

## CASE STUDY

Republic Elite Multifamily Interiors Inc.  
Harrison County PACE, Marshall, TX



TEXAS  PACE  
AUTHORITY

*Republic Elite, a manufacturing facility, is Harrison County's first TX-PACE project.*

### BACKGROUND:

Republic Elite has over a half century of experience designing, producing, and installing multifamily kitchens and bathrooms for multifamily interiors. Marshall is home to Republic's manufacturing plant, which specializes in wood cabinetry primarily for use in multi-family housing.

The subject property consists of a 280,000 square foot multi/building/sections woodworking plant that produces cabinetry and other wood building products. Mainly constructed circa 1985 with one older building and some newer smaller sections/buildings.

### THE CHALLENGE:

According to Chief Operating Officer Steve Garwood, the plant had unpredictable operating performance due to equipment failures – particularly in primary processes such as sawing and edge banding that decreased overall productivity, and inefficient processes such as shaker style door production that consumed significant amounts of electrical energy and elevated scrap/re-work rates.

In addition to the productivity impact of unscheduled downtime, many of the machines in place due to the technology used in the controller and drive mechanisms were also inefficient in their use of electrical energy.

Capital for large equipment replacement items was a challenge, so Republic Elite looked for financing alternatives and settled on PACE.

### THE PACE SOLUTION:

Improvements financed via PACE included HVAC upgrades, LED lighting, edge banders, saws and presses plus other related items to support a new shaker style door production method.

Using \$1.5M of TX-PACE financing, the property owners installed new energy efficient equipment, lighting and HVAC throughout the plant.

### THE IMPACT:

- Increased productivity by 40%, increasing unit output, eliminating the need for a second shift
- Improved working conditions, indoor air quality and lighting levels
- Drastically reduced unscheduled equipment downtime
- More predictable operating performance, reduced operating expenses, reduced downtime / improve reliability
- These upgrades will save approximately 3,101,617.39 kWh/year. Financing these improvements to the manufacturing facility will both directly increase energy efficiency as well as drive energy savings by improving manufacturing efficiency.

### PROJECT OVERVIEW

#### PROJECT FINANCING

Total Assessment: \$1,500,000  
Term: 15 years

#### PROJECT PARTNERS

Harrison County  
White Oak Global Advisors

#### ANNUAL IMPACT

##### Anticipated Electric Energy Savings

3,101,617.39 kWh

##### Clean Air Improvements

Avoided CO2: 1,613.98 tonnes

Avoided SOX: 2.706 tonnes

Avoided NOX: 0.856 tonnes

##### Clean Energy Jobs Created

87.23 jobs created

#### BUILDING DETAILS

Combined Building Size:  
280,000 square feet  
Built: 1985

#### IMPROVEMENTS

Manufacturing Equipment,  
Lighting, HVAC



### PACE IN TEXAS

Texas PACE answers the question, "How are we going to pay for it?" and is transforming how developers, owners, and contractors look at projects, proving that there is a clear path forward for energy efficiency, distributed generation, water use reduction, and resiliency projects in existing buildings.



## HOW DOES TX-PACE WORK?

Property Assessed Clean Energy (PACE) is an innovative financing program that offers commercial, industrial, and large multifamily property owners an opportunity to participate in a voluntary program to obtain up to 100% financing for water conservation, energy-efficiency, and distributed generation retrofits. PACE has great potential to directly affect a business' bottom line; a project's savings in utility costs offsets the cost of installing the project. In most instances, this will result in an immediate positive cash flow.



## HARRISON COUNTY

Harrison County's PACE program provides a market-based, flexible TX-PACE program that enables property owners to do business with the parties of their choosing at the lowest possible cost. The program includes a high level of consumer protection to ensure that PACE projects deliver the anticipated savings and is based on the Texas PACE in a Box model program created by over 130 stakeholders.

[www.texaspaceauthority.org/harrison-county](http://www.texaspaceauthority.org/harrison-county)



## TEXAS PACE AUTHORITY

Harrison County's PACE Program is administered by Texas PACE Authority (TPA), a nonprofit organization that administers Texas' PACE statute by taking a market-based approach to energy finance and economic development. TPA works with all parties – property owners, contractors, and lenders to bring energy and water improvements that are both economically sound and environmentally friendly.

[www.texaspaceauthority.org](http://www.texaspaceauthority.org)



## White Oak Global Advisors, LLC

Founded in 2007, White Oak Global Advisors, LLC is an SEC-registered investment advisor and private credit firm that provides small and middle market businesses with term loans, asset-based loans, invoice factoring, trade finance, equipment financing and treasury management. With over \$20 billion of capital deployed since inception across over a thousand companies throughout the U.S., Canada, and Europe, White Oak understands the unique challenges facing small and middle market businesses and offer a full suite of flexible lending products and services to meet their clients' commercial requirements.

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## FOR MORE INFORMATION CONTACT US TODAY!



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