

Project Profile



Newman Consulting Group LLC
Energy Efficient and Sustainable Building Consultants



The Whitney

Detroit, Wayne County, MI



Fast Facts

A historic home-turned fine-dining establishment, this three-story, National Historic Landmark in the heart of Detroit is Wayne County's first PACE project.

- Year Built: 1894
- Size: 21,000 SF
- Use: Restaurant
- Open Daily

Strategies:

- Energy efficient heating and cooling systems
- Energy efficient LED lighting
- Networked building controls
- Upgraded Windows
- Energy Efficient Kitchen Ranges

Amount Financed = \$863,130

Estimated 20-year savings = \$2,097,327

PACE District: Wayne County

Property Owner: Bud Liebler, Liebler Group

PACE Provider: Newman Consulting Group

PACE Administrator: Lean & Green Michigan

PACE Lender: Petros PACE Finance

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The Whitney Detroit, Wayne County, MI

Project background:

The Whitney, a National Historic Landmark and favorite restaurant for Detroiters for more than three decades, is taking significant steps toward leadership in energy efficiency while also enhancing the guest experience. Owner Bud Liebler looked to Newman Consulting Group (NCG) and PACE financing to help with the cost of the needed energy efficiency upgrades, turning this 19th Century Detroit gem into a future green leader.

After performing a comprehensive energy analysis on the 120-year-old building, NCG projects that the restaurant will save more than 25% in energy costs with improved, energy efficient HVAC systems, new control systems, energy-saving LED lights, and high efficiency windows. These energy efficiency measures, in addition to significant energy savings, will also result in tens of thousands of dollars in avoided costs and maintenance savings.

Strategies:

1. Energy efficient heating and cooling systems: **Carter Mechanical, Daikin**

Installing 24 new, energy efficient heat pumps. Installing gas-fired makeup heating and cooling in units to warm outside air in the winter to reduce the load on the heat pumps, and better balance the heating and cooling loads for increased patron comfort. This also allowed a reduction in heat pump capacity from 83.5 tons to 66.5 tons.

2. Energy efficient LED lighting and new electrical service: **Midwest Illumination, Dustmen Electric**

Replacing 1,600 chandelier light bulbs with long-lasting, energy efficient LED bulbs that will maintain the ambience while reducing energy and maintenance costs. Overhead fluorescent lights in work areas are also being replaced with LED bulbs.

3. Networked building controls: **W.J. O'Neil**

Building energy management information systems provide a clear picture of the building's performance at any time so the system controls can be adjusted as needed for better efficiency.

4. New Storm Windows: **Kelly Windows and Door Manufacturing**

Installing 214 new storm windows to replace existing ones that are corroded or broken. Kelly Windows will custom make each window in their Detroit facility to maintain the look and character.

5. Kitchen Ranges:

Replacing older gas ranges with new, energy efficient units.

These improvements will result in more than \$2 million in total savings, or \$470,560 net of all payments (including interest and closing costs) over the 20-year life of the financing. PACE financing requires the project to show positive cash flow, and The Whitney is expected to realize \$23,528 annually for 20 years. Through PACE, the owners are not only saving money and eliminating energy waste, but also ensuring this historic Detroit landmark continues to delight guests for years to come.

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.