

Morristown Parking Authority

Competitive Contracting Award Recommendation Report

Provider to Furnish Operational and Maintenance Services for a Power Purchase Agreement for Solar Photovoltaic Systems to be Constructed at the DeHart and Dalton Garages

Dated: August 3, 2023

This Award Recommendation Report (the “**Report**”) was prepared in accordance with the requirements of the competitive contracting procedures under the Local Public Contracts Law, *N.J.S.A. 40A:11-4.1 et seq.* (the “**LPCL**”). This recommendation will be made to the Board of Commissioners of the Morristown Parking Authority at its regularly scheduled meeting of August 15, 2023, scheduled to occur in the offices of the Authority located at 14 Maple Avenue, Suite 101, Morristown, New Jersey 07960, at 6:00 P.M. In accordance with the LPCL, this Award Recommendation Report has been made available to the public at least 48 hours prior to the award.

The Morristown Parking Authority (the “**Authority**”), with the assistance of the Authority’s general counsel and engineer, undertook the solicitation of competitive proposals for the provision of a Power Purchase Agreement for Solar Photovoltaic Systems to be Constructed at the DeHart and Dalton Garages (the “**Agreement**”). The requirements for these services were outlined in the Authority’s request for proposals entitled, “*REQUEST FOR PROPOSALS FOR A POWER PURCHASE AGREEMENT FOR SOLAR PHOTOVOLTAIC SYSTEMS TO BE CONSTRUCTED AT THE DEHART AND DALTON PARKING GARAGES* (the “**RFP**”).”

The RFP was duly advertised in accordance with the LPCL. A pre-bid conference and site inspection was held on June 6, 2023. Proposals were opened on July 11, 2023 at 2:00 P.M., in the offices of the Authority located at 14 Maple Avenue, Suite 101, Morristown, New Jersey 07960. A single proposal was received from: HESP Solar LLC (“**HESP**”), 1 Paragon Drive, Suite 255, Montvale, NJ 07645 (the “**HESP Proposal**”).

The Authority’s engineer reviewed the HESP Proposal and prepared the *Bid Report for July 11, 2023 Bids*, dated August 2023 (the “**Bowman Report**”). A copy of the Bowman Report is attached hereto as Exhibit A and incorporated herein by reference.

On August 3, 2023, Nicole Fox, Executive Director of the Authority, Greg Deal, and Jason Sieira (collectively the “**Review Committee**”) reviewed and analyzed HESP’s Proposal in accordance with the RFP and the Bowman Report. The Review Committee scored HESP’s Proposal based upon the relevant criteria, as follows:

Criteria	Score
Proposed System Design & Capacity	20 Points
Economic Benefit to the Authority	40 Points
Financial Strength	15 Points
Project Team Experience	25 Points

The Review Committee is recommending the award of the Agreement to HESP based upon the analysis and conclusions contained within the Bowman Report. Accordingly, the Authority recommends an award of the Agreement to HESP.

A copy of the HESP's Proposal, along with a copy of this Award Recommendation Report, is available for public inspection in the office of the Authority, during normal business hours:

Nicole Fox, Executive Director
Morristown Parking Authority
14 Maple Avenue, Suite 101,
Morristown,
New Jersey 07960
973-539-4810.

This Report was prepared with the assistance of general counsel to the Morristown Parking Authority, Greenbaum, Rowe, Smith & Davis LLP.

EXHIBIT A

The Bowman Report

Morristown Parking Authority

**Power Purchase Agreement for Solar Photovoltaic
Systems to be Constructed at the Dehart and Dalton
Parking Garages**

Bid Report for July 11, 2023 Bids

Prepared for:



**MORRISTOWN
PARKING AUTHORITY**

Morristown Parking Authority
14 Maple Ave, Suite 101
Morristown, NJ 078960

Prepared by:

Bowman Consulting Group
13461 Sunrise Valley Drive, Suite 500
Herndon, Virginia 20170

August, 2023

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1. Introduction

On July 11, 2023 the Morristown Parking Authority (“MPA”) received bids for the project entitled “Request for Proposals for a Power Purchase Agreement for Solar Photovoltaic Systems to be Constructed at the Dehart and Dalton Parking Garages” (“Solar Project”). MPA’s Request for Proposals (“RFP”) sought qualified firms, through a power purchase agreement (“PPA”), for the purpose of developing, designing, installing and operating solar photovoltaic systems at the Dehart and Dalton Parking Garages (“Garages”) and installing electric vehicle charging stations (“EV Chargers”) at the Garages. The RFP also included alternative bids for additional EV Chargers within the Garages and the Ann Bank Garage (“Ann Bank”). Lastly, the RFP also included an alternative bid option that provides Remote Net Metering as authorized by the New Jersey Board of Public Utilities (“Board”) pursuant to the Board’s Order *Remote Net Metering Application Filed Pursuant to the Board’s Application and Approval Process Implementing Provisions of the Clean Energy Act of 2018*, BPU Docket No. QO18070697, Order dated September 17, 2018 (“RNM Order”).

