

Case Studies 2022

Commercial

Multifamily Complex - Existing Building

Las Vegas, Nevada Metro

A Building Owner & Operator was upgrading their large multifamily complex in the **Las Vegas metro** because it was outdated, inefficient and maintenance costs were starting to affect the company's bottom line. While coming to IncentiFind during the final close-out of a project is not an ideal time to leverage IncentiFind, the APPLY team was still able to capture funds across six incentive programs due to the utility not requiring project approval prior to equipment installation.

Within a few months, IncentiFind not only identified incentives for the Building Owner & Operator's project, but also assisted the Building Owner & Operator in earmarking over \$158,000 for natural gas, water conservation, and EV charging station rebates (cash reimbursements post-construction). Additional cost-savings were identified in renewable tax incentives, however, they chose not to pursue solar for this site. Typically Multifamily isn't an ideal asset type to reap tax incentives for basic, operational upgrades but thanks to Cost Segregation and accelerated depreciation, **this apartment complex boasted over \$367,000 in total real estate incentive over the course of 18 months.**

Eligible Incentives

EE* - (Whole Home Tankless Water Heater)
EE* - (Natural Gas Furnace Program)
EE* - (Technology Incentives Program)
EE* - (Natural Gas Commercial Tankless Water Heater)
R*** - (Small Energy Storage Program)
WC** - (Water Smart Landscape Rebate)
EE* - (Electric Vehicle Rate)
EE* - (MultiFamily Charging Station Incentives)
EE* - (Solar Thermal Pool Heating Program)

Captured Incentives

Building Owner & Operator installed above-code EE equipment equaling a total of \$113,000 in rebates.
Developer/Owner installed Water Saving Landscape Irrigation equipment equaling a total of \$30,000 in rebates.
Building Owner & Operator installed MultiFamily Electric Vehicle Charging Stations equaling a total of \$15,000 in rebates.
Building Owner & Operator ran this project under Cost Segregation and the accelerated depreciation for the project came out to \$209,000 over the course of their ownership.

Eligible Incentives

EE* - (Solar Water Heating)
EE* - (Business Energy Services for Retrofit)
EE* - (Business Energy Services Instant Discount)
Other - (Business Energy Investment Tax Credit)
Other - (Business Case Analysis Tool)
Other - (Modified Accelerated Cost Recovery System)
Other - (Commercial 179D Studies)
Other - (Cost Segregation Study)

(*EE - energy efficiency)
 (**WC - water conservation)
 (**R - renewables)
 (Other - economic development, tax incentives, historic preservation etc.)

Cost-Savings From Incentives: **\$367,000**
 (Cash Reimbursements & Tax Incentives)

VERIFY Report Fee: **\$500**

APPLY Services Fee: **25%** (Contingency Fee)

Project Timeframe: **18 months**

Furniture Showroom - Existing Building

Oklahoma City, Oklahoma City Metro Area

A Building Owner & Operator was planning a LED and HVAC retrofit to their 85,000 square foot furniture showroom because their company brand standards had been upgraded by corporate to meet certain sustainability goals. This project was set outside of **Oklahoma City** and identifying all cost-savings was the owner's highest priority. During the Feasibility Design Phase the Building Owner & Operator came to IncentiFind, which is an ideal time to identify and capitalize on cash incentives for a project.

Within a few months IncentiFind not only identified incentives for the Building Owner & Operator project, but also assisted the Building Owner & Operator in earmarking over \$39,000 for LED Lighting & Controls, HVAC Equipment & Natural Gas Equipment rebates (cash reimbursements post-construction). Additional cost-savings were identified in tax incentives for Work Opportunity Tax Credit Program, Cost Segregation Study, & Commercial 179D Studies. **Over the course of 12 months, this furniture showroom boasted over \$103,000 in total real estate incentives.**

Eligible Incentives

EE* - (Gas Furnace Rebate)
EE* - (Commercial Custom Rebate)
EE* - (Commercial Food Service Rebate)
EE* - (Commercial Gas Boiler Rebate)
EE* - (Midstream Program)
EE* - (Large Commercial and Industrial Efficiency Program)
Other - (New Market Tax Credit)

Captured Incentives

Building Owner & Operator installed Natural Gas equipment equaling a total of \$11,000 in rebates.
Building Owner & Operator installed above-code EE equipment equaling a total of \$28,000 in rebates.
Building Owner & Operator received the Work Opportunity Tax Credit in the amount of \$9,600 in rebates.
Building Owner & Operator received the funds from a Cost Segregation Study in the amount of \$26,000.
Building Owner & Operator received fund from a Commercial 179D Study in the amount of \$28,400 which they passed along to the project designers

