Mynt Systems

Sustainable Development

Solar PV

LED Lighting

23 E Beach St. & 412 E Riverside Dr.

Updated 10/4/2019

Proposal for:
El Pajaro Community Development Center
Martha Gonzalez

Your Project Metrics

23 E Beach St. & 412 E Riverside Dr.
Watsonville, CA

Investing in sustainability makes dollars and sense.

Take advantage of unique financing opportunities for a $0 down project that earns money from day one

Utility Costs

$65k

EPCDC spends over $65k annually on electricity
$52k at E Riverside
$13k at E Beach

Potential Utility Savings

$49k

EPCDC can reduce their PG&E costs by $49k with no money out of pocket

Positive Cashflow

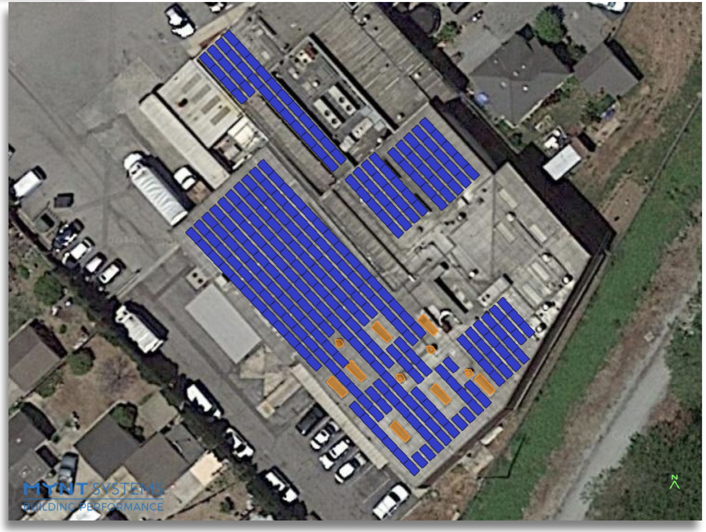
$1.12 mil

Over the 25-year lifespan of the project, EPCDC can reduce their PG&E spending by *$1.12 million*

Solar PV System

Proposed:
130 kW Rooftop Solar PV

- Rooftop Racking System
- (325) Hi-efficiency tier-one solar modules (400 watt)
- System sized to offset 82% of facilities' consumption post-efficiency work
- Includes reroof at 412 E Riverside Dr.



Solar Thermal Refrigeration Optimization

Proposed:
Install (13) 5'x5' Rooftop Evacuated Tube Solar Collector Arrays

- Reduce refrigeration electricity use by 30% = $11,760/yr
- Eligible for Federal Tax Credit through Tax Equity Partner
- Utilizes free solar energy to reduce compressor usage. The hotter it gets, the less the compressor works
- Substantially increases compressor lifespan and reduces compressor failure
- 20-year expected life on solar thermal system / 10-year warranty

LED Lighting

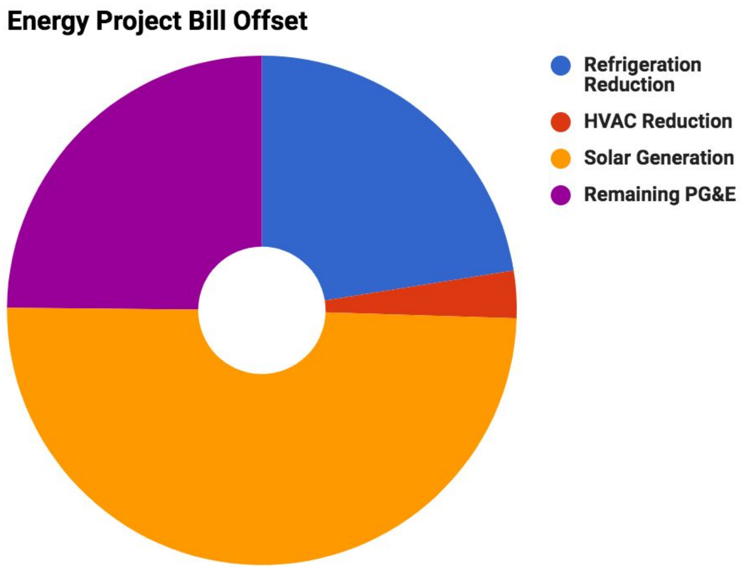
Proposed:
Retrofit (206) existing T8 fluorescent light fixtures and (12) exterior fixtures with high-quality, high-performance LED technology

Product: LED retrofit kits with LED drivers, installed by Mynt

- 65% Energy Reduction
- 50,000 hr rated life means reduced maintenance
- Low cost/High ROI

Utility Offset Analysis

412 E Riverside Dr. Watsonville, CA



		kWh	$	$/kWh
2018	October	17,982	$4,621	
2018	November	18,218	$4,417	
2018	December	16,157	$3,275	
2019	January	14,922	$3,265	
2019	February	17,062	$3,335	
2019	March	15,498	$3,077	
2019	April	18,876	$3,586	
2019	May	17,470	$4,270	
2019	June	18,818	$4,807	
2019	July	23,836	$5,884	
2019	August	22,705	$5,774	
2019	September	23,768	$5,957	
	Total	**225,312**	**$52,267**	*$0.232*

