

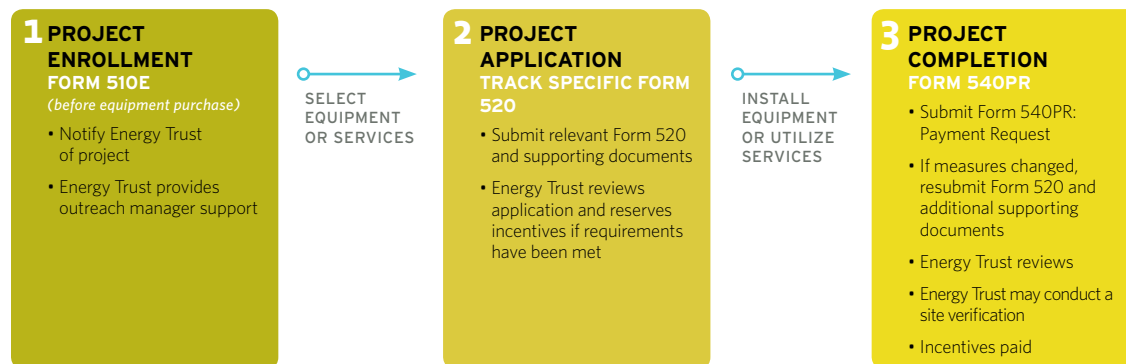


NEW BUILDINGS TRACK OVERVIEW

Energy Trust of Oregon understands that every building design and construction project is unique. That's why our offerings are designed to satisfy the energy-efficiency needs of a wide range of projects including new construction, major renovations, tenant build-outs, additions and projects pursuing LEED® or the ENERGY STAR®. We offer cash incentives through four tracks: Standard, Custom, LEED and ENERGY STAR. You may also be eligible for additional money for early design assistance, technical assistance and solar energy system installations.

Participation Process

No matter which track you choose, the participation process consists of three simple steps:



TRACK MEASURES **AND INCENTIVES**



STANDARD TRACK

A PRESCRIPTIVE PATH TO ENERGY EFFICIENCY

A straight-forward, accessible option for owners who want to maximize the energy efficiency of their buildings, the Standard Track provides up to \$500,000* in cash incentives for purchasing and installing eligible energy-efficient electric and gas equipment.

The Standard Track provides incentives for electrical equipment such as:

- Lighting and lighting controls
- Motors and drives
- HVAC equipment
- Heat pumps
- Air-to-air heat exchangers
- Demand control ventilation
- Ice machines
- Chillers
- Grocery and foodservice equipment
- Multifamily and lodging equipment

The Standard Track provides incentives for natural gas equipment, including:

- Domestic water heaters
- Heating equipment
- Foodservice equipment

Standard Track projects may be combined with the Custom and ENERGY STAR tracks, as well as with Energy Trust solar incentives. Standard track projects may also be eligible to receive incentives for early design assistance and technical assistance.

CUSTOM TRACK

TAILORED ENERGY SOLUTIONS

The Custom Track provides up to \$500,000* in cash incentives for the installation of building systems that are more energy efficient than industry standards.

Incentives are based on the building's first year annual electric and gas savings estimates. These estimated energy savings are determined through whole building and equipment energy analyses or modeling, using Oregon code as the baseline. We will review energy analyses to determine incentive amounts.

Incentives are calculated as follows:

- New construction projects: \$0.10 per kilowatt hour of electricity and \$0.80 per therm of natural gas
- Major renovation lighting projects: \$0.17 per kWh of electricity, up to 35 percent of eligible project cost, not to exceed 100 percent of incremental cost
- Major renovation non-lighting projects: \$0.25 per kWh of electricity and \$1.00 per therm of natural gas, up to 50 percent of eligible project cost, not to exceed 100 percent of incremental cost
- Commissioning: \$0.03 per kWh and \$0.20 per therm, up to \$40,000, to commission energy-efficiency features approved and completed under the Custom Track

*Custom Track projects may be combined with the Standard Track and are eligible to receive additional incentives for early design and technical assistance. The maximum base incentive for projects that combine the Standard and Custom tracks is \$500,000.

LEED TRACK

INCENTIVES FOR OUTSTANDING ENERGY EFFICIENCY IN GREEN BUILDING

The LEED Track provides up to \$500,000 in cash incentives for projects that receive certification from the U.S. Green Building Council's LEED New Construction (NC) or LEED Core and Shell (CS) programs. Projects using LEED NC Versions 2.0, 2.1, 2.2 or 3.0, or LEED CS Version 2.0 are eligible to apply.

