EXPERT PRO
EXPERTOS EN PROYECTOS

PRODUCT PREVIEW · GUIDED TOUR

Data Center Site Selection & Power Model

Score up to ten candidate sites, then turn the winner into a 120-month energy plan with dated supply and blended prices.

Up to 10 sites | 6 fatal flags | 120 months | No macros



Illustrative demonstration data from the worked example. Not investment advice. 10 pages.

T1 · ORIENTATION

T1 chooses who gets diligence money, and prices nothing

T1 is calibrated for the moment when you know little and need to compare much; its coarseness is a feature, not a gap.

T1 decides this	T1 refuses this
Which sites deserve real diligence money	Cash flow, CapEx beyond land price, financing — those belong to T3 and T4
Scores on seven quantitative and nine categorical criteria	The IRR question, which is premature by exactly two templates
Six fatal-flag tests that disqualify a site outright	Precision it cannot have: scores are 1-to-5 bands, prices may be broker quotes
The weighted rank of the survivors, on a 1-to-5 scale	Reading the energy ceiling as a forecast or the score as a probability of success
The sealed export of the best site to T2 · Power & Energy	Weekly re-runs; re-run at defined moments only, each logged in Version

T1 · INPUTS

Five weights are the strategy, and they must sum to 100%

Across categories, these five weights blend the category scores into each site's TOTAL on a 1-to-5 scale.

35%

Power

Demo S01 scores 4.50

20%

Land & Environment

Demo S01 scores 4.40

15%

Connectivity

Demo S01 scores 4.50

15%

Water & Cooling

Demo S01 scores 4.00

15%

Market & Incentives

Demo S01 scores 3.25

100%

Must sum exactly

CHK-T1-01, severity ERROR

T1 · THE ENGINE ROOM

S01's 4.23, traced from raw evidence to weighted total

S01 enters with 12.0 ha at $10,900,000, a 36.0 MW substation 18 months out, a $62.5/MWh tariff, Compatible zoning and Secured water.

Capacity ratio — higher is better

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36 ÷ 30 = 1.20
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Interconnection, 18 months — lower is better

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18 sits in [13; 25), the second interval
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Area ratio — higher is better

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12 ÷ 5 = 2.40
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Land $/ha — lower is better

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10.9M ÷ 12 = 908,333
```

Weighted TOTAL, 1-to-5 scale

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TOTAL = 0.35×4.50 + 0.20×4.40 + 0.15×4.50 + 0.15×4.00 + 0.15×3.25
```

