

COMMERCIAL REAL ESTATE

AECOM — The Franklin Building

AECOM delivers 7% energy savings through circuit-level monitoring at a 2.48 million sq ft Chicago office property, saving over 3 million kWh and \$214k annually.

3M+ kWh

Annual energy savings

\$214k

Annual cost savings

7%

Total reduction

The Challenge

The Franklin Building is a 2.48 million square foot multi-tenant office tower in Chicago. AECOM property management needed granular load data to validate retro-commissioning measures, manage tenant submetering, and meet aggressive ESG reporting targets.

The Solution

Emergent installed circuit-level wireless sensors on all major mechanical, lighting, and tenant feeders. PowerRadar dashboards were configured for property engineers, sustainability staff, and tenant billing — each with role-appropriate views and automated exception alerts.

Results

- 7% reduction in whole-building energy consumption year-over-year.
- Over 3,000,000 kWh in annual savings.
- \$214,000 in verified annual utility cost reduction.
- Automated tenant cost allocation replacing manual spreadsheet workflows.

“Submetering data is now central to how we run the building — from operations to sustainability reporting.”

— Property Engineering Manager, AECOM