Energy Trust will calculate first year estimated annual energy savings for projects seeking LEED Energy & Atmosphere (E&A) Credit 1 points using one of two methods:

- Whole Building Simulation—The estimated savings are based upon an estimate of the annual savings from the energy model submitted to the USGBC.
- Prescriptive Path—For projects that choose to follow a USGBC Prescriptive Compliance Path, we will estimate annual energy savings based on the number of achieved E&A Credit 1 points, the size of the building, the occupancy type and whether the building is new or existing.

Incentives are calculated as follows:

- New construction projects: \$0.10 per kWh and \$0.80 per therm
- Major renovation projects: \$0.20 per kWh and \$1.00 per therm
- Enhanced commissioning: \$0.015 per kWh and \$0.10 per therm for projects that earn Energy & Atmosphere Credit 3 for enhanced commissioning
- Measurement & verification: \$0.015 per kWh and \$0.10 per therm for projects that earn Energy & Atmosphere Credit 5 for measurement and verification

LEED Track projects may not participate in other tracks, but are eligible to receive additional incentives for early design assistance.

ENERGY STAR TRACK

FINANCIAL ASSISTANCE FOR CONTINUED BUILDING ENERGY PERFORMANCE

The ENERGY STAR Track provides cash incentives ranging from \$2,000 to \$30,000 for new building projects that earn the ENERGY STAR from the U.S. Environmental Protection Agency. To receive incentives, projects must receive an energy performance rating of 75 or better, be constructed and occupied after January 1, 2007, and have 12 months of post-construction energy data. Incentive amounts are based on the final score awarded by the EPA.

Standard Track projects may participate in this track following completion; however, previously completed Custom and LEED track projects are not eligible for ENERGY STAR Track incentives.

ELIGIBILITY

To receive Energy Trust cash incentives, your project must meet all of the following criteria:

- Be located in Oregon.
- Be served by Portland General Electric, Pacific Power, NW Natural or Cascade Natural Gas.
- Pay or plan to pay the public purpose charge. If you're unsure whether you meet this requirement, please contact your utility.
- Be a new construction, major renovation, tenant build-out or addition to an existing building.
- Be a commercial, industrial, manufacturing or institutional building.

In addition to meeting the above criteria, all projects must enroll before purchasing equipment.

ADDITIONAL INCENTIVES



EARLY DESIGN ASSISTANCE

Projects that include a thorough look at a building's energy-savings potential early in the design process may earn an additional incentive of \$2,500 for early design assistance to help pay for the cost of an energy-focused project team meeting. This incentive is available to projects committed to achieving at least 10 percent energy savings beyond Oregon code and enrolled in the Standard, Custom or LEED tracks.

TECHNICAL ASSISTANCE

To help offset the cost of an energy analysis, projects enrolled in the Standard or Custom tracks may be eligible for technical assistance. A Custom Track project may earn \$.05/kWh and \$.40/therm, up to \$25,000, in technical assistance. This incentive is in addition to the final project incentive. A Standard Track project with an incentive estimated to be \$5,000 or greater, may earn a \$500 technical assistance incentive. This incentive will be deducted from the final project incentive.

COMMISSIONING

Custom and LEED track projects may be eligible for incentives to commission energy-efficiency features approved and completed as part of the project. These incentives apply toward the per-project cap of \$500,000.

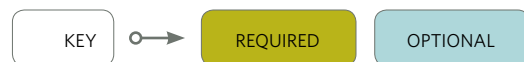
SOLAR ENERGY

Projects enrolled in any of the four tracks may receive an additional incentive for installing solar electric or solar water heating systems. Solar incentives vary depending on project type, location and cost.

FORMS + DOCUMENTS

Review the forms needed to enroll your project and receive cash incentives. We recommend that you consult the forms for specific track requirements. For a complete list of these forms or to download them visit www.energytrust.org/newbuildings.

CONSTRUCTION PHASE	PROJECT TIMELINE					Form
		STANDARD TRACK	CUSTOM TRACK	LEED® TRACK	ENERGY STAR® TRACK	
SCHEMATIC DESIGN	Prior to construction	■	■	■	■	510E: Project Enrollment
	Prior to design charrette	■	■	■		520ED: Early Design Assistance
	Design charrette complete	■	■	■		540PR: Payment Request
DESIGN DEVELOPEMENT	Prior to energy modeling	■	■			520T: Technical Assistance
	Energy modeling complete	■	■			540PR: Payment Request
CONSTRUCTION DOCUMENTATION	Equipment selected	■	■	■	■	TRACK 520: Incentive Workbook
	Equipment installed	■	■	■	■	540 PR: Payment Request
POST OCCUPANCY	Commissioning complete		■			540PR: Payment Request



We're ready to help you save energy and money on your next commercial new construction or major renovation project. Call us at **1.877.467.0930** or email newbuildings@energytrust.org.