

CASE STUDY

National Food Distributor

Delivered \$4M in annual energy savings while improving safety, compliance, and reliability across a complex, distributed footprint.



Challenge

Aging infrastructure created risk and capital constraints

Across a national portfolio, legacy lighting systems were failing to meet internal specifications and safety standards—impacting visibility, employee experience, and operational accuracy in mission-critical warehouse environments.

At the same time:

- Capital was prioritized for core business investments
- Fragmented sites made standardized upgrades difficult to execute
- Sustainability targets required measurable progress across the portfolio

Leadership needed a scalable, cost-effective approach to modernize lighting—without diverting capital or disrupting operations.

Solution

Portfolio-wide upgrades enabled by Infrastructure Monetization

Redaptive delivered a turnkey, portfolio-level modernization program enabling upgrades without upfront capital investment.

- Standardized upgrades across 76 sites in 36 states and two countries
- End-to-end project development, execution, and measurement
- De-risked performance outcomes

This approach allowed the organization to unlock stalled infrastructure upgrades while improving safety, compliance, and energy performance at scale.

\$58M
Gross energy and maintenance savings

352
GWh energy saved

124K
MT CO₂e avoided

\$35M
CapEx saved

65K
Fixtures replaced

Results

Financial, operational, and ESG outcomes delivered at portfolio scale

With lighting upgrades successfully deployed and performance validated, the organization is expanding its partnership with Redaptive to include additional energy and infrastructure measures, including HVAC, refrigeration, and controls across the U.S., U.K., and Western Europe.

By taking a programmatic, portfolio-first approach, the company is advancing sustainability goals while improving operational resilience and long-term cost efficiency, without increasing balance sheet pressure.

Turn facility infrastructure into a competitive advantage

Reduce operating costs, increase resiliency, and advance sustainability with portfolio-wide modernization programs trusted by leading U.S. food distributors.



Proven impact in Food & Beverage

Across major U.S. food distributors, Redaptive has delivered:

Up to 30% improvement

in whole-building energy performance

Up to 40% reduction

in maintenance-driven infrastructure costs

Up to 80% less

internal effort required for facility upgrades

Measurable gains

in uptime, operational efficiency, and safety

Standardized execution

across portfolios of high-demand sites



Zero-CapEx funding

A portfolio-level financing solution that accelerates upgrades, captures incentives, and preserves capital with optional off-balance-sheet treatment.

Results:

- Portfolio bundling for optimized ROI
- Freed capital for other initiatives
- Predictable financial performance
- Resilience against rising energy prices

Built to power food facility performance 24/7

Aging systems, rising energy costs, and nonstop operational demands make it difficult to advance critical facility improvements. Redaptive de-risks modernization through a strategic, portfolio-level approach that identifies the highest-value opportunities across your sites, then provides the capital and delivery model to move upgrades forward—on schedule, on budget, and without operational disruption.

A scalable model to modernize portfolios quickly and efficiently

We pioneered Energy-as-a-Service—and then perfected it for scale. Our portfolio approach transforms fragmented, site-by-site energy projects into a repeatable, enterprise-level strategy that delivers predictable results across your entire footprint.

Here's how we create reliable outcomes at scale:



Programmatic delivery

A unified delivery model that standardizes facility upgrades and accelerates speed to scale, backed by top engineering and supplier partners.

Results:

- On-time, on-budget rollout
- Streamlined coordination
- Reliable asset performance
- Consistent delivery across sites



Measured outcomes

Clear visibility into program performance with portfolio-level data and actionable insights that strengthen planning and future decision-making.

Results:

- Verified energy savings
- Fewer unplanned repairs
- Reliable asset performance
- Continual O&M support