

2012 IOWA

COMMERCIAL NEW CONSTRUCTION PROGRAM

MidAmerican Energy Company offers a variety of financial incentives to builders, architects and customers who design with energy efficiency in mind.



save
some
green®

Get your building off to the right start during design and construction. MidAmerican Energy Company's EnergyAdvantage® Commercial New Construction program provides financial incentives to help building developers and owners get their new or renovation building projects started right by optimizing energy efficiency strategies now, before construction begins.

The MidAmerican Energy Commercial New Construction program assists in lowering building operating costs by adding significant investment value in the form of state-of-the-art, reliable and cost-effective building operating systems. To achieve these results, MidAmerican Energy provides owners/developers and their design teams with energy design assistance services to study and test energy efficiency strategies. MidAmerican Energy's energy design services are available at no cost to owners/developers.

Program Requirements

Commercial customers who purchase their primary electricity and/or natural gas directly from MidAmerican Energy are eligible for the Commercial New Construction program. This program is available for all new commercial buildings and building renovation projects in MidAmerican Energy's Iowa service territory.

MidAmerican Energy reserves the right to use participating commercial buildings and renovation projects to market the program with the owners'/developers' approval of content. The owner/developer will agree to place signage supplied by MidAmerican Energy on the construction site for the duration of the building construction.

Proposed new commercial buildings or building renovation projects not enrolled in the Commercial New Construction program are eligible for EnergyAdvantage incentives through MidAmerican Energy's other nonresidential EnergyAdvantage programs: Heating and Cooling Equipment program; Lighting Equipment program; Motors & Variable-Speed Drives program; and Custom Systems program.

Visit www.midamericanenergy.com/iowa_ee or call 800-292-6448 for information about these programs.



How the Program Works

There are two tracks of service to match your project needs:

Custom closely follows MidAmerican Energy's traditional approach to high performance new buildings. Energy savings through this track are typically 30-40 percent better than the Iowa Energy Code. The ideal enrollment time is just before the end of the schematic design phase; however, this track can accommodate later enrollment.

Custom Plus goes beyond the traditional Custom Track in terms of energy design and results. This track is designed to help developers achieve savings of 40-60 percent above the Iowa Energy Code. Custom Plus projects that achieve this level of savings usually can attain ENERGY STAR® certification, Leadership in Energy and Environmental Design, or LEED certification, and 2020 Challenge designation, as well as maximize federal tax deductions, meet carbon reduction goals or other energy goals. Enrollment must occur in the Space-Type Programming design phase, or just following architect selection.

Custom Plus projects that do not reach a minimum of 30 percent energy savings compared to the Iowa Energy Code may incur a reduced construction incentive to offset some of the additional energy design assistance costs associated with early energy modeling and daylighting analysis that is unique to this track.

Call **800-292-6448** today.

Energy Design Phase

Participation in the MidAmerican Energy Commercial New Construction program is as easy as following these five steps:

Application – The design team or owner submits an application form to prequalify the project. This should be done as early in the design process as possible.

Screening – MidAmerican Energy screens the project to verify that it meets program guidelines.

Acceptance – If the project is accepted, MidAmerican Energy’s energy design consultant facilitates a series of energy design assistance meetings with the design team that will develop optional energy conservation strategies and the estimated incremental costs of each strategy.

Consultation – The energy design consultant provides a final energy design report to the owner and design team describing implementation, energy savings and simple paybacks for the strategies.

Implementation – The building owner and design team choose strategies that will be incorporated into construction. MidAmerican Energy’s EnergyAdvantage Commercial New Construction program provides financial incentives to help building projects get started right by optimizing energy efficiency strategies before construction begins.

Building Systems Analyzed

The types of building systems analyzed in the Energy Design Phase include:

- Glazing systems and window layouts
- Daylighting controls
- Envelope systems
- Lighting controls and lighting designs
- Heating and cooling plan systems
- Load-responsive fan and pump motor controls
- Outside air control systems

Design Incentives

MidAmerican Energy contracts with an independent energy design consultant to facilitate the customer’s design team deliberations of various energy-saving strategies. MidAmerican Energy will pay a design team participation incentive fee to offset all or most of the design team members’ expenses associated with working with our consultant.

The design team participation incentive fee is based on square footage as shown in the table below. There is no requirement to keep extensive time and materials records. Once the design team submits completed construction documents for review, the project design team may invoice MidAmerican Energy for the design team fee. Upon receipt of the design team invoice, MidAmerican Energy will send the incentive payment to the designated design team lead for distribution among the team participants.

Design Team Participation Incentives

BUILDING SIZE (s.f.)	DESIGN TEAM INCENTIVE
< 5,000	\$2,000
10,000	\$2,400
20,000	\$2,900
30,000	\$3,300
40,000	\$3,800
50,000	\$6,000
100,000	\$7,000
150,000	\$8,000
200,000	\$9,000
250,000	\$10,000
300,000	\$11,000
350,000	\$12,000
400,000	\$13,000

Construction Phase

For projects larger than 50,000 square feet, MidAmerican Energy’s energy design consultant will review the final construction documents to locate the energy design strategies the owner selected. A Construction Documents Report will identify the percentage of achievement of the energy efficiency goal. The report gives an owner the opportunity to make adjustments to the construction documents for energy strategies that were inadvertently omitted. In some instances, the owner may confirm that originally selected strategies are no longer desired. This may result in a lower construction incentive than originally projected during the energy design phase.

