



IPC Partners with Michigan Saves to Decarbonize Detroit Nonprofit

HVAC Electrification • Catalyst Term Loan • Detroit, MI



EcoWorks' new Fujitsu variable refrigerant flow (VRF) heat pump outdoor units. These units allow for each indoor unit to provide heating or cooling by adjusting the system's refrigerant flow.



An indoor unit of the VRF heat pump system.

The Project

EcoWorks, a Detroit-based nonprofit creating equitable and inclusive solutions to climate change and other sustainability challenges, wanted to fully electrify and completely decarbonize their energy use. Inclusive Prosperity Capital, Inc. (IPC) worked in partnership with Michigan Saves, to fund the final step in EcoWorks' decarbonization and electrification journey.

EcoWorks' building started out as an energy demonstration center. They had already installed rooftop solar and added insulation to the building, but they were still running a 30-year-old gas boiler and a 20-year-old hot deck / cold deck air conditioning system, both extremely inefficient. Additionally, the heating system's damper was disconnected, creating a health and safety hazard for the occupants of the building. Asbestos insulation and existing ductwork would have to be removed, further complicating the project and adding expense.



As a nonprofit with very little capital, EcoWorks needed a longer loan term to make the payments for this project affordable, and IPC, in coordination with MI Saves, was able to provide the more flexible Catalyst loan required. Meanwhile, Detroit Economic Growth Corporation provided the loan loss reserve funding. Advanced Temperature Solutions, a locally-owned and operated HVAC contracting company based in Warren, MI, installed the new air source Variable Refrigerant Flow (VRF) heat pumps that provided efficient, fully electric heating and cooling for EcoWorks, completing their decarbonization journey.








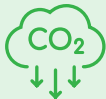



A view of EcoWorks' aging gas boiler prior to removal.

The Impact

When nonprofit organizations with missions aligned at the crossroads of sustainability and social justice collaborate, previously unreachable goals like full decarbonization can be attained, and we all take a step together toward solving climate change. IPC and MI Saves were able to provide the financing that EcoWorks required to move their decarbonization electrification project forward.

 **\$175,748**
Projected lifetime energy cost savings

Project Highlights

 Project type HVAC Electrification	 IPC product Catalyst Term Loan
 Location Detroit, MI	 Building type Nonprofit
 Catalyst Loan amount \$559,877	 Projected lifetime GHG avoided 53 tons
 Deal partners Michigan Saves	 Projected lifetime energy savings 230 mmBTU
 Upgrades Variable Refrigerant Flow (VRF) Heat Pump System Removal of insulation containing asbestos and existing ductwork	

To see a video about the project, check out the [EcoWorks Customer Story by Michigan Saves.](#)