Eligible Incentives

Other - (Sales Tax Refunds)
Other - (Work Opportunity Tax Credit Program)
Other - (Credit for Purchase or Conversion of Clean-Burning Motor Vehicle)
Other - (Cost Segregation Study)
Other - (Commercial 179D Studies)
Other - (Qualified Opportunity Zone Investments)
Other - (Holistic Utility Management Solutions)

(*EE - energy efficiency)
 (**WC - water conservation)
 (**R - renewables)
 (Other - economic development, tax incentives, historic preservation etc.)

Cost-Savings From Incentives: **\$103,500**
 (Cash Reimbursements & Tax Incentives)

VERIFY Report Fee: **\$1,750**

APPLY Services Fee: **25%** (Contingency Fee)

Project Timeframe: **12 months**

Sports Complex - New Construction

Wisconsin

A **Public University** was constructing a ground up, new construction sports stadium in **Southern Wisconsin** because as the school's student body population increased, they needed another complex to accommodate the sports activities on the campus. Identifying all cost-savings became the Building Owner's highest priority. During the Detailed Design Phase the Sustainability Consultant came to IncentiFind, which is an ideal time to identify incentives on a project.

Within a few months, IncentiFind not only identified incentives for the Building Owner's project, but also assisted the Building Owner in earmarking over \$194,000 for HVAC Equipment, Lighting and Custom rebates (cash reimbursements post-construction). Additional cost-savings were identified in tax incentives for 179D Commercial Buildings Energy Efficiency Tax Deduction and DirtRoad Community Charging. **Over the course of 25 months, this new construction sports complex boasted over \$306,000 in total real estate incentives.**

Eligible Incentives

EE* - (Lighting Incentive Program)
EE* - (Commercial and Industrial Program)
EE* - (Empower Resiliency Program)
EE* - (Energy Design Assistance Program)
EE* - (Technology Incentives Program)
EE* - (HVAC/Plumbing Program)
EE* - (Commercial Refrigeration Program)
EE* - (Custom Incentive Program)
EE* - (Process Systems Incentive Program)
R*** - (Net Energy Metering Program)

Captured Incentives

Building Owner installed above-code Lighting equipment equaling a total of \$35,000 in rebates.
Building Owner installed above-code EE equipment equaling a total of \$54,500 in rebates.
Building Owner installed HVAC, Plumbing and Refrigeration equipment equaling a total of \$94,000 in rebates.
Building Owner participated in Process Systems and Custom Incentives programs equaling a total of \$10,500 in rebates.
Building Owner installed Electric Vehicle equipment equaling a total of \$17,000 in rebates.
Building Owner received the 179D Energy Efficiency Tax Credit in the amount of \$95,000 which they passed along to the project designers.

Eligible Incentives

R*** - (Prescriptive Renewable Program)
EE* - (Electric Vehicle Infrastructure Services)
EE* - (DirtRoad Community Charging)
Other - (Revolving Loan Fund)
Other - (Business Case Analysis Tool)
Other - (179D Commercial Energy Efficiency Tax Credit)
Other - (Community Development Investment Grant)
Other - (Capacity Building Grant)
Other - (Clean Diesel Grant Program)
Other - (Energy Innovation Grant Program)

(*EE - energy efficiency)
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Cost-Savings From Incentives: **\$306,000**
 (Cash Reimbursements & Tax Incentives)

VERIFY Report Fee: **\$350**

APPLY Services Fee: **25%** (Contingency Fee)

Project Timeframe: **25 months**

Public Higher Education - Existing Buildings

Dallas-Fort Worth Metro Area

A Public Community College in Texas was planning a major upgrade to some campus buildings because they needed to update classrooms and labs to meet the needs for the new coursework. Identifying all cost-savings became the Public Entity's highest priority. During the Conceptual Design Phase the Facilities Director came to IncentiFind an ideal time to identify incentives on a project.

Within a few months, IncentiFind not only identified incentives for the Public Entity's project, but also assisted the Public Entity in earmarking over \$54,000 for (Energy Efficiency and Renewables) rebates (cash reimbursements post-construction). Additional cost-savings were identified in tax incentives for 179D Commercial Buildings Energy Efficiency Tax Deduction, Tax Recovery Services, and Holistic Utility Management Solutions. Over the course of 9 months, this Higher Education Existing Building boasted over \$96,000 in total real estate incentives.

