

EXAMPLE:

**Pro Forma
60 Triad
Project**



Due Diligence

Concept and Proforma to Power Performance / Finance

Site Plan – Site Survey / Existing Utilities

Interview Local Building Inspector

Site Expense

GeoTech Boring (42) Equipment (10) Trench

Incentives from Parties (Local, State, Federal)

Interconnection Agreement w/Utility

Final Proforma and Pricing to Client

\$	35,000.00	
\$	105,000.00	
\$	32,000.00	
\$	18,000.00	
\$	150,000.00	
\$	185,000.00	
\$	125,000.00	
\$	165,000.00	

Total Due Diligence

	\$	815,000.00
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Engineering

Final Site Plan / Site Survey	\$ 85,000.00	
Final GeoTech Boring (Colliers)/Piling Engineering	\$ 285,000.00	
Interconnection Agreement with Utility – Virtual/Site Meetings	\$ 65,000.00	
Engage Utility as to Electrical Loading	\$ 80,000.00	
Footing and Foundation Design Engineering	\$ 125,000.00	
Interconnection Fee	TBD	
Trenching Design and Junction Box Design	\$ 250,000.00	
Interconnection Design into Building – Engineering/Drafting	\$ 225,000.00	
Electrical Engineering Inspection - Engineer	\$ 85,000.00	
Connection to Utility Design	\$ 195,000.00	
Paperwork for Interconnection Application	\$ 45,000.00	
Final Design	\$ 625,000.00	

Sub-Total \$ 2,065,000.00

Equipment Inspection Prior to Shipment	\$ 85,000.00	
Expenses	\$ 22,000.00	
Site Supervision – 125 Weeks	\$ 1,000,000.00	
Close-out Documents / Manuals	\$ 125,000.00	
Turn On – Final with Utility – Equipment Turnover	\$ 85,000.00	
Site Expenses	\$ 22,000.00	
Special Design Consideration	TBD	
Final Design Report / Manual Operational	\$ 150,000.00	

Sub-Total \$ 1,489,000.00

Total Engineering Fees \$ 3,554,000.00

Legal / Zoning / Planning Permit Phase

Legal	\$ 125,000.00	
Zoning/Planning	\$ 65,000.00	
Building Permit By Owner	TBD	
Total Permit Phase		\$ 190,000.00

Manufacturing - Full (9) Drums High (100') - 60 TRIADS

1,620 Drums @ 19,800 each	\$ 32,076,000.00	
3 Engine Rooms - per TRIAD x 60	\$ 28,200,000.00	
3 Structural Racking/Footing- per TRIAD x 60	\$ 7,200,000.00	
320' Vertical Ladders- per TRIAD x 60	\$ 614,000.00	
Stable Bars – 20 @ \$350- per TRIAD x 60	\$ 420,000.00	
Vertical Cabling – 1,500 lineal feet- per TRIAD x 60	\$ 2,250,000.00	
Lightning Protection – 3 set-ups- per TRIAD x 60	\$ 750,000.00	
Top 5G Platform (extra for Client)- 30 TRIADS	\$ 675,000.00	

Foundation GC / Subcontractor

Piling – 12 - \$1,200 each- per TRIAD	\$ 864,000.00	
Concrete – 268 yds @ \$157 per yd- per TRIAD	\$ 2,524,560.00	
Rebar - #8 #4 – back hoe / equipment- per TRIAD	\$ 990,000.00	
Labor- per TRIAD	\$ 2,956,800.00	

Sub-Total \$ 7,335,360.00

Profit and Overhead- per TRIAD \$ 2,951,580.00

Foundation Total \$ 10,286,940.00

Erection GC / Subcontractor

Crane Rental	\$ 3,200,000.00	
Labor – Ironworkers / Welders / Painter	\$ 2,160,000.00	
Dumpster	\$ 35,000.00	
Insurance – Builders Risk / General Liability	\$ 185,000.00	
Interconnection with Existing Building (Electrical) 12,000 LF	\$ 720,000.00	
Trenching – Loom Soil – 4 Conduits, 500 lineal feet average	\$ 1,216,000.00	
Start-up – Trial Cycling to Equipment	\$ 320,000.00	

Sub-Total \$ 7,836,000.00

Profit and Overhead \$ 2,256,768.00

Foundation Total \$ 10,092,768.00

Additional Costs

Transportation to Site – Average 175 miles, 12 truck loads x 60	\$ 504,000.00	
Insurance	\$ 900,000.00	
Sales Commission	\$ 1,800,000.00	
Profit for Developer	\$ 13,000,000.00	
Finance Cost for Transition Payments	\$ 480,000.00	

Additional Costs Total \$ 16,684,000.00

Final Pricing for 60 TRIADS \$ 113,807,708.00

Executive Summary Pro Forma

Due Diligence	\$ 815,000.00
Engineering	\$ 2,065,000.00
Site Supervision	\$ 1,489,000.00
Legal / Permit	\$ 190,000.00
Manufacture	\$ 72,185,000.00
Foundation	\$ 10,286,940.00
Erection	\$ 10,092,768.00
Transportation to Site – Average 1,500 miles, 12 truck loads	\$ 504,000.00
Insurance	\$ 900,000.00
Sales Commission	\$ 1,800,000.00
Profit for Developer	\$ 13,000,000.00
Finance Cost for Transition Payments	\$ 480,000.00
Total Cost for 60 TRIADS	\$ 113,807,708.00

Cost Breakdown

Unit Cost	Installed	TRIAD x 60	\$ 113,807,708.00	60 TRIADS @ \$ 1,896,795.14 each
Incentives		Depreciation	\$ 28,451,927.00	(25% Depreciation - SOLD)
		ITC	\$ 34,142,312.40	(30% Investment Tax Credit)
		TX Incentive	\$ 7,966,539.56	(7% Texas Wind Incentive)
		Fed Wind Grant	TBD	(Must Apply to DOE)
		Net Cost	\$ 43,246,929.04	
Production				
60 TRIADS x 1,3000,000 kwh/year	78,000,000	0.11	\$ 8,580,000.00	(Electricity Produced and Sold to End User at \$.11/kwh)
	PTC		\$ 2,028,000.00	(Production Tax Credit at \$.026/kwh per year)
		Production per Year	\$ 10,608,000.00	
		ROI (YEARS)	4.08	