30 MW Premier AI HPC & Data Center Campus RTB



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The project has achieved **Ready-to-Build (RTB)** status, de-risking the development phase and securing all primary structural entitlements. The asset is currently **non-operational** and remains in pre-construction posture pending financial close and issuance of the Notice to Proceed (NTP).

Entitlement & Milestone Overview

Milestone Domain	Development Status	Operational Status
Land Control	100% secured via long-term lease / purchase options	Non-operational
Zoning & Permitting	Fully approved; discretionary approvals received	Pre-construction
Interconnection / Grid Access	Interconnection agreement executed; study phase closed	De-energized / inactive
Offtake / Commercial Structure	PPA / revenue framework established or shortlisted	No commercial generation/revenue
Engineering (Basic)	Preliminary FEED / 30–60% detailed design complete	Construction not commenced

Transition Plan: RTB to Commercial Operation Date (COD)

Bringing the asset to full operational capability requires execution across three remaining phases:

1. **Procurement & Contracting:**
   - Finalize the balance-of-plant (BOP) and Engineering, Procurement, and Construction (EPC) contract.
   - Lock in long-lead equipment supply agreements and warranties.
2. **Financing & Notice to Proceed (NTP):**
   - Finalize tax equity / project debt syndication.
   - Reach Final Investment Decision (FID) and issue Full NTP to the general contractor.
3. **Construction, Commissioning & Energization:**
   - Break ground and execute physical build-out under the designated construction schedule.
   - Conduct testing, interconnection tie-in, grid compliance trials, and final commissioning to achieve COD.

High-Level Delivery Timetable

Milestone	Target Horizon	Core Objective
FID & Full NTP	Month 0	Release funds and commence site mobilization
Substantial Completion	Months 10–14	Mechanical and electrical completion
Grid Energization & Testing	Months 14–16	Hot commissioning, sync trials, and punch list resolution

TARGET PRICE
$25,000,000

GROSS REVENUE
$0

EBITDA
$0

BUSINESS TYPE
Data Centers

COUNTRY
United States

BUSINESS ID
L#20261101

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Milestone	Target Horizon	Core Objective
Commercial Operation Date (COD)	Month 16	Transition to revenue-generating operational management

Key Risks & Value Drivers

- **Value Realized:** By advancing the asset to RTB, the project eliminates primary regulatory, land-use, and permitting risks, creating an immediate, financeable infrastructure asset.
- **Near-Term Focus:** Mitigating supply-chain lead times, firming up EPC cost certainty, and closing financing to protect the target COD and projected rate of return.

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