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# Beacon Solar Decision Record

PJM AG1-553 | Cordova 345 kV  
One project. One POI. A source-linked management review.

**Disposition: REVIEW**  
**Verify current obligations and reconcile the schedule before relying on this public record for a new investment approval.**

## The decision this example asks

What must management verify before approving the next material investment in Beacon Solar? No decision mandate, current budget, or upcoming deadline was supplied by the developer.

## What the public evidence establishes

| Record           | Verified source statement                                   | Evidence limit                                                                    |
|------------------|-------------------------------------------------------------|-----------------------------------------------------------------------------------|
| Project / POI    | Beacon Solar, LLC; Cordova 345 kV. [S1]                     | Current ownership and authority to commit capital are unverified.                 |
| Displayed status | TC1, FINAL AGREEMENT - EP. [S1]                             | EP is preserved without interpretation. GIA execution and payment are not proved. |
| Study basis      | 260.0 MW Energy / 0.0 MW Capacity. [S2]                     | Not an independent GridVision deliverability or capacity finding.                 |
| Public schedule  | PJM: Jan 15, 2030.<br>Project fact sheet: Q4 2028. [S1, S4] | Definitions and reasons for the mismatch require written reconciliation.          |

## How to use this record

REVIEW is a document-verification gate. It is not an engineering go/no-go verdict, an instruction to invest or withdraw, or proof of a customer outcome. This 260 MW example also does not establish fit with the initial 20-150 MW sales focus.

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# Money and milestones

Study estimates identify questions. They do not establish today's binding budget or due date.

## Historical financial evidence

PJM Phase III v1.00 was released September 18, 2025 at 17:11; the source gives no time zone. The Cost Summary contains these allocations. [S2]

| Source category                                         | Allocated estimate |
|---------------------------------------------------------|--------------------|
| Transmission Owner Interconnection Facilities           | \$2,167,424        |
| Physical Interconnection Network Upgrades               | \$16,617,794       |
| System Reliability Network Upgrades - thermal / voltage | \$14,840,658       |
| Affected System - non-PJM violations                    | \$816,076          |
| Total                                                   | \$34,441,952       |
| Amount subject to security                              | \$33,625,876       |

The affected-system item is outside the security subtotal. Security and cost allocation are different measures; do not add them as two project costs. No present paid amount, security balance, invoice, or deadline has been independently verified.

## A freshness check is necessary

Facilities Rev. 1 (August 2025) uses 2024 cost rates and states six-month estimate validity after PJM release plus a one-year construction-start condition. [S3, pp.7-8]

**Inference:** verify the applicable release / issuance date and any updated estimate, extension, re-study, or controlling agreement. This record does not declare legal expiry or project withdrawal.

## Reconcile Q4 2028 versus January 15, 2030

PJM currently displays both commercial operation and projected in-service on Jan 15, 2030. Pine Gate's official fact sheet lists Q4 2028 operational. [S1, S4] The mismatch alone proves neither a delay nor feasibility.

Facilities Rev. 1 estimates 36 months after full GIA execution, subject to procurement and outages. [S3, p.7] Obtain the execution date and today's approved dependency-based schedule. No current 90-day payment deadline is established by this review.

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# Close the evidence gaps

Requested records and accountable roles for the next management review.

| Gate                         | Unknown today                                                                       | Evidence / accountable role                                                                                                                     |
|------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| A. Authority and obligations | Current owner, executed GIA, posted security, next binding obligation and due date. | Agreements / amendments; PJM correspondence; security and deposit ledger; authority register.<br><b>Interconnection lead + finance / legal.</b> |
| B. Schedule                  | Why Q4 2028 differs from Jan 15, 2030; actual critical path.                        | Current baseline; PJM / ComEd milestone confirmation; procurement, outage and dependency register.<br><b>Project controls + TO coordinator.</b> |
| C. Cost completeness         | Current allocation; paid, committed and remaining amounts; tax and developer scope. | Current exhibits and estimate basis; invoice ledger; scope and exclusions matrix.<br><b>Finance + commercial / owner's engineer.</b>            |
| D. Change exposure           | Shared-facility dependencies and later changes affecting obligations.               | Latest studies; upgrade tracker; revision log and written applicability confirmation.<br><b>Interconnection lead + TO coordinator.</b>          |
| E. Readiness                 | Site control, permits, easements, financing, models and construction readiness.     | Current controlled records and sign-offs.<br><b>Development + engineering + finance.</b>                                                        |

## Resolve the schedule conflict explicitly

The project lead should identify the date and milestone definition behind Q4 2028. The interconnection lead should authenticate current PJM milestones and agreement history. The Transmission Owner coordinator should confirm construction dependencies. Management then selects one reconciled baseline and discloses any unresolved difference.

