

Wellington Management Maximizes Utility Savings Using EnergyPrint

Challenge

Higher than average operating costs

Wellington Management owns and manages a \$400 million portfolio of more than 100 properties, making them one of the top real estate firms in the Twin Cities.

Using utility benchmarking data from EnergyPrint, they learned that one of their properties, a 55,000 square-foot, six level office building called Court West, was averaging \$2.29 per square foot in electricity and gas costs — much higher than that of similar properties. This prompted Wellington to take a closer look, and they discovered that the heating and cooling systems at Court West were not operating efficiently.

Solution

Quickly pinpoint opportunities

Wellington easily prioritized energy-saving investments for their portfolio with EnergyPrint's Utility Dashboard. The user-friendly format and validated data set allowed Wellington to compare their properties' consumption to similar properties (by location/region, type and square footage). And with EnergyPrint's weather normalized data, they could see how their buildings were performing regardless of seasonal temperature extremes.

Court West emerged as an opportunity. The firm found they only needed to make minor changes to greatly improve performance, including adjusting controls and turning off boilers in the summer.

Results

Significant cost savings

Wellington documented changes in the Utility Dashboard's Property Energy Journal to see the impact on cost and consumption. Results include:

- Reduced energy costs from \$2.29 to \$1.65 per sq ft
- More than \$35,000 in annual utility bill savings
- A 25% reduction in energy consumption

Wellington has since detected high energy use at three other properties and taken steps to improve cost savings dramatically. The company shares the cost of EnergyPrint's services among tenants, who benefit from reduced utility bills.



Commercial Real Estate

“ Rather than simply guessing or sifting through mountains of data, EnergyPrint makes it easy for us to see exactly where we should invest in building improvements. Less costly utility bills improve the value of our buildings and go a long way toward keeping our tenants happy.”

— David Bergstrom, COO,
Wellington Management



Highlights



Industry:
Office



Location:
Twin Cities,
Minnesota



Solutions:
Utility Dashboard
Energy Benchmarking
Weather Normalized Data

PRIORITIZE OPPORTUNITIES

TAKE ACTION

REALIZE SAVINGS

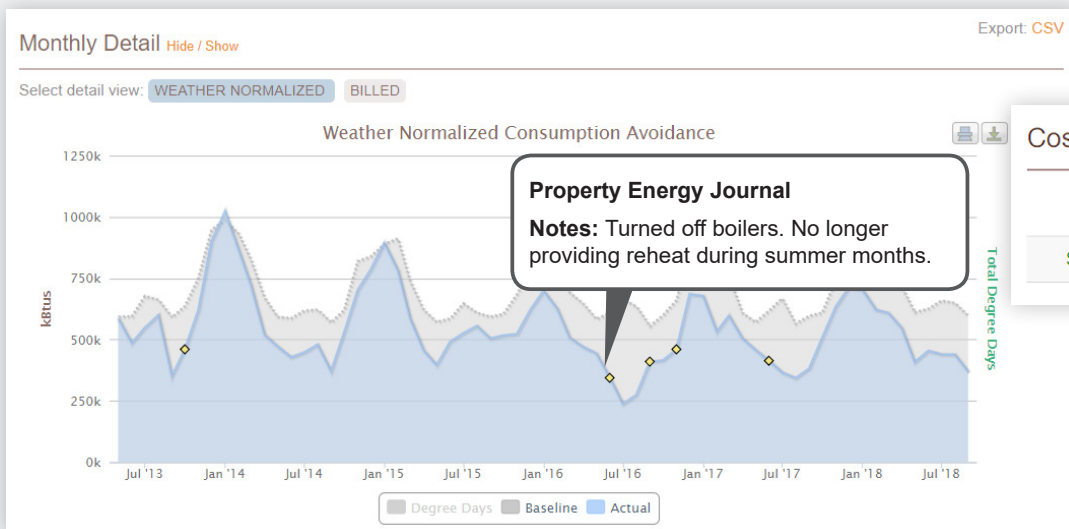
➔ **Benchmark**
to identify worst performers



➔ **Track**
operating changes
in Utility Dashboard



➔ **\$35k**
reduction in
annual utility costs



Cost Avoidance Snapshot

COST AVOIDANCE	COST % CHANGE	CONSUMPTION % CHANGE
\$120,324.41	-18.2% ↓	-24.7% ↓

