



Development
Services Agency

**Energy Loan Fund
Pre-Applications Submitted**
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Ohio Development Services Agency
Community Services Division
77 South High Street, 26th Floor
Columbus, OH 43215-6130

Ohio Development Services Agency Energy Loan Fund Pre-Application

Customer Name: Community Action Wayne/Medina

Parent Company:

Company Ownership: Private

Applicant Address

Project Address

905 Pittsburgh Avenue

905 Pittsburgh Avenue

Wooster

OH

44691

Wooster

OH

44691

Project Summary

The Project Scope is uploaded and attached.

Total estimated cost of the Project: \$664,934.

- HVAC: \$246,744
- Electrical: \$117,721
- Structural (including demo of existing rooftop condenser and air handlers): \$95,764
- General Contracting: \$130,205
- Lighting (replacing all 328 fixtures to LED): \$74,500

The cost sharing amount will come from grants, local foundations, and CAW/M's corporate funds.

An ASHRAE Level II Audit Report has been issued by JCC Energy-Solutions, and my understanding is that it doesn't need to be submitted until the application phase. If you need it now, I can upload it.

The energy cost savings is \$28,842 per year.

Project Total Cost (\$):

\$664,934

Projected Loan Request (\$):

\$598,440.00

Projected Energy Savings (%): 57

Project Energy Cost Savings (\$):

\$28842.00

Simple Payback (Years):

8

Term For Repayment (Years):

15

Expected Project Start Date:

6/1/2019

Expected Project End Date:

8/31/2019

Contact Information

Don Ackerman

Sr. VP & CFO

dackerman@cawm.org

3302648677

Primary

Ohio Development Services Agency Energy Loan Fund Pre-Application

Customer Name: Holiday Inn Express & Suites OSU

Parent Company: Holiday Inn Express & Suites OSU

Company Ownership: Private

Applicant Address

Project Address

3045 Olentangy River Road

3045 Olentangy River Road

Columbus

OH

432021516

Columbus

OH

432021516

Project Summary

Holiday Inn Express OSU seeks assistance with our mission of making our existing facility as energy efficient as possible. Through this project, we seek to retrofit our lighting and to upgrade HVAC and hot water system efficiencies to drive our energy and emissions footprint as low possible. We also seek to bring advanced energy systems onto our site in the form of solar renewable energy and renewable powered electric vehicle stations. This project will minimize our costs, reduce our emissions, help to create jobs for our maintenance staff and contractors, and advance our sustainability goals – which are an important part of the Holiday Inn brand.

Project Total Cost (\$): \$401,936

Projected Loan Request (\$): \$321,548.00

Projected Energy Savings (%): 27

Project Energy Cost Savings (\$): \$22342.00

Simple Payback (Years): 8

Term For Repayment (Years): 15

Expected Project Start Date: 6/17/2019

Expected Project End Date: 12/16/2019

Contact Information

Amine Boukili

General Manager

amine.boukili@sintelhotels.com

6144471212

Primary

Ohio Development Services Agency Energy Loan Fund Pre-Application

Customer Name: Seventy Five Public Square, LLC

Parent Company: Millennia Housing Management, Ltd.

Company Ownership: Private

Applicant Address

Project Address

75 Public Square

75 Public Square

Cleveland

OH

441132001

Cleveland

OH

441132001

Project Summary

Public Square North is the redevelopment project of the mostly-vacant 75 Public Square building on Public Square in Cleveland, Ohio. The redevelopment will include asbestos abatement, energy efficiency improvements, and redevelop the former office building into 114 apartment units and approximately 4,310 square feet of commercial space. This project will stimulate additional activity and investment around Cleveland's Public Square.

The planned energy measures include a new HVAC system to replace Water Source Heat Pumps, and window replacement across the entire structure, approximately 570 windows. These improvements will significantly reduce the potential energy usage from the structure, at approximately 17% savings, or \$379,713/year. The estimated payback period on savings is approximately 6.6 years.

The project is nearly ready to start. The project GMP is currently being finalized, and financial closing is expected in Q3 2019. Historic tax credits of \$5,000,000 from Ohio, Federal historic tax credits, and a non-school TIF from the City of Cleveland have been committed to the project.

Economic impacts of the project are significant. Over 270 FTE construction jobs are estimated to be creating, generating over \$350,000 in State income taxes and over \$350,000 in City income taxes. The project is expected to support at least 13 direct FTE jobs, generating over \$260,000 in State income taxes over 30 years and over \$350,000 in City income taxes over 30 years. The State is also expected to receive over \$85,000 in sales tax revenues from the project site annually, with the total State impact annually exceeding \$93,000.

The project is requesting a \$2.5MM Energy Loan Fund loan from the State of Ohio to help finance the energy improvements made on the building, thus allowing the project to move forward.

