



# Chumash Casino

## Solar+storage considerations

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- Clean Coalition confirms expected savings for the Chumash Casino Resort:
  - **Previous aggregate economics:** Based on 5% utility escalator, 25-year cumulative cash purchase savings were forecasted to be \$14.6 million over 25-years with a 11% IRR.
    - No battery at the CCR Hotel meter
    - Includes SGIP savings of \$292k
    - No ITC
    - PG&E rate schedules with energy, delivery, and demand charges
    - 2019 load data for all three meters (CCR Hotel, New Tower, HVAC)
  - **Updated aggregate economics:** Based on 5% utility escalator, 25-year cumulative cash purchase savings are forecasted to be \$20.3 million over 25-years with a 17.3% IRR.
    - Battery added to CCR Hotel meter, used to be solar only
    - No SGIP
    - 40% Direct Pay ITC (30% ITC + 10% Indian Lands adder) calculates out to \$2.48 million in savings
    - PG&E rate schedule with PG&E delivery & demand charges, and 3CE's 3CPrime energy charges.
    - 2019 load data for New Tower and CCR Hotel meters. 2020 load data was used for the HVAC meter

# Summary – Project sizing and cost

| Chumash Casino Resort - Solar PV System Details by Meter |                    |             |                                  |                     |                                       |                      |                              |
|--|--------------------|-------------|----------------------------------|---------------------|---------------------------------------|----------------------|------------------------------|
| Meter Location   | Meter Load Details |             | Solar PV System Details and Cost |                     |                                       |                      |                              |
|  | Total Annual Load  | Peak Demand | Solar PV System Size             | Solar PV Generation | Solar as a Percentage of Meter's Load | Solar PV System Cost | Solar PV Sytem Cost per Watt |
|  | kWh                | kW          | kWdc                             | kWh                 | %                                     | \$                   | (\$/W)                       |
| CCR Hotel  | 1,096,898          | 231         | 650                              | 1,110,534           | 101%                                  | \$2,112,971          | \$3.25                       |
| New Tower  | 7,154,490          | 1,248       | 851                              | 1,451,656           | 20%                                   | \$2,765,750          | \$3.25                       |
| HVAC   | 2,921,689          | 950         | 293                              | 497,132             | 17%                                   | \$644,600            | \$2.20                       |
| Total  | 11,173,077         | 2,429       | 1,794                            | 3,059,322           | 27%                                   | \$5,523,321          | \$3.08                       |

| Chumash Casino Resort - Battery Energy Storage System Details by Meter |                    |             |   |                         |                                   |                             |                                    |
|--|--------------------|-------------|---|-------------------------|-----------------------------------|-----------------------------|------------------------------------|
| Meter Location   | Meter Load Details |             | Battery Energy Storage System Sizing and Cost |                         |                                   |                             |                                    |
|  | Total Annual Load  | Peak Demand | Battery Power Capacity                        | Battery Energy Capacity | Battery Storage System Dimensions | Battery Storage System Cost | Battery Storage Sytem Cost per kWh |
|  | kWh                | kW          | kW  | kWh                     | sq ft                             | \$                          | (\$/W)                             |
| CCR Hotel  | 1,096,898          | 231         | 100   | 186                     | 33                                | \$228,036                   | \$1,226                            |
| New Tower  | 7,154,490          | 1,248       | 100   | 186                     | 33                                | \$228,036                   | \$1,226                            |
| HVAC   | 2,921,689          | 950         | 100   | 186                     | 33                                | \$228,036                   | \$1,226                            |
| Total  | 11,173,077         | 2,429       | 300   | 558                     | 99                                | \$684,108                   | \$1,226                            |

# Summary – Project economics

| Chumash Casino Resort - Total Project Cost, Incentives, and 25-Year Cumulative Savings & IRR with 5% Utility Cost Escalator |   |  |                             |   |                        |                                       |                                 |                            |     |
|---|---|--|-----------------------------|---|------------------------|---------------------------------------|---------------------------------|----------------------------|-----|
| Meter Location  | Rate Schedule                                       |  | Project Cost and Incentives |   |                        |                                       | Project Economics               |                            |     |
|   | Pre Solar & Storage PG&E Rate Schedule with 3CPrime | Post Solar & Storage PG&E Rate Schedule with 3CPrime | Total Project Cost          | Incentives (30% Direct Pay ITC & 10% Indian Land adder) | Total Net Project Cost | 25-Year Operations & Maintenance Cost | 25-Year Electrical Bill Savings | 25-Year Cumulative Savings | IRR |
|   | Current   | Future   | \$                          | \$  | \$                     | \$                                    | \$                              | \$                         | %   |
| CCR Hotel   | B19S  | B19S Option S  | (\$2,340,536)               | \$936,214   | (\$1,404,322)          | (\$507,415)                           | \$7,610,104                     | \$5,698,367                | 14% |
| New Tower   | B20S  | B20S   | (\$2,993,786)               | \$1,197,514   | (\$1,796,272)          | (\$629,270)                           | \$12,035,419                    | \$9,609,877                | 17% |
| HVAC  | B19S  | B19S   | (\$872,636)                 | \$349,054   | (\$523,582)            | (\$290,986)                           | \$5,849,928                     | \$5,035,360                | 26% |
| Total   | -   | -  | (\$6,206,958)               | \$2,482,782   | (\$3,724,176)          | (\$1,427,671)                         | \$25,495,451                    | \$20,343,604               | 17% |