Eligible Incentives

EE* - (TXU Reduction Rewards)
EE* - (Commercial Standard Offer Program)
EE* - (Commercial Custom Program)
EE* - (Business Smart Certification)
EE* - (Commercial and Industrial Midstream HVAC Program)
EE* - (Load Management Program)
R*** - (Energy Renewable Buyback Program)
R*** - (Commercial Solar Program)

Captured Incentives

Public Entity installed above-code EE equipment, equaling a total of \$4,000 in rebates.
Public Entity installed Water Saving plumbing equipment equaling a total of \$9,000 in rebates.
Public Entity participated in Commercial Standard and Custom Offer programs equaling a total of \$20,000 in rebates.
Public Entity installed above-code Renewable energy solutions equaling a total of \$21,000 in rebates.
Public Entity received the Texas LoanSTAR Public Sector Loan Program in the amount of \$9,500.
Public Entity participated in Holistic Utility Management Solutions and Tax Recovery Systems in the amount of \$14,500.
Public Entity received the 179D Energy Efficiency Tax Credit in the amount of \$18,000 which they passed along to the project designers.

Eligible Incentives

R*** - (Sustainable Energy Solutions)
WC** - (SmartFlush Commercial Commercial Program)
WC** - (SmartWater Assessment Program)
WC** - (Commercial Irrigation System Evaluation)
Other - (Texas LoanSTAR Public Sector Loan Program)
Other - (Tax Recovery Systems)
Other - (Holistic Utility Management Solutions)
Other - (179D Commercial Energy Efficiency Tax Credit)
Other - (Business Case Analysis)

(*EE - energy efficiency)
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 (Other - economic development, tax incentives, historic preservation etc.)

Cost-Savings From Incentives: **\$96,000**
 (Cash Reimbursements & Tax Incentives)

VERIFY Report Fee: **\$500**

APPLY Services Fee: **25%** (Contingency Fee)

Project Timeframe: **9 months**

Mixed Use - Existing Building

Baltimore Metro Area, Maryland

A Building Owner and Operator was doing a major gut rehabilitation project in the **Baltimore metro** because the old school building sat vacant for years prior to being purchased for a repurposed Mixed Use building with multifamily and retail. Identifying all cost-savings became the Building Owner and Operator's highest priority. Early into the Feasibility Phase, the Building Owner and Operator came to IncentiFind which is the perfect time to identify incentives on a project.

Within a month, IncentiFind not only identified incentives for the Building Owner and Operator's project, but also assisted the Building Owner and Operator in reserving over \$91,500 for energy efficient HVAC equipment and LED Lighting rebates (cash reimbursements post-construction). Additional cost-savings were identified in tax incentives for DirtRoad Community Charging, Business Energy Investment Tax and New Markets Tax Credit. **Over the course of a year, this mixed use existing building boasted over \$292,000 in total real estate incentives.**

Eligible Incentives

EE* - (Appliance Incentive for Business Program)
EE* - (Lighting Incentives for Business Program)
EE* - (Combined Heat and Power)
EE* - (HVAC Incentives for Business Program)
EE* - (Consumer Electronics)
EE* - (Food Service and Commercial Kitchens Incentives for Business Program)
EE* - (Instant Discounts)
EE* - (Boiler System Rebates)
EE* - (Custom Business Solutions)
EE* - (Food Service Rebates)
EE* - (Water and Space Heating Rebates)
R*** - (Commercial Clean Energy Rebate Program)
R*** - (Solar Canopy Grant Program)
R*** - (Community Solar Pilot Program)
EE* - (DirtRoad Community Charging)
Other - (Commercial Major Renovation Program)
Other - (Commercial and Industrial Business Real Estate Property Tax Credit)

Captured Incentives

Building Owner/Operator installed above-code EE Lighting equipment equaling a total of \$19,500 in rebates.
Building Owner/Operator installed above-code EE HVAC equipment equaling a total of \$72,000 in rebates.
Building Owner/Operator installed Solar PV equipment, equaling a total of \$6,500 in bill credit.
Building Owner/Operator installed Community EV charging equipment, equaling a total of \$10,000.
Building Owner/Operator received a total of \$79,500 for Clean and Renewable Energy tax credits
Building Owner/Operator received a total of \$104,500 for Business Energy Investment Tax Credit and other tax credits.