Bid Results can be found in Appendix A – Bid Results. There was one (1) proposal submitted prior to the due date and time of July 11, 2023, 2:00 PM EST:

1. HESP Solar LLC of 1 Paragon Drive, Suite 255, Montvale, NJ 07645 (“HESP”)

2. Evaluation Criteria

Per the RFP Section 6.5 Evaluation Criteria, *“The primary objective of the MPA is to enter into a PPA that maximizes the MPA’s energy cost savings over the term of the PPA. The MPA intends to award the RFP to the most responsible Bidder based on price and the Evaluation Criteria set forth below. The MPA will evaluate all compliant bids received based on the evaluation point system below. The MPA may assign all, a portion, or none of the total points listed for each criterion.”*

- a. *Experience of the Bidder and the project team in financing, developing, leasing, owning and/or operating solar PV projects of similar scale and complexity to the PV System.*
- b. *The financial strength of the Bidder and the Bidder’s project team members and the Bidder’s financial ability to fulfill the obligations of the PPA.*
- c. *The Bidder’s understanding of the scope of the Project Services work and the Bidder’s general approach to satisfying the requirements of the RFP.*
- d. *The experience and qualifications of the Bidder’s management, supervisory and other key personnel identified as being responsible for the Bidder’s satisfaction of the requirements in the PPA.*
- e. *Knowledge of Federal and New Jersey renewable energy programs, requirements, regulations and financial incentives.*
- f. *Clarity of the submittal.”*

The Evaluation Criteria was defined as follows:

1. Proposed System Design & Capacity (20%)
2. Economic Benefit to MPA (e.g., /kWh energy price) (40%)
3. Financial Strength, including ability to adhere to project schedule and to secure equipment (15%)
4. Project Team Experience (25%)

3. HESP Review

While HESP proposal was the only proposal received, HESP provided a very good proposal. The following is a summary of salient points from their proposal:

1. The Project solution proposed is in general conformance and agreement with the goals of the MPA per the RFP.
2. HESP has significant experience with public agencies in NJ, i.e. municipalities, schools, etc., as well as a proven management team.
3. The project references HESP provided in the submittal are known projects in NJ.

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4. HESP appears to have the financial capability and strength to successfully develop, construct and manage this Project.
5. HESP provided a detailed understanding of the RFP, the interests of the MPA and the intent of the RFP technical sections.
6. The anticipated savings, including the electric vehicle charging stations is material to the MPA.
7. The major equipment proposed including modules, inverters and racking is reputable and typically considered bankable by third party financing entities and Independent Engineers.

Since there was only one proposal received and the HESP proposal addresses the Evaluation Criteria, we are assigning the HESP proposal a value of 100%.

4. Solar kWh Pricing and Savings

Please find the following detailed explanation of bid alternatives:

System Sizes	DG-1 DeHart Garage	DG-2 Dalton Garage	AB Ann Bank Garage
Base Bid	DeHart Garage including 5 EV Charges on the 4th Floor and 5 EV Charges on the 5th Floor	Dalton Garage including 10 EV Charges on the 4th Floor	Alternative 1 - adding 5 EV Chargers on the 3rd Floor of Ann Bank Garage (Incremental PPA Addition)
	Alternative 1 - Dehart Garage including 10 EV Chargers on the 4th Floor and 10 EV Charges on the 5th Floor (Incremental PPA Addition)	Alternative 1 - Dalton Garage including 10 EV Chargers on the 4th Floor and 10 EV Charges on the 3rd Floor (Incremental PPA Addition)	Alternative 2 - adding 10 EV Chargers on the 3rd Floor of Ann Bank Garage (Incremental PPA Addition)
Remote Net Metering	Alternative 2 - DeHart Garage including 5 EV Charges on the 4th Floor and 5 EV Charges on the 5th Floor	Alternative 2 - Dalton Garage including 10 EV Charges on the 4th Floor	Alternative 3 - adding 5 EV Chargers on the 3rd Floor of Ann Bank Garage (Incremental PPA Addition)
	Alternative 3 - Dehart Garage including 10 EV Chargers on the 4th Floor and 10 EV Charges on the 5th Floor (Incremental PPA Addition)	Alternative 3 - Dalton Garage including 10 EV Chargers on the 4th Floor and 10 EV Charges on the 3rd Floor (Incremental PPA Addition)	Alternative 4 - adding 10 EV Chargers on the 3rd Floor of Ann Bank Garage (Incremental PPA Addition)

