

PA C-PACE

PROPERTY ASSESSED CLEAN ENERGY

COUNTY C-PACE
PROGRAM DEAL NOTICE:

10 Duff Road

PROJECT OVERVIEW

Property Type:

Office Building

Financing Amount:

\$951,977

Building Measures:

HVAC system, LED lighting, building envelope, elevators, and plumbing fixtures

Environmental Impact:

Will save 117,174 kWh in electricity, 260 MMBtu in Natural Gas and 57,500 gallons of water annually

Property Owner:

10 Duff Rd, LLC

Capital Provider:

Greenworks Lending



PROJECT SUMMARY

10 Duff Road, a retroactive retrofit project in Penn Hills, Pennsylvania, has secured \$951,977 in financing as part of PA's C-PACE Program. As the third-party administrator for Allegheny County, Sustainable Energy Fund oversaw the C-PACE project application process to ensure compliance with the Act 30 Statute and the C-PACE Guidelines. Greenworks Lending executed the C-PACE transaction with 10 Duff Rd, LLC. The commercial property contains multiple offices, including medical examination rooms, meeting rooms, a fitness facility, and a daycare. The project includes both retroactive financing, with a two-year lookback, and new equipment components. The property meets the energy savings guidelines for a retrofit as outlined in the County of Allegheny C-PACE Guidelines.

10 Duff Road is expected to achieve significant energy and water savings in the proposed improvements, including HVAC systems, lighting, building envelope, elevators, a building management system, and plumbing fixtures. Upgrades to the outside air louvers and reglazing the windows reduced air infiltration. Lighting improvements include upgrading to LED lighting throughout the facility, resulting in a 44% energy savings. Plumbing upgrades, including faucets, restroom fixtures, and toilets will save 27% annually. Overall, the project expects to result in 117,174 kWh in electrical savings and 260 MMBtu in natural gas savings, and 57,500 gallons of water annually.

ABOUT ALLEGHENY C-PACE

Allegheny County passed a resolution to adopt C-PACE in July 2020. Upon approving the C-PACE resolution, the commissioners authorized the County to enter into a Cooperative Agreement with Sustainable Energy Fund for the administration of the Program.



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PUBLIC NOTICE

Notice is hereby given that the property owner, 10 Duff Road, LLC, has completed a C-PACE transaction as per Act 30 of 2018 (12 Pa. C. S. A. § 4301) chapter 43 of Title 12 of the Pennsylvania Consolidated Statutes.

Legal Description

The legal description of the property located at 10 Duff Road in Penn Hills includes: The commercial property (parcel ID 0449-N-00348-0000-00) contains multiple offices, including medical examination rooms, meeting rooms, a fitness facility, and a daycare.

BEGINNING at the point of intersection of the Southerly line of Frankstown Road and the Westerly line of Duff Road; thence along the Westerly line of Duff Road, South 6° 23' East, a distance of 494.59 feet to a point on line of land now or formerly of Duff Associates; thence along said line, South 76° 20' 10" West, a distance of 213.84 feet to a point; thence by the same, North 16° 04' West, a distance of 35.61 feet to a point; thence still by the same, South 67° 37' West, a distance of 39.95 feet to a point on line of land now or formerly of The Board of Trustees of the Diocese of Pittsburgh; thence along said line, North 3° 15' 30" West, a distance of 500.77 feet to a point on the Southerly line of Frankstown Road aforesaid; thence along said line of Frankstown Road, North 84° 13' 26" East, a distance of 229.22 feet to the point at the place of beginning.

AND BEING the same property conveyed to 10 Duff Road, LLC, a Texas limited liability company from U.S. Bank National Association, as Trustee for the registered holders of ML-CFC Commercial Mortgage Trust 2006-1, Commercial Mortgage Pass-Through Certificates, Series 2006-1 by Deed dated May 31, 2016 and recorded June 2, 2016 in Deed Book 16407, Page 291.

Legal Description

The property owner is 10 Duff Road, LLC.

Conservation Measures

10 Duff Road is expected to achieve energy savings with improvements across the building's systems for a total qualified project amount of \$845,194. Energy conservation measures include LED lighting, HVAC systems, building envelope, new elevators, plumbing fixtures, and domestic hot water heaters. The principal amount financed was \$951,977 with a fixed rate interest equal to 5.55%. Financing charges were equal to \$19,591 with a capitalized interest of \$87,192.



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