T1 · THE ENGINE ROOM

Six flags disqualify outright, whatever the score says

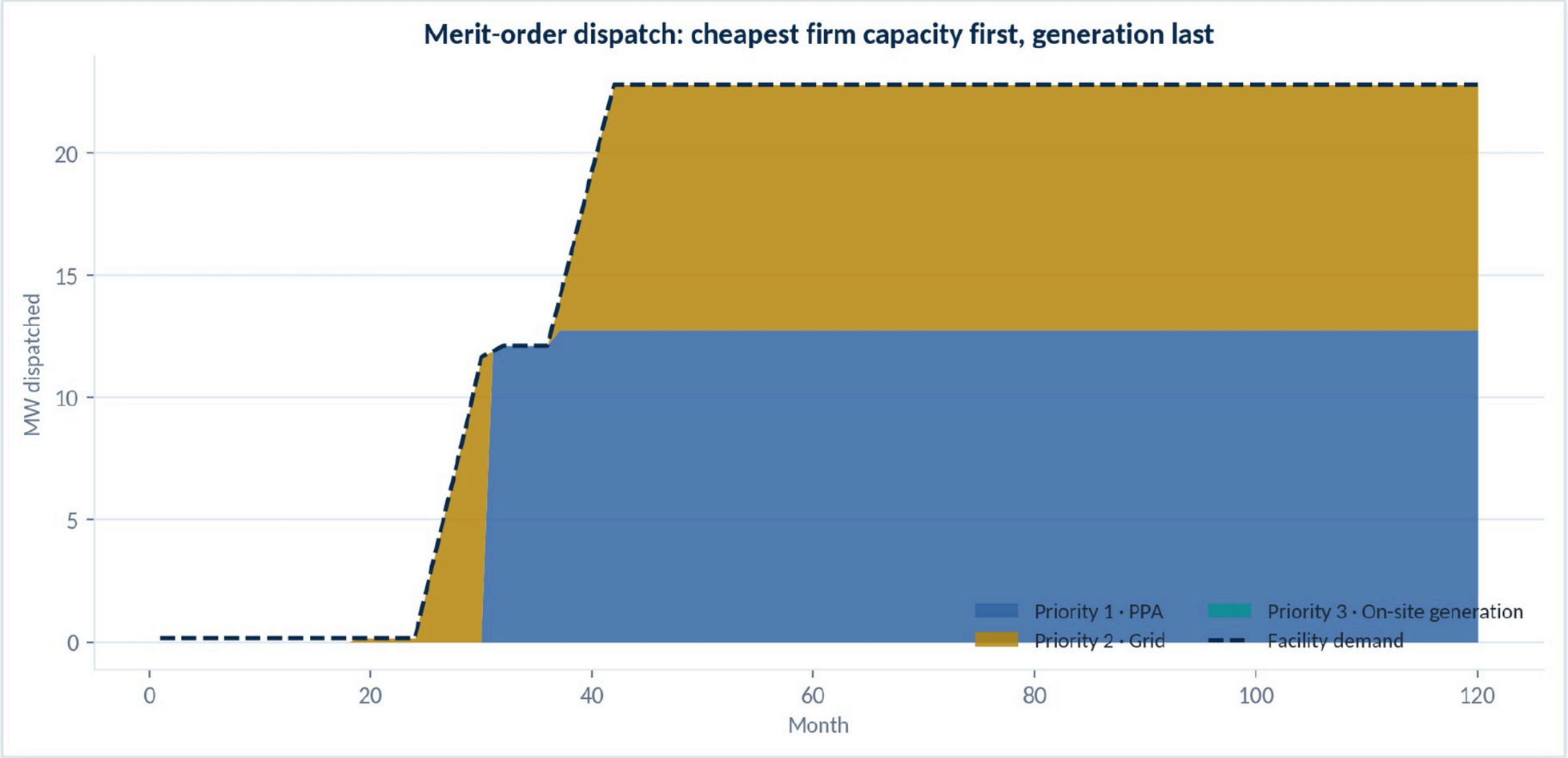
Any single TRUE disqualifies: the site keeps its score and loses its rank. Scores and flags never blend.

Flag	Test	Threshold it reads
FF-01	Interconnection lead time exceeds the acceptable maximum	inp_max_interconn_months (48)
FF-02	Zoning is Incompatible	— (category test)
FF-03	No water while cooling is water-dependent	inp_water_required
FF-04	Natural hazard is High	— (category test)
FF-05	Site area below the minimum	inp_min_site_ha (5 ha)
FF-06	Grid capacity under 40% of requirement and no on-site generation	inp_ff06_min_ratio (0.40)