The detailed Savings Analysis can be found in Appendix B. HESP provided the following system sizes for final consideration by the MPA:

Garage	Base Bid (kW)	Remote Net Metering Alternative (kW)
Dehart	461.7 kW	461.7 kW
Dalton	211.1 kW	526.1 kW
Total	672.8 kW	987.8 kW

Under the Remote Net Metering Alternative, excess energy produced by the system proposed for the Dalton Garage will be remote net metered and used by another account owned by the MPA which will most likely be the Dehart Garage. The following is a summary of kWh pricing proposed by HESP:

Year	Dehart				Dalton			
	DG1 - Base Bid	DG1 - Alternative 1	DG1 - Remote Net Metering Alternative 2	DG1 - Remote Net Metering Alternative 3	DG2 - Base Bid	DG2 - Alternative 1	DG2 - Remote Net Metering Alternative 2	DG2 - Remote Net Metering Alternative 3
1	\$0.088	\$0.089	\$0.087	\$0.088	\$0.088	\$0.089	\$0.087	\$0.088
2	\$0.089	\$0.090	\$0.088	\$0.089	\$0.089	\$0.090	\$0.088	\$0.089
3	\$0.090	\$0.091	\$0.089	\$0.090	\$0.090	\$0.091	\$0.089	\$0.090
4	\$0.091	\$0.092	\$0.090	\$0.091	\$0.091	\$0.092	\$0.090	\$0.091
5	\$0.092	\$0.093	\$0.091	\$0.092	\$0.092	\$0.093	\$0.091	\$0.092
6	\$0.092	\$0.093	\$0.091	\$0.092	\$0.092	\$0.093	\$0.091	\$0.092
7	\$0.093	\$0.094	\$0.092	\$0.093	\$0.093	\$0.094	\$0.092	\$0.093
8	\$0.094	\$0.095	\$0.093	\$0.094	\$0.094	\$0.095	\$0.093	\$0.094
9	\$0.095	\$0.096	\$0.094	\$0.095	\$0.095	\$0.096	\$0.094	\$0.095
10	\$0.096	\$0.097	\$0.095	\$0.096	\$0.096	\$0.097	\$0.095	\$0.096
11	\$0.097	\$0.098	\$0.096	\$0.097	\$0.097	\$0.098	\$0.096	\$0.097
12	\$0.098	\$0.099	\$0.097	\$0.098	\$0.098	\$0.099	\$0.097	\$0.098
13	\$0.099	\$0.100	\$0.098	\$0.099	\$0.099	\$0.100	\$0.098	\$0.099
14	\$0.100	\$0.101	\$0.099	\$0.100	\$0.100	\$0.101	\$0.099	\$0.100
15	\$0.101	\$0.102	\$0.100	\$0.101	\$0.101	\$0.102	\$0.100	\$0.101

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Considering the above, please find a summary of the savings*:

Base Bid	~Annual Usage (kWh)	Production Year 1 (kWh)	% of Yearly Usage Offset	Year 1 - Savings	Year 1 - Alternative 1 Savings	15 Year - Savings	15 Year - Alternative 1 Savings
DeHart Garage	980,160	525,009	54%	\$22,050	\$21,525	\$462,437	\$454,831
Dalton Garage	213,680	240,386	112%	\$10,096	\$9,856	\$211,736	\$208,254
Total	1,193,840	765,395		\$32,147	\$31,381	\$674,172	\$663,085

