

Attachment 4.1 Business Plan



Attachment 4.2 Feasibility Study



Leading Light Wind Feasibility Study

As discussed in Section 2, through coordination with industry leading suppliers and contractors, Leading Light Wind has conducted a comprehensive review of the expected equipment and construction costs for each of our project alternatives. These engagements have been used to optimize our project design choices as well as develop a reasonable forecast of expected construction costs. Key inputs that were reviewed and considered include those related to the Wind Turbine Generators (WTG), WTG Foundations, High Voltage Direct Current (HVDC) Transmission System, HVDC Export Cable(s), and High Voltage Alternating Current (HVAC) Inter-array Cables.

The following sections, along with the material in Section 2, provide the basis for the assumptions and costs underlying the Leading Light Wind project, inclusive of project alternatives.

WTGs

Supply & Transport

Scope & Assumptions

Please refer to Section 2 and Section 8 for a thorough description of the assumptions that went into our costs. The scope for "WTG Supply & Transport" includes the following costs:

Orivers				
	ne WTG Supply 8	R Transport costs	s include:	





Key Drivers



WTG Foundations
Supply
Scope & Assumptions Please refer to Section 2 and Section 8 for a thorough description of the assumptions that went into our
costs. The scope for "WTG Foundation Supply" includes the following costs:
The supply scope includes the following costs:
Key Drivers
The key-drivers of the monopile cost include the following:



Transport, Installation & Commissioning

Scope & Assumptions

Please refer to Section 2 for a thorough description of the assumptions that went into our costs. The scope for "WTG Foundation Installation & Commissioning" includes the following costs:

rivers rivers of the foundation t	1	



Scour Protection

Scope & Assumptions

Please refer to Section 2 for a thorough description of the assumptions that went into our costs. The scope for "Scour Protection" includes the following costs:

ey Drivers			

Offshore Converter Station (OFCS) & OFCS Foundation

Project Management & Supply

Scope & Assumptions

Please refer to Section 2.5 for a full description of project assumptions for the OFCS. This scope includes the following costs:

Ī			



ey drivers	
cope & Assu	nstallation & Commissioning umptions to Section 2 for a full description of project assumptions for the OFCS. This scope includes
ne following	



Key Drivers			
Key Dilvers			
Ξ			

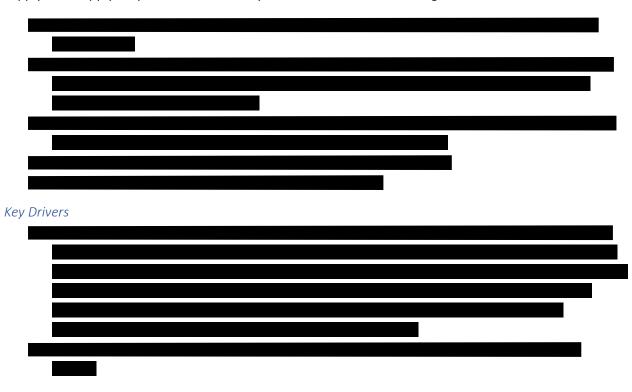


Inter-Array Cables

Supply

Scope & Assumptions

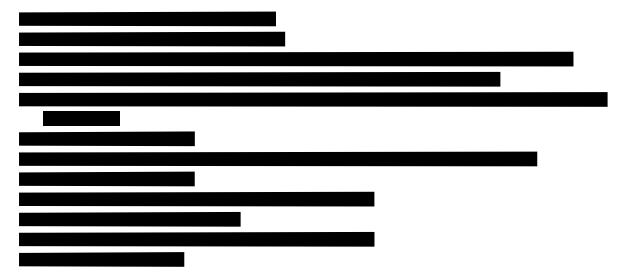
Please refer to section 2 for a detailed description of the assumptions surrounding inter-array cable supply. The supply scope for the inter-array cables includes the following cost line items:



Transport, Installation, Termination & Testing

Scope & Assumptions

Please refer to Section 2 for a full description of project assumptions for Inter Array Cable Transport, Installation, Termination & Testing. This scope includes the following costs:





Key Drivers
Offshore Export Cables
Project Management & Supply
Scope & Assumptions
The supply of the export cable includes the following cost line items:
Key Drivers
Transportation & Installation
Scope & Assumptions
Fransportation and Installation costing follows the methodology outlined in Section 2.5. This scope
ncludes the following costs:



Key Drivers
KCY DIVERS
Onshore Export Cable
Scope & Assumptions
Scope & Assumptions
Scope & Assumptions Please refer to Section 2 for a full description of project assumptions for Onshore Export Cable. This
Scope & Assumptions Please refer to Section 2 for a full description of project assumptions for Onshore Export Cable. This
Scope & Assumptions Please refer to Section 2 for a full description of project assumptions for Onshore Export Cable. This
Scope & Assumptions Please refer to Section 2 for a full description of project assumptions for Onshore Export Cable. This
Scope & Assumptions Please refer to Section 2 for a full description of project assumptions for Onshore Export Cable. This scope includes the following costs:
Scope & Assumptions Please refer to Section 2 for a full description of project assumptions for Onshore Export Cable. This





Onshore Converter Station (ONCS)

Detailed Design and Supply

Scope & assumptions

Depending on the offer capacity, the HVDC system costs are drawn from monopole or dual-monopole HVDC equipment quotes as received from multiple HVDC OEMs. The costs are also scaled by project nameplate capacity. The following items are covered:



Construction, Installation and Commissioning – Onshore converter station

Scope & assumptions

As clarified by the BPU, the project assumes that Mid Atlantic Offshore Development (MAOD) is responsible for the land acquisition, site preparation (tree clearing, clearing, and grading with native soil, seeding, temporary fencing), and access roads. The costs related to these activities are not included in the project cost basis for the ONCS (see Section 2.4 for additional discussion).

The construction costs are drawn as average across three contractor quotes for the ONCS construction and include the following:





Key Drivers The key-drivers for the ONCS include the following:
Other Capital Expenditures (Technical) Other assumed technical capital expenditures (CAPEX) include the following:



General Cost Estimation Assumptions	
The project cost estimation structure is	
	I
Construction Duration	
The construction duration was calculated	
Assumed Downtime (Weather, Restricted season, etc.) The weather downtime for the project was calculated	



Volatili [.]	ry in Commodity Prices			
The cos	t modeling uses			
1116 605	t modeling ases			
		•		
			_	
	_			