MGB ACADEMY
C-PACE for Architects & Engineers

Eligible Measures Checklist

Architect and engineer edition — scope, soft costs, and new construction

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HOW TO USE THIS DOCUMENT

A scoping aid for the schematic and design development phases. Work down the categories, mark what the building needs, and identify the measures that belong in the financed package rather than in the base budget.

Category eligibility is confirmed by MCED on a project basis. Use this to build the candidate list; do not treat a checked box as an eligibility determination.

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How to scope for a financed package

Two habits change outcomes. First, scope the deep version and price it separately, before the budget meeting rather than after. Second, capture soft costs at the measure level as you go — reconstructing an eligible cost basis at submission is where fee-recoverable work quietly disappears.

INTEGRATED DESIGN PAYS TWICE

Measures bundled as a package usually document better than the same measures priced individually. Envelope improvements reduce the plant capacity the project has to buy; controls make both legible. A package with interacting measures produces a stronger benefit record than a list of independent line items — and the interaction is your engineering, not the equipment's.

Category A — Envelope

◻	Item	What good looks like
◻	Roof assembly and above-deck insulation	Assembly R-value before and after; area
◻	Wall insulation, continuous insulation, cladding assemblies	Thermal bridging addressed, not just cavity R
◻	Glazing, curtain wall, storefront replacement	U-factor, SHGC, area by orientation
◻	Air sealing and vapor control	Pre- and post-blower-door where feasible
◻	Cool or reflective roofing, shading, fenestration retrofits	Orientation-specific rationale

Category B — Mechanical, plumbing, and controls

◻	Item	What good looks like
◻	Central plant replacement — chillers, boilers, heat pumps	Right-sized to the post-envelope load, not the old load
◻	Air distribution, VAV conversion, fan systems	Static pressure and airflow basis stated
◻	Building automation, sensors, metering, submetering	Points list and sequences of operation
◻	Domestic hot water, heat recovery, service water systems	Recovery assumptions documented
◻	Refrigeration and process systems	Where serving the building or its operations

Category C — Electrical, lighting, and water

◻	Item	What good looks like
◻	Interior and exterior lighting, controls, daylight harvesting	Fixture schedule with wattage and control zones
◻	Electrical distribution upgrades supporting eligible measures	Tie to the measure it serves

▫	Item	What good looks like
▫	Electric vehicle charging infrastructure	Confirm current category treatment with MCED
▫	Plumbing fixtures, irrigation, water reuse	Consumption baseline and reduction basis

Category D — Generation, storage, and resilience

▫	Item	What good looks like
▫	Photovoltaic generation, mounting, interconnection	Production model, escalation, and offtake assumptions
▫	Battery storage and controls	Demand and resilience value distinguished from energy
▫	Combined heat and power, geothermal, district connections	Operating profile and dispatch assumptions
▫	Resilience measures within eligible categories	Confirm treatment with MCED before pricing

Soft costs — capture these at the measure level

Professional fees and project costs attributable to eligible measures are ordinarily part of the eligible basis. Confirm scope and limits with MCED, and keep the allocation defensible.

Soft cost	Allocation basis	Documentation to keep
Design and engineering fees	Percentage of eligible construction cost, or hours by measure	Fee proposal with measure-level breakdown
Energy audit, modeling, benefit projection	Direct	Engagement letter and report
Commissioning and measurement	Direct	Cx plan and final report
Permits, plan review, inspection	Pro rata to eligible scope	Invoices tied to permit numbers
Program, closing, and capitalized interest costs	Per capital provider term sheet	Term sheet and closing statement

New construction — the incremental cost concept

On new construction, the financed amount is generally the incremental cost of building better than the applicable baseline, not the full cost of the system. Establishing that increment is engineering work, and it is your engineering work.

> *Document three things: the baseline you compared against and why it applies; the specified assembly or system; and the cost difference between them, priced by the contractor rather than estimated in the abstract.*
>
> *A baseline chosen without a stated authority is the most common weakness in a new-construction file.*

Screening questions before the package is set

▫	Item	What good looks like
▫	Is the property in a participating MCED jurisdiction?	Confirmed with MCED, not inferred from address
▫	Does the measure package produce a documentable economic benefit?	See MGBA-AE-JA-04
▫	Are useful lives consistent with the proposed term, up to twenty years?	Reconcile against MCED's published assumptions
▫	Has the owner raised the assessment with the mortgage holder?	Consent is required; earlier is better
▫	Are the soft costs captured at the measure level?	Fee-recoverable scope is documented, not reconstructed
▫	Have interacting measures been modeled as a package?	Plant sizing reflects the post-envelope load

Eligible categories, useful life assumptions, and soft cost treatment are set by MCED program guidelines and may change. Confirm current requirements before relying on this checklist in a client deliverable.