



# THE STONE MILL

Energy Solution by ReWire



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## IS A MULTI-USE BUILDING LOCATED IN LITTLE FALLS, NY.

The Inn was built in 1839 alongside the Mohawk River and Erie Canal houses.

This historic, 38,080 sq ft building, is owned by Rock City Development (RCD) and has 4-floors that includes a 9-room inn, retail stores, restaurants, and office space.



## PROJECT GOALS

Rock City Development wanted to find a way to reduce their exposure to ever increasing energy costs and also find a way to reduce their carbon footprint with clean energy.

At the Stone Mill, they were understandably concerned about the costs and economic returns associated with this type of investment. They needed someone to review their targets and goals, assess their needs, and provide advice on what options they had to help them achieve the following:

- Reduce their exposure to high energy costs
- Improve building comfort and safety for their customers, employees and the community
- Reduce their carbon footprint
- Add sustainability as a cornerstone of their image and brand

## REWIRE SOLUTION

Rewire went through a detailed process to determine RCD's power generation needs and assessment of where their gaps were, and where opportunities existed for improvement. The ReWire Team facilitated the entire process from the initial analysis, vendor selection, implementation, and will continue to monitor<sup>1</sup> the solution going forward.

- Designed Near Net Zero Energy solution that optimized needs and included other building recommendations
- Installed behind-the-meter Solar PV (66.7kW System) HVAC Controls, LED Panels & Lighting Controls, Two Electric Vehicle Charging Ports
- Conducted ASHRAE Level 1 Energy Audit
- Added Energy Management System that will identify additional value streams through the ability to automate, monitor and maintain the new energy plan.

<sup>1</sup> Future plan is to add an Energy Management System that will identify additional value streams through the ability to automate, monitor and maintain the new energy plan.



## **ENERGY ECONOMICS**

- ◆ \$272k total project cost
- ◆ \$72k State & Federal Incentives
- ◆ \$35k Federal ITC
- ◆ \$25k Bonus Depreciation
- ◆ 9.8% 25-year IRR

## **REWIRED RESULTS**

- ◆ 85%+ reduction in electrical energy consumption. Near Net Zero
- ◆ 1.6m kWh saved. 90 tons of Carbon Dioxide avoided.

## **ESTIMATED ENVIRONMENTAL & COMMUNITY IMPACT**

 1,500 tree seedlings grown for 10 years

 117 acres of US forest preserved

 20 cars off the road for 20 years

 10,150 gallons of gas saved