

PEAK
POWER
An intelligent system operator



Energy Storage for ConEdison Demand Management

*Receive financial incentive to help ConEdison lower peak load on the hottest days
With no upfront cost and no impact on business operations*

PRIVATE AND CONFIDENTIAL

How our electricity bills work

Bills are structured to recoup costs incurred by utilities & system operators to maintain **sufficient supply** and **grid infrastructure** for only a handful of hours of peak demand, on the hottest and coldest days, each year

Monthly Bill Statement		
Account Number:	Statement Date:	11/15/2018
000 00 000 00-0	Amount Due	62,750
	Due Date	12/15/2018
Meter Number:	Amount Paid	
000-0		
Your Supply Charges		
Electricity Supply Charge		
400,000 kWh at \$0.05/kWh		20,000
Capacity Charge		
1,700 kW at \$9.5/kW		16,150
Your Delivery Charges		
Delivery Maintenance Charges		
400,000 kWh at \$0.014/kWh		5,600
Demand Charge		
1,500 kW at \$12/kW		18,000
Other		3,000

Electricity Supply Charge – kWh - Overall Consumption

This is the cost for the market price of electricity used during the billing period.

Capacity Charge – kW - Coincident System Peak Demand (1hr)

This is the cost to recover the payments made to the electricity generators that produce the power. These include nuclear, gas-fired and renewable generators.

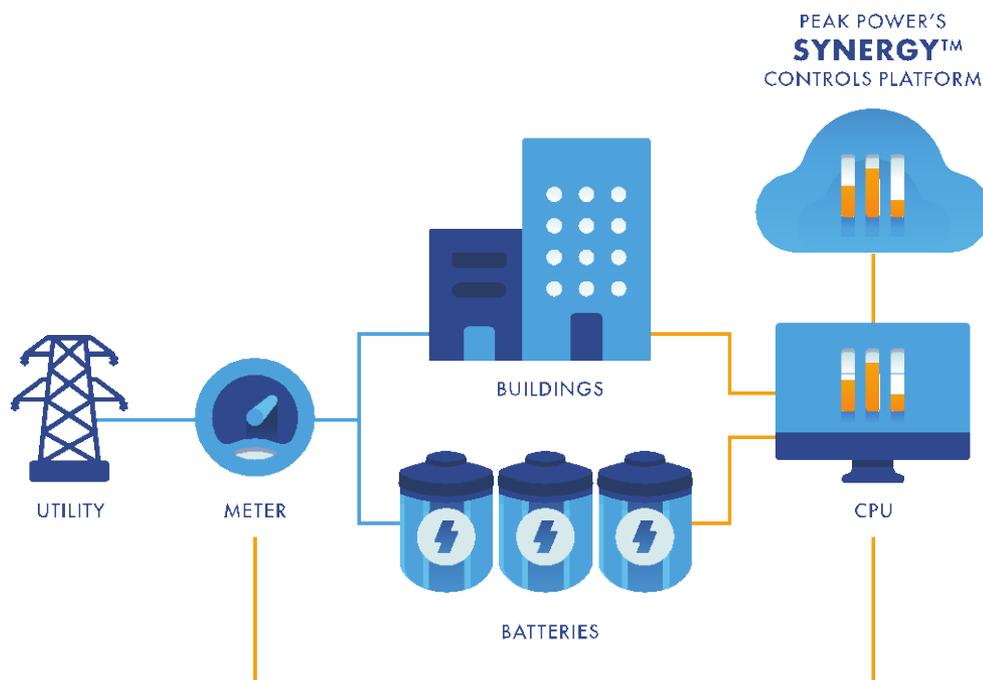
Delivery Charges- kW - 15 min Peak Monthly Demand

This is the cost of delivering electricity from generating stations across the service territory to your home or business through high voltage (transmission) and low voltage (distribution) power lines.

**Just 4 hrs of peak demand (kW) per year represents
>50% of overall electricity bill.**

Energy Storage Offering

Peak Power and D&M Electrical have teamed up to deliver a **non-invasive energy storage solution** to reduce the metered loads seen by the utility during peak times.



D&M Electrical Contracting

Engineering, Procurement, and Construction services to deliver safe installations, with minimal disruption to your business

PEAK POWER

Experienced project developer with an advanced proprietary software to ensure maximum savings

No Upfront Costs

Our shared savings model aligns incentives and minimizes risk

Case Study- 4 West Red Oak Lane

BACKGROUND

GHP Office Realty, a division of Houlihan-Parnes Realtors, LLC, is one of the leading owners, operators, and purchasers of suburban New York commercial real estate. GHP has acquired, financed, redeveloped, leased, and managed more than 6,000,000 square feet of office space across the United States. Their electric utility, Con Edison, and the system operator, need to maintain generation and distribution capacity to meet their peak demand obligations. These costs are passed on to customers via demand-based charges, whether assessed as contribution to system coincident peak (“Capacity tag”) or individual monthly non-coincident peak (“Demand Charge”). To manage these costs, Con Edison implemented the Demand Management Program (“DMP”) to reduce peak demand at the network level by calling on customers to reduce energy use during their assigned call window.

