



COAC FACT SHEET:

PGE's Commercial Building Quality Maintenance Incentive Program



Cooper Oates Air Conditioning is a certified PG&E Quality Maintenance Provider. This rare designation allows our customers to participate in the new PG&E Quality Maintenance Incentive Program.

PG&E's has begun offering great incentives for enrolling in a three-year air conditioning maintenance service agreement. Incentives paid directly to PG&E customers. These incentives help offset the cost of the service agreement while documenting the benefits through energy cost savings, greenhouse gas emissions, unit life extension, and reduced service calls for each unit.

Over the term of your service agreement, your qualifying HVAC units will receive regular servicing that far exceeds other routine maintenance programs to optimize unit performance and longevity.

Did You Know?

In Northern California, on average one-third of a typical commercial building's energy usage comes from HVAC systems.

Source: CEUS 3/2006 Report

Incentive Payments for PG&E Customers

When you sign:	20%
After year 1:	25% ⁺
After year 2:	35% ⁺
After year 3:	20% ⁺

⁺ Based on unit performance.

COAC 
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Why you should participate in the PG&E's Quality Maintenance Program:

- You'll receive annual rebates directly from PG&E - from \$405 to \$3,488 per unit over the 3 years*
- You'll bring your qualifying HVAC units to a higher level of performance, efficiency and reliability

Regular maintenance your HVAC systems makes sense. Here's why:

- You'll lower your operating, repair and replacement costs.
- You'll experience fewer HVAC unit failures that can threaten your business operations.
- You'll improve indoor air quality and thermal comfort for your employees and customers.
- You'll reduce your energy usage and demonstrate your commitment to the environment.

PGE's 3-year Quality Maintenance Incentive Program

- Enables you to develop a long-term relationship with your contractor
- Provides sufficient time for the benefits of the program to be demonstrated
- Encourages proper maintenance through scheduled incentive payments
- Is transferable to other program-qualified contractors
- Is transferable to new owners if the property or business is sold

Upon signing a 3-year Service Agreement with COAC, you will:

1. Receive **20%** of the total 3 year PG&E incentive package, directly from PG&E
2. Provided that all units are maintained properly, the remaining payments will follow at the:
 - End of year 1 = **25%** of the total 3 year PG&E incentive package
 - End of year 2 = **35%** of the total 3 year PG&E incentive package
 - End of year 3 = **20%** of the total 3 year PG&E incentive package

Note: Incentive is based on pre-qualified energy efficiency tasks being complete.

Frequently Asked Questions

1. Why would I want to enroll in a maintenance program?

Aside from receiving annual rebates (from \$405 to \$3,488 per unit over the 3 year contract*), regular maintenance of your HVAC systems ensures a higher level of performance, efficiency and reliability. It reduces your energy usage, lowers your operating, repair and replacement costs and improves your indoor air quality and thermal comfort. In addition, you'll experience fewer HVAC unit failures that can threaten your business operations.

2. How does this maintenance program differ from the usual maintenance tune-up?

PG&E's New Quality Maintenance Service program is based on the industry's new ANSI/ASHRAE/ACCA Standard 180, which supports increased HVAC performance baseline conditioning, enhanced planning and a more comprehensive approach to maintenance. Previous PG&E maintenance programs took a relatively generic approach and focused on minimal tune-up measures.

3. What if I prefer to use my own service contractor?

Only select contractors trained and certified by PG&E can participate in the program. Cooper Oates Air Conditioning was one of the area's first HVAC Contractors to earn the PG&E's Certification.

4. How do I know if my units qualify for rebates?

First, you must have a commercial electric account with PG&E. Next, a COAC certified technician will do an inspection and provide you a complete list of qualifying units. Generally, most working rooftop package units, heat pumps, and split systems of 3 tons cooling capacity or greater will qualify.

5. How and when do I receive my rebates?

A total of four rebates are paid to directly from PG&E. 60 days after signing your 3-year Service Agreement, you will receive your first rebate. After that, provided that all units are maintained properly, the remaining rebates will be paid at the end of year one, two and three of the agreement.

