

Case Study: RIM Office Building



Project Quick Stats:

PACE district: Anchorage, Alaska

Property owner: RIM Investments

PACE lender: Nuveen Green Capital

PACE contractor: KI Energy,
Superior Mechanical Services

Amount financed: \$680,000

Project term: 18 years

Impact: Projected to realize ~42%
reduction in energy costs annually

Energy conservation measures:

- 100% LED Lighting
- Combined Heat and Power (CHP) system
- New automated building and HVAC controls
- LED lighting
- Variable speed drives (VSDs) on motors fans and pumps
- High efficiency boilers and furnaces
- High efficiency water heating systems

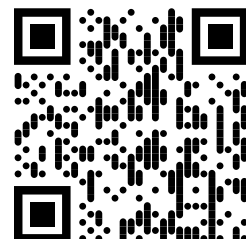
Overview

The four-story building, known as the RIM Building, has been owned since 2002 by RIM Investments LLC. Located at 645 G Street in downtown Anchorage next to City Hall, the building is occupied by United Parcel Service, Blarney Stone Bar & Restaurant, Agnew::Beck, SALT, as well as RIM Investments LLC and RIM Architects.

Larry Cash, RIM Investment Owner and RIM Architects Founder, has been an advocate of C-PACER since the first legislation passed in 2017. “Working with Nuveen Green Capital to embark on this first-ever C-PACER financing in our state was a great experience as their team brought an array of expertise to help coordinate with the senior lender, Northrim Bank, the engineer, as well as with the program administrators,” said Larry Cash. “As the first C-PACER loan recipient in Anchorage, we want to inspire local businesses to reduce their carbon footprint. This program makes it easier for companies to upgrade their buildings to be more energy efficient.”

Michelle Klouda, Managing Principal-Alaska at RIM Architects, followed, “As stewards of the future of design and architecture, it is important that we support and usher in technologies that will have an impact in the world of buildings. Here at RIM Alaska, we look forward to being able to implement and experience energy efficiency and renewable energy improvements on 645 G Street. My hope is that this firsthand experience will allow us the opportunity to show our clients and the community that energy efficiency and renewables are attainable and accessible. Good things will come with this, and it is just the start.”

NOTES



For more information, visit:
www.muni.org/CPACER
CPACER@anchorageak.gov

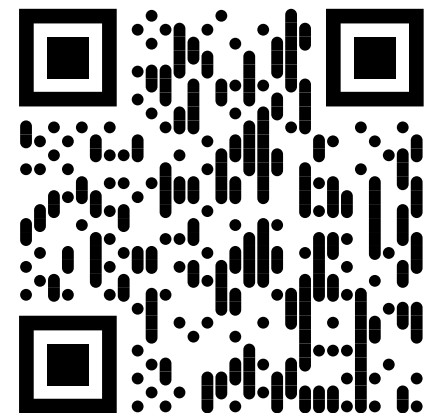


Clean energy and resilience projects for commercial buildings are important, but can be hard for property owners to pay for.

C-PACER
(Commercial Property Assessed Clean Energy and Resilience) is an innovative financing solution available in the Municipality of Anchorage that enables owners of commercial and industrial properties to obtain fixed rate, long-term financing for energy efficiency, renewable energy, and resilience projects which is paid back over time through a voluntary assessment on the property.




C-PACER can provide up to 100% financing of total project costs by placing a voluntary assessment on a property. Because C-PACER is attached to the property, it is a low risk form of financing.




KEY FEATURES OF C-PACER FINANCING

100% Funding




Zero Out-of-Pocket


Non-Recourse Non-Accelerating




Transferable Payment Obligation




Increase Cash Flow, NOI, and Asset Value



Fixed Rate for up to 30 Years



No Financial or Operating Covenants



C-PACER financing is a voluntary program that is adopted by a municipality.

The main responsibility of the local government is to collect C-PACER assessments (payment) through the existing property tax collection process, and to remit payment back to the C-PACER capital provider.



Improve your Building Save Money

Property owners can finance new construction and retrofit projects, as well as refinancing of completed projects in the last two years. Eligible improvements include energy efficiency, renewable energy, and resilience measures, with the goal of reducing energy costs and increasing disaster preparedness.

C-PACER attaches the loan to the property, rather than the borrower. If the property is sold, the payment obligation is transferred to the new owner. C-PACER offers fixed, low rate financing through private lenders.

WHAT MEASURES ARE ELIGIBLE FOR C-PACER FINANCING?

High-Efficiency Lighting

High-Efficiency Boilers and Furnaces

Solar Energy

Fire Hardening and Resistance

Water Conservation

Snow Load Management

Combined Heat & Power

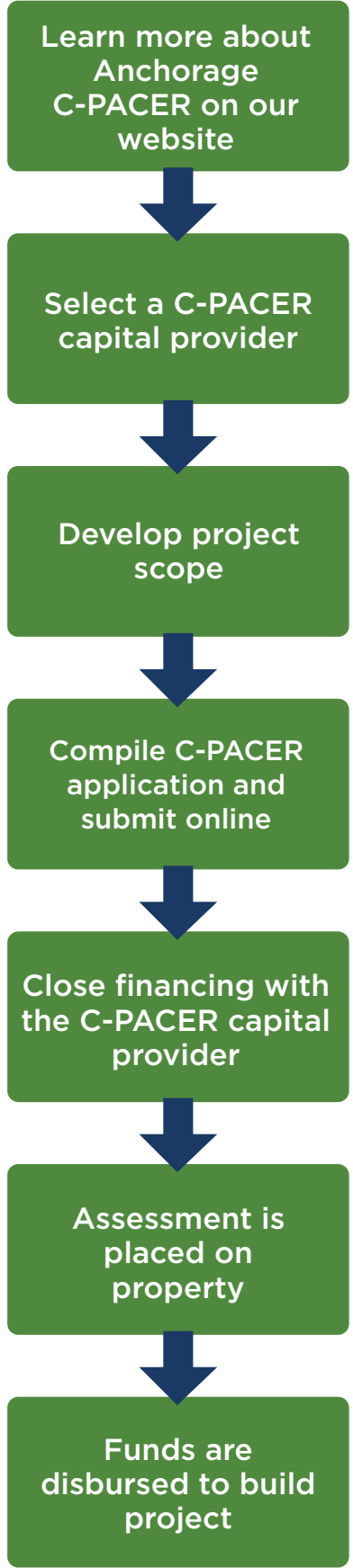
Building Energy Management Systems

High-Efficiency Hot Water Heating

Building Shell or Envelope Improvements

Seismic Improvements

Visit our website to see a list of registered contractors.
www.muni.org/cpacer



WHAT IS C-PACER FINANCING?

Commercial Property Assessed Clean Energy and Resilience (C-PACER) allows commercial and industrial property owners to finance up to 100% of the costs of clean energy and resilience projects. Financing is provided by private lenders and secured by a special assessment against the property. C-PACER has an extended amortization period which makes it possible for operational savings to exceed annual C-PACER payments, meaning projects can be cash flow positive from day one.

What are the benefits of C-PACER?

- Increases property value and market competitiveness
- Long-term financing up to 30 years
- Non-recourse financing
- Potential for immediate positive net cash flow
- Asset is transferable upon sale of property