

OVER \$515,000 IN SAVINGS AND REFUNDS
WITHIN 60 DAYS OF ENGAGEMENT



CLIENT BACKGROUND & CHALLENGE

This client is the managing agent for one of Manhattan's largest Class A office buildings (over 1.6M SF) in Midtown New York.



The client understood there is always potential for utility data optimization and room for improving operational productivity. However, that understanding became evident when the client received two very large bills from their utility company. Having worked with UtiliSave on auditing some of their other New York based managed real estate facilities, they reached out to UtiliSave to help uncover issues at this Midtown location.



UtiliSave's goal was to investigate the large recent billing for accuracy as well as to review all historical bills and audit all utilities at that location for potential savings and identify operational inefficiencies.

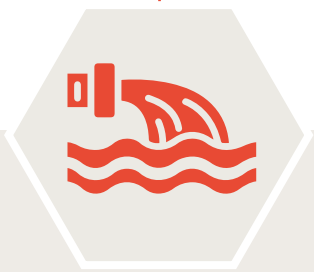


SOLUTIONS

To achieve their goal, UtiliSave underwent its analysis of the data and conducted a physical inspection of the property and meters.

1

Water/Sewer



UtiliSave did a physical inspection of the facility and all water related infrastructure and fire meters. After identifying issues related to inaccurate overbilling and high consumption for the fire meters, UtiliSave presented the findings and detailed analysis to the water department and requested that the client's account be reviewed and adjusted for the errors. At first, this request was denied, however, UtiliSave effectively leveraged their knowledge of regulatory practices and strong negotiating skills to finally get a **\$422,685** claim settlement.

2

Electric



During the course of the audit, UtiliSave uncovered over billed consumption errors billed by an ESCO company for 6 billing periods in 2010. That issue was uncovered by examining the ESCO charges and comparing them to the Con Ed's billing information. This resulted in a recouping of just over **\$12,348** for the property.

3

Steam



By examining the usage demand for the facility, UtiliSave discovered that the demands for 2 time periods were higher than they should have been. The billed demands were uncharacteristic of the buildings' normal demand. This information was presented to the utility and UtiliSave recovered an additional **\$80,966** for the client.



RESULTS



Due to UtiliSave's forensic auditing, we were able to inform the client that the large billing had some errors while uncovering larger errors in the past. This was coupled with identifying erroneous rate schedules being utilized for billing, overbilled consumption for electric, and incorrect high consumption on the client's steam billing.



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