Remote Net Metering (Alternative 2)	~Annual Usage (kWh)	Production Year 1 (kWh)	% of Yearly Usage Offset	Year 1 - Savings	Year 1 - Alternative 3 Savings	15 Year - Savings	15 Year - Alternative 3 Savings
DeHart Garage	980,160	525,009	54%	\$22,575	\$22,050	\$470,042	\$462,437
Dalton Garage	213,680	598,988	280%	\$25,756	\$25,157	\$536,276	\$527,599
Total	1,193,840	1,123,997	94%	\$48,332	\$47,208	\$1,006,318	\$990,035

*note, the HESP proposal provided a \$0 increase for the installation of EV Chargers at the Ann Bank Garage for all Ann Bank Garage alternatives

5. Post Bid Questions and Answers

Upon initial review of the bid documents from HESP, the MPA requested clarification regarding the proposed design's ability to manage water flowing from the surface of the modules. In response, HESP agreed to include the necessary equipment in the proposed design. The incorporation of a water flow system, although not specifically requested as part of the RFP specifications, is critical to the MPA for safety reasons and to make available additional parking spaces during inclement weather. HESP has agreed to incorporate the water flow system into the construction at no additional cost to the MPA. Accordingly, HESP's agreement to include the water flow system without any price increase will result in more favorable terms for the MPA.

6. Recommendation

Based upon our review of the HESP submission, assuming there are no legal defects with the documents, it is our recommendation to move forward with the HESP Remote Net Metering Alternative and evaluate which solution regarding the EV Chargers is in the best interest of the MPA.

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Appendix A – Bid Results

**MORRISTOWN PARKING AUTHORITY
REQUEST FOR PROPOSAL FOR A POWER
PURCHASE AGREEMENT FOR SOLAR PHOTOVOLTAIC SYSTEMS TO BE CONSTRUCTED AT
THE DEHART AND DALTON PARKING GARAGES
July 11, 2023 Bid Results**

HSEP Solar LLC, 1 Paragon Drive, Suite 255, Montvale, NJ 07645

Year	DeHart Garage			Dalton Garage			Ann Bank Garage		
	DG1 - Base Bid	DG1 - Alternative 1	DG1 - Remote Net Metering Alternative 2	DG2 - Base Bid	DG2 - Alternative 1	DG2 - Remote Net Metering Alternative 2	AB - Alternative 1	AB - Alternative 2	AB - Alternative 3
	400.5 kW	211.1 kW							
	System Production (kWh)	System Production (kWh)							
1	\$0.088	\$0.088	\$0.087	\$0.088	\$0.001	\$0.087	\$0.000	\$0.000	\$0.000
2	\$0.089	\$0.089	\$0.088	\$0.089	\$0.001	\$0.088	\$0.000	\$0.000	\$0.000
3	\$0.090	\$0.090	\$0.089	\$0.090	\$0.001	\$0.089	\$0.000	\$0.000	\$0.000
4	\$0.091	\$0.091	\$0.090	\$0.091	\$0.001	\$0.090	\$0.000	\$0.000	\$0.000
5	\$0.092	\$0.092	\$0.091	\$0.092	\$0.001	\$0.091	\$0.000	\$0.000	\$0.000
6	\$0.093	\$0.093	\$0.092	\$0.093	\$0.001	\$0.092	\$0.000	\$0.000	\$0.000
7	\$0.094	\$0.094	\$0.093	\$0.094	\$0.001	\$0.093	\$0.000	\$0.000	\$0.000
8	\$0.095	\$0.095	\$0.094	\$0.095	\$0.001	\$0.094	\$0.000	\$0.000	\$0.000
9	\$0.096	\$0.096	\$0.095	\$0.096	\$0.001	\$0.095	\$0.000	\$0.000	\$0.000
10	\$0.097	\$0.097	\$0.096	\$0.097	\$0.001	\$0.096	\$0.000	\$0.000	\$0.000
11	\$0.098	\$0.098	\$0.097	\$0.098	\$0.001	\$0.097	\$0.000	\$0.000	\$0.000
12	\$0.099	\$0.099	\$0.098	\$0.099	\$0.001	\$0.098	\$0.000	\$0.000	\$0.000
13	\$0.100	\$0.100	\$0.099	\$0.100	\$0.001	\$0.099	\$0.000	\$0.000	\$0.000
14	\$0.101	\$0.101	\$0.100	\$0.101	\$0.001	\$0.100	\$0.000	\$0.000	\$0.000
15	\$0.101	\$0.101	\$0.100	\$0.101	\$0.001	\$0.100	\$0.000	\$0.000	\$0.000

