

Iconic Farmer's Market Gets New Way to Slice Up Merchants' Electrical Bills

Over a century old, the York Central Market occupies nearly a sprawling city block of downtown real estate and is one of the oldest farm-to-market operations in the country. Located in the heart of York County and listed in the National Register of Historic Places, the market is the bustling commercial home to a range of fresh produce, seafood, meat, deli product and specialty vendors, many of whom operate seasonal businesses and move in and out as their sales cycles change. With over 50 vendors preparing everything from subs, sandwiches and paninis, to those selling fresh fruits, vegetables and other delicacies, the Market serves the community as an iconic gathering place enjoyed by both locals and tourists alike.



"By replacing our old patchwork system with Leviton's VerifEye solution, we can monitor our energy use and invoice tenants for the electricity they actually use. Our billing process is streamlined and we're able to run a more energy-efficient operation."

*Casi Babinchak
Chief Operating Officer
York Central Market*

Historic Pennsylvania Market Gets Fresh New Look

As part of a \$1.9 million revitalization project to modernize the market's farmstand-fresh appeal, property managers at the 2-story, 35,000 square-foot complex updated the interior with a new lighting system, energy efficient boiler, overhead fans, ADA-compliant push-button wooden doors, fire-suppression sprinkler system and upgraded electrical distribution system that included Leviton's

VerifEye™ submetering system. Today, the system helps management get a handle on the Market's electrical costs and provides a way to accurately invoice tenants for their electrical usage.

Old System Detracts from Market's Décor; Creates Accounting Headache for Management

Prior to the reconstruction, vendor kiosks were powered via a jumble of wires that ran overhead to electrical meters mounted on the walls behind vendor stations. The exposed wires were not only unsightly, but created an electrically unsound condition and potential liability for property managers.

The electrical infrastructure also posed an accounting headache for management: Some vendor kiosks were utility company-metered while others weren't. The patchwork system created an inequitable situation among vendors. Some paid the utility company directly for their usage. Others were billed by property

management based on allocated usage. This disparity made it difficult for management to get a handle on its electrical consumption or implement energy conservation measures.

Leviton VerifEye: The Smart Choice for an Energy Management System

Upgrading the electrical distribution system was a key element in modernizing the Market's décor and creating a more appealing and eco-friendly environment for vendors and visitors alike. Property managers made a smart choice in replacing the Market's patchwork electrical distribution system with Leviton's VerifEye submetering solution and BillSuite tenant billing system.

Leer Electric, the Market's electrical contractor and one of the largest

full-service electrical contractors in Central Pennsylvania, brought Leviton in on the ground floor to collaborate on the design, construction and installation of the new electrical distribution system and provide comprehensive training to property managers on how to use its powerful features.

Fast, Easy Retrofit: Contractor-Friendly MMUs Speed Installation

Together Leviton and Leer designed the plan to eliminate the exposed wiring and increase the marketability of the tenant space. All wiring was run beneath the flooring and terminated at submeters tucked away in utility closets off the sales floor. VerifEye Series 2000 submeters were

retrofit into pre-wired Leviton Multiple Meter Unit (MMU) enclosures, each capable of accommodating up to nineteen submeters.

The submeters were connected to the system's High Density Pulse Modules and communications system, which included Leviton's Energy Monitoring Hub and Energy Manager Data Center. "The ease of installation of the Leviton VerifEye submeters made fast work of the project. They wired up quickly and their contractor-friendly MMUs truly simplified the job," said Brett Keeney, Project Manager for Leer Electric.

A Robust Energy Management Solution with Built-In Tenant Billing

The new VerifEye submetering and communications system provide the Market with a robust energy management platform that enables easy tracking, monitoring and verifying of real-time energy usage in monthly, daily and 15-minute time intervals for each vendor. The icing on the cake: the system seamlessly integrates with Leviton's BillSuite software. The software automatically generates monthly electrical bills for each vendor based on actual usage.

The new electrical distribution system and tenant billing platform hit the "sweet spot" for property management and tenants. "By replacing our old patchwork system with Leviton's VerifEye solution, we can monitor our energy use and invoice tenants for the electricity they actually use. Our billing process is streamlined and we're able to run a more energy-efficient operation," said Casi Babinchak, the Market's Chief Operating Officer.

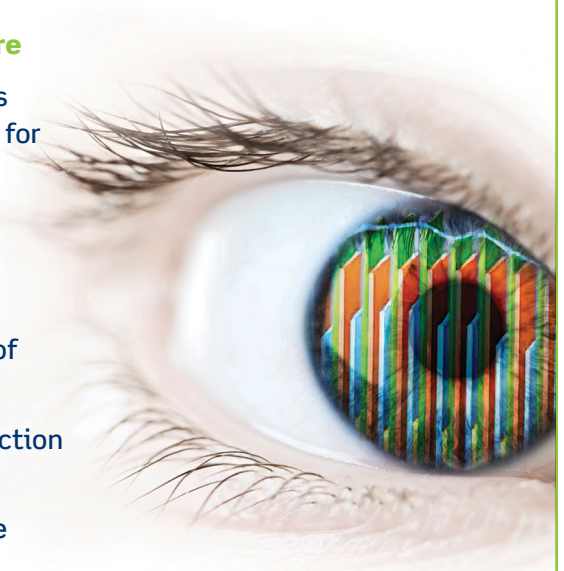


VerifEye Submetering System

- Provides equitable way to allocate electrical costs
- Reduces administrative overhead, facilitates budgeting and management of electrical expenses
- Delegates energy usage accountability to tenants and promotes energy conservation
- Records consumption data and automatically transmits it for storage and real time reporting
- Gives users on-line access to web-based reports in multiple formats

Leviton BillSuite Software

- Automatically generates monthly electricity bills for each tenant
- Improves cash flow and increases net operating income
- Eliminates uncertainty of variable utility costs
- Improves tenant satisfaction and retention
- Increases property value



The image displays the Leviton web interface at the top, featuring a search bar and navigation tabs for 'Energy Analysis Reports', 'Advanced Reports', and 'Alarms'. Below the interface is a 'Energy Meter Analysis Report' for the period 'Sat-01-Mar-2008 to Sun-31-Mar-2008'. The report includes a bar chart with a white line overlay, showing energy consumption in kWh across various metering points. Below the chart are three physical submetering devices: a Series 3310 (green and grey), a Series 3000 (black and green), and a ModHopper R9120 (black and green with an antenna).

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