For projects less than 50,000 square feet, construction document reviews are not performed; instead, MidAmerican Energy provides a list of design requirements necessary to achieve the energy efficiency goal and the full incentive.

After construction is completed and the building is occupied, MidAmerican Energy’s consultant provides a final verification report.

Construction Incentives

Construction incentives are paid to the building owner based on the electric and gas savings modeled and verified as installed by MidAmerican Energy. A minimum energy savings of 15 percent better than the Iowa Energy Code is required for construction incentives to be awarded. Incentives are paid to the owner/developer upon receipt of the final energy verification report.

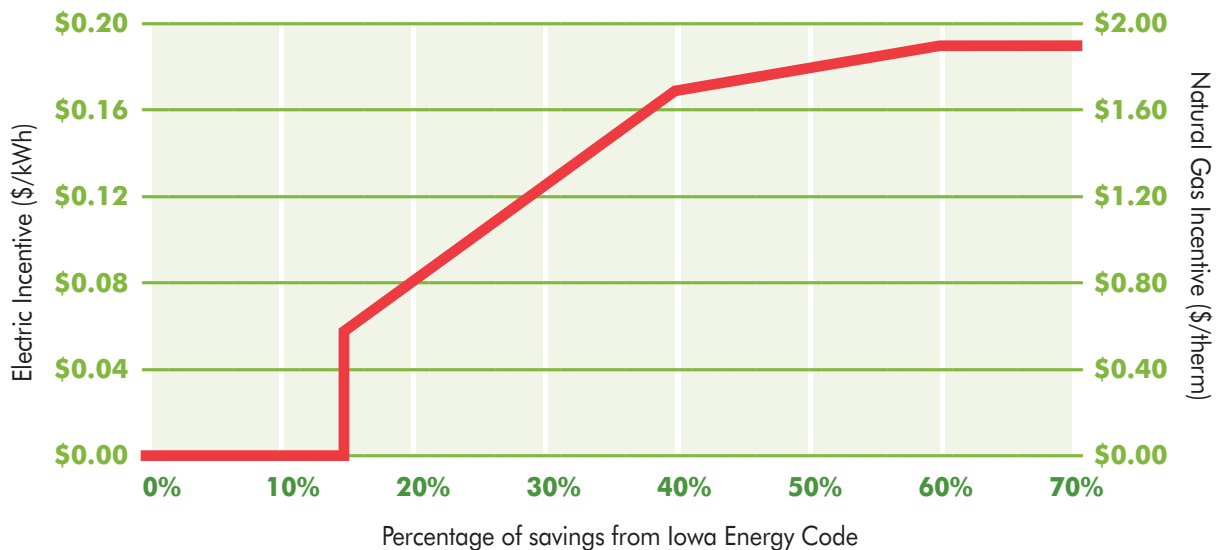
Construction incentives range from 6 cents per kilowatt-hour saved up to 19 cents per kilowatt-hour saved as illustrated in the Construction Incentives chart below. The program also includes construction incentives for natural gas energy conservation. Construction incentives are structured to help buy down the payback for the higher investment in high-

efficiency strategies; however, incentives may not lower the simple payback of a project's incremental cost below a one-year payback. For projects with long payback periods, the construction incentive formula may not reduce the incremental cost to one year. Additional financial incentives may be available for commercial buildings designed for occupancy by tenants not related or affiliated with the building's ownership.

Questions?

To see if your next commercial development qualifies for MidAmerican Energy's Commercial New Construction program, call MidAmerican Energy at 800-292-6448.

CONSTRUCTION INCENTIVES



FEDERAL TAX DEDUCTIONS FOR ENERGY EFFICIENCY

For a limited time, a tax deduction of up to \$1.80 per square foot is available to owners or designers of new or existing commercial buildings that save at least 50 percent of the heating and cooling energy of a building that meets ASHRAE Standard 90.1-2001. Partial deductions of up to \$.60 per square foot can be taken for measures affecting any one of three building systems: the building envelope, lighting, or heating and cooling systems. Visit www.energystar.gov/taxcredits and click on Commercial Buildings under Other Tax Information for details or consult a tax advisor.

DISCLAIMER: MidAmerican Energy Company does not guarantee that installation and operation of energy-efficient equipment will result in reduced usage or in cost savings. The manner in which a customer uses and maintains energy-efficient equipment affects potential cost savings. MidAmerican Energy Company makes no warranties, expressed or implied, with respect to any equipment purchased or installed, including, but not limited to, any warranty of merchantability or fitness for a particular purpose. In no event shall MidAmerican Energy Company be held liable for any incidental or consequential damages or injuries resulting from defective equipment or installation. MidAmerican Energy Company reserves the right to cancel or change these programs at any time. MidAmerican Energy Company's acceptance of this application does not guarantee payment of rebate.

