

Site screening scorecard

Appendix A. Hard fails first, pass or fail, each with a date, a source and a verifier. Then score 1 to 5. An unknown is recorded as unknown, never as a middling 3.

Site		Prepared by	
Fund		Date	

Hard fail	Pass / fail	Date, source, verifier
No plausible path to the target capacity inside the schedule window, stated as a date.		
Any part of the buildable envelope or the substation pad inside a mapped 100-year floodplain.		
A single fiber path with no second physically diverse route at a knowable cost.		
No site control instrument available: the owner will not option		
The required entitlement sits in a jurisdiction with a record of denying comparable applications		
No water supply any viable cooling architecture can live with		
A hard encumbrance across the developable area: conservation easement, restrictive covenant		

Criterion	Weight	Score 1-5	Confidence	Evidence
Power and Connectivity, 45 per cent				
Existing capacity at a candidate delivery point	12%			
Plannable capacity and the upgrade path	9%			
Utility posture and precedent	7%			
Schedule to first partial capacity	7%			
Fiber diversity and carrier count	10%			
Land, Site, and Water, 23 per cent				
Size, shape, and buildable envelope	5%			
Topography and geotechnical conditions	5%			
Drainage, flood fringe, and wetlands	5%			
Water supply availability	4%			
Discharge and blowdown capacity	4%			
Regulatory, Entitlement, and Incentives, 18 per cent				
Zoning and approval path	6%			
Permit complexity and standards fit	6%			
Tax posture and incentive authority	6%			
Labor, Hazard, and Community, 14 per cent				
Craft labor and site access	5%			
Hazard and adjacency	5%			
Community and political climate	4%			

The first utility conversation

Appendix B. Assemble the package first, then take the questions in. The utility's real question is whether you are a project or a shopper.

Site / utility		Prepared by	
Fund		Date	

Package item	Ready	Note
Load profile. Peak demand in megawatts of utility demand, distinguished explicitly from megawatts of IT load		
Ramp schedule by quarter. Not one number. First block at energization, later blocks with dates.		
Service voltage and configuration. The voltage class you expect to take service at		
Redundancy requirement. Single source, dual source from separate transformers, or dual feeds from separate stations		
Power factor and load behavior. Target power factor at the meter, plus an honest description of step-load and harmonic behavior		
Site control status. What you own, what is optioned, expiration dates, and whether the option is assignable.		
Corporate credit. Who signs, what their balance sheet looks like, and whether a parent guaranty or letter of credit is available.		
A one-page project summary. Address and parcel numbers, a location map, load and ramp, capital investment, construction employment		

Question group	Answer, and who gave it
Existing capacity and headroom	
Planned upgrades	
The study process	
Tariff and contract	
Security and contribution in aid of construction	
Flexible and curtailable options	
What makes this easier	

Follow the meeting within a week with a written load letter to the account manager, copied to everyone who attended: it is the artifact forwarded to planning.

Diligence and document checklists

Appendix C. Log every item with its owner, its due date and the document that will close it. Re-date anything older than ninety days before it goes into an investment memo.

Site		Prepared by	
Fund		Date	

Item	Owner	Due	Closing document
Title, Survey, and Site Control			
Title commitment with all exception documents pulled and read, not just listed — the exceptions are where the deal actually lives.			
ALTA/NSPS land title survey showing every easement plotted, so you can see which encumbrances cross the buildable envelope.			
Legal description reconciled to the survey and to the tax parcel, to catch gaps, gores, and overlaps before closing.			
Chain of title and vesting deeds, confirming the seller can convey what the contract says.			
Mineral and severed estate search, with lease status and any surface waiver, because an executed oil, gas			
Access confirmation: recorded frontage or a recorded access easement with adequate width for construction traffic.			
Existing leases, farm tenancies, hunting rights, and licenses, with termination or holdover terms			
Executed option agreement and any amendments, with assignment rights, extension pricing, and confidentiality confirmed.			
Right of entry permitting survey, borings, and environmental work before you own anything.			
Memorandum of option recorded, or a deliberate written decision not to record it.			
Zoning endorsement and survey endorsements to the title policy, priced before closing.			
Environmental and Geotechnical			
Phase I environmental site assessment to current standards, dated within the lender's acceptable window.			
Phase II subsurface investigation if the Phase I identifies a recognized environmental condition, to convert a flag into a cost.			
Wetlands delineation and a jurisdictional determination, which govern whether a federal dredge-and-fill permit is required.			
Threatened and endangered species screening and, where indicated			
Cultural and archaeological resources review, which can consume a season and cannot be accelerated with money.			
Geotechnical investigation with borings across the building pads, the substation pad, and the generator yard			
Soil resistivity and thermal conductivity testing, which the grounding design and any direct-buried cable depend on.			
Percolation and infiltration testing where stormwater will be managed on site.			
Floodplain and floodway confirmation, plus a hydrologic and hydraulic study if any structure sits near a mapped boundary.			

