

# COMMERCIAL NEW CONSTRUCTION PROGRAM

*it pays to make energy efficiency part of the plan*

## Multifamily Facilities

Nationally, multifamily homes with high energy bills can use energy efficiency upgrades to reduce their consumption by 17%, saving \$3 billion in energy costs.\*



## Energy Cost Savings & Incentives

CNC program multifamily projects are saving over \$2.3 million in annual energy costs. Participants also receive financial incentives.

### MidAmerican Energy Incentives:

- Up to \$1,100/unit + 50% bonus up to \$1,650\*\*

### Alliant Energy Incentives:

- Up to \$1,100/unit

\*ACEEE 2020, "Understanding Multifamily Home Energy Efficiency Potential"  
\*\* Up to \$1,650 total per unit for qualified low-income developments

## FINANCIAL INCENTIVES IN JUST FIVE STEPS

### STEP 1



Enrollment

### STEP 2



Preliminary Analysis

### STEP 3



Final Analysis

### STEP 4



Verification

### STEP 5



Incentives

### Program benefits include:

- A customized energy model simulating how energy will be used
- Assistance identifying and evaluating energy-saving strategies
- Analysis of energy costs and paybacks
- Financial incentives to help offset the cost of implementing energy-saving strategies

## SEE HOW YOU CAN SAVE

- Learn more and enroll a project: [iowacnc.com](http://iowacnc.com)
- Contact the program implementer: 877 939 1874 or [cnc@willdan.com](mailto:cnc@willdan.com)



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## Multifamily Case Study

Investments in energy efficiency can reduce rental vacancy rates and increase net operating income



*Image courtesy of Merit Development*

**“A happy tenant equals a happy investor. Energy efficiency was top of mind, and the CNC team was a great partner in analyzing and uncovering the best options to accomplish all of our goals.”**

– Wes Schulte, Managing Partner  
Merit Development

### WEST BROOK APARTMENTS

Wes Schulte, with Merit Development, developed this 16-unit, 14,800 square foot building in Manchester, Iowa to meet market demand for workforce housing in the area. Many local businesses have invested in expanding, and this project helps them attract workforce and grow the community.

As part of the design process for this project, Merit had a specific interest in exploring electric heat pumps as compared to electric resistance heating and traditional air conditioning. After exploring more than three dozen energy strategies for the building, the implemented "bundle" included the following key strategies.

- High efficiency mini split air-source heat pumps
- R-50 roof insulation
- ENERGY STAR<sup>®</sup> rated argon-filled windows
- LED lighting
- Low-flow showerheads

Through Commercial New Construction Program participation, Merit was able to identify that using a remote condenser for the heat pump increased cooling and heating efficiency and provided overall energy cost savings of more than 25% for tenants. As a result of the Program's design assistance and financial incentives, Merit decreased energy costs, validated design interests, and ensured the project energy savings and costs aligned with both design and long-term goals.

### LEARN MORE

- Watch the Commercial New Construction Program video: [alliantenergy.com/cnc](http://alliantenergy.com/cnc)
- Contact the program implementer: 877 939 1874 or [cnc@willdan.com](mailto:cnc@willdan.com)



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“After first contact, everyone held our hands through the process and made sure that we didn’t let anything slide. They helped drive us to the most cost-effective and beneficial solution.”

– Michael Thomas, Director of Architecture, TWG Development

### DISTRICT @ 6TH

District @ 6th is a market-rate apartment community in Des Moines, located just south of the East Village within walking and biking distance to many amenities. TWG Development had a goal to raise the bar to better, more sustainable design rather than take the lowest initial cost path.

After exploring 80 energy strategies for the 213-unit, four-story building, the implemented "efficiency bundle" included the following key measures.

- High efficiency air-source heat pumps with programmable thermostats
- Argon-filled windows with low-e glass
- LED lighting with controls in common areas and unit LED lighting
- Low-flow showerheads

By participating in the Commercial New Construction Program, TWG Development was able to identify the best opportunities to save energy while also meeting other project goals, resulting in a 20% savings for both annual energy costs and usage, which will benefit renters each year.

In addition to the Program's design assistance and financial incentives, TWG Development received valuable feedback regarding strategies that were not employed in this project but can inform future decisions and positive outcomes for their team and projects.

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