# 25-year economic details with 5% utility escalator & Direct Pay 30% ITC + adders - CCR Hotel + Casino HVAC + New Tower

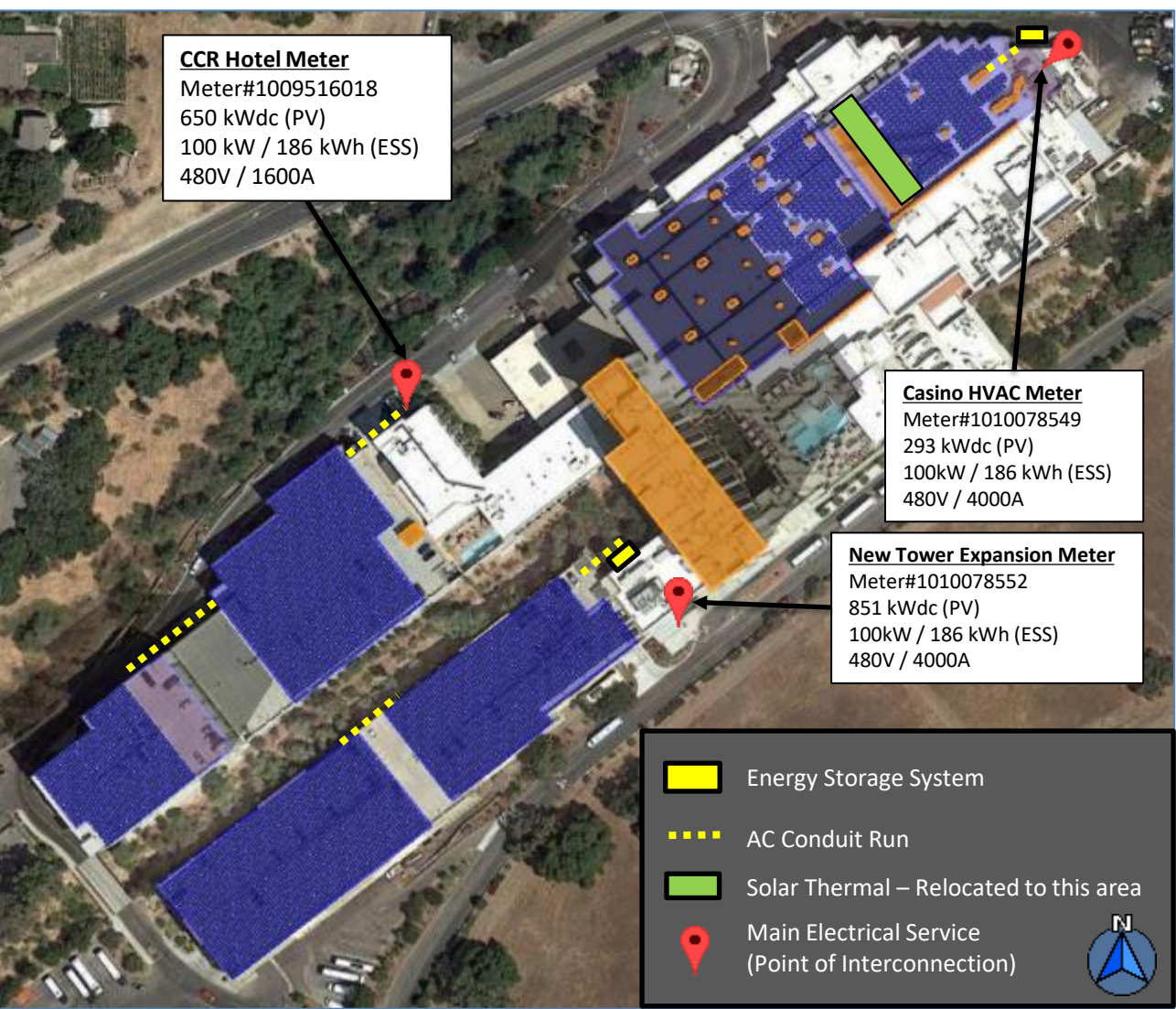
## 3.2 Cash Purchase

### Assumptions and Key Financial Metrics

|                             |             |                         |             |                       |           |
|-----------------------------|-------------|-------------------------|-------------|-----------------------|-----------|
| IRR - Term                  | 17.3%       | Net Present Value       | \$8,379,026 | Payback Period        | 5.9 Years |
| ROI                         | 327.8%      | PV Degradation Rate     | 0.50%       | Discount Rate         | 5.0%      |
| Energy Cost Escalation Rate | 5.0%        | Federal Income Tax Rate | 0.0%        | State Income Tax Rate | 0.0%      |
| Total Project Costs         | \$6,206,958 |                         |             |                       |           |

| Years   | Project Costs | PV & Generator O&M / Equipment Replacement | Direct Pay ITC | Electric Bill Savings | Total Cash Flow | Cumulative Cash Flow |
|---------|---------------|--|----------------|-----------------------|-----------------|----------------------|
| Upfront | -\$6,206,958  | -  | -              | -                     | -\$6,206,958    | -\$6,206,958         |
| 1       | -             | -\$14,352                                  | \$2,482,783    | \$580,670             | \$3,049,101     | -\$3,157,857         |
| 2       | -             | -\$14,639                                  | -              | \$605,811             | \$591,172       | -\$2,566,685         |
| 3       | -             | -\$14,932                                  | -              | \$632,016             | \$617,084       | -\$1,949,601         |
| 4       | -             | -\$15,230                                  | -              | \$659,326             | \$644,096       | -\$1,305,505         |
| 5       | -             | -\$15,535                                  | -              | \$687,788             | \$672,253       | -\$633,252           |
| 6       | -             | -\$15,846                                  | -              | \$717,447             | \$701,601       | \$68,349             |
| 7       | -             | -\$16,163                                  | -              | \$748,353             | \$732,190       | \$800,539            |
| 8       | -             | -\$16,486                                  | -              | \$780,555             | \$764,070       | \$1,564,609          |
| 9       | -             | -\$16,816                                  | -              | \$814,108             | \$797,292       | \$2,361,901          |
| 10      | -             | -\$17,152                                  | -              | \$849,063             | \$831,911       | \$3,193,812          |
| 11      | -             | -\$17,495                                  | -              | \$885,480             | \$867,985       | \$4,061,797          |
| 12      | -             | -\$17,845                                  | -              | \$923,415             | \$905,570       | \$4,967,366          |
| 13      | -             | -\$18,202                                  | -              | \$962,930             | \$944,728       | \$5,912,094          |
| 14      | -             | -\$18,566                                  | -              | \$1,004,088           | \$985,522       | \$6,897,616          |
| 15      | -             | -\$18,937                                  | -              | \$1,046,954           | \$1,028,017     | \$7,925,633          |
| 16      | -             | -\$647,216                                 | -              | \$1,091,597           | \$444,381       | \$8,370,014          |
| 17      | -             | -\$19,702                                  | -              | \$1,138,086           | \$1,118,384     | \$9,488,398          |
| 18      | -             | -\$20,096                                  | -              | \$1,186,496           | \$1,166,400     | \$10,654,798         |
| 19      | -             | -\$20,498                                  | -              | \$1,236,902           | \$1,216,403     | \$11,871,201         |
| 20      | -             | -\$20,908                                  | -              | \$1,289,381           | \$1,268,473     | \$13,139,674         |
| 21      | -             | -\$361,398                                 | -              | \$1,405,985           | \$1,044,587     | \$14,184,261         |
| 22      | -             | -\$21,753                                  | -              | \$1,465,959           | \$1,444,206     | \$15,628,468         |
| 23      | -             | -\$22,188                                  | -              | \$1,528,416           | \$1,506,228     | \$17,134,696         |
| 24      | -             | -\$22,632                                  | -              | \$1,593,453           | \$1,570,821     | \$18,705,517         |
| 25      | -             | -\$23,084                                  | -              | \$1,661,173           | \$1,638,088     | \$20,343,605         |
| Totals: | -\$6,206,958  | -\$1,427,671                               | \$2,482,783    | \$25,495,451          | \$20,343,605    | -                    |