Year	DeHart Garage			Dalton Garage			Ann Bank Garage		
	DG1 - Base Bid	DG1 - Alternative 1	DG1 - Remote Net Metering Alternative 2	DG2 - Base Bid	DG2 - Alternative 1	DG2 - Remote Net Metering Alternative 2	AB - Alternative 1	AB - Alternative 2	AB - Alternative 3
	400.5 kW	452.3 kW							
	System Production (kWh)	System Production (kWh)							
1	\$0.088	\$0.087	\$0.087	\$0.088	\$0.001	\$0.087	\$0.000	\$0.000	\$0.000
2	\$0.089	\$0.088	\$0.088	\$0.089	\$0.001	\$0.088	\$0.000	\$0.000	\$0.000
3	\$0.090	\$0.089	\$0.089	\$0.090	\$0.001	\$0.089	\$0.000	\$0.000	\$0.000
4	\$0.091	\$0.090	\$0.090	\$0.091	\$0.001	\$0.090	\$0.000	\$0.000	\$0.000
5	\$0.092	\$0.091	\$0.091	\$0.092	\$0.001	\$0.091	\$0.000	\$0.000	\$0.000
6	\$0.093	\$0.092	\$0.092	\$0.093	\$0.001	\$0.092	\$0.000	\$0.000	\$0.000
7	\$0.094	\$0.093	\$0.093	\$0.094	\$0.001	\$0.093	\$0.000	\$0.000	\$0.000
8	\$0.095	\$0.094	\$0.094	\$0.095	\$0.001	\$0.094	\$0.000	\$0.000	\$0.000
9	\$0.096	\$0.095	\$0.095	\$0.096	\$0.001	\$0.095	\$0.000	\$0.000	\$0.000
10	\$0.097	\$0.096	\$0.096	\$0.097	\$0.001	\$0.096	\$0.000	\$0.000	\$0.000
11	\$0.098	\$0.097	\$0.097	\$0.098	\$0.001	\$0.097	\$0.000	\$0.000	\$0.000
12	\$0.099	\$0.098	\$0.098	\$0.099	\$0.001	\$0.098	\$0.000	\$0.000	\$0.000
13	\$0.100	\$0.099	\$0.099	\$0.100	\$0.001	\$0.099	\$0.000	\$0.000	\$0.000
14	\$0.101	\$0.100	\$0.100	\$0.101	\$0.001	\$0.100	\$0.000	\$0.000	\$0.000
15	\$0.101	\$0.100	\$0.100	\$0.101	\$0.001	\$0.100	\$0.000	\$0.000	\$0.000

MORRISTOWN PARKING AUTHORITY
REQUEST FOR PROPOSAL FOR A POWER
PURCHASE AGREEMENT FOR SOLAR PHOTOVOLTAIC SYSTEMS TO BE CONSTRUCTED AT
THE DEHART AND DALTON PARKING GARAGES
Updated System Size for Water Management

HSEP Solar LLC, 1 Paragon Drive, Suite 255, Montvale, NJ 07645

Year	DeHart Garage			Dalton Garage			Ann Bank Garage		
	DG1 - Base Bid	DG1 - Alternative 1	DG1 - Remote Net Metering Alternative 2	DG2 - Base Bid	DG2 - Alternative 1	DG2 - Remote Net Metering Alternative 2	AB - Alternative 1	AB - Alternative 2	AB - Alternative 3
	461.7			211.1 kW					
	System Production (kWh)	System Production (kWh)	System Production (kWh)	System Production (kWh)	System Production (kWh)	System Production (kWh)	System Production (kWh)	System Production (kWh)	System Production (kWh)
1	\$0.088	\$0.088	\$0.087	\$0.088	\$0.088	\$0.087	\$0.088	\$0.088	\$0.088
2	\$0.089	\$0.089	\$0.088	\$0.089	\$0.089	\$0.088	\$0.089	\$0.089	\$0.089
3	\$0.090	\$0.090	\$0.089	\$0.090	\$0.090	\$0.089	\$0.090	\$0.090	\$0.090
4	\$0.091	\$0.091	\$0.090	\$0.091	\$0.091	\$0.090	\$0.091	\$0.091	\$0.091
5	\$0.092	\$0.092	\$0.091	\$0.092	\$0.092	\$0.091	\$0.092	\$0.092	\$0.092
6	\$0.093	\$0.093	\$0.092	\$0.093	\$0.093	\$0.092	\$0.093	\$0.093	\$0.093
7	\$0.094	\$0.094	\$0.093	\$0.094	\$0.094	\$0.093	\$0.094	\$0.094	\$0.094
8	\$0.095	\$0.095	\$0.094	\$0.095	\$0.095	\$0.094	\$0.095	\$0.095	\$0.095
9	\$0.096	\$0.096	\$0.095	\$0.096	\$0.096	\$0.095	\$0.096	\$0.096	\$0.096
10	\$0.097	\$0.097	\$0.096	\$0.097	\$0.097	\$0.096	\$0.097	\$0.097	\$0.097
11	\$0.098	\$0.098	\$0.097	\$0.098	\$0.098	\$0.097	\$0.098	\$0.098	\$0.098
12	\$0.099	\$0.099	\$0.098	\$0.099	\$0.099	\$0.098	\$0.099	\$0.099	\$0.099
13	\$0.100	\$0.100	\$0.099	\$0.100	\$0.100	\$0.099	\$0.100	\$0.100	\$0.100
14	\$0.101	\$0.101	\$0.100	\$0.101	\$0.101	\$0.100	\$0.101	\$0.101	\$0.101
15	\$0.101	\$0.101	\$0.100	\$0.101	\$0.101	\$0.100	\$0.101	\$0.101	\$0.101

