

# WellStat

## CASE STUDY

## 1800 TYSONS BOULEVARD

### *An Energy Performance and Operational Savings Success Story*

Lerner Enterprises, owner and operator of 1800 Tysons Boulevard in Virginia, partnered with WellStat to identify and implement more than **\$65,000 in operational savings in the first year** — demonstrating how targeted, low-impact changes can deliver meaningful results without major capital expense.



1800 Tysons Boulevard is a 12-story 320,000-square-foot commercial office tower with ground-floor retail. While the building is equipped with modern systems, WellStat worked closely with the Lerner team to uncover underutilized savings opportunities through operational optimization.

### Key Takeaways

- Net-zero cost is guaranteed with **WellStat's Energy Foundations Program**.
- Investment in property teams through on-the-job energy efficiency training maintains savings over time.
- It focused on no-cost changes by optimizing the operation of existing building systems.
- Strategies implemented do not require any new equipment or controls to be installed.

### Project Goals

- Inventory existing systems and setpoints through in-person interviews and WellStat's software platform
- Make operational improvements through low- or no-cost changes to HVAC systems, BMS controls, and electrical metering
- Support property teams with enhanced visibility and on-the-job training to ensure lasting performance gains

### Solutions Identified To-Date

- Adjust equipment start-up times to avoid operational stray and optimize performance
- Modify the use of specific equipment during nighttime hours to reduce energy waste
- Resolve tenant submeter discrepancies to increase reimbursable energy costs

### Results

- Identified more than \$65,000 in estimated annual savings to increase net operating income (NOI)
- Improved operations without installing new equipment as part of a capital expense
- Corrected tenant submeter readings for accurate billings and increased revenue
- Reduced GHG emissions to help with building energy performance (BEPS) regulations

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*"I'm impressed that WellStat quickly discovered savings opportunities using our existing data and equipment. Their focus on people engagement and deep understanding of how buildings work are differentiators."*

— SHAWN KYLE  
Managing Director  
Lerner Enterprises