Project Total Cost (\$):

\$3,500,000

Projected Loan Request (\$):

\$2,500,000.00

Projected Energy Savings (%): 17

Project Energy Cost Savings (\$):

\$379,713.00

Simple Payback (Years):

7

Term For Repayment (Years):

10

Expected Project Start Date:

9/2/2019

Expected Project End Date:

5/3/2021

Contact Information

Ken Kalynchuk

Consultant to Project

ken.kalynchuk@aboutpmc.com

2165665832

Primary

Ohio Development Services Agency Energy Loan Fund Pre-Application

Customer Name: East Cleveland City Schools

Parent Company:

Company Ownership: Public

Applicant Address

Project Address

1843 Standwwod Rd

1843 Standwwod Rd

East Cleveland

OH

44112

East Cleveland

OH

44112

Project Summary

This project encompasses all seven of the Districts educational facilities. The scope includes LED lighting retrofit, Building Automation upgrades and commissioning, Water conservation, and boiler plant renovations. In total their is a reduction of 2,450,000 kwh, 5,470 mcf and 738 kcf and equates to roughly \$387,000 in energy savings. Operational savings are \$51,847 for a total annual savings of \$438,959. The total cost is \$2,498,858 and has a simple payback of 5.7 years. All engineering, estimating and BOE approvals have been met and satisfied.

Project Total Cost (\$): \$2,498,888

Projected Loan Request (\$): \$2,249,000.00

Projected Energy Savings (%): 387000

Project Energy Cost Savings (\$): \$438959.00

Simple Payback (Years): 6

Term For Repayment (Years): 10

Expected Project Start Date: 11/1/2019

Expected Project End Date: 7/1/2020

Contact Information

David Smith

BDM

Dsmith@whgardiner.com

3306039366

Secondary

Ohio Development Services Agency Energy Loan Fund Pre-Application

Customer Name: Vista Consulting Group LLC

Parent Company:

Company Ownership: Private

Applicant Address

Project Address

PO Box 927

516 Fairground St

Lebanon

OH

450360927

Caldwell

OH

43724

Project Summary

This project includes three building with control upgrade (calibrating and retro-commissioning of existing classroom pneumatic controls, including Thermostats and damper actuators, DDC Centralized automation system for all major equipment for tight control and night set back), retrofitting existing lights from T-12s to LED, Recommission existing April Air gas fired AHUs at the elementary school to repair heat recovery, outside air damper repair/replacement (currently locked open) and installing new high efficiency modulating burners , and installing a new high efficiency modulating burner and fan array at gas fired AHU at the HS.

Project Total Cost (\$): \$740,720

Projected Loan Request (\$): \$740,720.00

Projected Energy Savings (%): 37

Project Energy Cost Savings (\$): \$61500.00

Simple Payback (Years): 12

Term For Repayment (Years): 15

Expected Project Start Date: 10/14/2019

Expected Project End Date: 6/30/2020

Contact Information

Pat Garibay

COO

pgaribay@vista-cg.com

5132578873

Primary

Ohio Development Services Agency Energy Loan Fund Pre-Application

Customer Name: Warren County Career Center

Parent Company:

Company Ownership: Public

Applicant Address

Project Address

3525 St. Route 48 North.

33525 St. Route 48 North

Lebanon

OH

45036

Lebanon

OH

45036

Project Summary

This project includes centralizing the JCI automation system and upgrading pneumatics to DDC, Upgrading Lighting from fluorescent to LED and installing Occupancy Sensors, Installing a Geothermal bore field, replacing electric heat with geothermal heat pumps, Installing a 500kW Solar PV field, Upgrading older PC computers with Chromebooks and providing maintenance management and Project Management.

Project Total Cost (\$): \$1,718,659

Projected Loan Request (\$): \$1,664,000.00

Projected Energy Savings (%): 43

Project Energy Cost Savings (\$): \$128,148.00

Simple Payback (Years): 13

Term For Repayment (Years): 15

Expected Project Start Date: 11/18/2019

Expected Project End Date: 10/2/2020

Contact Information

PAT GARIBAY

COO

pgaribay@vista-cg.com

5132578873

Primary

Ohio Development Services Agency Energy Loan Fund Pre-Application

Customer Name: Martin House Associates LLC

Parent Company: Paran Management Company

Company Ownership: Private

Applicant Address

Project Address

2720 Van Aken Blvd #200

105 Fir Hill St

Cleveland

OH

44120

Akron

OH

44304

Project Summary

Developers Joe Shafran and former Hiram College president Tom Chema estimate spending \$19 million to turn the century-old Martin University Center located on the University of Akron campus into a boutique hotel that would cater to the university as well as the community. The 40,000 SF building was originally constructed in 1916 and used as a private club. The University of Akron acquired the site in the 1970s and ceased using it in 2013. The building has been vacate since then.

The current plan involves converting the structure to a 70-80 room hotel facility utilizing a combination of \$3.2M in state and federal historic tax credits, and other support from the local community, to help transform the vacant facility to a vibrant facility that provides a benefit to the university and community, in addition to creating 89 full time equivalent positions.

The planned energy measures include complete renovation of the building envelop and major building systems such as HVAC, electrical, plumbing, roof and window replacement.

With secured state and federal tax credits, a senior credit facility, and local support, the development team is requesting support from the Ohio Energy Loan Fund to close the final project gap to help the project move forward.

Project Total Cost (\$): \$19,000,000

Projected Loan Request (\$): \$2,000,000.00

Projected Energy Savings (%): 40

Project Energy Cost Savings (\$): \$2000000.00

Simple Payback (Years): 15

Term For Repayment (Years): 15

Expected Project Start Date: 1/1/2020

Expected Project End Date: 6/30/2021

Contact Information

Stephanie Mercado

Attorney

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2167367272

Primary