

# CASE STUDY: MULTI-TENANT OFFICE BUILDINGS



## OPPORTUNITY

Merritt Properties, a leading commercial real estate development, management, and investment firm with a vast portfolio spanning 18 million square feet across the U.S., faced a critical need to ensure compliance with the State of Maryland's Building Energy Performance Standards (BEPS). The company sought a trusted energy partner to navigate the complexities of the regulations, while ensuring that their Maryland-based portfolio adhered to energy performance standards. Efficiently executing energy benchmarking across a wide range of properties posed a significant challenge, and Merritt Properties required a solution that not only met regulatory demands but also aligned with their broader sustainability goals.



## SOLUTION

To meet these challenges, Merritt Properties partnered with MD Energy Advisors for comprehensive energy

benchmarking of their Maryland properties that were subject to reporting under the BEPS regulations. MD Energy Advisors (MDEA) ensured that all properties were fully compliant with Maryland's energy benchmarking requirements, including submitting the necessary reports and tracking ongoing performance. With their in-depth knowledge of the BEPS regulations, MD Energy Advisors offered strategic insights that not only ensured compliance but also positioned Merritt Properties to make data-driven decisions that would enhance energy efficiency across its portfolio.

Merritt Properties leveraged results from the benchmarking process along with MDEA's review of their monthly energy performance to implement a building tune up process using local utility incentives to improve operations at 13 properties saving nearly 1.5 M kWh annually - the equivalent of removing the energy costs of one building from their portfolio. MDEA ensures these savings are maintained in the long run by monitoring the portfolio's energy use regularly. MDEA identifies any anomalies to ensure building energy use does not increase unnecessarily.

## APPLICATION

BUILDING ENERGY  
PERFORMANCE  
STANDARDS (BEPS)  
& BENCHMARKING

.....  
**TOTAL PROPERTIES  
BENCHMARKED**

23

.....  
**PROPERTIES WITH  
IMPROVED OPERATIONS**

13

.....  
**ENERGY PROPERTY  
SAVINGS AT 13  
PROPERTIES**

1.5M kWh/  
YEAR

MD Energy Advisors  
makes energy  
choices simple.

For more information, visit  
[www.mdenergyadvisors.com](http://www.mdenergyadvisors.com).

To speak with an energy  
advisor, call **410.777.8144**.