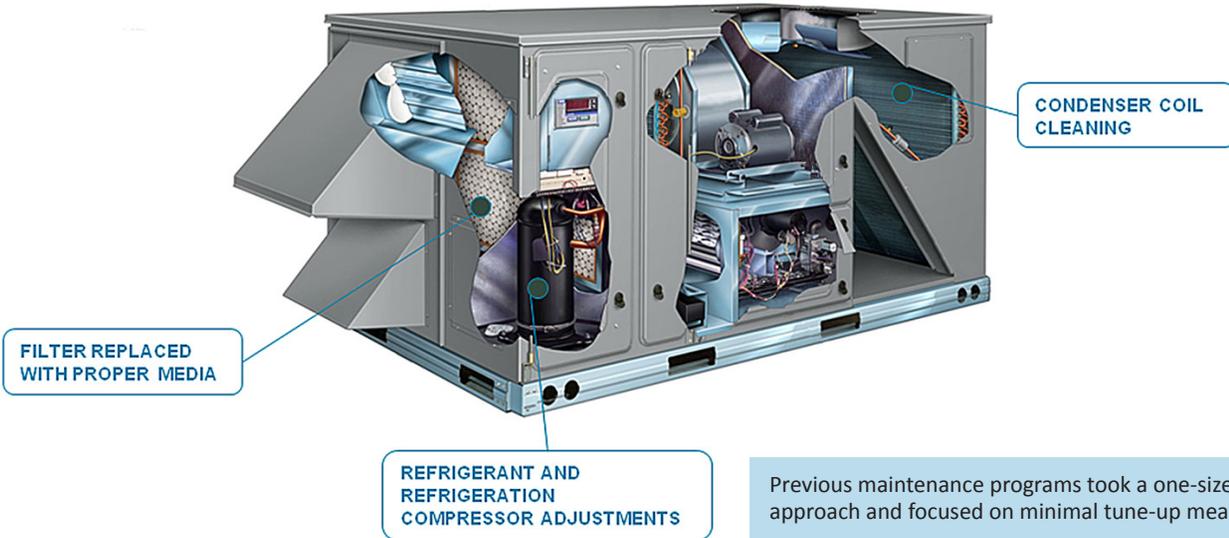
6. What happens if I sell my business or property during the 3-year agreement term?

The agreement is transferable to the new owner of the business or property.

** Values derived from PG&E Incentive Calculator for units ranging below 6 tons to exceeding 25 tons, over the 3 year contract term.*

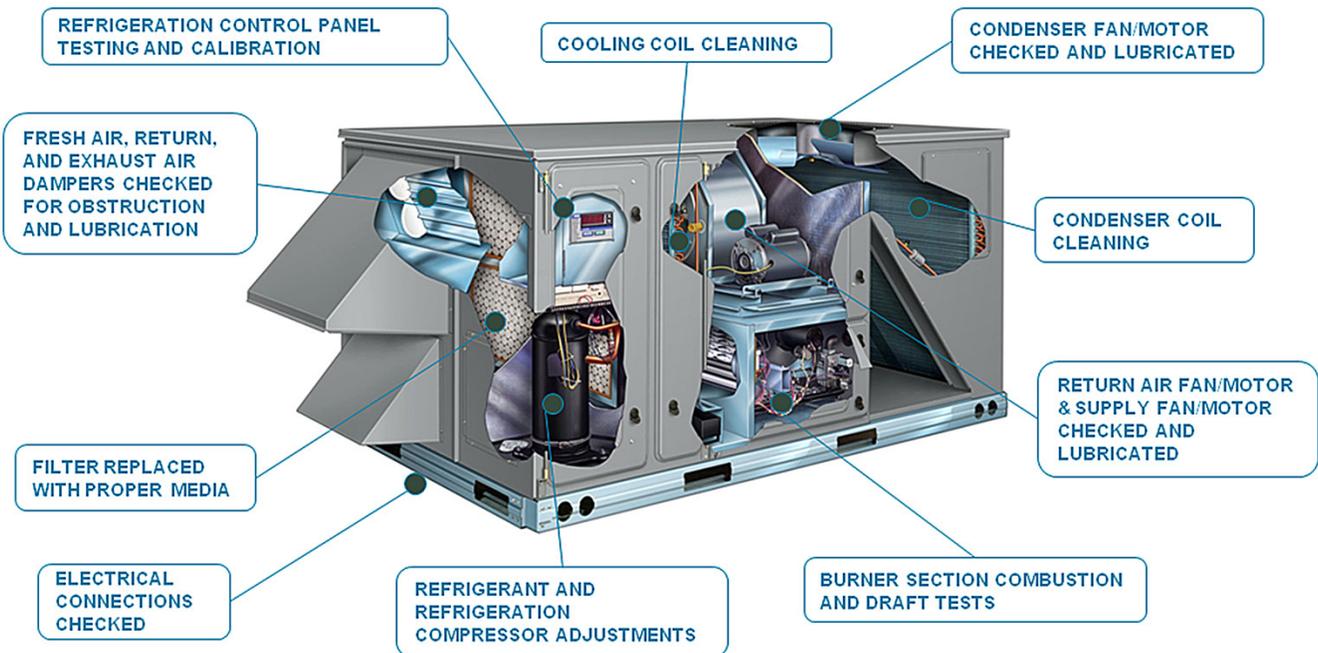
PG&E Maintenance Program Services Comparison

PG&E's Previous Incentive Maintenance Programs Basic Services



Previous maintenance programs took a one-size-fits-all approach and focused on minimal tune-up measures.

PG&E's Quality Maintenance Incentive Program Based on HVAC Industry Standard 180 Services



A comprehensive, properly sequenced maintenance program based on ANSI/ASHRAE/ACCA Standard 180 that helps improve energy efficiency, equipment life, thermal comfort and indoor air quality.