

The Siemens logo is displayed in a bold, teal, sans-serif font. It is positioned in the upper left corner of the page, overlaid on a white rectangular background. The background image of the entire page is a photograph of a large, multi-story retirement community building with a complex roofline, including a prominent red-tiled dome and several gables. The building has light-colored siding and numerous windows with white frames. The sky is clear and blue.

# SIEMENS

## Retirement community benefits from Siemens energy metering

### Power Distribution Solutions

#### Challenge

One would not think that a retirement community would be a likely user of advanced power metering products and solutions, but in this case you would be wrong. A retirement community in Pennsylvania noticed that their electrical power bill was increasing very fast as they brought their new retirement community online. As more buildings were commissioned and more retirees moved in, the power bills grew exponentially.

The owners wanted to understand where the power was going and when it was being used. They were also conscious of today's "Green Initiatives" and wanted to know that their energy savings programs were having a positive effect. Add to this that Pennsylvania is de-regulating, meaning they needed more information on when and how much power they were using, and they didn't want to rely on the power company for this valuable information. Finally, the company that owned the retirement community also owned property next door that housed restaurants and a hotel, that were sub-leased to management companies. They wanted to monitor what their usage was to avoid costly demand charges and verify the utility bills. There was a need to get a system to track, alarm and report energy usage for both facilities, utilize a wireless communications network, and be flexible enough to add water and natural gas metering in the future.

#### Solution

Siemens started simple by providing a standard "work horse" meter, the 9330, with onboard logging, alarming, time/date stamping of events, and built-in Ethernet communications. They placed 9330 meters on the mains of each of their 12 buildings. The 9330 meters were connected onto the existing retirement's LAN network, so no additional wiring was

required. Siemens provided a PC and WinPM.Net software with graphics, logging, alarming, virtual processor and reporting to fill out the project. Siemens went to the site and configured the system to track all 12 buildings, and created a virtual site total energy meter that tracked peak demand. Standard WinPM.Net Energy Reports were also developed to break down energy usage by each building.

#### Results

When the retirement community started tracking their total site they quickly documented an error in billing from the utility that was over \$125,000! Prior to the Siemens system, the community had no way of documenting their usage, nor any method of disputing a utility bill. The cause was a "peak demand" of 1.5MW higher than any other power bill. The property management company supplied the Siemens metering data to the utility and the problem was confirmed. It came to light that the utility had done maintenance on their meter, and had not properly set up their revenue meter.

The new Siemens system also allowed the operations personnel to determine that there is a peak demand on the facility not at noon or at 3 pm on a summer day, but between 7-8 am each weekday, no matter what season! It was determined that many of the retirees wake up and turn up the heat, the electric stoves and coffee pots at the same time. This was a big surprise to the facility engineer and owner. This data is now being used to help them with their future negotiations with the utility.

Lastly, the operations personnel are now comparing before and after energy usage for key projects between buildings, thus helping to reduce their overall energy usage and document savings!

[www.usa.siemens.com/pds](http://www.usa.siemens.com/pds)



## Siemens Solution for Residential

Siemens is the pioneer in fostering renewable, sustainable answers for a changing residential world. Based on a legacy of innovative solutions, reliability, and safety, Siemens helps industry leaders enhance revenue, reduce labor costs and understand today's consumer demands in home energy consumption. Solutions such

as sustainable cities, forward looking communities and innovative technology supporting smarter homes make up the key essentials in today's residential environment. Residential communities include single family homes, hotels, mixed use complexes, senior centers and other housing.

## Reliable and precise monitoring of electrical power systems

Siemens Power Distribution Solutions recognizes that high performance facilities make for high performance business. Energy is the lifeline of your business, and better efficiency and sustainability can have a large positive impact on your bottom line.

The Energy Management and Control Systems from Siemens provide a complete enterprise solution that can help you manage the energy costs

and availability of your business. With our advanced meters and controls, you can be sure to use only the energy you need, when you need it.

Siemens Power Distribution Solutions can also contribute toward achieving LEED® certification and provides the needed energy metering data for federal/local government energy reductions programs.

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