

CASE STUDY

The Hayden Columbus, OH

REDEVELOPMENT

Project Type

\$22M

Total Construction Cost

\$4.3M

PACE Scope

19.8

Effective useful life

The Client

The historic downtown building The Hayden is the oldest building in Capitol Square. The two-building complex houses over 100,000 square feet and features unique architectural features. Michael Tomko, President of The Tomko Company, bought the building to preserve and revitalize a piece of Columbus history.

The Challenge

The building was completed in 1869 and had been vacant for ten years before being purchased by Tomko. Tomko wanted to remove build-outs from the 1970s and '80s that covered up historic features, while at the same time providing the building with high quality finishes and modern commercial amenities.

Our Solution

In order to maximize PACE eligible financing, Plug Smart worked with the owners and project partners to identify scope and efficiencies of all energy-related building systems. PACE financing ultimately accounted for nearly 20% of project budget, rounding out the capital stack and delivering better equipment and finishes across the entire project. Project scope included:

- Designed and installed completely new HVAC system for both buildings
- Upgraded all lighting with LED
- Installed elevator improvements

"This [was] a remarkable opportunity to reinvest in a kind of building that we can't really build today... To be able to bring PACE into a project like this, to revitalize a building that has been vacant for so long, [was] a phenomenal opportunity,"

—Michael Tomko
The Tomko Company
President



Plug Smart was able to help revamp the building with modern energy systems while preserving its historical features