

INVEST ATLANTA

100 Peachtree Atlanta Better Buildings Challenge Fact Sheet

FUNDING SOURCE: \$3,000,000 of Westside TAD Tax Increment

LOCATION: The 100 Peachtree Building, formerly known as the Equitable Building, is a 35-story office building located at 100 Peachtree Street NE in downtown Atlanta. The site is in Council District 2 (Kwanzaa).

PROJECT DESCRIPTION: The owners of the 100 Peachtree Building, America's Capital Partners, wish to receive Westside Tax Allocation District ("Westside TAD") funding to implement a building energy savings project as a participant in the Atlanta Better Buildings Challenge.

The owners are investing in major interior and exterior renovation of the building, which was built in 1969. The majority of the building's equipment is original. Westside TAD tax increment would be used to install energy conservation measures, including:

- Window replacement
- Elevator upgrades and escalator removal
- High efficiency cooling system installation
- Direct digital building automation

The energy conservation measures were recommended in an energy audit prepared for Invest Atlanta by SIEMENS Industry, Inc. in collaboration with BenchMark Management, LLC, an engineering consulting firm.

The energy audit identifies over \$13 million in efficiency upgrades. The owner narrowed the list to focus on improvements that address Invest Atlanta's priorities, which are to upgrade the building with new technology, increase efficiency, and attract tenants to reduce vacancy.

The owner is planning a \$7.5 million energy savings project, and is requesting TAD funds to cover 40% of the cost, for a total of \$3.0 million.

BACKGROUND:

The Westside TAD was established in 1992 to capitalize on the 1996 Olympic legacy, Centennial Olympic Park, and facilitate the redevelopment of the long neglected western portion of downtown and the historic neighborhoods of Vine City and English Avenue.

The Atlanta Better Buildings Challenge was launched in 2011 as part of a national initiative by President Barack Obama to make America's buildings 20% more energy efficient by 2020.

In April 2012, the Invest Atlanta Board of Directors allocated \$8 million in Westside TAD funding to support the Atlanta Better Buildings Challenge. The tax increment funds are to conduct investment-grade energy audits and to assist participating building owners to complete specific energy and water efficiency upgrades identified in an energy audit.

The 100 Peachtree Building is one of four Westside TAD properties selected by Invest Atlanta to receive an energy audit. This is the second building to seek funding for project implementation. The renovation of 100 Peachtree Building represents a key opportunity to attract major corporate and commercial businesses to downtown's historic core.

CURRENT USE: Office Building

PROPOSED USE: Same

JOB CREATION: 150 temporary jobs related to energy efficiency upgrades

FUNDING USES:

ENERGY CONSERVATION MEASURES	BUILDING OWNER (60%)	TAD FUNDS (40%)	TOTAL COST
Envelope – New windows	\$2,944,980	\$1,963,320	\$4,908,300
HVAC – Cooling tower	\$54,600	\$36,400	\$91,000
Lighting – Lobby upgrade	\$18,600	\$12,400	\$31,000
Elevator / Escalator changes	\$1,551,820	\$767,880	\$1,919,700
Other – Digital automation	\$330,000	\$220,000	\$550,000
TOTAL	\$4,500,000	\$3,000,000	\$7,500,000

PRIVATE INVESTMENT: \$28 million overall redevelopment project / leverage of private funds

DEVELOPMENT TEAM:

ROLE	FIRM
Building Owner	America's Capital Partners (Carlton Harden)
Energy Auditor	SIEMENS and BenchMark Management (Kevin Kunich, John Urban and Abebe Eskender)

PROJECT SCHEDULE:

ACTIVITY	DATE
Start Construction	September 2013
Complete Construction	March 2014

PROGRAM FUND BALANCE: Atlanta Better Buildings Challenge:

Westside TAD Funds Allocated	\$8,000,000
Amount used for Energy Audits	\$ 466,000
Amount used for Implementation Projects	<u>\$1,255,940</u>
Funds Available	\$6,278,060
Proposed Implementation Project	\$3,000,000
Remaining Fund Balance	<u>\$3,278,060</u>