PROJECT

To reduce expensive peak charges to GHP, and to improve grid reliability for Con Edison, Peak Power installed a 375 kW/940 kWh Lockheed-Martin Energy Storage Unit (“ESU”). Peak Power and D&M were responsible for procuring the ESU, submitting utility interconnection documents, and providing an engineered solution that located the ESU in a vacant outdoor location. Additionally, Peak deployed it’s Building Insights Platform (“BIP”), a comprehensive energy management system to optimize the operations of buildings. Both services were provided at no cost to the customer under our Shared Savings agreement, which minimized the risk to the customer.

Custom



Location

White Plains, New York

System size

375 kW / 940 kWh

ESU



Applications

ICAP Reduction

Demand Response

Demand Charge Management

Commissioned

Summer 2018

Case Study- 4 West Red Oak Lane



OUTCOME

By participating in the DMP program, GHP realizes billing savings and earns incremental demand response revenue and Con Edison benefits from system relief. Peak owns and operates the asset using the Peak Synergy™ software, which correctly identified the system coincident peak. In under 2 months, and with minimal disruption to building operations and tenants of the property, D&M successfully installed, tested and commissioned the Lockheed Martin ESU.

"We have been extremely impressed with Peak Power's capabilities and the simplicity of the overall process. We are very excited to be one of the early adopters of energy storage in New York."

Michael Cinicolo, Vice President of Property Management and Construction, GHP Realty

FAQ

Who is a good fit?	<p>Customer Profile: Master-metered CRE, Industrial, Campuses, Schools, Hospitals, Prisons, Libraries, and many more</p> <p>Load Profile: The peakier the better; though we can offer the best economics to peak loads > 500 kW</p> <p>Physical Considerations: 2 parking spots worth of outdoor space</p>
How much can I expect to save?	<p>This will vary depending a number of site specific factors, but as a rule of thumb, we expect annual savings to customer, based off of a 500 kW system, to be ~30K/yr. The savings split with the customer will be subject to meeting minimal financing return thresholds.</p>
How much space will this take?	<p>The expected footprint for a 500 kW system will be approximately 200 square feet, or two parking spots.</p>
How can I get a quote?	<p>To get a quote, send 2 months of utility bills, 1 year of interval data (or 12 months of utility bills), and Single Line Diagram. Please alert Peak of any existing onsite resources, any retail energy contracts, or demand response contracts.</p>

ACT NOW

The ConEdison incentive sunsets in November 2019, which means systems must be in place by then to secure the incentives that allow for the highest level of savings.

About Peak

Peak is establishing itself as the **industry leading software provider** tackling the most difficult problems in the **built environment and energy markets**



- Privately held company based out of **Toronto, ON** , **New York, NY** , and **Boston, MA**
- Our team brings together expertise in **energy**, **buildings** and **software**. Peak's team has over 60 years combined experience leading power project and software development for some of the largest power companies and financing institutions in the world.
- Lead Investor **Osmington** a private commercial real estate company, owned and controlled by Chairman of Thomson Reuters and **MaRS IAF** – Province of Ontario Fund managed by largest cleantech VCs in Canada
- Unparalleled accuracy in forecasting coincident peaks in NY (100%) and Ontario (90%+). Proprietary platform used to forecast facility load profile maximizes savings from peak shaving.
- Strategic partnership announced with **Alphabet's Sidewalk Labs** to develop the world's largest transactive energy project



About D&M Electrical Contracting, Inc.

D&M is a full service, union electrical contracting firm.

- Established in 1993, D&M has been serving the Tri-State area for over 25 years.
- Servicing both the public and private sectors, the company's strengths are well suited to large scale infrastructure for commercial, industrial and utility applications.
- Strategic partnerships include a wide range of turnkey distributed generation capabilities.
- Sister company, D&M Utility Construction services the electrical utility industry regionally performing transmission, distribution and substation scopes. It also services the same industry nationally for disaster recovery efforts.
- Capabilities include EPC and design/build projects on both sides of the meter.
- Some of our capabilities include EPC and design/build projects, high voltage splicing and termination, overhead and underground distribution system construction and maintenance, network vault construction and disaster recovery.

