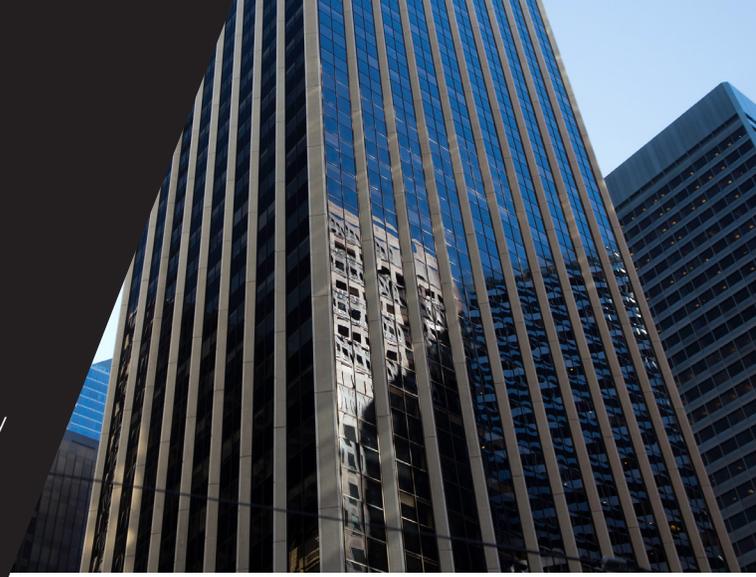


SAN FRANCISCO OFFICE TOWER

Achieving Sustainability Through Smarter Energy Management

A Class A office tower in San Francisco's Financial District cut energy use and offset rising costs by leveraging WellStat's Energy Management Software, maintaining LEED Gold certification and achieving measurable savings despite increased occupancy.



Background

This LEED Gold-certified tower of more than 25 floors aimed to meet ambitious sustainability goals while controlling costs. Despite a 6.4% occupancy increase, the team partnered with WellStat to use real-time monitoring and automated reporting to boost efficiency without compromising tenant comfort.

Key Takeaways

- Operational improvements deliver measurable savings without major capital investment
- Real-time analytics and reporting support ongoing ENERGY STAR and LEED goals
- Daily oversight enables proactive energy management and faster response to anomalies
- Occupancy growth doesn't have to increase energy costs

Solutions Implemented

WellStat enabled smarter energy management through real-time data and system-wide visibility.

- **Real-Time Energy Monitoring:** Ongoing benchmarking and tracking to quickly identify inefficiencies
- **Operational Adjustments:** Optimization of equipment run times and use of free cooling strategies to reduce unnecessary energy use
- **Automated Reporting:** Regularly generated performance reports kept the management team informed and focused on savings opportunities
- **Savings Opportunity Tracking:** Actionable insights helped prioritize changes with the highest impact

Results

- **Energy Use Reduction:** Lowered annual consumption by over 321,000 kWh, equivalent to a 5.1% reduction compared to the previous year
- **Offset Rising Utility Costs:** Energy savings neutralized the impact of rate increases, keeping annual energy expenses flat
- **Operational Efficiency:** Improved system performance and reduced waste without impacting tenant comfort
- **Sustained Performance:** Continued use of analytics monitoring supports ongoing savings and sustainability targets

Conclusion

This project illustrates how WellStat's combination of smart analytics, real-time monitoring, and actionable reporting helps property teams meet sustainability goals, improve operational efficiency, and control costs – without relying solely on capital upgrades.