These are diligence requests, not claims that the parties have agreed to perform them. No deadline is derived from historic DP3 language. No alternate POI, independent network model, cost simulation, or market forecast was evaluated.

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# What ten business days deliver

An example service sequence. The clock starts when the agreed scope and required input pack are complete and the agreed payment terms are satisfied.

| Days | Work                                                                               | Reviewable output / owner                                                                              |
|------|------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
| 1-2  | Confirm the decision, authority, scope and versions; authenticate inputs.          | Decision charter and source register.<br><b>Decision lead + client interconnection lead.</b>           |
| 3-4  | Reconcile milestone definitions and dependencies; request confirmations.           | Schedule conflict log and baseline candidates.<br><b>Project controls + interconnection lead.</b>      |
| 5-6  | Normalize source costs and current obligations; distinguish security from expense. | Cost / obligation matrix and exclusions.<br><b>Finance + commercial / owner's engineer.</b>            |
| 7-8  | Review material gaps and changes; obtain client factual corrections.               | Evidence-gap register with owners and requested records.<br><b>Development + interconnection lead.</b> |
| 9    | Draft the evidence-based management disposition.                                   | Draft Decision Record and review criteria.<br><b>Decision lead.</b>                                    |
| 10   | Run management readout, correct facts and publish.                                 | Final Decision Record, diligence list and decision log.<br><b>Authorized client sponsor.</b>           |

## The clock and the claim

This workflow does not mean Beacon Solar bought or received a Sprint. External confirmations can remain open at day 10; they are recorded as unknowns. No answer is manufactured to meet the delivery date.

## When management should re-review

Return when gates A-C have authenticated evidence, the schedule conflict is documented, and D-E have accountable owners with material gaps disclosed. Re-review sooner after an official agreement, status, cost, or milestone change.

At the readout, ask: What is actually due and when? Which amounts are estimates, commitments, security, or paid? Which schedule is approved? Which missing record could change the decision?

Client management owns capital approval. Qualified engineers and the relevant utility / ISO retain responsibility for formal technical determinations.

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# Source register and authority

Retrieved / attempted October 7, 2026. Retrieval date uses America/New\_York; source timestamps remain as published.

| ID / official link                               | Version / locator                                                                                    | Use and freshness boundary                                                                       |
|--------------------------------------------------|------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| <a href="#">S1. PJM current details</a>          | Dynamic; no date / version displayed. Status, milestones, submitted date, developer.                 | Direct HTML retrieved. Current displayed fields, not agreement execution or payment.             |
| <a href="#">S2. PJM Phase III report</a>         | v1.00; 2025-09-18 17:11; time zone unstated. General; Cost Summary; Security Requirement.            | Direct HTML retrieved. Historical study basis and financial estimates.                           |
| <a href="#">S3. PJM / ComEd Facilities Study</a> | Rev. 0 Dec 2024; Rev. 1 Aug 2025. Administrative updates for project reduction and scope. pp.2, 7-8. | 11-page official PDF retrieved. POI cross-check, schedule basis and freshness conditions.        |
| <a href="#">S4. Pine Gate fact sheet</a>         | April 2025 upload path; explicit revision date not identified. p.1, Beacon Project Timeline.         | Official PDF accessed. Q4 2028 target only. Upload path is not treated as an issue date.         |
| <a href="#">S5. Pine Gate project page</a>       | Current version not retrieved.                                                                       | TLS / timeout failures. Not used as newly verified current content; do not assume it matches S4. |

## What was not reviewed

No confidential agreements, network models, invoices, survey records, permits, or developer correspondence were supplied. Dynamic sources may change after this record.

## Authority and claim boundary

Prepared by GridVision AI to demonstrate source-linked evidence review. Beacon Solar and Pine Gate have not commissioned or endorsed this record. No customer outcome, savings, approval, relationship, confidential access, or independent engineering validation is claimed.

Facts describe the listed sources. REVIEW and the requested diligence are GridVision's document-review structure. Controlling agreements, current PJM / Transmission Owner instructions, and qualified professional reviews remain authoritative.