

SRP™
Sustainability Resource Planning
ENERGY Management



CASE STUDY FRESH & EASY

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INTRODUCTION

Fresh & Easy is a grocery retailer building and opening new stores in multiple utility service territories throughout Arizona, Nevada and California since late 2007 and continuing to open new stores today. They wanted a streamlined approach to paying their utility bills and performing ongoing quality checks with energy costs.

Once Fresh & Easy had opened and established a solid track record of energy consumption, Verisae analyzed the available utility tariff rates against store operations to determine the most economical tariff. It was determined that some stores were originally placed on the wrong utility tariff and would financially benefit by switching to a new rate.

Verisae worked with each utility to ensure stores were transferred to the most economical rate and all new stores were immediately placed on the correct rate, avoiding unnecessary costs from the beginning of service. In addition, Verisae analyzed historical utility bills and investigated abnormally high charges and energy usage with each utility and ensured refunds were directed to Fresh & Easy.

As part of Verisae's Utility Bill Processing (UBP) service, Fresh & Easy decided to implement a service whereby each store's utility tariff was verified and historical usage was analyzed to ensure correct energy charges.



FRESH & EASY

Utility Rate Tariff and Historical Energy Usage Analysis

COMPANY PROFILE

Fresh & Easy neighborhood-sized stores are easily accessible and offer everything from fresh and wholesome food choices, to everyday staples. Their own line of fresh prepared meals and organic items make quick eating easy and affordable. They like to keep things simple. Offered at budget prices, their own Fresh & Easy branded products are made without harmful ingredients.

Fresh & Easy Makes It a Priority to Reduce Their Impact on the Environment

Fresh & Easy is proud to be one of just a few companies selected as a pilot member of the Leadership in Energy and Environmental Design (LEED) Green Building Volume Certification Program. They are working to make sure their stores live up to high environmental standards.

They are members of the California Climate Action Registry which is California's voluntary registry for greenhouse gas emissions and the Climate Registry, a group that standardized the measurement for greenhouse gas emissions across North America.

Fresh & Easy has been able to maintain the lowest maintenance cost per location as well as post energy use of 33 kWh/ft², compared to the industry average of 51.3 kWh/ft² (according to Edison Electric institute).

Reducing their impact on the environment is very important to Fresh & Easy. They have made efforts to be as sustainable in their operations. From recycling, to energy efficient buildings, to solar panels, they aim to be a global-leader for eco-friendly initiatives.

BUSINESS CHALLENGES

Fresh & Easy had to establish energy service for a period of time prior to best understanding the best rate tariff available in the multiple utility service territories where they were rapidly opening stores. In addition, Fresh & Easy wanted to implement a service whereby ensuring they were correctly billed by each utility for the energy the stores were consuming.

Rate tariffs are classified by the amount of energy a facility consumes and are typically broken into bill components, such as transmission, distribution, energy usage, taxes and other administrative charges. Many utilities will offer one or two rate tariffs to customers that consume energy within certain parameters (e.g. 20-200kW/month). In addition to securing the best rate, customers should ensure energy usage is analyzed and anomalies are identified and researched with the utility company's billing and/or rates department. In many cases these anomalies are a result of meter read errors and can result in customer refunds.



SOLUTION APPROACH

Fresh & Easy utilized Verisae's Utility Bill Processing service, called ProUtility. The ProUtility application is a web-based utility bill analytics, reporting and tracking solution designed to reduce enterprise-level utility cost and usage. All utility services are supported including electricity, natural gas, water/sewage, solid waste, etc.

Verisae used the ProUtility application to perform the initial rate tariff review and consumption analysis. Rate tariff and usage anomalies were easily identified and further investigated with each respective utility. When economical, Verisae worked with the Utility and Fresh & Easy to change stores to a better rate and refunds were for billing errors were sent directly to the customer.

The ProUtility solution offers a broad range of utility payment services. Each service offers customers a way to reduce their energy expenditure. Some of the services are listed below.

ProUtility Service Features:

- Analyzing, tracking and reporting of all utility bills
- Utility energy usage tracking / reporting by location and category
- Utility bill payment automation
- Budgeting & accrual tools
- Utility Tariff Analysis (*as documented in this case study*)
- Historical Energy Usage Analysis (*as documented in this case study*)
- Commodity Procurement Assistance
- Opening and Closing store assistance
- Carbon tracking & reporting

RESULTS & BENEFITS

Verisae analyzed the utility tariff for all 150 stores as well as all historical energy bills. ***This project resulted in \$81,535 of avoided annual costs due to wrong rates and utility refunds due to incorrect energy bills.***

ABOUT VERISAE

Verisae (www.Verisae.com) develops, markets, and licenses **Sustainability Resource Planning (SRP)™**, an enterprise solution that empowers organizations to make “sustainability actionable”. Verisae helps measure, manage and monetize energy costs and carbon emissions. SRP covers the core functions of sustainability needs by combining multiple business processes and systems into one database to use across the enterprise. Our platform improve operational efficiency, make sustainability initiatives actionable, and reduce energy costs carbon emissions for distributed enterprises and energy companies.

ENVIRONMENTAL MANAGEMENT

Carbon Emissions Manager

- Scope 1 & 2 Emissions
- Scope 3 Emissions

Sustainability Project Manager

Water Manager

Waste Manager

ENERGY MANAGEMENT

Energy Supply Manager

- Utility Bill Processing
- Active Energy Response
- Utility Contracts Management
- Energy Spend Manager

Energy Demand Manager

- Real-Time Energy Management
- Active EE Dispatch
- Energy Efficiency Projects

ASSET MANAGEMENT

Service Manager

- Service Provider Management
- Financial Management

Asset Manager

- Facilities Management
- Equipment Management
- Asset Monitoring & Alarming
- Parts & Inventory Management

Procurement Manager

- Rebates & Incentives Management
- Total Capital Planning
- Equipment Procurement

Given the heightened priority of corporate sustainability, Verisae is positioned right now to enable organizations to establish a carbon footprint baseline, outline energy management options, and provide a comprehensive corporate sustainability action plans in a manner of months. All of which can be implemented with metrics in place to highlight bottom-line cost savings and return on investment timelines.

Today, Verisae delivers a broad range of sustainability solutions to over **40 global clients** with a service network of **7,500 third party service providers** consisting of **60,000 application users**. Our integrated sustainability platform actively tracks over **2,100,000 million assets** across **20,000 sites**. We help measure, manage and monetize energy costs and carbon emissions. We are uniquely position to help organizations prove return on investment (ROI) for sustainability initiatives.

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