# Chumash Casino solar+storage layout



**CCR Hotel Meter**  
Meter#1009516018  
650 kWdc (PV)  
100 kW / 186 kWh (ESS)  
480V / 1600A

**Casino HVAC Meter**  
Meter#1010078549  
293 kWdc (PV)  
100kW / 186 kWh (ESS)  
480V / 4000A

**New Tower Expansion Meter**  
Meter#1010078552  
851 kWdc (PV)  
100kW / 186 kWh (ESS)  
480V / 4000A

- Energy Storage System
- AC Conduit Run
- Solar Thermal – Relocated to this area
- Main Electrical Service (Point of Interconnection)

| Meter Load and Solar PV Sizing |                       |                     |                   |                                     |
|--------------------------------|-----------------------|---------------------|-------------------|-------------------------------------|
| Meter Location                 | Total Capacity (kWdc) | PV Production (kWh) | Consumption (kWh) | Solar as a Percentage of Total Load |
| CCR Hotel                      | 650                   | 1,110,534           | 1,096,898         | 101%                                |
| New Tower Exp.                 | 851                   | 1,451,656           | 7,154,490         | 20%                                 |
| Casino HVAC                    | 293                   | 497,132             | 2,921,689         | 17%                                 |
| Total                          | 1,794                 | 3,059,322           | 11,173,077        | 27%                                 |

| Energy Storage System Size |                             |                               |
|----------------------------|-----------------------------|-------------------------------|
| Meter Location             | Battery Power Capacity (kW) | Battery Energy Capacity (kWh) |
| CCR Hotel                  | 100                         | 186                           |
| New Tower Exp.             | 100                         | 186                           |
| Casino HVAC                | 100                         | 186                           |
| Total                      | 300                         | 558                           |

### Notes

1. We recommend a traditional NEM interconnection at each of three meters summarized above to optimize savings and minimize installation cost.
2. Building plans for each of the parking garages have been preliminarily reviewed by structural engineer. Layouts show maximum system size for louvered canopy design.
3. Energy Storage systems are recommended at two of the three meter locations. The marginal benefit of installing batteries behind the CCR Hotel meter is low due the relatively low demand charges on its billing rate structure.

| HVAC Meter Sensitivity Analysis - 25-year Cumulative Savings & IRR from Energy Toolbase Using Socomec Batteries |       |   |       |                            |       |                            |       |                            |       |
|---|-------|---|-------|----------------------------|-------|----------------------------|-------|----------------------------|-------|
| Solar (kW)  |       | Cumulative Savings and IRRs per Solar + Storage System Size Combination |       |                            |       |                            |       |                            |       |
|   |       | 100 kW / 186 kWh  |       | 200 kW / 372 kWh           |       | 300 kW / 558 kWh           |       | 0 kW / 0 kWh               |       |
|   |       | 25 Year Cumulative Savings  | IRR   | 25 Year Cumulative Savings | IRR   | 25 Year Cumulative Savings | IRR   | 25 Year Cumulative Savings | IRR   |
| HVAC  | 293   | \$5,035,360   | 26.1% | \$5,527,565                | 23.8% | \$5,716,879                | 21.5% | \$4,131,451                | 27.7% |
| HVAC+CCR  | 943   | \$11,020,893  | 19.6% | \$11,511,158               | 19.2% | \$11,793,160               | 18.7% | \$10,208,311               | 19.6% |
| All   | 1,794 | \$17,398,325  | 16.3% | \$18,025,017               | 16.3% | \$18,403,512               | 16.1% | \$16,509,680               | 16.1% |
| -   | 0     | \$1,236,379   | 26.1% | \$1,433,699                | 18.0% | \$1,651,246                | 15.1% | \$0                        | 0.0%  |

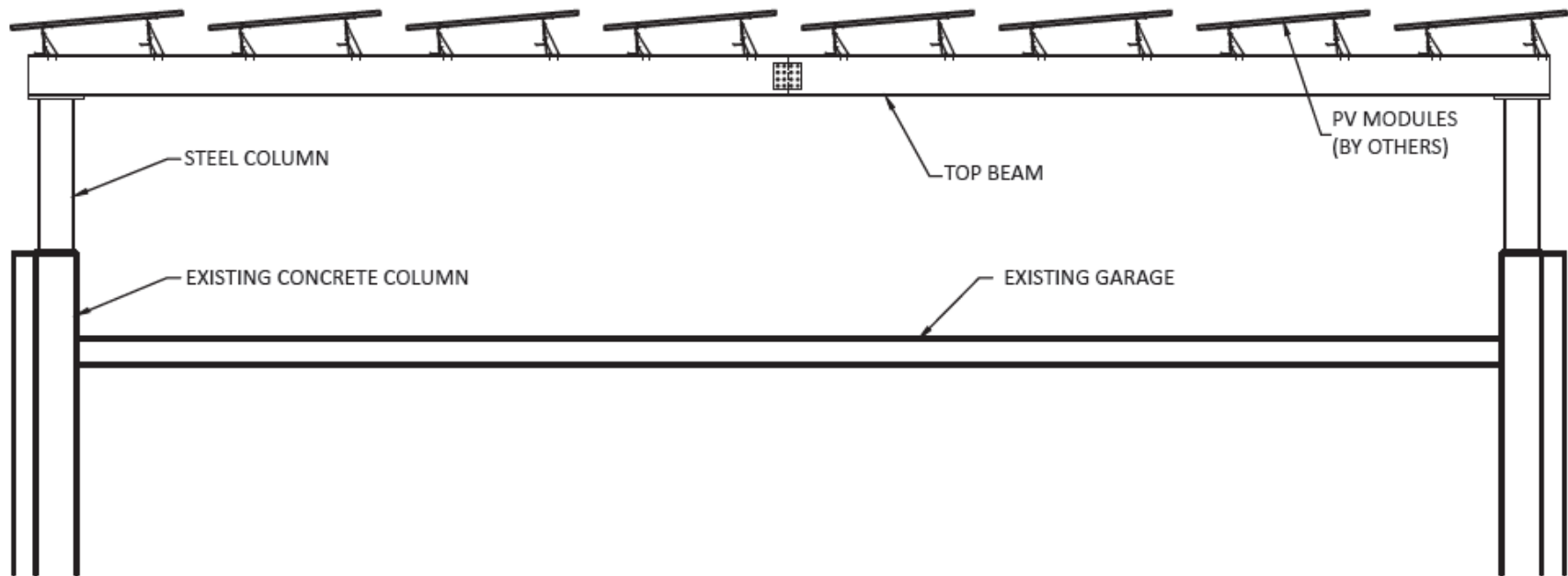
| CCR Hotel Meter Sensitivity Analysis - 25-year Cumulative Savings & IRR from Energy Toolbase Using Socomec Batteries |     |   |       |                            |       |                            |       |                            |       |
|--|-----|---|-------|----------------------------|-------|----------------------------|-------|----------------------------|-------|
| Solar (kW)   |     | Cumulative Savings and IRRs per Solar + Storage System Size Combination |       |                            |       |                            |       |                            |       |
|  |     | 100 kW / 186 kWh  |       | 200 kW / 372 kWh           |       | 300 kW / 558 kWh           |       | 0 kW / 0 kWh               |       |
|  |     | 25 Year Cumulative Savings  | IRR   | 25 Year Cumulative Savings | IRR   | 25 Year Cumulative Savings | IRR   | 25 Year Cumulative Savings | IRR   |
| CCR  | 650 | \$5,698,368   | 14.0% | \$5,759,322                | 13.3% | \$5,750,988                | 12.6% | \$5,023,923                | 13.7% |
| -  | 0   | \$375,497   | 11.7% | \$353,228                  | 7.0%  | \$340,963                  | 5.1%  | \$0                        | 0.0%  |