<u>Current PG&E Billing</u>

Current Rate: $.232/kWh

Solar Avoided Cost: $.16/kWh

Solar Thermal Usage Reduction: 50,695 kWh (23%)

Solar Thermal Bill Offset: $11,760 (23%)

Solar Generation Offset: 162,250 kWh (72%)

Solar Bill Offset: $25,960 (50%)

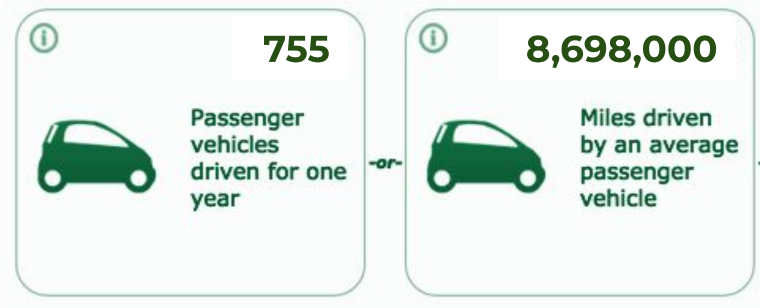
Economic Proforma - *PPA/SESA plus On-Bill Financing*

Year	Down Payment	Utility Savings	SESA Payments	OBF Payments	O&M Expenses	Net Cash Flow	Cumulative Benefit
1	$0	$49,184	($41,005)	($3,300)	$0	$4,879	$4,879
2		$50,994	($41,825)	($3,300)	($878)	$4,991	$9,871
3		$52,870	($42,661)	($3,300)	($900)	$6,009	$15,879
4		$54,814	($43,514)	($3,300)	($922)	$7,077	$22,956
5		$56,829	($44,385)	($3,300)	($945)	$8,199	$31,156
6		$58,918	($45,272)	($3,300)	($969)	$9,377	$40,532
7		$61,083	($46,178)	($3,300)	($993)	$10,612	$51,144
8		$63,327	($47,101)	($3,300)	($1,018)	$11,907	$63,051
9		$65,653	($48,043)	($3,300)	($1,043)	$13,266	$76,317
10		$68,063	($49,004)	($3,300)	($1,070)	$14,689	$91,006
11		$70,561	($102,337)		($1,096)	($32,872)	$58,134
12		$73,150			($1,124)	$72,027	$130,161
13		$75,834			($1,152)	$74,682	$204,842
14		$78,615			($1,181)	$77,434	$282,276
15		$81,497			($1,210)	$80,287	$362,563
16		$84,484			($1,240)	$83,243	$445,806
17		$87,579			($1,271)	$86,308	$532,114
18		$90,787			($1,303)	$89,484	$621,598
19		$94,112			($1,336)	$92,776	$714,374
20		$97,557			($1,369)	$96,188	$810,562
21		$59,772			($1,403)	$58,368	$868,930
22		$61,817			($1,438)	$60,379	$929,309
23		$63,931			($1,474)	$62,456	$991,765
24		$66,114			($1,511)	$64,603	$1,056,368
25		$68,370			($1,549)	$66,821	$1,123,189
TOTAL		**$1,735,913**	**($551,326)**	**($33,000)**	**($28,398)**	**$1,123,189**	

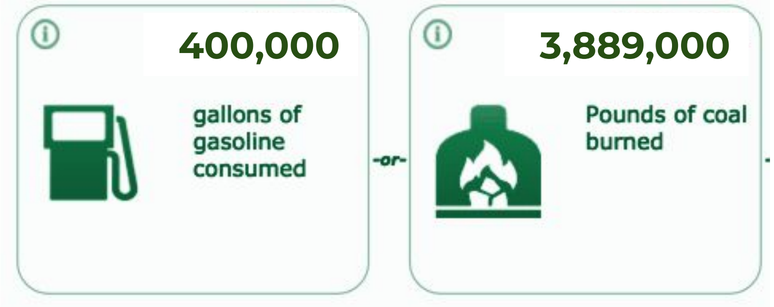
***assumes 4% utility escalation**

The sum of the greenhouse gas emissions from the energy efficiency savings and solar energy produced is equivalent to 3,558 tons of Carbon Dioxide.

This is equivalent to greenhouse gas emissions from:



This is equivalent to carbon sequestered by:



Sharp Westinghouse

Fremont, CA

Case Study

Owner Outcome

25 Year IRR:	*21%*
25 Year NPV (6% DR):	*$5,194,000*
Simple Payback:	*4.7 years*
*Property Value Add**	*$6 Million*
Lease Term Extension	*+10 years*

Property Benefit

Cumulative Savings (25yr):	*$12,172,243*
Annual Utility Savings:	*$420,296*
Annual EE Savings:	*$96,205*
Annual PV Savings:	*$325,091*

**assumes 7% cap rate*