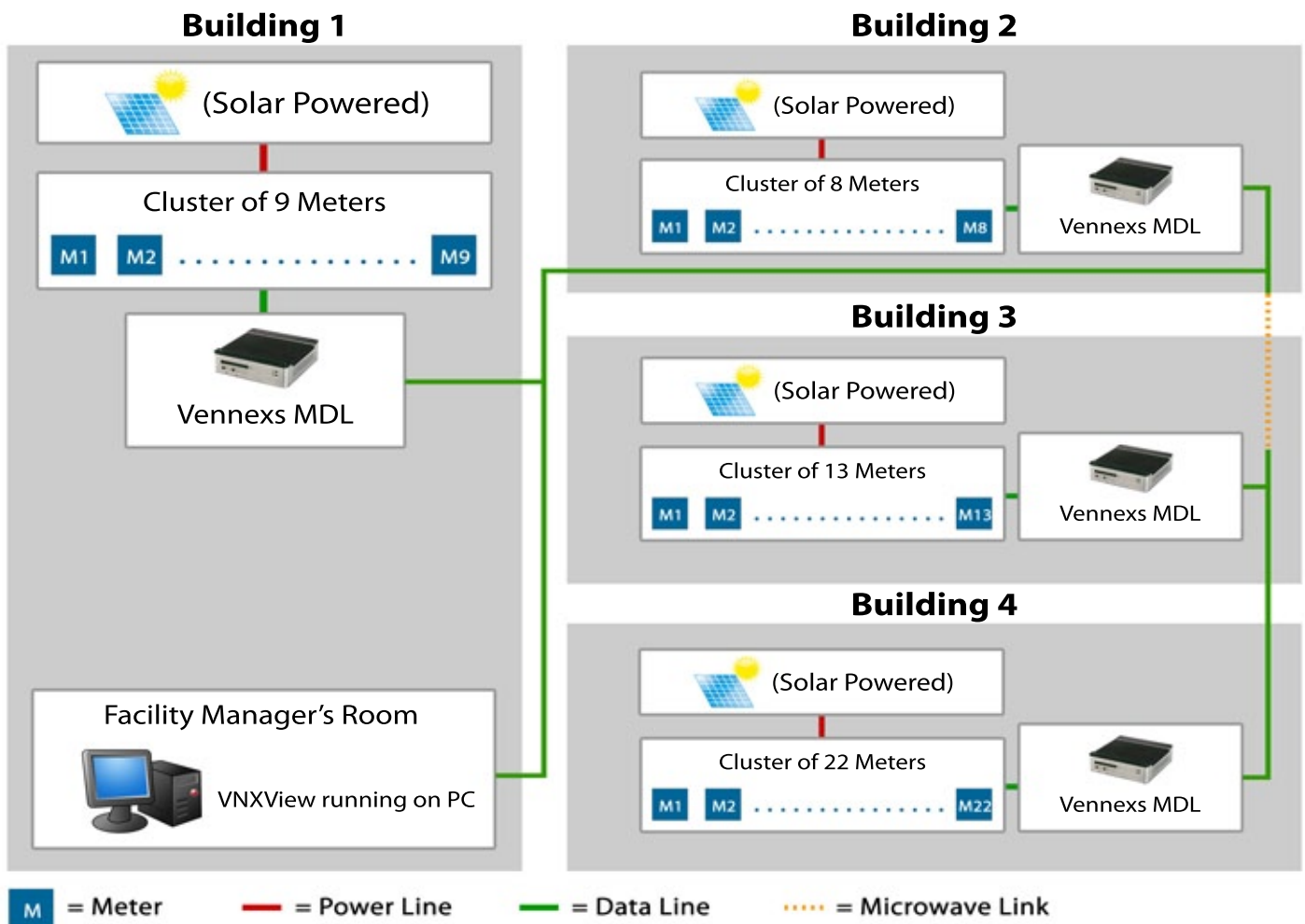
The solution also provides alarm mechanisms to spot and alert unusual spikes in consumption.

## The Outcome

As a result of the installation of the Vennex solution, the Edison Technology Park complex is now able to provide accurate monthly energy bills for each tenant, improve cash flow and increase net operating income as well as increase tenant satisfaction and retention. Further, they have been able to identify areas of peak demand and energy wastage and also delegate energy usage accountability to respective tenants. The ability to remotely monitor energy consumption thus ensuring its proper operation has also been very beneficial.



## Solution Architecture



For more information please visit [www.vennex.com](http://www.vennex.com)

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