| New Tower Meter Sensitivity Analysis - 25-year Cumulative Savings & IRR from Energy Toolbase Using Socomec Batteries |       |   |       |                            |       |                            |       |                            |       |
|--|-------|---|-------|----------------------------|-------|----------------------------|-------|----------------------------|-------|
| Solar (kW)   |       | Cumulative Savings and IRRs per Solar + Storage System Size Combination |       |                            |       |                            |       |                            |       |
|  |       | 100 kW / 186 kWh  |       | 200 kW / 372 kWh           |       | 300 kW / 558 kWh           |       | 0 kW / 0 kWh               |       |
|  |       | 25 Year Cumulative Savings  | IRR   | 25 Year Cumulative Savings | IRR   | 25 Year Cumulative Savings | IRR   | 25 Year Cumulative Savings | IRR   |
| NT   | 851   | \$9,609,877   | 17.0% | \$10,040,269               | 16.7% | \$10,269,452               | 16.3% | \$8,623,623                | 16.6% |
| NT+HVAC  | 1,144 | \$12,386,615  | 18.8% | \$12,796,895               | 18.4% | \$13,041,178               | 17.9% | \$11,369,747               | 18.5% |
| All  | 1,794 | \$16,926,841  | 16.0% | \$17,419,394               | 15.9% | \$17,705,908               | 15.7% | \$16,256,155               | 15.9% |
| -  | 0     | \$756,703   | 18.7% | \$1,051,614                | 14.7% | \$1,273,925                | 12.7% | \$0                        | 0.0%  |

Backup slides



## *"Louvered" Garage Solution*





## Louvered Canopy Design

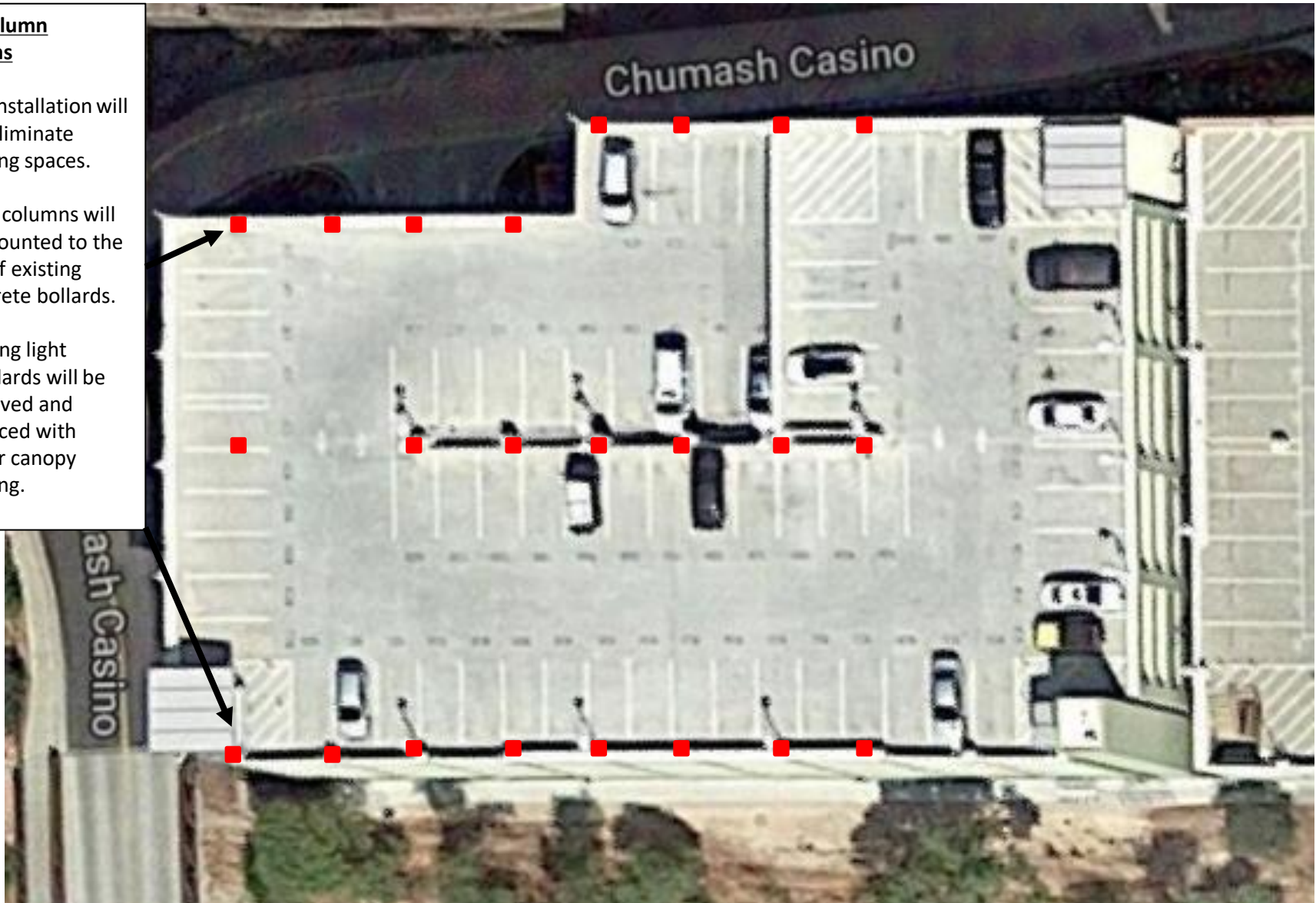
### Advantages to Louvered Design

- Solar Modules are accessible for maintenance technicians and cleaners
- Solar modules can be mounted at a steeper tilt. The steeper tilt improves electricity production and reduces soiling.
- There is better airflow improving structure fire safety.

# New parking garage – column location

## Steel Column Locations

- The installation will not eliminate parking spaces.
- Steel columns will be mounted to the top of existing concrete bollards.
- Existing light standards will be removed and replaced with under canopy lighting.