Eligible Incentives

Other - (High Performance Buildings Property Tax Credit)
Other - (Vacant Commercial Property Rehabilitation Tax Credit)
Other - (Facade Improvements Grant)
Other - (Fast Track Permitting)
Other - (Project Restore)
Other - (Businesses That Create New Jobs Tax Credit)
Other - (Clean Energy Incentive Tax Credit)
Other - (Job Creation Tax Credit)
Other - (Energy Storage Income Tax Credit)
Other - (Green Building Tax Credit)
Other - (Business Case Analysis Tool)
Other - (Green Zip Drywall Technology Tax Incentive)
Other - (Business Energy Investment Tax Credit)
Other - (Modified Accelerated Cost Recovery System)
Other - (Commercial 179D Studies)
Other - (Cost Segregation Studies)
Other - (New Markets Tax Credit)

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 (**WC - water conservation)
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 (Other - economic development, tax incentives, historic preservation etc.)

Cost-Savings From Incentives: **\$292,000**
 (Cash Reimbursements & Tax Incentives)

VERIFY Report Fee: **\$500**

APPLY Services Fee: **25%** (Contingency Fee)

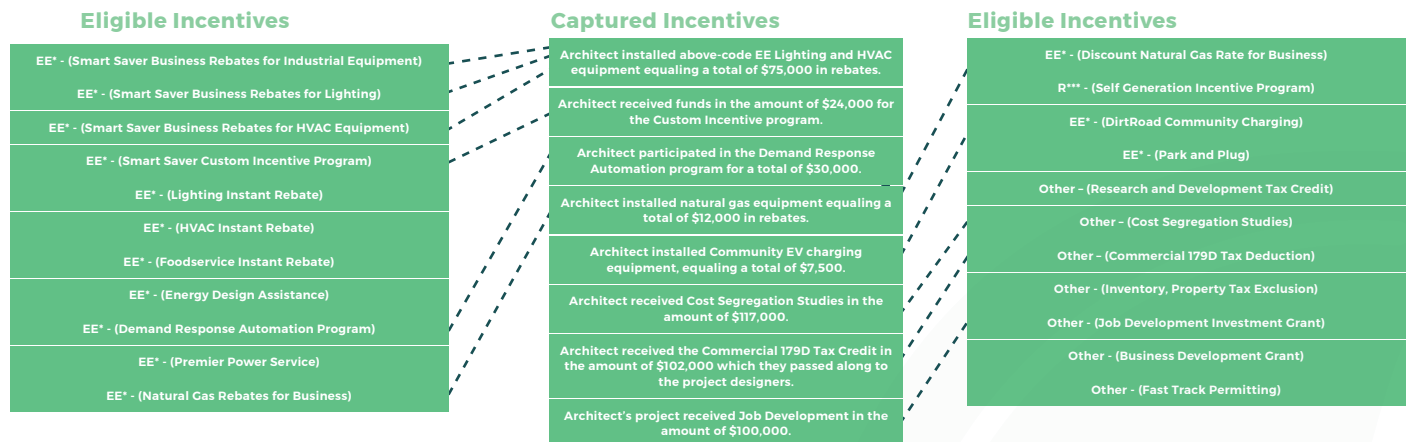
Project Timeframe: **12 months**

BioPharmaceutical Lab - New Construction

Raleigh Metro Area, North Carolina

An Architect was assigned to design a ground up, state of the art pharmaceutical campus in the Raleigh metro. Because of the complexity of the space spanning five buildings, identifying cost-savings for the Owner was on the forefront of the Architecture Firm's mind. After they were awarded the project, the Architect came to IncentiFind to help obtain cost-savings for the project. Engaging during the detailed design phase is an ideal time to identify incentives on any project.

Within a few months, IncentiFind not only identified incentives, but also assisted the Architect in earmarking over \$141,000 for high efficient HVAC + Process systems, LED Lighting, Custom Lab equipment and EnergyStar Commercial Kitchen rebates. Additional cost-savings were identified in tax incentives through a Community EV Charging Program, Job Development Grant and the Federal 179D Tax Deduction. Over the course of 15 months, this new construction biopharmaceutical lab boasted over \$ in total real estate incentives.



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 (**R - renewables)
 (Other - economic development, tax incentives, historic preservation etc.)

Cost-Savings From Incentives: **\$467,500**
 (Cash Reimbursements & Tax Incentives)

VERIFY Report Fee: **\$500**

APPLY Services Fee: **25%** (Contingency Fee)

Project Timeframe: **15 months**