Item	Owner	Due	Closing document
Asbestos, lead, and structural survey on any existing improvements to be demolished.			
Utilities, Infrastructure, Power, and Interconnection			
Written will-serve or capacity letters from the water provider, sewer provider, and, if applicable, the gas utility			
Publicly owned treatment works capacity confirmation and industrial pretreatment requirements for cooling blowdown.			
Gas transportation feasibility, including line pressure, tap location, and whether firm capacity is available.			
Road access and haul route review, with bridge postings and any turn improvements identified and priced.			
Two carrier route proposals demonstrating physical diversity, with construction cost, splice points, and schedule.			
Load letter and interconnection application, with proof of site control and any required disclosure of parallel requests.			
Feasibility study report, if the utility performs one, naming the constrained elements.			
System impact study report, read in full rather than in summary			
Facilities study report with scope, cost estimate, and construction schedule tied to equipment procurement.			
Draft and executed interconnection agreement, with the milestone schedule, cure periods, security terms			
Applicable tariff sheets and any special contract draft, marked up for the ratchet, minimum take, term, and termination payment.			
Long-lead equipment quotations with dated lead times, which feed the tracker in Appendix D.			
Entitlement and Permitting			
Current zoning verification letter from the jurisdiction, stating the district and permitted uses in writing.			
Comprehensive plan and future land use map excerpts showing consistency, which is the finding most appeals attack.			
Rezoning, special use, or conditional use application with the staff report and the adopted conditions of approval.			
Site plan approval, subdivision or lot consolidation, and any development agreement.			
Traffic impact study, noise study, and visual or lighting analysis, prepared to the standards the ordinance actually cites.			
Stormwater management plan and the construction general permit with its erosion and sediment control plan.			
Federal dredge-and-fill permit or a documented determination that none is required.			
Air permit for backup generation, with run-hour limits and testing provisions stated			
Water withdrawal or discharge permits, and any state water rights filings.			
Building, electrical, and mechanical permits			
The appeal period expiration dates, calendared, because an unappealed approval and a final approval are different things.			

Item	Owner	Due	Closing document
Incentives, Tax, and Insurance			
The enabling statute or ordinance for each incentive claimed, with the eligibility thresholds highlighted.			
Executed abatement, payment-in-lieu, or exemption agreement, with the compliance reporting schedule and the clawback triggers.			
Sales and use tax exemption certificates issued for the equipment categories you will actually buy.			
Any development or community benefit agreement, with obligations mapped to owners inside your organization.			
Property tax projection built from the assessor's actual methodology, not from a percentage assumption.			
Entity structure, transfer tax analysis, and cost segregation planning documented before closing rather than after.			
Property, builder's risk, and delay-in-startup coverage, with the catastrophe perils the site is actually exposed to priced.			
Environmental liability and contractor's insurance certificates, with the owner named where required.			
Title policy with endorsements, and any zoning or survey endorsements the lender requires.			
The Closing Binder			
Executed purchase agreement, option, amendments, and the assignment chain into the acquiring entity.			
Deed, settlement statement, title policy, and the final as-built survey.			
All third-party reports in final signed form, with reliance letters running to the owner, the lender, and any future assignee.			
The complete permit and approval set, with expiration and renewal dates in a single table.			
Interconnection agreement, power contracts, and all utility correspondence that evidences a commitment.			
Incentive agreements with their compliance calendars.			
Corporate formation documents, resolutions, and evidence of good standing for every entity in the structure.			
A one-page index naming where each of the above lives and who maintains it, which is the difference between a binder and a shoebox.			

Long-lead equipment tracker

Appendix D. The purchase order date, not the notice to proceed, determines energization. One sheet, one named owner. Lead times are 2026 quotes and volatile: re-quote before relying on them.

Site		Prepared by	
Fund		Date	

Equipment family and quoted lead time	Spec frozen	PO date	Promised delivery	Needed on site	Float (weeks)
Substation power transformers, 5 to 50 MVA: 75 to 110 weeks. Grain-oriented electrical steel, bushings, tap changers					
Generator step-up transformers above 50 MVA: 100 to 150 weeks and often more. Fewer factories still					
Pad-mount distribution transformers: 40 to 65 weeks. Same steel and winding constraints, ordered in quantity					
Medium-voltage switchgear: 5/15 kV metal-enclosed 52 to 72 weeks, 15/27 kV metal-clad 60 to 80 weeks.					
Diesel generators: 1,500 to 2,000 kW at 50 to 66 weeks; 2,500 to 3,500 kW at 62 to 82 weeks					
Uninterruptible power supply: static 500 to 1,500 kVA at 30 to 48 weeks; modular 2,000 kVA and above at 40 to 60 weeks.					
Large gas turbines. Sold out into multi-year queues at the major manufacturers. Carry no number					