New Construction Services: Program Components

Design and Technical Assistance
The Technical Assistance (TA) component of the Program provides technical support matched to the specific requirements of each project and the needs of each design team. Services may include detailed energy modeling of the performance of the proposed building, targeted studies and recommendations for specific building components or systems, or specialized technical studies, such as industrial process improvements.

TA Studies are generally cost-shared with the customer and terms are presented in the Engineering Service Request.

Study proposals will be assigned to and performed by TA consultants who have been selected as preferred vendors through a competitive procurement process by National Grid. TAs may be assigned or recommended by a National Grid based on an assessment of their expertise or Customers can also elect to use their own TA provider as long as the co-funding PA approves the firms’ qualifications and cost estimates. Non-preferred TA vendors must comply with the same level of detail and quality as preferred vendors. In instances where two different PAs are involved with a project the PA with the most potential energy savings (generally the Electric PA) will take the lead on the PA lead on the project.

Financial Incentives
The program offers financial assistance to help offset what may be perceived as the increased costs associated with energy efficient buildings. Owner and Design Team incentives are based upon the project’s estimated annual energy savings.

Incentive payments are issued after construction completion is confirmed and when all other required documentation has been received, with the exception of a portion of the Design Team incentive for ID which will be portioned out during the design and construction process. Final incentive payments may vary from agreed upon (committed) estimates as a result of changes in the design or installation of energy efficiency measures.

Integrated Design Path Incentive
Integrated Design Incentives take the form of incentives to both the building owner and the design team and are eligible for buildings designed and built that will perform 15% better than code (IECC 2012). Generally, Integrated Design projects are greater than 100,000 square feet but may be applicable to smaller unique buildings that do not lend themselves to the Advanced Buildings Path.

1. Owners Incentives
Building Owner incentives are based on estimated energy savings performance using the following schedule:

- Electric: $0.35/kWh
- Gas: $1.70/therm
For estimating purposes only: we understand not everyone talks in energy savings terms. On average across dozens of projects we expect these savings incentives to equate to approximately $1.40/sqft in Electric, and $0.65/sqft in Gas.

Incentives and measures apply to all of National Grid's electric and natural gas territories even when collaborating with other Program Administrators or Municipalities. If a project is located in National Grid’s ‘gas’ territory, National Grid will provide incentives only for the gas measures. However, technical support will be provided for the whole project, as National Grid will team up with the ‘electric’ program administrator to provide support.

2. Design Team Incentives
Design Team incentives for Integrated Design projects promote early interaction and deep savings using a combination of an Energy Efficiency Charrette Incentive and performance incentive base on savings better than code.

2a. Energy Efficiency Charrette Incentives
A fixed $3,000 for participating in an Energy Efficiency Charrette, during the schematic design phase or earlier. At the conclusion of the Charrette and acceptance of the path to energy savings, payment will be made to the Design Team Lead who will be responsible for disbursement to Design Team members. Payment for the Energy Efficiency Charrette will be made regardless of the final outcome of the Project. Refer to documentation requirements under the Agreement section in Appendix.

2b. Energy Performance Incentives
- Electric: $0.07/kWh
- Gas: $0.34/therm

These incentives will be paid to the design team lead in two installments. 50% of the incentives will be paid at Construction document stage and the remaining 50% will be paid at the end of project completion.

Advanced Buildings Incentive Structure

1. Incentives to building owners:
- Financial incentives (provided below in table)
- Free technical assistance from National Grid consultants to assist customer design teams to incorporate all the Advanced Buildings features in their buildings,
- Independent third party verification of Advanced Buildings compliance at no cost to customer
- Recognition via certification of the building as an “Advanced Building” as well as ancillary publicity as jointly agreed to by the Company and the client.
Incentives and measures apply to all of National Grid's electric and natural gas territories even when collaborating with other Program Administrators or Municipalities. If a project is located in National Grid’s ‘gas’ territory, National Grid will provide incentives only for the gas measures, and same is applicable if it is ‘electric’ only. However, technical support will be provided for the whole project, as National Grid will team up with the ‘electric’ program administrator to provide support.

<table>
<thead>
<tr>
<th>Advanced Buildings Tiers</th>
<th>Incentives</th>
</tr>
</thead>
<tbody>
<tr>
<td>AB v1.0- Tier 1</td>
<td>$1.50/SF (expires July 2014)</td>
</tr>
<tr>
<td>AB v2.0 – Base Criteria (Tier2)</td>
<td>$2.00/SF</td>
</tr>
<tr>
<td>AB v2.0 – Enhanced Criteria (2.18-2.23)</td>
<td>$0.25/SF additional per criteria (up to 3 criteria) with max $2.75/SF</td>
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</tbody>
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2. Incentives to Design Teams

- A fixed $3,000 for participating in an Energy Efficiency Charrette, during the schematic design phase or earlier. At the conclusion of the charrette and acceptance of the path to energy savings, payment will be made to the Design Team Lead who will be responsible for disbursement to Design Team members. Payment for the Energy Efficiency Charrette will be made regardless of the final outcome of the Project. Refer to documentation requirements under the Agreement section in the Appendix.

- A list of energy-efficiency measures that can potentially be applied for this project, all documented in the “Advanced Buildings Design Guide”, available online or as hard copy for design teams.

Custom Incentives

All Custom Projects must pass National Grid’s cost benefit analysis screening. The Custom Approach can be used for any energy saving measure for which no prescriptive application exists. If a Prescriptive Application exists for that measure it must be submitted under the Prescriptive Incentive process. Generally speaking, if the measure passes the cost benefit analysis screening and any and all other requirements and therefore qualifies for the Custom Incentive track. Custom Incentives are typically negotiated and are applied relative to savings performance.

All specific requirements are stipulated on the Custom Application. Custom applications must be submitted early in the design process, to insure that the incentive dollars and program participation were instrumental in the decision making process or selecting the highly efficient equipment/system. Certain Custom Applications which involve complex systems or analysis to determine savings may require a TA Study.

Prescriptive Incentives

Specific prescriptive New Construction Applications are in place for a variety of energy saving measures, such as Lighting and Lighting Controls, Variable Speed Drives, Heating Equipment, Gas Fired Water Heating Equipment, Chillers and Air Compressors. Each application clearly specifies specific requirements for qualification and the incentive associated with each measure.
Prescriptive applications must be submitted early in the design process, to insure that the incentive dollars and program participation were instrumental in the decision making process or selecting the highly efficient equipment/system.

**Sustainable Office Design Incentives**
This is an easy to use, performance-based design approach that benefits owners with energy cost savings in Gross/Modified Gross leased spaces. It would benefit tenants with energy cost savings in Triple Net/Modified Gross leased spaces and with healthier work environment and higher employee productivity.

**Participants must meet specified design criteria including:**

- Spaces are greater than 7,500 square feet
- Spaces must have 40% or greater open office area
- Cubicle partition heights equal to or lower than 48” for greater daylight availability
- All LED fixtures must be DLC listed

**The incentive available for this initiative is:**

- $1.00 per square foot.