Compare candidates before commissioning diligence

Fill digitally or print. Record evidence and dates; an empty field means unknown, not zero.

Buyer / project

Review date

Hard requirements

Include opening IT MW, latest delivery date, market, deal structure and exclusions.

	CANDIDATE 1	CANDIDATE 2	CANDIDATE 3
Property / offered control			
Fit against buyer brief			
Advertised utility input MW			
Documented utility input MW			
Usable IT MW / design basis			
Opening date / dependencies			
Evidence ID / date / issuer			
Conflicts / missing evidence			
Next answer / responsible party			
Advance / hold / reject + reason			

Advance means request the next evidence or specialist review. It does not certify a feasible or powered site.

Track requests and the decision

Use one copy per candidate. Ask for authorized access before requesting or sharing restricted documents.

Candidate

Decision owner

Request categories: current offered control and owner authority; site-specific utility terms and conditions; equipment / one-line / usable IT load basis; dated upgrade milestones and dependencies; current permitted use.
Record applicability, expiry, execution status and outstanding costs. Escalate technical and legal questions to specialists.

DOCUMENT / QUESTION	RESPONSIBLE PARTY	REQUESTED / DUE	SOURCE / RESPONSE	STATUS / NEXT STEP

DECISION AND REOPENING CONDITION

Worked example: 744 Roble Road

Allentown, Pennsylvania | MS-016 | Public marketing reviewed October 1, 2026

INITIAL DECISION: HOLD CAPACITY / DELIVERY QUALIFICATION

The Five 9s marketing deck reports 2.5 MW existing power and 849 kW IT UPS capacity at N+1 (page 4).
These describe different systems; neither establishes currently usable IT capacity for a buyer.

Page 2 gives two Phase 2 timing descriptions: approximately 30 weeks and 18 months after Phase 1.
The schedule basis needs reconciliation. Phase 1 is marketed at 11.1 MW in about one year.

The deck prefers leasing and says acquisition may be considered. Current terms and owner authority remain unverified.

NEXT REQUESTS

1. Broker / owner: current offered control, authority and permission to access supporting documents.
2. Utility / authorized owner: dated site-specific capacity terms, conditions and an agreed milestone schedule.
3. Engineer / owner: current one-line, equipment condition and usable IT load under the required redundancy.

REOPEN THE SCREEN WHEN

An authorized response reconciles the schedule and supplies applicable evidence for the buyer's brief.
This is a document-request decision, not a feasibility approval. No utility commitment was obtained.

SOURCE: FIVE 9s DIGITAL MARKETING DECK, PDF PAGES 2 AND 4

Open the source marketing deck

Example source evidence may change. Marketing is attributed, not independently verified.

For a scoped comparison against your requirements: megascoutenergy.com/data-center-acquisition-research