Year	DeHart Garage			Dalton Garage			Ann Bank Garage		
	DG1 - Base Bid	DG1 - Alternative 1	DG1 - Remote Net Metering Alternative 2	DG2 - Base Bid	DG2 - Alternative 1	DG2 - Remote Net Metering Alternative 2	AB - Alternative 1	AB - Alternative 2	AB - Alternative 3
	461.7			526.1					
	System Production (kWh)	System Production (kWh)	System Production (kWh)	System Production (kWh)	System Production (kWh)	System Production (kWh)	System Production (kWh)	System Production (kWh)	System Production (kWh)
1	\$0.088	\$0.088	\$0.087	\$0.088	\$0.088	\$0.087	\$0.088	\$0.088	\$0.088
2	\$0.089	\$0.089	\$0.088	\$0.089	\$0.089	\$0.088	\$0.089	\$0.089	\$0.089
3	\$0.090	\$0.090	\$0.089	\$0.090	\$0.090	\$0.089	\$0.090	\$0.090	\$0.090
4	\$0.091	\$0.091	\$0.090	\$0.091	\$0.091	\$0.090	\$0.091	\$0.091	\$0.091
5	\$0.092	\$0.092	\$0.091	\$0.092	\$0.092	\$0.091	\$0.092	\$0.092	\$0.092
6	\$0.093	\$0.093	\$0.092	\$0.093	\$0.093	\$0.092	\$0.093	\$0.093	\$0.093
7	\$0.094	\$0.094	\$0.093	\$0.094	\$0.094	\$0.093	\$0.094	\$0.094	\$0.094
8	\$0.095	\$0.095	\$0.094	\$0.095	\$0.095	\$0.094	\$0.095	\$0.095	\$0.095
9	\$0.096	\$0.096	\$0.095	\$0.096	\$0.096	\$0.095	\$0.096	\$0.096	\$0.096
10	\$0.097	\$0.097	\$0.096	\$0.097	\$0.097	\$0.096	\$0.097	\$0.097	\$0.097
11	\$0.098	\$0.098	\$0.097	\$0.098	\$0.098	\$0.097	\$0.098	\$0.098	\$0.098
12	\$0.099	\$0.099	\$0.098	\$0.099	\$0.099	\$0.098	\$0.099	\$0.099	\$0.099
13	\$0.100	\$0.100	\$0.099	\$0.100	\$0.100	\$0.099	\$0.100	\$0.100	\$0.100
14	\$0.101	\$0.101	\$0.100	\$0.101	\$0.101	\$0.100	\$0.101	\$0.101	\$0.101
15	\$0.101	\$0.101	\$0.100	\$0.101	\$0.101	\$0.100	\$0.101	\$0.101	\$0.101

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Appendix B – Savings Analysis

Savings Analysis

JCPL 2023 Average GS	\$	0.095
JCPL 2022 Average Transportation	\$	0.035
JCPL Rate	\$	0.130
JCPL Yearly Escalation		2.50%