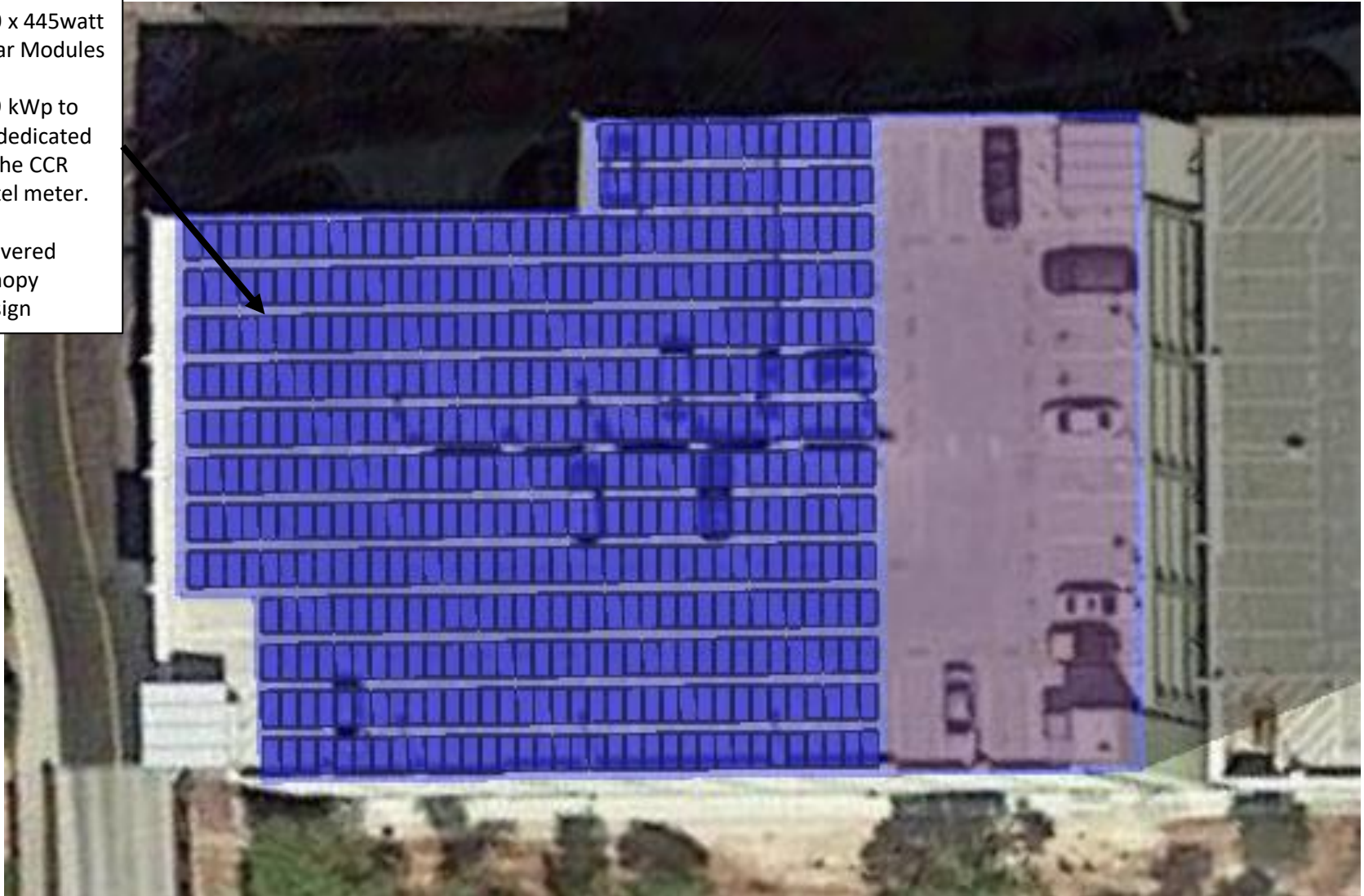




# New parking garage – solar capacity

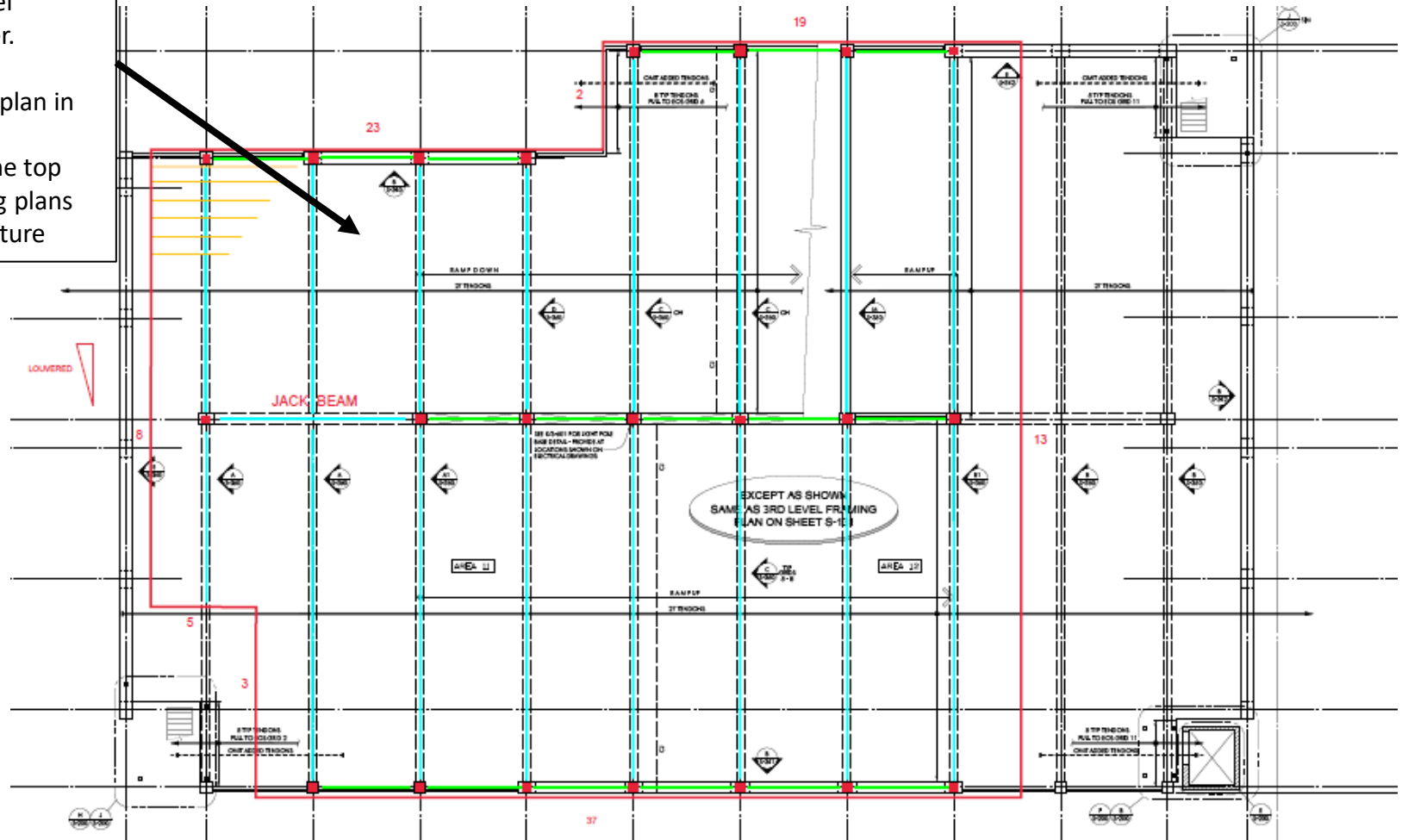
## **Solar Capacity**

- 470 x 445watt Solar Modules
- 209 kWp to be dedicated to the CCR Hotel meter.
- Louvered Canopy Design



- Preliminary framing plan completed by 3<sup>rd</sup> party steel manufacturer.

