Proposed Business Case: Employee Benefit Model
United Airlines Data Center

Cook County Community Solar Project

The United Airlines Data Center main campus building is LEED Silver certified and is ideal for solar, with capacity to accommodate a rooftop system of more than 1.4 MW. This unique model allows United Airlines to partner with a solar developer to offer direct benefits to their employees and the surrounding community of Mt. Prospect. The proposal allows for employees to lease panels with no upfront costs and save 20 percent on the cost of their electricity starting the first year. United Airlines would be able to subscribe to 40 percent of the energy produced and could see additional revenue from leasing their roof. They would also be able to extend benefits to the surrounding community if they choose, with the ability to serve nearly 200 subscribers.

HOST SITE

Corporate Campus

United Airlines Data Center is a campus of more than 60 acres, with multiple buildings, significant land parcels and a main campus building with more than 140,000 square feet of roof space.

OWNERSHIP

Developer Owned

In this model, the solar developer would finance, build, own and maintain the array over the life of the system. The developer gets SRECs, ITC, MACRs and Capacity Rebate, passing on benefits to subscribers and the host site.

SUBSCRIPTION

Panel Lease

In this model, employees and the other subscribers lease panels for $1.38 per month, saving 20 percent on the cost of their electricity. The host site would average more than $18k per year in lease payments and energy savings.

INSTALLATION

Rooftop

This LEED Silver building is ideal for solar, with an expansive, well-supported, flat roof. The roof is more than 140,000 sf. and has the capacity to hold more than 4,500 panels.

SYSTEM

1,410 kW
4,548 Panels

This proposed design uses a fixed tilt, ballasted array with 325-watt panels. The system is anticipated to produce more than 1.7 GWhs per year, enough to power as many as 220 homes.

To see the detailed report, financial models and all supporting case study material, visit the Cook County Community Solar Project:

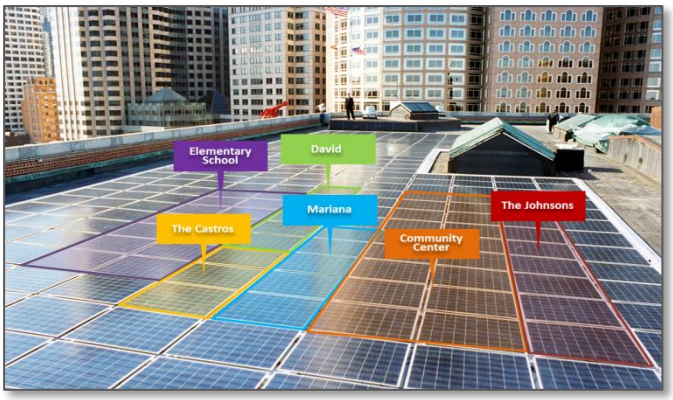
- ***Case Study Home Page***

To access the modelling tool used for these case studies, download the Community Solar Business Case tool here:

- Business Case Tool

Visit the Cook County Community Solar Map to search for properties that are suitable for community solar.

- Community Solar Map



Community Solar

Community solar is a solar photovoltaic (PV) installation that provides energy, financial benefits, or both to multiple participants. Participants, also called Subscribers, can buy or lease a share of the community solar installation and receive credits on their electricity bill for the power generated by that share. Subscribers can be households, businesses or anyone with an electric bill.

System Design

This ideal structure offers a simple and large design, with consistent arrays over the entire main roof area. Additional clusters on two smaller roof segments have been easily added to increase overall capacity at the same cost per watt. Installation and interconnection will be straightforward. The simplicity of the design and the economies of scale for this large system represent a very competitive cost at just $1.78 per watt.

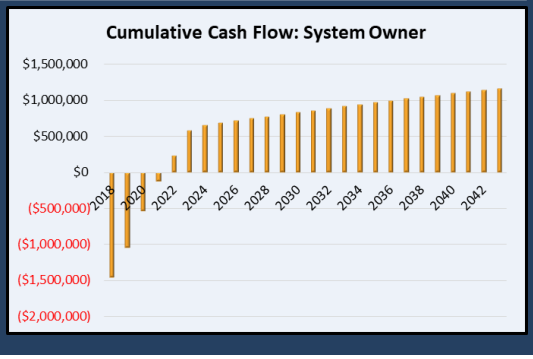
Business Model

The proposed model allows a developer to design, build and maintain the system. The developer then benefits from SRECs, capacity incentive and tax benefits. Subscribers lease panels and receive savings immediately, with savings increasing over the life of the system. The host site is the anchor subscriber, taking 40 percent of the power. Revenue from leasing and energy savings would be $10,353 in the first year and increase each subsequent year. The developer sees an Internal Rate of Return of 14.9 percent.

Solar Developer/System Owner Metrics

25-Year Costs	($3,546,386)
25-Year Revenues	$4,712,589
25-Year Net Benefits	$1,116,203
25-Year Net Present Value (NPV)	$404,122
Return On Investment (ROI)	32.9%
Payback Period	3.3 years
Internal Rate of Return (IRR)	16.1%
SREC Value (1MW-2MW Block)	$45.00/MWh
SREC Adder Value-Subscriber Type	$0
SREC Adder Value-100% Low-Income	$0

SREC Value: $4.7



Host Site Metrics: Leasing Roof and Anchor Subscription

25-Year Costs	($534,890)
25-Year Revenues	$1,000,931
25-Year Net Benefits	$466,041
Upfront Investment/Financing	$0
Average Annual Earnings (25 years)	$18,642
Average Monthly Earnings (25 years)	$1,553
SREC Value (1MW-2MW Block)	$45.00/MWh
SREC Adder Value-Subscriber Type	$0
SREC Adder Value-100% Low-Income	$0

**All SREC and SREC Adder values are assumptions. See Overview for more details.*