

WellStat

CASE STUDY

NJ COMMERCIAL PROPERTY

Unlocking Energy Efficiency Without Upfront Investment

A mid-sized commercial office property in New Jersey successfully reduced its energy costs and improved operational efficiency – without requiring a capital outlay – by partnering with WellStat and leveraging innovative management and procurement solutions.



Background

This multi-tenant office building was originally constructed in the 1980s and underwent a significant renovation in 2020. Home to numerous businesses and supporting hundreds of occupants, the property is managed by an onsite team committed to operational excellence and tenant satisfaction.

Key Takeaways

- No capital budget for energy upgrades
- Needed real-time insight into energy use
- Sought transparent and accurate tenant billing
- Aimed to improve efficiency and tenant comfort
- Capture savings through demand response
- Required all solutions to fit within the existing energy budget

Solutions Implemented

WellStat delivered an integrated energy management program to enable real-time monitoring, transparent tenant billing, and budget-aligned energy use. The program included:

- **Energy Management Software (EMS):** Real-time monitoring, benchmarking, forecasting, and analytics to optimize energy usage
- **Air Quality Monitoring:** Continuous monitoring of temperature, humidity, CO₂ levels and other air quality metrics to maintain tenant comfort and compliance
- **Tenant Billing:** Streamlined utility metering and tenant invoicing for accurate and transparent energy cost allocation
- **Demand Response:** Integration with NYISO and ConEd demand response programs to reduce peak energy consumption
- **Energy Procurement Services:** Competitive sourcing of electricity to minimize cost volatility while aligning with energy budget

Results

- **Lower Energy Costs:** Savings from smarter use and procurement
- **Better Performance:** Real-time data enabled responsive management
- **Clear Billing:** Accurate tenant cost allocation
- **New Revenue:** Earnings from demand response
- **No Extra Spend:** Delivered within existing budget

Conclusion

This project shows how tailored energy solutions can overcome budget constraints without upfront investment. By leveraging procurement strategy and smart technology, the property now benefits from lower costs, better performance, and improved tenant satisfaction.