

The  
“TENANT EXECUTIVE  
III”®

For Windows 2000/XP

From



The “TENANT EXECUTIVE III”® is a multi-faceted, Windows 2000 XP, Tenant After-Hours Override and Billing program with communication drivers for many common BMS networks. Used as an on-line, After-Hours override interface it provides many sophisticated billing and event tracking features without any custom programming. It allows for 24 hour building use by tenants but removes the volatile costs of after hours use from the landlord’s lease expense. This also means equitable distribution of after-hours expenses to only those tenants who utilize this service.

**Elemco Building Controls, Inc.** 1324 Motor Parkway  
Hauppauge, NY 11749 ♦ Tel (631) 582-8266 ♦ Fax (631) 582-5329  
[www.ebcsystems.com](http://www.ebcsystems.com)

## **Standard features include:**

1. Standard, voice grade telephone call-in interface for tenant override access available from any phone on or off site including cell phones.
2. Event tracking for all override activity
3. On-site or remote billing capability
4. Billing for after-hours use by \$ per hour, \$ per square foot per hour or energy use
5. Pro-rata sharing of the cost of common loads among tenants in after-hours mode
6. Shared Building Use charge to cover wear and tear on furnishings and machinery
7. Full Sub-metering capability (kWh, kW, Gas, Water, BTU, etc.) with flexible rate definition
8. Detailed tenant bills and management reports

## **Interoperability**

EBC specializes in integration of multi-vendor control hardware. Software drivers for the “TENANT EXECUTIVE III”® have already been written to communicate with hardware components or software supplied by:

1. Teletrol Systems
2. Honeywell
3. Invensys
4. Opto22
5. Allen-Bradley
6. American Auto-Matrix
7. Alerton
8. Any LonMark compatible product manufacturer
9. BACnet compatible systems.

Custom interfaces to third party Building Management System (BMS) software are also possible through OPC, COM, Active X or database file manipulation.

Or

Use the stand alone “TENANT EXECUTIVE in a Box” to integrate to your existing BMS through contact closure binary outputs for overrides and pulse counting inputs for sub metering.

**Contact EBC for further details on the use of the  
“TENANT EXECUTIVE III”® with your existing BMS!**

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