

Project Profile



Fast Facts

Vacant building reborn as Business Center.

- Year Built: 1980
- Size: 73,700 SF
- Use: Commercial/Industrial

Strategies:

- Makeup Air Systems
- Industrial Ceiling Fans
- LED Lighting
- Building Control Systems
- Electricity & Gas Reduction

Amount Financed = \$718,035

Estimated 20-year savings = \$1,822,3137

PACE District: Eaton County

Property Owner: Delta Business Center

PACE Provider: Newman Consulting Group

PACE Administrator: Lean & Green Michigan

PACE Lender: Petros PACE Finance

Delta Business Center

Delta Township, Eaton County, MI



Project Profile

Delta Business Center Delta Township, Eaton County, MI

Vacant Printing Plant reborn as Delta Business Center.

Project background:

ProVisions, LLC wanted to take a vacant building and turn it into a vibrant part of the Lansing area economy through creative, adaptive reuse. PACE financing was central to the story.

An innovative financing structure, PACE (Property Assessed Clean Energy) adds value to property through a direct increase in NOI (Net Operating Income). PACE 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 93,000 square ft. facility helped turn the former Lansing State Journal printing plant into the Delta Business Center. ProVisions wanted to upgrade in a way that saved money and was good for the environment. “We invest in sustainability because it’s the right thing to do, and it’s good for business,” said ProVisions President and CEO Murray Wikol. “Lower energy and maintenance costs make the building more attractive to any prospective tenant because it saves them money. Our bottom line also immediately gets a boost.”

ProVisions worked with Eaton County, Newman Consulting Group, Petros PACE Finance, and Levin Energy Partners to secure 20-year PACE financing for high efficiency heating and cooling systems, energy efficient industrial ceiling fans, building control systems, and LED lighting, as well as reducing overall electricity and gas usage. The project will cut more than \$1.8 million from utility costs over the 20 year life of the financing.

Annual energy conservation:

- Eliminate 503,954 kWh of traditional electricity
- Reduce natural gas usage by 2800 MCF
- Reduce greenhouse gas emissions by 507 metric tons

That’s like taking more than 105 cars off the road!

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.