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800-292-6448

www.MIDAMERICANENERGY.com



2012 IOWA
COMMERCIAL NEW
CONSTRUCTION APPLICATION FORM

Authorization

I, the undersigned (Program Participant), agree that to the best of my knowledge the information submitted on this application is representative of the energy efficiency project. Program Participant understands that submitting an application does not guarantee that Program Participant will be accepted into the Commercial New Construction program. I understand that, if accepted, MidAmerican Energy Company expects a good faith effort to implement a comprehensive energy efficiency project. MidAmerican Energy Company will assist Program Participant by providing technical and financial assistance, if appropriate, throughout the energy design and post-construction verification processes.

If accepted into the Commercial New Construction program, Program Participant grants MidAmerican Energy Company and its Program Implementation Contractor* (Program Contractor) permission to enter the newly constructed and occupied facility and conduct agreed upon monitoring and verification activities. In the case of a leased facility, Program Participant certifies that Program Participant has obtained appropriate permission from the building owner. Authorization allows MidAmerican Energy Company to use Program Participant's facility projects to market the program with Program Participant approval of content and Program Participant agrees to place appropriate signage supplied by MidAmerican Energy Company on the construction site for the duration of the building construction.

Program Participant shall independently evaluate any advice or direction given by MidAmerican Energy Company related to estimates of energy savings or the cost and selection or implementation of projects. In no event will MidAmerican Energy Company, its Program Contractor and subcontractor(s), be liable for the failure of Program Participant to achieve an estimated amount of energy savings, the operation of customer's facilities or any incidental or consequential damages of any kind in connection with this agreement or the implementation of recommended projects.

Program Participant agrees to defend, indemnify and hold MidAmerican Energy Company harmless from and against all damages, claims, loss or liability on account of damage to property, bodily injury or death, or personal injury of any person(s) caused by an occurrence arising out of participation in the Commercial New Construction program.

Program Participant Representative Name

Signature

Date

*All Program Contractors to MidAmerican Energy Company are subject to a confidentiality agreement. A copy of this agreement will be provided to the Program Participant upon request.

Submit the completed 2012 Iowa Commercial New Construction Application Form to your MidAmerican Energy key account manager, email it to cnc@twgi.com or fax to 877-938-1480.

DISCLAIMER: MidAmerican Energy Company does not guarantee that installation and operation of energy-efficient equipment will result in reduced usage or in cost savings. The manner in which a customer uses and maintains energy-efficient equipment affects potential cost savings. MidAmerican Energy Company makes no warranties, expressed or implied, with respect to any equipment purchased or installed, including, but not limited to, any warranty of merchantability or fitness for a particular purpose. In no event shall MidAmerican Energy Company be held liable for any incidental or consequential damages or injuries resulting from defective equipment or installation. MidAmerican Energy Company reserves the right to cancel or change these programs at any time. MidAmerican Energy Company's acceptance of this application does not guarantee payment of rebate.

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www.MIDAMERICANENERGY.com



2012 IOWA COMMERCIAL NEW CONSTRUCTION APPLICATION FORM

ATTENTION
Photocopy this form and
save the original for future use or
download additional copies at
www.midamericanenergy.com/iowa_cnc.

Complete both sides of this application.

Project Information

Company name _____ Contact name _____
 Service address _____
 City _____ State _____ ZIP _____
 Project name _____ Building type _____
 Project location _____
 City _____ State _____ ZIP _____
 Construction type: New Addition Renovation/Conversion Gas acct. # _____
 Project square footage _____ Electric acct. # _____

Design Firm Information

Architectural firm

Contact name _____ Email _____
 Phone _____ Fax _____

Mechanical engineering firm

Contact name _____ Email _____
 Phone _____ Fax _____

Electrical engineering firm

Contact name _____ Email _____
 Phone _____ Fax _____

Development company

Contact name _____ Email _____
 Phone _____ Fax _____

Owner's representative

Contact name _____ Email _____
 Phone _____ Fax _____

Design/build firm

Contact name _____ Email _____
 Phone _____ Fax _____

Project Schedule

	SCHEMATIC DESIGN	DESIGN DEVELOPMENT	CONSTRUCTION DOCUMENTS	CONSTRUCTION
Start date				
Finish date				

Design Consideration Options (willingness to consider energy-saving alternatives)

	Very	Somewhat	Not at all		Very	Somewhat	Not at all
Orientation/building layout	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Daylighting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Glazing type and window layout	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Envelope alternatives	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lighting controls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lighting design	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HVAC efficiency	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Load-responsive equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Outside air control systems	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Other items you are considering _____							

Design team primary contact _____
 Phone _____ Fax _____ Date _____

Fax this form to MidAmerican Energy at 563-333-8252. Call 800-292-6448 with questions.

For MidAmerican Energy Use
 Project ID _____ Sector Type _____ Audit date _____
 Date received ____/____/____ Date approved ____/____/____ Equipment approved by _____
 Rebate total amount _____ Gas amount _____ Electric amount _____