

SMART INCENTIVES FOR SMART BUILDINGS

POWER SMART NEW CONSTRUCTION PROGRAM

Our New Construction Program can help you design and develop a high-performance building-for less.

High-performance buildings are the way of the future. With built-in energy efficiency, they cost less to operate and tenants love them. Their environmental footprint is smaller, their asset value is higher, and they are easier to market than a less efficient building. With good advance planning and our great incentives, making it all happen is easier than ever.



ABOUT THE PROGRAM

The New Construction Program is designed for commercial, institutional and multi-unit residential new developments or major building retrofits, to help reduce the costs of building energy efficient buildings. To be eligible, the buildings must be located within BC Hydro's service territory.

THREE GREAT OPTIONS

Whole Building Design

If you are developing a large or energy intense building with the potential for at least 50,000 kWh per year in electricity savings, and you are in the very early stages of the design process, Whole Building Design is for you.

With this option, BC Hydro will fund up to 100 per cent of an energy modeling study done by an approved consultant. This study will show how your building will perform over a whole year using different energy saving measures, and help you establish your business case for high performance design. Even better: it can also be used towards your LEED certification and to apply for FortisBC capital incentives. One study, multiple uses. (Some restrictions may apply.)

System Design

Also for projects with the potential for at least 50,000 kWh per year in electricity savings, but are too far along in the design process for energy modeling, System Design offers great rewards specifically for installing approved energy efficient building systems. All you need to qualify is a simple energy study of your proposed systems.

Energy Efficient Lighting Design

Lighting can account for over half the total electricity use in commercial buildings. That's a major expense. BC Hydro will provide up to \$1,000 for new construction or major retrofit projects to create an efficient lighting design that exceeds applicable building code (ASHRAE/IESNA 90.1) and that can save at least 10,000 kWh per year.

BENEFITS FOR OWNERS AND FOR USERS

- Lower operating expenses
- Reduced capital expenses
- Enhanced marketability and higher asset value
- A smaller environmental footprint
- Comfortable, satisfied tenants that stay with you longer
- Recognition as an energy efficient developer

"Energy modeling," says Vladimir Mikler of Integral Group, "allows for rigorous analysis of options to reduce energy use and, with BC Hydro's support, it's affordable. We believe all new large construction projects should take the advantage of this program."



CAPITAL INCENTIVES FOR ACTUAL ENERGY SAVINGS

Once you've identified and designed the energy-saving measures identified in Whole Building Design, System Design or Energy Efficient Lighting Design study, you can then apply for significant capital incentives to help cover the installation costs.

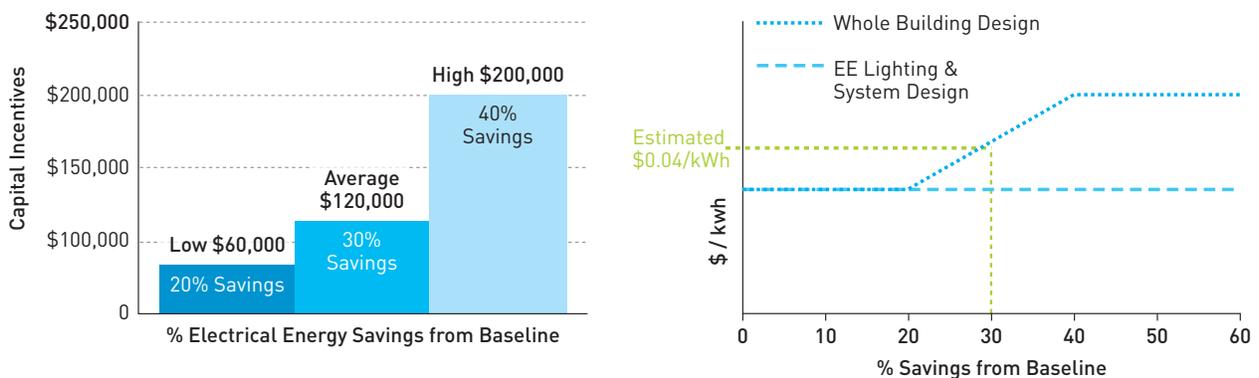
Whole Building Design provides the highest level of capital incentives between \$30,000 and \$50,000 per 100,000 kWh per year of electricity saved. This incentive rate is tiered: the better the electricity savings achieved compared to conventional baseline building design, the higher the incentive BC Hydro will provide.

Both System Design and Energy Efficient Lighting Design provide up to \$30,000 per 100,000 kWh per year of electrical savings, based on a fixed incentive rate.

Whole Building Design Incentive Examples

The graph on the left below shows estimated incentives based on three different energy savings scenarios for a typical 60,000 sq.ft. new commercial office building with a 1 million kWh per year baseline of electricity consumption.

The graph on the right shows how the tiered incentive rate for Whole Building Design exceeds that of the fixed incentive rate for the System Design or Energy Efficient Lighting Design options, as soon as a project exceeds 20 per cent electricity savings.



Estimates based on persistent savings over 10 years. Savings and incentives subject to BC Hydro's approval. Program offer may change without prior notice.

"The engineers pulled out elements I wouldn't have thought of," says Jim Bosa of Appia Development. "I thought I knew quite a bit about how to save energy, but they found more savings than I would ever have on my own."

THE RECOGNITION YOU DESERVE

We believe in giving credit where credit is due. When your new high—performance building is complete, you'll receive a recognition package that includes:

- Details of your accomplishment—including the names of the developer, owner and design team—published on BC Hydro's website
- Signs to identify your building as a Power Smart project

You will also have the opportunity to leverage the well—recognized and respected Power Smart brand in your marketing materials.

LEED AND FORTISBC ALIGNMENT

If you qualify for Whole Building Design, BC Hydro will fund up to 100 per cent of an energy-modeling study that can also be used towards your LEED certification and to apply for FortisBC capital incentives.

(Some restrictions may apply)

For more information on BC Hydro's New Construction Program, call us today:

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bchydro.com/construction

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