

BALTIMORE OFFICE PORTFOLIO

Real Results From Smart Analytics

A leading real estate investment manager with a 1.6 million sq. ft. multi-building office portfolio in Baltimore cut energy costs and improved efficiency without costly capital upgrades. They achieved this by partnering with WellStat's smart analytics and behavioral strategies.



Background

This 12-building office portfolio is managed by a dedicated property management firm focused on uncovering hidden savings and delivering sustainable results. The team's goal was to reduce energy costs through operational improvements and continuous monitoring, rather than costly equipment replacements.

Key Takeaways

- No upfront capital investment required
- Empowered operational team with real-time actionable insights
- Continuous improvement through Green Team meetings
- Proven annual savings and improved budget certainty

Solutions Implemented

WellStat delivered an integrated approach combining real-time analytics, actionable reporting, and team engagement:

- **Energy Management Software (EMS):** Showcased how operational and behavioral improvements in conjunction with smart analytics can generate sustained energy savings
- **Green Team Engagement:** Monthly "Green Team" meetings using WellStat reports to review operations and make improvements
- **Behavioral Improvements:** Daily operational adjustments using actionable insights, catching billing errors, and fine-tuning systems
- **No Capital Expenditure:** Smart operational strategies that deliver savings without large capital projects

Results

- **8-10% Reduction in Energy Usage:** Achieved consistent year-over-year reductions in energy usage and expenses.
- **\$169,000 in Energy Savings:** Realized significant cost reductions in just six months through continuous operational improvements
- **1.65 Million kWh Reduced:** Significant reduction in energy consumption and carbon impact
- **Protected Budgets:** Catching erroneous energy bills prevented costly budget overruns

Conclusion

This project demonstrates how WellStat's actionable analytics and behavioral focus can deliver sustained energy savings without upfront investment. By empowering operational teams with real-time data and smart engagement strategies, property managers and owners achieve measurable savings, efficiency, and long-term sustainability.