

How Enertiv improved Energy Star Score from 57 to 75 and created \$9.2M in asset value at a 600K SF Class A office tower



A global real estate operator implemented Enertiv's reporting platform across its portfolio. At one 600K sq ft office tower, we identified an opportunity to improve building performance through equipment-level monitoring & optimization.

Key Results

- \$862,827 in total cost savings across 2024 and 2025
- 26% reduction in energy consumption compared to the 2023 baseline
- Energy Star Score improved from 57 to 75, enabling the building to achieve certification
- \$9.2M increase in asset value driven by Enertiv's solution and operational optimization

When Enertiv began supporting operations at the 29-story Class A office tower in late 2023, the building was facing persistent energy efficiency challenges. Rising electricity rates were creating pressure on operating expenses, while a low Energy Star score limited the building's competitive positioning from a sustainability and benchmarking standpoint.

After evaluating the asset, Enertiv identified the building as having an opportunity to improve performance through low and no-cost operational changes. Using detailed utility and equipment-level data, Enertiv identified insights and supported the implementation of energy conservation measures focused on optimizing how existing systems were operated.

Over two years, these measures generated \$862,827 in total cost savings despite significant increases in electricity rates and resulted in an estimated \$9.2M increase in asset value.

Energy efficiency and cost impact

To quantify the impact of the operational improvements, 2023 was established as the baseline year for the building’s energy performance. Electricity consumption and costs in 2024 and 2025 were measured against this baseline using actual utility bill data.

Following the implementation of targeted energy conservation measures, the building achieved a sustained reduction in energy consumption. In 2024, energy use declined significantly relative to the baseline, and these gains were not only maintained but further improved in 2025. At the same time, average blended electricity rates rose sharply, creating additional cost pressure that would have directly impacted operating expenses without efficiency improvements.

Year	Electricity consumption (kWh)	Change vs. 2023	Avg electricity rate (\$/kWh)	Electricity cost (\$)	Avoided energy cost (\$)
2023	13,438,449	-	0.09	1,209,460	-
2024	10,117,639	-26%	0.12	1,214,116	398,497
2025	9,866,675	-27%	0.13	1,282,668	464,331
Total Impact					862,827

Even with significant increases in electricity rates, the building was able to control energy costs and remain competitive by embedding efficiency into day-to-day operations. The sustained reduction in consumption protected NOI, mitigated rate-driven risk, and reinforced the long-term financial performance of the asset.

Energy Star performance improvement

The reduction in energy consumption translated directly into improved benchmarking performance. As operational efficiency improved and energy intensity declined, the building’s Energy Star score increased from 57 to 75 over the course of 2024 and 2025.

Beyond certification, the higher Energy Star score provides a clearer signal to investors, tenants, and stakeholders that the asset is being operated efficiently and managed with long-term performance in mind.

Metrics Summary

Metric	Dec 2023 (Other)	Jan 2026 (Energy Current)	Change
ENERGY STAR Score (1-100)	57	75	18.00 (31.60%)
Source EUI (kBtu/ft²)	165.3	132.6	-32.70 (-19.80%)
Site EUI (kBtu/ft²)	59.1	47.4	-11.70 (-19.80%)
Weather Normalized Site Energy Use (kBtu)	37,169,930.3	29,372,032.9	-7,797,897.40 (-21.00%)
Total (Location-Based) GHG Emissions Intensity (kgCO2e/ft²)	6.64	5.33	-1.31 (-19.70%)

Apply for Recognition

Not currently eligible for ENERGY STAR certification.

Not currently eligible for NextGen Certification

Number of Certifications (Most recent year, score):

ENERGY STAR: 1 (2025, 75)

View details

ENERGY STAR Score (1-100)

Current Score: 75

Baseline Score: 100

Energy conservation measures implemented

The performance improvements at the building were driven by a coordinated set of energy conservation measures focused on optimizing how existing building systems were operated. Rather than relying on capital-intensive retrofits, the approach centered on improving schedules, setpoints, and control logic across key equipment groups.

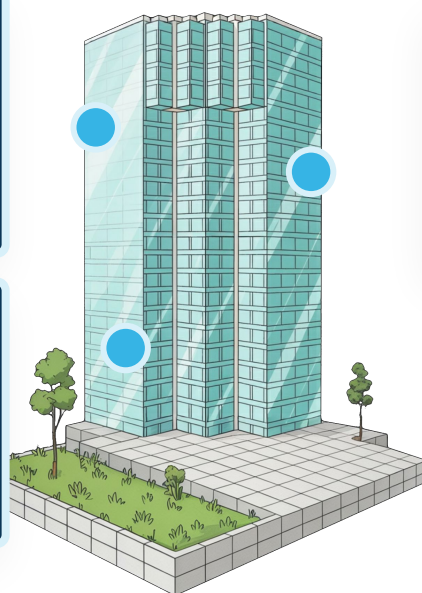
Measures were implemented across air handling units, chilled water systems, pumps, cooling towers, heaters, and related controls. Together, these actions reduced unnecessary runtime, eliminated seasonal inefficiencies, and aligned system operation with actual building demand.

Cooling Systems

Previously, the cooling system operated with unoptimized setpoints for speeds and temperatures during both operational and after-hours. We improved efficiency through pump optimization and smarter setpoint control.

Heaters

We implemented a hard lockout strategy to ensure the heaters remain completely off throughout the summer, preventing unnecessary energy use and improving seasonal efficiency.



Air Handling Units

Previously, the AHUs operated 24/7 at a constant setpoint. By adjusting the schedules, we now turn off the AHUs after operational hours and reduce setpoints during low-demand periods and optimize energy usage.

Enertiv's engineering team partnered closely with on-site building staff, hosting bi-weekly or monthly working sessions to prioritize actions, implement changes, validate results, and monitor ongoing performance.

Summary

The results achieved at the building demonstrate how targeted, data-driven operational improvements can materially improve energy performance, control costs, and increase asset value without requiring major capital investment.

These improvements had a direct financial impact. Sustained reductions in energy consumption protected the asset from rising electricity rates and translated into a significant increase in asset value. Just as importantly, the operational changes embedded efficiency into day-to-day building management, ensuring that gains were durable rather than temporary.

This approach reflects how operational excellence, cost discipline, and continuous improvement can strengthen building performance over time. As sustainability expectations, benchmarking requirements, and energy cost volatility continue to increase, the ability to improve performance becomes a critical advantage.