T2 · POWER & ENERGY

Merit order: cheapest firm capacity first, diesel last

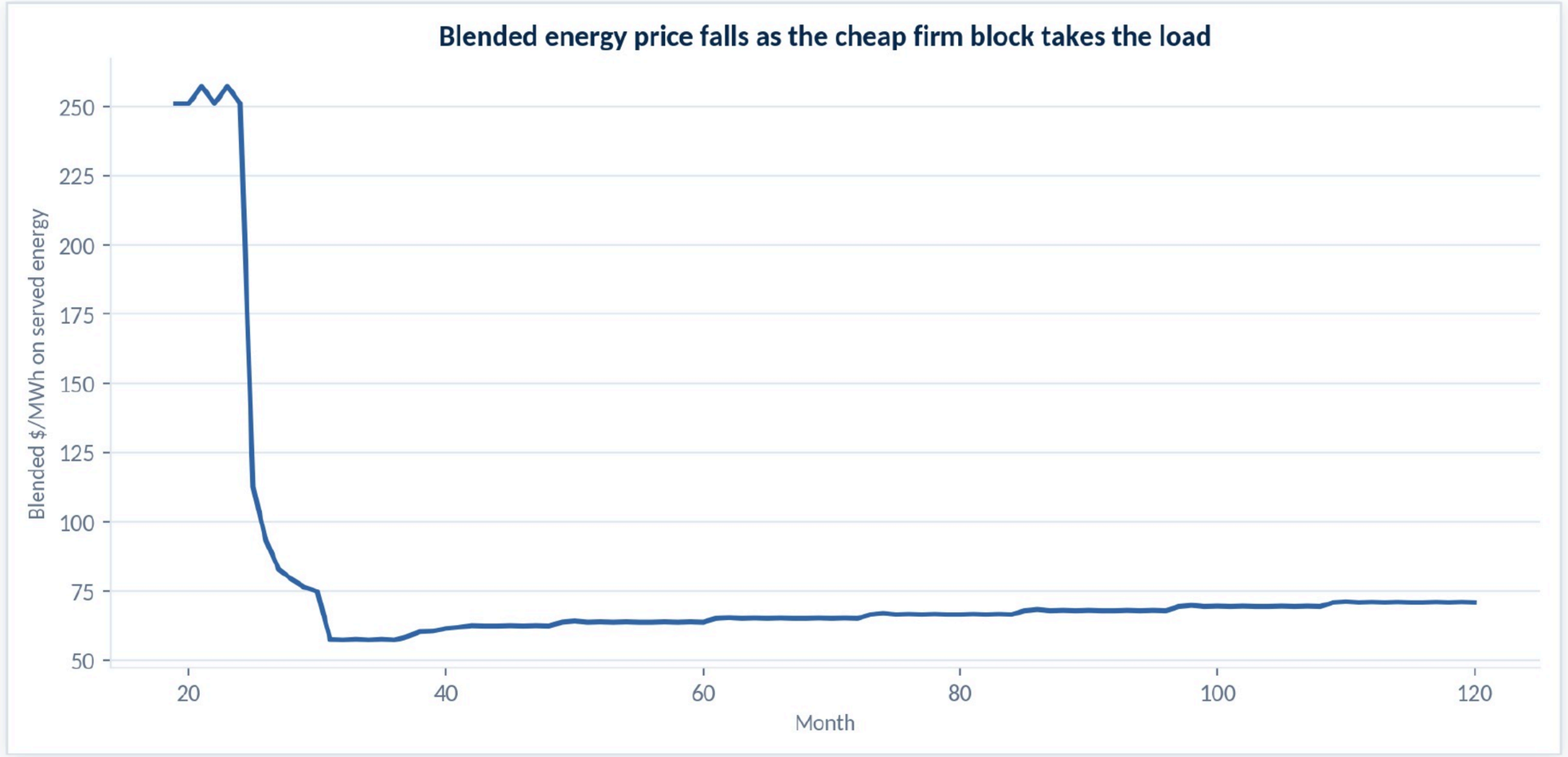
The engine dispatches month by month against demand, in the priority you set — and shows you the months where nothing covers the gap.



Monthly dispatch by priority against facility demand, in MW.

The blended price falls as the firm block takes the load

Energy price is not one number. It is the weighted average of what actually got dispatched, month after month.



Blended $/MWh on served energy across the horizon.

T2 · POWER & ENERGY

Ten years condense into one KPI band

Across the top of Out_EnergyPlan, the demo's run reads out in the numbers a committee actually quotes.

1,083.1 GWh

Ten-year energy

total across 120 months

$73.1M

Ten-year cost

energy plus fixed O&M

$65.7

Year-3 blended $/MWh

between the PPA's $48 and the grid's $60s

$41

Year-3 equivalent $/kW/mo

the lease-language price

19

First gap-free month

July 2028 in the demo

22.8 MW

Facility peak

what the connection must survive

WHAT YOU RECEIVE

What is in the download

Format: Excel + ZIP.

XLSX	T1 site screening scorecard (primary download)
XLSX	T2 power and energy workbook
GUIDE	Two dedicated user manuals and a Site & Power Pack Quick Start
DEMO	Worked demonstration data, licence, scope and disclaimer documentation

Before you buy

- Desktop Excel 2019 or Microsoft 365.
- It does not produce a construction budget, financing structure or investment return.
- It does not replace a utility interconnection study, electrical engineering study or legal confirmation of power rights.
- For the complete workflow including finance, compare the five-model suite.

Every workbook opens on the complete worked example, so you can follow the finished answer before entering your own data.

WHO BUILT IT

Built by the ExpertPro team

ExpertPro builds the financial and decision infrastructure behind capital projects, at the intersection of project finance, engineering economics and data.

7	100+	15+	50+
senior specialists	years of combined experience	professional certifications	delivered projects

The team

- Project finance and public-private partnerships, PMP® and APMG CP3P® certified
- Data architecture and data science, led by a mathematician
- Process automation and governance, with more than twenty years in banking
- Information security and compliance: ISO/IEC 27001 Lead Auditor and CEH
- Enterprise systems integration and machine-learning engineering

Every model

- Built to the FAST Standard 02c: Flexible, Appropriate, Structured, Transparent
- No macros and no hidden logic; one formula per calculation row
- A documented source and status behind every input
- A checks panel that must read green before results leave the workbook
- A complete user manual and a worked demonstration case

Master's degrees in industrial engineering, information technology and business, a degree in mathematics, and programmes from MIT (applied AI) and HarvardX (data science). Delivery in five Latin American countries, across energy and utilities, transport, logistics, agroindustry and healthcare.