

Project Cashflow Pro Forma

		Energy Cost Annual Escalation									
		30.0%	5.7%	5.7%	5.7%	5.7%	5.7%	5.7%	5.7%	5.7%	5.7%
		Savings During Construction (2024)									
kWh Savings	2023 Rates	Savings Using PG&E Approved in OBF Tech. Review (\$0.3203 / kWh)	50% of Annual Savings +30% Electricity over 2023 / +34.8% for Gas	1st Year (2025) Savings (\$)	5	10	15	20	25	30	35
Lighting											
Energy Savings	1,374,579	\$ 440,278	\$ 286,180	\$ 605,043	\$ 755,528	\$ 997,311	\$ 1,316,470	\$ 1,737,767	\$ 2,293,886		
O&M Savings (esc. %)											
Plug Load											
Energy Savings	383,044	\$ 122,689	\$ 79,748	\$ 168,603	\$ 210,537	\$ 277,914	\$ 366,851	\$ 484,251			
Refrigeration Controls											
Energy Savings	27,495	\$ 8,807	\$ 5,724	\$ 12,102	\$ 15,112	\$ 19,949	\$ 26,333				
O&M Savings (esc. %)											
Transformers											
Energy Savings	269,031	\$ 86,171	\$ 56,011	\$ 118,418	\$ 147,871	\$ 195,193	\$ 257,658	\$ 340,114	\$ 448,957	\$ 592,632	\$ 782,285
		Water/Sewer Cost Annual Escalation									
		Natural Gas Cost Annual Escalation									
		Using Gas Rate: \$1.86/Therm									
		17.0%	17.0%	3.0%	3.0%	3.0%					
		34.8%	4.9%	4.9%	4.9%	4.9%					
Plumbing											
Water/Sewer Savings			\$ -								
Gas Savings (Therms)	25,950	\$ 48,267	\$ 32,532	\$ 68,252	\$ 82,645	\$ 104,977	\$ 133,344				
O&M Savings											
		\$ 460,196	\$ 972,418	\$ 1,211,694	\$ 1,595,343	\$ 2,100,656	\$ 2,562,131	\$ 2,742,843	\$ 592,632	\$ 782,285	

Lifecycle Savings (Electricity & Natural Gas Only)	
Lighting	\$ 32,157,004
Plug Load	\$ 6,091,984
Refrigeration Controls	\$ 281,275
High Efficiency Transformers	\$ 12,464,689
Plumbing (Gas)	\$ 1,494,277
	\$ 52,489,229

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Energy Cost Annual Escalation		30.0%	5.7%	5.7%	5.7%	5.7%	5.7%	5.7%	5.7%	5.7%	5.7%	
		Savings During Construction (2024)		1st Year (2025) Savings (\$)								
2023 Rates PG&E Approved in OBF Tech. Review (\$0.3203 / kWh)		50% of Annual Savings +30% Electricity over 2023 / +34.8% for Gas		5	10	15	20	24	25	30	35	
Lighting												
Energy Savings	\$ 359,504.00	\$ 233,678	\$ 494,041	\$ 616,918	\$ 814,344	\$ 1,074,950	\$ 1,418,955	\$ 1,771,874	\$ 1,873,048			
O&M Savings (esc. %)	3%		\$ 103,749	\$ 116,770	\$ 135,368	\$ 156,929	\$ 181,924	\$ 204,757	\$ 210,900			
Plug Load												
Energy Savings	\$ 122,689.00	\$ 79,748	\$ 168,603	\$ 210,537	\$ 277,914	\$ 366,851	\$ 484,251					
Refrigeration Controls												
Energy Savings	\$ 8,589.00	\$ 5,583	\$ 11,803	\$ 14,739	\$ 19,456	\$ 25,682						
O&M Savings (esc. %)	3%		\$ 2,479	\$ 2,790	\$ 3,234	\$ 3,749						
Transformers												
Energy Savings	\$ 86,165.00	\$ 56,007	\$ 118,411	\$ 147,861	\$ 195,180	\$ 257,641	\$ 340,091	\$ 424,678	\$ 448,927	\$ 592,593	\$ 782,234	
Water/Sewer Cost Annual Escalation		17.0%	17.0%	3.0%	3.0%	3.0%						
Natural Gas Cost Annual Escalation		34.8%	4.9%	4.9%	4.9%	4.9%						
Using Gas Rate: \$1.86/Therm												
Plumbing												
Water/Sewer Savings	\$ 457,962	\$ 267,908	\$ 626,904	\$ 705,586	\$ 817,968	\$ 948,249						
Gas Savings	\$ 47,763	\$ 32,192	\$ 67,539	\$ 81,782	\$ 103,881	\$ 131,951						
O&M Savings	3%		\$ 145,833	\$ 164,136	\$ 190,279	\$ 220,586						
		\$ 675,116	\$ 1,739,362	\$ 2,061,120	\$ 2,557,623	\$ 3,186,588	\$ 2,425,221	\$ 2,401,309	\$ 2,532,875	\$ 592,593	\$ 782,234	

Lifecycle Savings	
Lighting	\$ 26,257,457
Plug Load	\$ 6,091,985
Refrigeration Controls	\$ 274,323
High Efficiency Transformers	\$ 12,463,875
Plumbing (Gas)	\$ 1,478,674
	\$ 46,566,314
Water / Sewer Savings	\$ 11,927,645
O&M Savings	\$ 6,541,038
	\$ 18,468,683
Total Savings	\$ 65,034,997