

Energy Efficiency Profile

South County Investments, RI



South County Investments is a property investment company that owns an 1889 two-story mixed use building in Wakefield, RI. RISE collaborated with the site's owners to help implement a comprehensive efficiency project together with a significant renewable energy component. RISE also secured direct financial incentives that reduced the initial required investment, and facilitated access to long-term financing to make the project even more affordable.

THE NEED

Modernize and increase the efficiency of the building to both increase its rental appeal within the market and decrease its operating costs.

THE SOLUTION

The project incorporated several elements:

- The building envelope was weatherized, with additional attic and wall insulation, and upgraded windows and doors;
- High efficiency ductless mini-split heat pumps were installed to replace electric baseboard heat and window A/C units that were older and costly to operate;
- LED lighting and Energy Star® appliances were incorporated to further control electric costs; and
- A 33 kW solar photovoltaic (PV) array was installed on the building's flat roof. It will generate about 43,000 kWh per year, almost 75% of the building's total electrical use.

In addition to federal tax advantages, the owner also benefitted from the direct access to multiple resources, including:

- The National Grid Multifamily program paid \$28,000 to help offset the cost of the efficiency improvements;
- The CommerceRI Renewable Energy Fund (REF) granted \$23,000 to cover a portion of the investment in the PV system;
- The RI Commercial Property Assessed Clean Energy (CPACE) initiative provided financing for the remaining net project cost. CPACE's long-term repayment terms and competitive interest rates made them an ideal product for this type of comprehensive project.

The project offers an excellent illustration of how RISE can use multiple efficiency and renewable technologies in concert with a unique set of financial tools to provide a true "one-stop" solution for a property owner.

About RISE Engineering:

A pioneer in the delivery of turnkey energy-efficiency services, RISE Engineering works with utilities and other energy program sponsors to offer residential, commercial, industrial, institutional and public-sector energy users comprehensive efficiency services that reduce their environmental footprint and operating expenses.



"It's been a great experience working with RISE Engineering as an integrated company. The process started with the planning and design of the building's holistic efficiency upgrades and culminated with the installation of the net metered solar system. The project will significantly reduce our long term operating costs with reduced heating, cooling, and electric bills, as well as reduce our carbon footprint from an independent, renewable source of energy."

George McAuliffe
South County Investments

OVERALL RESULTS

This project is a 32.86 kW (DC) solar photovoltaic (PV) project and is expected to produce 43,000+ kWh/ year and avoid over 12 metric tons of CO₂ emissions.

*To schedule your free energy assessment,
call us at (800) 422-5365
or email efficiency@RISEengineering.com.*

RISE Engineering, a division of Thielsch Engineering, Inc.
1341 Elmwood Avenue, Cranston, RI 02910
www.RISEengineering.com