

Project Profile



Garfield Metro Building

Clinton Twp., Macomb County, MI



Fast Facts

A single-story medical office building conveniently located near busy intersections in Macomb County, Michigan.

- Year Built: 1985
- Size: 20,000 SF
- Use: Medical/Office building. Open 8-5, M-F

Strategies:

- Energy efficient heating and cooling systems
- Energy efficient LED lighting
- Networked building controls

Amount Financed = \$249,000
Estimated 20-year savings = \$733,133
Total Net savings = \$245,725

PACE District: Macomb County
Property Owner: RMP, LLC
PACE Provider: Newman Consulting Group
PACE Administrator: Lean & Green Michigan
PACE Lenders: Petros PACE Finance & Huntington Bank

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Project background:

The Garfield Metro Building, at 37555 Garfield Road, Clinton Township, is the first commercial building in Macomb County to take advantage of new PACE (Property Assessed Clean Energy) financing that adds value to property through a direct increase in NOI (Net Operating Income). The PACE program, an innovative financing structure, makes it possible for owners of commercial, industrial, and other non-residential properties to obtain low-cost, long-term financing for energy efficiency upgrades, and water conservation and renewable energy projects.

The PACE-financed upgrades at the 20,000 sq. ft. Garfield Metro Building are slated to break ground in August 2017. Prominent local companies, including Bumler Mechanical and BASS Controls, both members of the National Electrical Contractors Association and affiliated with IBEW Local 58, will work on the project. BlueColt Lighting of Ann Arbor will install the new LED lighting.

Strategies:

- **Energy efficient heating and cooling systems**
- **Energy efficient LED lighting**
- **Networked building controls**

1. Energy efficient heating and cooling systems: **Bumler Mechanical**
Removing old, inefficient units and installing new, energy efficient rooftop HVAC units. Rezoning HVAC controls for new tenants.
2. Energy efficient LED lighting: **BlueColt Lighting**
In addition to qualifying for utility rebates, the lighting upgrades will save more than \$8K/yr in maintenance and avoided costs. These along with the energy savings mean \$20K in savings the first year.
3. Networked building controls: **BASS Controls**
Building energy management information systems can run reports as well as conduct diagnostic testing and provide a clear picture of the building's performance at any time so the system controls can be adjusted for better efficiency.

These improvements will result in \$733,133 in total savings, with a net savings of \$254,725 over the 20-year life of the financing. PACE financing requires the project to show positive cash flow, and the Garfield building is expected to realize \$12,736 annually. Through PACE, the building owners are not only saving money and eliminating energy waste, but also setting a sustainable example for small buildings across Macomb County and Michigan.

About Newman Consulting Group

Newman Consulting Group, LLC (NCG), headquartered in Farmington Hills, Michigan, is a globally recognized authority in energy efficient buildings. The NCG reputation rests on a team of highly skilled engineers, analysts, program managers and professionals certified in efficiency implementation and verification to guarantee a positive ROI. The team helps commercial, industrial and multi-family property owners all over the U.S. implement energy efficiency projects (including renewable energy such as solar, wind, geothermal), eliminate waste, and save money through innovative financing solutions.