		DeHart Garage					Dalton Garage				
		461.7	DG1 - Base Bid	DG1 - Alternative 1	DG1 - Remote Net Metering Alternative 2	DG1 - Remote Net Metering Alternative 3	211.1 kW	DG2 - Base Bid	DG2 - Alternative 1	DG2 - Remote Net Metering Alternative 2	DG2 - Remote Net Metering Alternative 3
Year	JCPL Rate	System Production (kWh)	PPA Rate (\$/kWh) with DeHart Garage including 5 EV Charges on the 4th Floor and 5 EV Charges on the 5th Floor	Incremental PPA Addition to DG1 - Base Bid (\$/kWh) for DeHart Garage including 10 EV Charges on the 4th Floor and 10 EV Charges on the 5th Floor	PPA Rate (\$/kWh) with DeHart Garage including 5 EV Charges on the 4th Floor and 5 EV Charges on the 5th Floor under Remote Net Metering Scenario	Incremental PPA Addition to DG1 - Remote Net Metering Alternative 2 (\$/kWh) for DeHart Garage including 10 EV Charges on the 4th Floor and 10 EV Charges on the 5th Floor	System Production (kWh)	PPA Rate (\$/kWh) with Dalton Garage including 10 EV Charges on the 4th Floor	Incremental PPA Addition to DG2 - Base Bid (\$/kWh) for Dalton Garage including 10 EV Charges on the 4th Floor and 10 EV Charges on the 3rd Floor	PPA Rate (\$/kWh) with Dalton Garage including 10 EV Charges on the 4th Floor under Remote Net Metering Scenario	Incremental PPA Addition to DG2 - Remote Net Metering Alternative 2 (\$/kWh) for Dalton Garage including 10 EV Charges on the 4th Floor and 10 EV Charges on the 3rd Floor
1	\$ 0.130	525,009	\$22,050	\$21,525	\$22,575	\$22,050	240,386	\$10,096	\$9,856		
2	\$ 0.133	522,384	\$23,115	\$22,593	\$23,638	\$23,115	239,184	\$10,584	\$10,345		
3	\$ 0.137	519,772	\$24,212	\$23,692	\$24,731	\$24,212	237,988	\$11,086	\$10,848		
4	\$ 0.140	517,173	\$25,339	\$24,822	\$25,836	\$25,339	236,798	\$11,602	\$11,365		
5	\$ 0.143	514,587	\$26,499	\$25,984	\$27,014	\$26,499	235,614	\$12,133	\$11,897		
6	\$ 0.147	512,014	\$28,203	\$27,691	\$28,715	\$28,203	234,436	\$12,913	\$12,679		
7	\$ 0.151	509,454	\$29,426	\$28,917	\$29,936	\$29,426	233,264	\$13,473	\$13,240		
8	\$ 0.155	506,907	\$30,683	\$30,176	\$31,190	\$30,683	232,097	\$14,049	\$13,817		
9	\$ 0.158	504,372	\$31,973	\$31,469	\$32,478	\$31,973	230,937	\$14,640	\$14,409		
10	\$ 0.162	501,850	\$33,299	\$32,797	\$33,801	\$33,299	229,782	\$15,247	\$15,017		
11	\$ 0.166	499,341	\$34,660	\$34,160	\$35,159	\$34,660	228,633	\$15,870	\$15,641		
12	\$ 0.171	496,845	\$36,057	\$35,560	\$36,553	\$36,057	227,490	\$16,509	\$16,282		
13	\$ 0.175	494,360	\$37,490	\$36,996	\$37,984	\$37,490	226,353	\$17,166	\$16,939		
14	\$ 0.179	491,888	\$38,961	\$38,469	\$39,453	\$38,961	225,221	\$17,839	\$17,614		
15	\$ 0.184	489,429	\$40,469	\$39,980	\$40,959	\$40,469	224,095	\$18,530	\$18,306		

