



# SOL VISTA

## Skywalk CASE STUDY

### The Westin Gaslamp Quarter

#### Background

Located in the historic Gaslamp Quarter district of downtown San Diego, **The Westin Gaslamp Quarter** hotel (managed by **Starwood Hotels and Resorts**) engaged **SOL VISTA** in 2011 to identify opportunities for energy cost savings.

While the building was originally designed for a site in temperate Minneapolis, MN, none of the HVAC systems were re-engineered before the building was constructed in subtropical San Diego. After an energy and operational assessment, SOL VISTA determined that the hotel would benefit enormously from the modernization of its 27-year-old systems and from the resizing of central plant equipment to match its location and current occupancy rates.

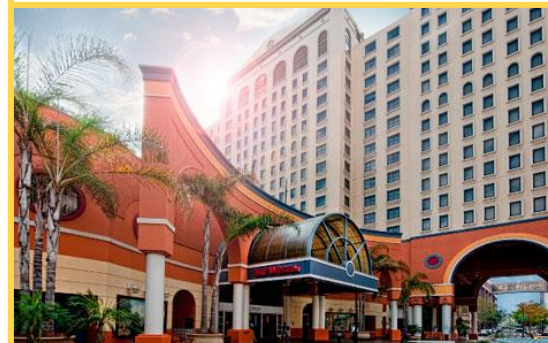
SOL VISTA oversaw implementation of both supply and demand-side measures, including no-, low-, and capital intensive energy efficiency measures.

#### Enrolling in Skywalk

After undergoing large-scale energy improvements, the hotel subscribed to SOL VISTA's **Skywalk** platform to proactively track and maintain its electricity, gas, and water use and costs.

Skywalk would provide hotel staff with the tools to manage its utility cost budget and green metrics to apply for environmental certifications.

- **Building Type:** Hotel
- **Name:** The Westin Gaslamp Quarter
- **Location:** San Diego, CA
- **Brand:** Westin (Starwood Hotels and Resorts)
- **Rooms:** 450
- **Enrolled in Skywalk:** 2011
- **Other:** TripAdvisor GreenLeaders Silver Level





# How has Skywalk helped?

*"SOL VISTA's Skywalk platform has helped drive impressive cost savings at Westin Gaslamp, and has kept the hotel as one of our top performers year-over-year."*

- Diego Holst, Director of Engineering



## 1. PORTFOLIO PRIORITIZATION

Skywalk identified The Westin Gaslamp Quarter as energy efficiency outlier from a review of properties in its entire portfolio, paving the way for follow-up onsite efficiency projects and retrocommissioning.

## 2. DISCOVER OPERATIONAL ANOMALIES

Skywalk alerted hotel staff to a summer electricity use spike well beyond normalized values. The hotel's team looked into the issue and found a contractor on another project had not properly installed HVAC controls. The site re-commissioned the controls, leading to \$39k/yr in ongoing savings.

## 3. VERIFY SAVINGS

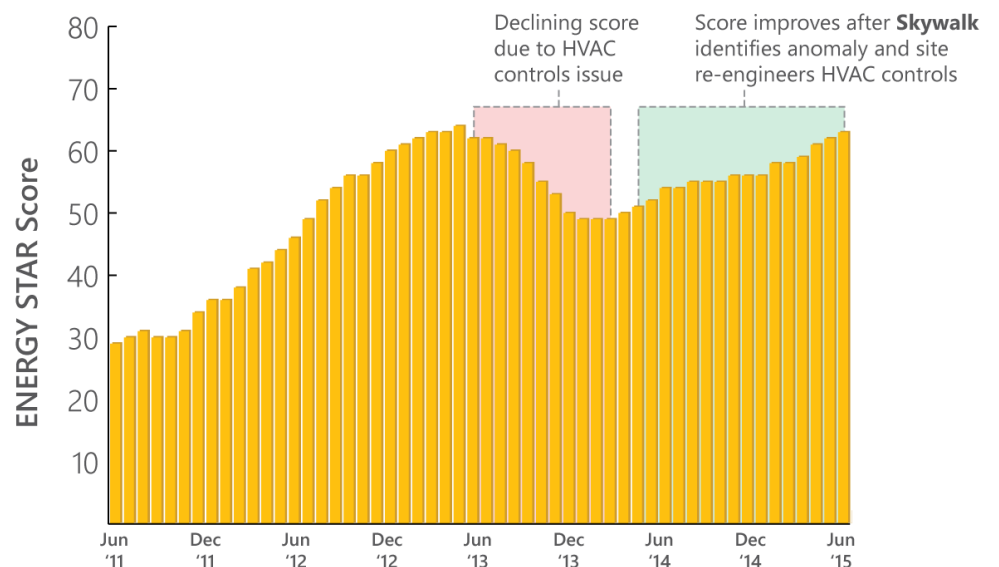
Monthly savings from energy efficiency improvements were substantial and continuously verified by Skywalk.

## 4. ADVANTAGEOUS ENERGY SUPPLY

Skywalk flagged the hotel's expiring energy and gas contracts and negotiated less expensive contracts with better terms on the hotel's behalf.

## 5. AUTOMATIC ENERGY BENCHMARKING

Skywalk created an ENERGY STAR Portfolio Manager account for the hotel and tracks its ENERGY STAR score month-to-month. The chart below shows the hotel's score since enrolling in Skywalk.



**Skywalk**, SOL VISTA's proprietary SaaS platform, empowers commercial building and portfolio owners, managers, and engineers to improve the performance and profitability of their building(s).

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