- The framing plan in this image is overlaying the top floor building plans for this structure



# Old economics – 8 February 2021

# Old valet garage – framing plan

## Framing Plan

- Preliminary framing plan completed by 3<sup>rd</sup> party steel manufacturer.
- The framing plan in this image is overlaying the top floor building plans for this structure

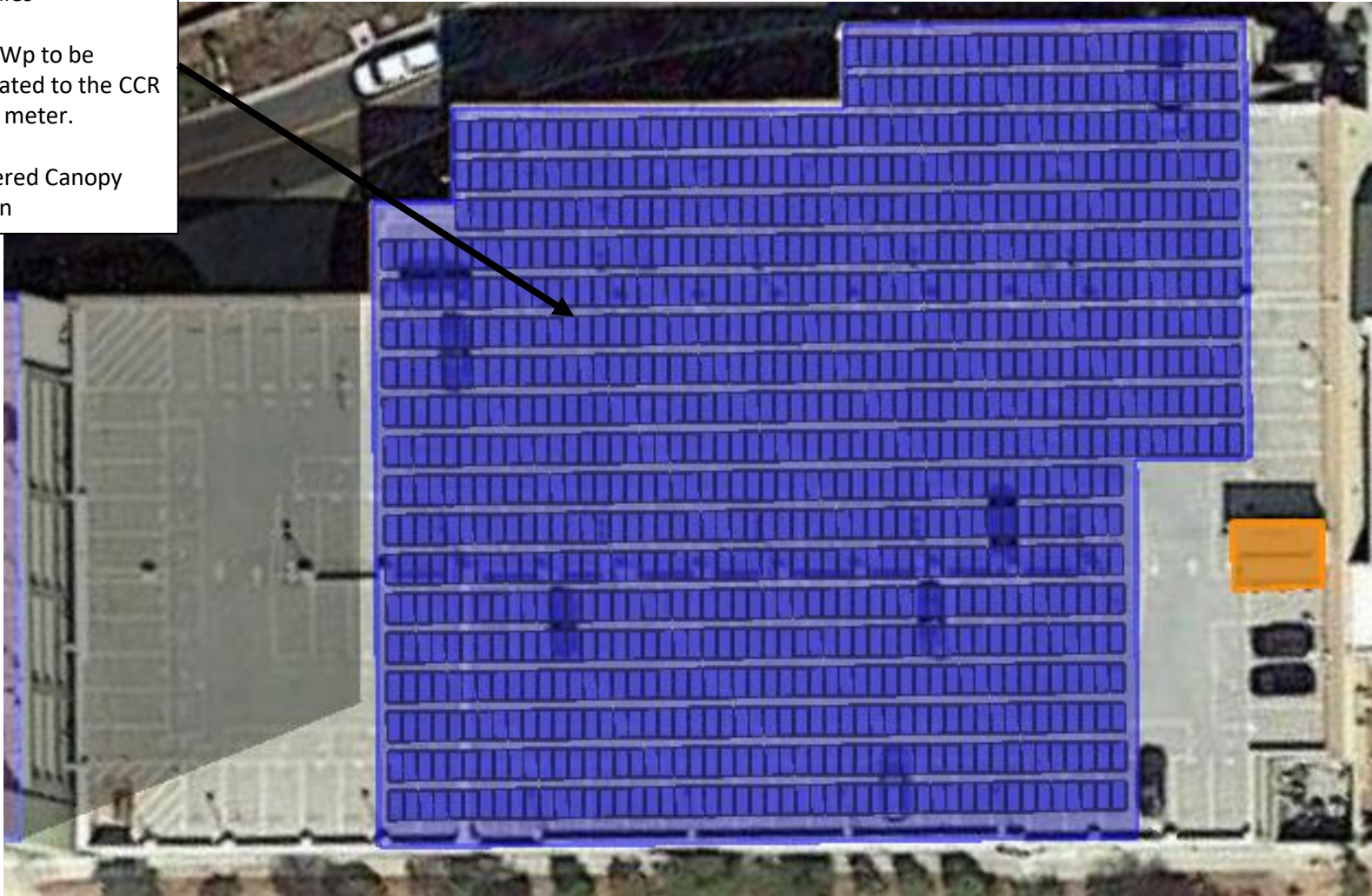




# Old valet garage – framing plan

## Solar Capacity

- 991 x 445watt Solar Modules
- 441 kWp to be dedicated to the CCR Hotel meter.
- Louvered Canopy Design





- Preliminary framing plan completed by 3<sup>rd</sup> party steel manufacturer.
- The framing plan in this image is overlaying the top floor building plans for this structure



# Self-parking garage – column location

## Steel Column Locations

- The installation will not eliminate parking spaces.
- Steel columns will be mounted to the top of existing concrete bollards.
- Existing light standards will be removed and replaced with under canopy lighting.



# Self-parking garage – solar capacity

## Solar Capacity

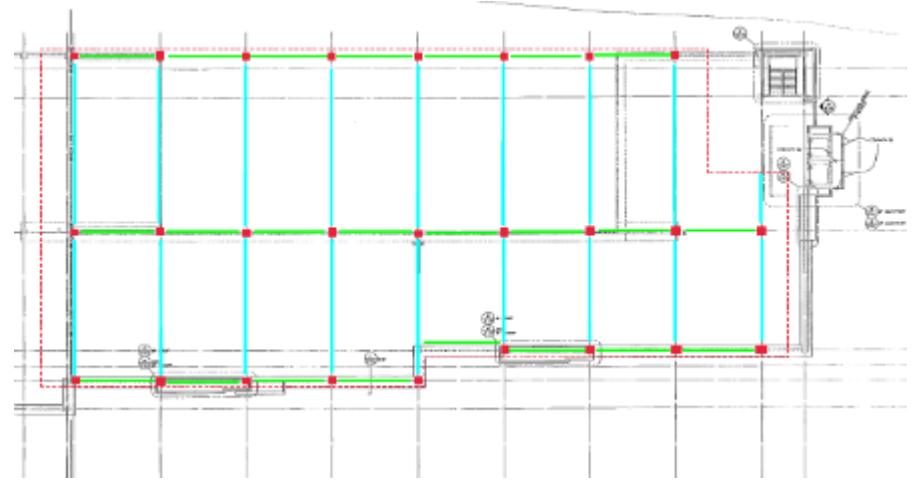
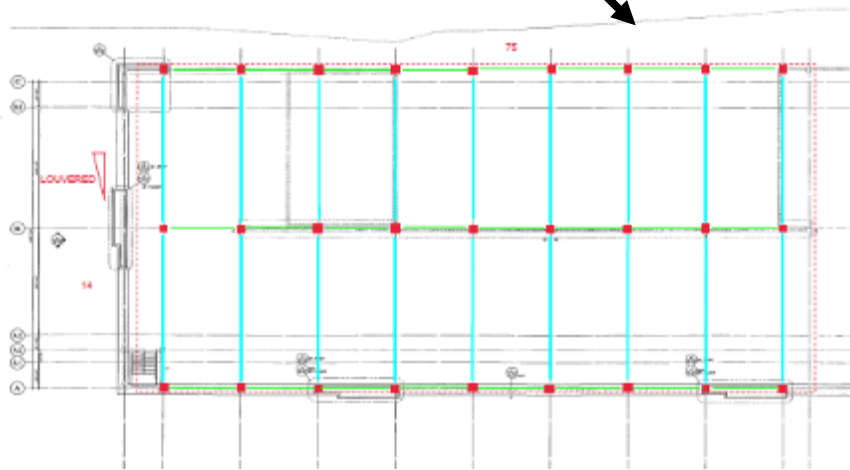
- 1,912 x 445watt Solar Modules
- 851 kWp to be dedicated to the New Tower Exp. meter.
- Louvered Canopy Design