		DeHart Garage					Dalton Garage				
		461.7	DG1 - Base Bid	DG1 - Alternative 1	DG1 - Remote Net Metering Alternative 2	DG1 - Remote Net Metering Alternative 3	526.1	DG2 - Base Bid	DG2 - Alternative 1	DG2 - Remote Net Metering Alternative 2	DG2 - Remote Net Metering Alternative 3
Year	JCPL Rate	System Production (kWh)	PPA Rate (\$/kWh) with DeHart Garage including 5 EV Charges on the 4th Floor and 5 EV Charges on the 5th Floor	Incremental PPA Addition to DG1 - Base Bid (\$/kWh) for DeHart Garage including 10 EV Charges on the 4th Floor and 10 EV Charges on the 5th Floor	PPA Rate (\$/kWh) with DeHart Garage including 5 EV Charges on the 4th Floor and 5 EV Charges on the 5th Floor under Remote Net Metering Scenario	Incremental PPA Addition to DG1 - Remote Net Metering Alternative 2 (\$/kWh) for DeHart Garage including 10 EV Charges on the 4th Floor and 10 EV Charges on the 5th Floor	System Production (kWh)	PPA Rate (\$/kWh) with Dalton Garage including 10 EV Charges on the 4th Floor	Incremental PPA Addition to DG2 - Base Bid (\$/kWh) for Dalton Garage including 10 EV Charges on the 4th Floor and 10 EV Charges on the 3rd Floor	PPA Rate (\$/kWh) with Dalton Garage including 10 EV Charges on the 4th Floor under Remote Net Metering Scenario	Incremental PPA Addition to DG2 - Remote Net Metering Alternative 2 (\$/kWh) for Dalton Garage including 10 EV Charges on the 4th Floor and 10 EV Charges on the 3rd Floor
1	\$ 0.130	525,009	\$22,050	\$21,525	\$22,575	\$22,050	598,988			\$25,756	\$25,157
2	\$ 0.133	522,384	\$23,115	\$22,593	\$23,638	\$23,115	595,993			\$26,969	\$26,373
3	\$ 0.137	519,772	\$24,212	\$23,692	\$24,731	\$24,212	593,013			\$28,216	\$27,623
4	\$ 0.140	517,173	\$25,339	\$24,822	\$25,836	\$25,339	590,048			\$29,500	\$28,910
5	\$ 0.143	514,587	\$26,499	\$25,984	\$27,014	\$26,499	587,098			\$30,820	\$30,233
6	\$ 0.147	512,014	\$28,203	\$27,691	\$28,715	\$28,203	584,162			\$32,176	\$31,577
7	\$ 0.151	509,454	\$29,426	\$28,917	\$29,936	\$29,426	581,241			\$33,554	\$32,933
8	\$ 0.155	506,907	\$30,683	\$30,176	\$31,190	\$30,683	578,335			\$34,954	\$34,306
9	\$ 0.158	504,372	\$31,973	\$31,469	\$32,478	\$31,973	575,444			\$36,376	\$35,721
10	\$ 0.162	501,850	\$33,299	\$32,797	\$33,801	\$33,299	572,566			\$37,818	\$37,147
11	\$ 0.166	499,341	\$34,660	\$34,160	\$35,159	\$34,660	569,704			\$39,278	\$38,600
12	\$ 0.171	496,845	\$36,057	\$35,560	\$36,553	\$36,057	566,855			\$40,754	\$40,077
13	\$ 0.175	494,360	\$37,490	\$36,996	\$37,984	\$37,490	564,021			\$42,244	\$41,567
14	\$ 0.179	491,888	\$38,961	\$38,469	\$39,453	\$38,961	561,201			\$43,746	\$43,067
15	\$ 0.184	489,429	\$40,469	\$39,980	\$40,959	\$40,469	558,395			\$45,259	\$44,576

Base Bid	~Annual Usage (kWh)	Production Year 1 (kWh)	% of Yearly Usage Offset	Year 1 - Alternative 1 Savings			15 Year - Alternative 1 Savings
				Year 1 - Savings	1 Savings	15 Year - Savings	
DeHart Garage	980,160	525,009	54%	\$22,050	\$21,525	\$462,437	\$454,831
Dalton Garage	213,680	240,386	112%	\$10,096	\$9,856	\$211,736	\$208,264
Total	1,193,840	765,395		\$32,147	\$31,381	\$674,172	\$663,085

Remote Net Metering (Alternative 2)	~Annual Usage (kWh)	Production Year 1 (kWh)	% of Yearly Usage Offset	Year 1 - Alternative 3 Savings			15 Year - Alternative 3 Savings
				Year 1 - Savings	3 Savings	15 Year - Savings	
DeHart Garage	980,160	525,009	54%	\$22,575	\$22,050	\$470,042	\$462,437
Dalton Garage	213,680	598,988	280%	\$25,756	\$25,157	\$536,276	\$527,599
Total	1,193,840	1,123,997	94%	\$48,332	\$47,208	\$1,006,318	\$990,035