

WellStat

CASE STUDY

NYC SKYSCRAPER

An Energy Performance and Operational Savings Success Story

A leading commercial real estate firm partnered with WellStat to uncover and capture approximately **\$180,000 in operational savings** — demonstrating how targeted operational strategies can unlock significant value using existing building systems.



The property spans more than 50 floors and one million square feet of office and commercial space. Despite its cutting-edge architectural and technical features, the open floor plans and expansive glass façades posed challenges for energy efficiency. WellStat worked closely with the property team to identify solutions aligned with their sustainability goals.

Key Takeaways

- **WellStat's Energy Foundations Program is guaranteed cash flow positive with no recurring fees.**
- Site teams received hands-on training to maintain and build on energy savings over time.
- All improvements focus on no-cost operational changes using existing infrastructure.
- No new equipment or capital upgrades were needed to achieve results.

Project Goals

- Review and inventory current building systems and setpoints via site interviews and WellStat platform
- Implement operational improvements through low- or no-cost changes to HVAC systems, BMS controls, and electrical metering
- Equip facility teams with improved visibility and practical training to support continuous savings and operational awareness

Solutions Identified To-Date

- Launched a new "On Demand Saturday Hours" program to reduce unnecessary energy use during low-occupancy periods
- Optimized HVAC startup operations to avoid early runtimes and maintain tenant comfort
- Resolved tenant submeter discrepancies, increasing utility cost recovery
- Used real-time monitoring tools to detect and help resolve faulty hardware via manufacturer coordination

Results

- **Identified and captured \$180,000 of utility cost savings with zero capital costs**
- Enabled significant utility recoveries from corrected meter issues
- Achieved these improvements without installing new equipment
- Equipped the property and engineering teams with long-term energy-saving tools
- Reduced GHG emissions, supporting New York City's Building Energy Performance Standards (BEPS)

Conclusion

This project shows that impactful energy and cost savings can be achieved using existing systems and smart operational strategies. By working with WellStat, the customer gained long-term savings and empowered their teams to maintain improved performance.