# Self-parking garage – framing plan

## Framing Plan

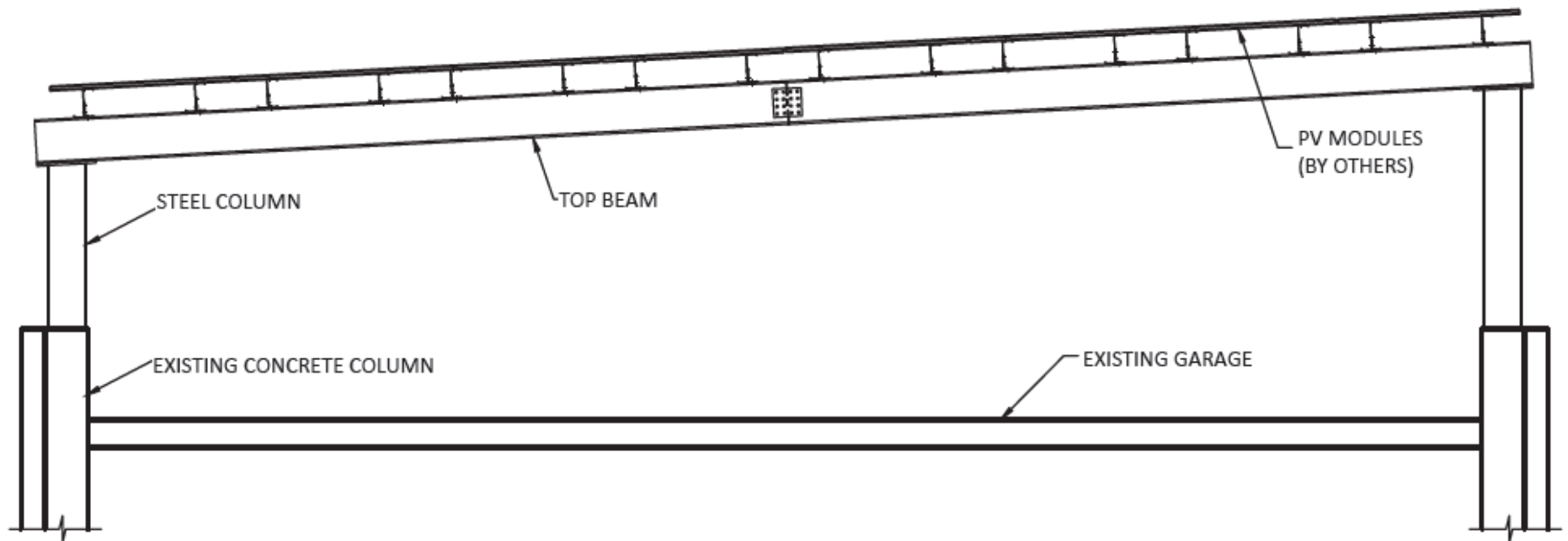
- Preliminary framing plan completed by 3<sup>rd</sup> party steel manufacturer.
- The framing plan in this image is overlaying the top floor building plans for this structure





## Full Coverage Canopy Design

*"Full Coverage" Garage Solution*





## Full Coverage Canopy Design

### Advantages to Full Coverage Design

- Larger systems sizes can be achieved with the same amount of steel.
- Less steel per watt installed results in lower total system price.

## 25-year economic details with 5% utility escalator

# 25-year economic details with 5% utility escalator - CCR Hotel + Casino HVAC + New Tower

| 25-year economic details             |                   |
|--------------------------------------|-------------------|
| Site                                 | Chumash Casino    |
| Meter #                              | 3-Meter Aggregate |
| Starting PPA rate (\$/kWh)           | \$ 0.17           |
| PPA annual escalation rate (%)       | 0.0%              |
| PV annual degradation (%)            | 0.5%              |
| Utility cost escalator (%)           | 5.0%              |
| BESS annual capacity degradation (%) | 1.0%              |
| Initial Solar O&M (\$/kW-DC)         | \$ 8.08           |
| O&M annual escalation rate (%)       | 2.0%              |
| PV size (kW-DC)                      | 1794.2            |
| BESS power capacity (kW)             | 500               |
| BESS energy capacity (kWh)           | 992               |
| PV+BESS Net Cost                     | -\$ 6,739,376     |

|  |               |
|--|---------------|
| PPA Simple Savings (25-year)           | \$ 10,226,639 |
| Cash Purchase Simple Savings (25-year) | \$ 14,576,935 |
| Cash Purchase IRR (25-year)            | 11%           |



