

# Verdant Energy Management Solutions

Holiday Inn Boston - Dedham Hotel & Conference Center by IHG



## About

Holiday Inn Boston – Dedham Hotel & Conference Center is a dual-purpose property serving both business and leisure travelers just outside of Boston. With over 8,000 square feet of meeting space, an indoor pool, and on-site dining, the hotel offers a full-service experience for families, corporate guests, and event groups. Its location near major highways and public transit makes it a strategic hub for regional travel and events.



Number of Rooms  
**203**



Installation Date  
**April 2018**



Building Location  
**Dedham,  
Massachusetts,  
USA**



Building Class  
**Hotel**



## Energy Consumption Challenges

Holiday Inn Boston – Dedham faced the challenge of controlling rising energy costs without compromising guest comfort. With fluctuating occupancy patterns, HVAC systems often ran in unoccupied rooms—due to late check-ins, early departures, or gaps between stays.

## Energy Management Ecosystem

**HVAC type:** PTAC

**Installation Date:** April 2018

**Climate Zone:** Mixed-Humid

**Electric Rate:** \$0.209/kWh

Since utilities were included in the room rate, guests had little incentive to manage HVAC settings, resulting in unnecessary energy use and higher operational costs.

As energy prices continued to rise and sustainability goals became more pressing, the hotel needed a solution to reduce waste and improve efficiency. It was crucial that the solution operate seamlessly without adding complexity to daily staff routines or disrupting the guest experience.

## Property Goals

Holiday Inn Boston – Dedham aimed to address key energy challenges while enhancing operational efficiency. Their main objectives included:

### Reducing Energy Expenses

Reduce unnecessary energy use, especially in unoccupied rooms, to lower utility costs.

### Maximizing HVAC Efficiency

Implement automatic adjustments to heating and cooling based on real-time occupancy, helping HVAC systems only operate when needed.

### Advancing Sustainability Initiatives

Contribute to the hotel's sustainability efforts by minimizing energy waste and help reduce the environmental impact without compromising guest comfort.

### Maintaining Guest Comfort

Ensure the energy management system delivers a consistently comfortable environment for guests, without impacting their stay.







## Solution

### Streamlining Energy Management

To address mounting energy costs and optimize operations, Holiday Inn Boston - Dedham turned to Verdant's advanced energy management solution. The hotel's implementation of Verdant's smart thermostats began with a straightforward retrofit, seamlessly integrating into the existing HVAC infrastructure without disrupting daily guest services or operations.

### Driving Energy Savings with Verdant

Verdant's occupancy-sensing technology automatically adjusts room temperatures based on real-time usage. When a guest leaves a room, the system activates a "setback mode," slightly adjusting the temperature to conserve energy. This intelligent system optimizes heating and cooling based on occupancy, significantly reducing unnecessary HVAC runtimes and helping to lower overall energy costs.

### Integrating Effortlessly with Hotel Systems

Verdant's solution is designed with hospitality operations in mind. The plug-and-play system was quick to install with minimal disruption to the hotel's operations, ensuring the guest experience was never affected. Thanks to Verdant's universal compatibility, the existing HVAC infrastructure required no major changes, making it an ideal solution for retrofitting without the need for costly and disruptive upgrades.

### Maximizing Operational Efficiency with Centralized Control

For hotel management, the power of Verdant's solution lies in its centralized energy management platform. This unified interface allows the hotel's staff to monitor and adjust heating and cooling across the entire property from a single dashboard. With real-time occupancy data driving HVAC adjustments, the hotel can use energy efficiently, and help control consistent cost savings and operational efficiency.



# Results

## Performance Highlights

Since installing Verdant across 203 rooms in April 2018, the hotel has achieved significant savings, with data through February 2025 showing a clear reduction in energy costs and improved efficiency.



65-month kWh Savings

**1,660,697.98 kWh**



65-month \$ Savings

**\$294,871.04**

## Big Picture



Equals to  
**keeping 814,319 pounds  
of coal-related carbon  
emissions out of the air**



Equals to  
**171 gasoline-powered  
cars off the road for  
one year**



Verdant System Cost

**\$46,690.00**



Average Monthly Savings

**24%**



ROI Period

**13 Months**





## Take Control of Your Energy Management with Verdant



### *Reduce Energy Costs*

Save up to 18% on energy costs and reduce HVAC runtimes by 45% on average without affecting guest comfort.



### *Plug & Play*

Suitable for both retrofit and new construction projects, our wireless thermostat can be self-installed in under 15 minutes.



### *True Mesh Networking*

Keep your thermostats connected without interfering with your Wi-Fi.



### *Effortless Integration*

The Verdant system can integrate with all HVAC types, PMS, BMS, lighting controls, and other smart technology.

**Say goodbye to unnecessary heating and cooling costs with Verdant's energy management system. Installed by more than 9,000 properties in North America and Europe, Verdant prioritizes energy efficiency without compromising guest comfort.**

### **Want to Learn More?**

**Contact Us:**  
[verdant.sales@copeland.com](mailto:verdant.sales@copeland.com)

**Book a Web Demo:**  
[verdant.copeland.com/book-a-web-demo](https://verdant.copeland.com/book-a-web-demo)

**VERDANT**  
by COPELAND