# 25-year economic details with 5% utility escalator - CCR Hotel + Casino HVAC + New Tower

| Year    | PPA Payments   | BESS available for daily cycling - percent of original (%) | Electric Bill Savings | Total Cash Flow (for PPA customer) | Cumulative Cash Flow (for PPA customer) | System Costs  | Incentives | O&M        | Total Cash Flow (for cash purchase) | Cumulative Cash Flow (for cash purchase) |
|---------|----------------|--|-----------------------|------------------------------------|---|---------------|------------|------------|-------------------------------------|--|
| Year 1  | -\$ 517,362    | 100%   | \$ 540,474            | \$ 23,112                          | \$ 23,112                               | -\$ 6,739,376 | \$ 292,348 | -\$ 14,497 | -\$ 5,921,051                       | -\$ 5,921,051                            |
| Year 2  | -\$ 514,775    | 99%  | \$ 563,966            | \$ 49,190                          | \$ 72,303                               |               |            | -\$ 14,787 | \$ 549,179                          | -\$ 5,371,873                            |
| Year 3  | -\$ 512,201    | 98%  | \$ 587,685            | \$ 75,483                          | \$ 147,786                              |               |            | -\$ 15,083 | \$ 572,602                          | -\$ 4,799,271                            |
| Year 4  | -\$ 509,640    | 97%  | \$ 611,641            | \$ 102,001                         | \$ 249,787                              |               |            | -\$ 15,384 | \$ 596,257                          | -\$ 4,203,014                            |
| Year 5  | -\$ 507,092    | 96%  | \$ 635,846            | \$ 128,754                         | \$ 378,541                              |               |            | -\$ 15,692 | \$ 620,154                          | -\$ 3,582,860                            |
| Year 6  | -\$ 504,557    | 95%  | \$ 660,311            | \$ 155,754                         | \$ 534,296                              |               |            | -\$ 16,006 | \$ 644,305                          | -\$ 2,938,555                            |
| Year 7  | -\$ 502,034    | 94%  | \$ 685,047            | \$ 183,013                         | \$ 717,309                              |               |            | -\$ 16,326 | \$ 668,721                          | -\$ 2,269,834                            |
| Year 8  | -\$ 499,524    | 93%  | \$ 710,066            | \$ 210,542                         | \$ 927,851                              |               |            | -\$ 16,653 | \$ 693,413                          | -\$ 1,576,421                            |
| Year 9  | -\$ 497,026    | 92%  | \$ 735,381            | \$ 238,355                         | \$ 1,166,206                            |               |            | -\$ 16,986 | \$ 718,395                          | -\$ 858,026                              |
| Year 10 | -\$ 494,541    | 91%  | \$ 761,006            | \$ 266,465                         | \$ 1,432,671                            |               |            | -\$ 17,325 | \$ 743,681                          | -\$ 114,345                              |
| Year 11 | -\$ 492,068    | 90%  | \$ 786,954            | \$ 294,886                         | \$ 1,727,557                            |               |            | -\$ 17,672 | \$ 769,282                          | \$ 654,937                               |
| Year 12 | -\$ 489,608    | 100%   | \$ 822,367            | \$ 332,759                         | \$ 2,060,316                            | -\$ 925,281   |            | -\$ 18,025 | -\$ 120,939                         | \$ 533,998                               |
| Year 13 | -\$ 487,160    | 99%  | \$ 858,544            | \$ 371,384                         | \$ 2,431,700                            |               |            | -\$ 18,386 | \$ 840,158                          | \$ 1,374,156                             |
| Year 14 | -\$ 484,724    | 98%  | \$ 895,519            | \$ 410,795                         | \$ 2,842,495                            |               |            | -\$ 18,754 | \$ 876,765                          | \$ 2,250,921                             |
| Year 15 | -\$ 482,300    | 97%  | \$ 933,328            | \$ 451,028                         | \$ 3,293,523                            |               |            | -\$ 19,129 | \$ 914,199                          | \$ 3,165,121                             |
| Year 16 | -\$ 479,889    | 96%  | \$ 972,009            | \$ 492,120                         | \$ 3,785,643                            |               |            | -\$ 19,511 | \$ 952,498                          | \$ 4,117,618                             |
| Year 17 | -\$ 477,489    | 95%  | \$ 1,011,601          | \$ 534,112                         | \$ 4,319,755                            |               |            | -\$ 19,901 | \$ 991,700                          | \$ 5,109,318                             |
| Year 18 | -\$ 475,102    | 94%  | \$ 1,052,145          | \$ 577,043                         | \$ 4,896,797                            |               |            | -\$ 20,299 | \$ 1,031,845                        | \$ 6,141,163                             |
| Year 19 | -\$ 472,726    | 93%  | \$ 1,093,683          | \$ 620,957                         | \$ 5,517,754                            |               |            | -\$ 20,705 | \$ 1,072,978                        | \$ 7,214,141                             |
| Year 20 | -\$ 470,363    | 92%  | \$ 1,136,261          | \$ 665,899                         | \$ 6,183,653                            |               |            | -\$ 21,120 | \$ 1,115,142                        | \$ 8,329,283                             |
| Year 21 | -\$ 468,011    | 91%  | \$ 1,179,926          | \$ 711,915                         | \$ 6,895,568                            |               |            | -\$ 21,542 | \$ 1,158,384                        | \$ 9,487,667                             |
| Year 22 | -\$ 465,671    | 90%  | \$ 1,224,725          | \$ 759,054                         | \$ 7,654,622                            |               |            | -\$ 21,973 | \$ 1,202,753                        | \$ 10,690,419                            |
| Year 23 | -\$ 463,343    | 89%  | \$ 1,270,711          | \$ 807,369                         | \$ 8,461,991                            |               |            | -\$ 22,412 | \$ 1,248,299                        | \$ 11,938,718                            |
| Year 24 | -\$ 461,026    | 88%  | \$ 1,317,937          | \$ 856,911                         | \$ 9,318,902                            |               |            | -\$ 22,861 | \$ 1,295,076                        | \$ 13,233,795                            |
| Year 25 | -\$ 458,721    | 87%  | \$ 1,366,458          | \$ 907,737                         | \$ 10,226,639                           |               |            | -\$ 23,318 | \$ 1,343,140                        | \$ 14,576,935                            |
| Totals  | -\$ 12,186,953 |  | \$ 22,413,591         | \$ 10,226,639                      |   |               |            |            | \$ 14,576,935                       |  |

- Proceed with a streamlined solicitation process:
  - Design well defined requirements and package into a Request For Proposal (RFP).
  - Establish standardized load profiles and proposal forms.
  - Invite a limited number of parties to propose, including the ones that have already submitted unsolicited proposals.
- Evaluate proposals
- Select the top proposal to proceed into detailed design
  - Likely requires a limited Chumash Casino commitment to the party (~\$50k).

Important considerations at this stage of the project development which are still outstanding and present potential costs, production impacts, or delays are as follows:

- Utility Interconnection Expense – Until a schematic design is created and presented to the utility for Engineering Review, there is the potential for utility side transformer or grid infrastructure costs to be imposed on the project. Given the site demands, this cost increase is unlikely, however it is a potential and should be identified.
  - Mitigation would be to authorize a limited design effort to develop and submit to the utility for review and formal approval. Estimate cost \$15,000
- Airport Proximity – Given the proximity of the airport to the rooftop and garage array locations, there may need to be an FAA review and evaluation and/or permit for the array. Any costs for these reviews or permits are not included and are unknown.
  - Mitigation would be to authorize a limited design effort to develop and submit array layouts for review and formal approval or comment. Estimated cost \$ 7,500
- Fire Sprinklers – Local Fire should be consulted regarding any requirements for the garage array and if fire sprinklers will be required. It is not expected, especially with the louvered design as it would allow for smoke exhaust vs a monolithic flat array. No costs for fire sprinklers have been considered at this time.
  - Mitigation would be to authorize a limited design effort to develop and submit array layouts for review and formal approval or comment. Estimated cost \$7,500 (same cost for array development for FAA submittal, not an additional cost)
- As requested, this project analysis is based on merit labor pricing and does not include as the base analysis Union or Prevailing Wage Labor Rates. Premium for Union or Prevailing Wage would be approximately 5-10%.