



Energy Center Pittsburgh LLC
111 South Commons
Pittsburgh, PA 15212

November 14, 2025

Mr. Matthew L. Homsher, Secretary, PA Public Utility Commission
Commonwealth Keystone Building
400 North Street – Filing Room (2nd Floor)
Harrisburg, PA 17120

Re: Energy Center Pittsburgh LLC
Calculation of Steam Cost Rate and Chilled Water Cost Rate
October, 2025.

Dear Secretary Homsher:

Enclosed for filing with the Commission is Energy Center Pittsburgh's calculation of its Steam Cost Rate ("SCR") and Chilled Water Cost Rate ("CWCR") for the period of October, 2025, for both the North Shore and Uptown Plants. Under the terms of its Tariff, Energy Center Pittsburgh LLC must calculate its SCR and CWCR "each month based on the most current cost data and will submit this cost data to the Commission for informational purposes only."

As noted below, Energy Center Pittsburgh LLC has provided copies of the enclosed calculation to the three public advocates.
Thank you for your attention to this matter.

Sincerely,

Carrie R. Yanez, CPA

Energy Center Pittsburgh LLC
Carrie R. Yanez, CPA
Pittsburgh Business Manager

cc:
Office of Consumer Advocate
Office of Small Business Advocate
Bureau of Investigation & Enforcement
Lori Burger [via email]
Derek Vandevort (Bureau of Audits)
[via email]
David Zambito, Esq. [via email]
Kathleen Aunkst [via email]

Energy Center Pittsburgh LLC
Calculation of SCR / CWCR - North Shore Plant ONLY
Filing for the month of: October 2025

	<u>October</u>	<u>September</u>	<u>August</u>	<u>Manual Entry</u>
Gas cost (\$)	\$ 223,228.59	\$ 14,131.26		
Direct electric cost (\$) - Annex	\$ 38,366.09	\$ (4,336.49)		
Direct electric cost (\$) - #1 Chiller	\$ 120,631.69	\$ (12,475.75)		
Direct electric cost (\$) - #3 Chiller	\$ -	\$ (353.61)		
 Subtotal	 \$ 382,226.37	 \$ (3,034.60)	 \$ -	 \$ -
Steam to Heating (Mlbs)	23,211	20,279	19,062	
Steam to Cooling (Mlbs)	4,923	11,134	41,034	
Steam to PNC heat exchanger (Mlbs)	1,041	451	387	
Annex production (Ton hrs)	372,500	460,700	296,020	
PNC Park ChW sales (Ton hrs)	85,270	145,710	312,720	
 Steam allocation percentage	 79.56%	 63.64%	 31.52%	 0.00%
Chilled water allocation of steam usage percentage	16.87%	34.94%	67.84%	0.00%
PNC (non-recoverable) steam usage percentage	3.57%	1.42%	0.64%	100.00%
Annex allocation - System (recoverable)	77.11%	68.37%	-5.64%	100.00%
Annex allocation - PNC (non-recoverable)	22.89%	31.63%	105.64%	0.00%
 (a)Gas Cost for Heating (\$)	 \$ 177,600.67	 \$ 8,993.13	 \$ -	 \$ -
(b)Gas Cost for Cooling (\$)	\$ 37,658.66	\$ 4,937.46	\$ -	\$ -
 (c)Gas Cost for PNC (\$)	 \$ 7,969.26	 \$ 200.67	 \$ -	 \$ -
 (d)Electric Cost for Cooling (\$)	 \$ 150,215.78	 \$ (15,794.23)	 \$ -	 \$ -
 (e)Electric Cost for PNC (\$) - Annex	 \$ 8,782.00	 \$ (1,371.63)	 \$ -	 \$ -
(f)Electric Cost for PNC (\$) - From Main Plant	\$ -			
Subtotal	\$ 382,226.37	\$ (3,034.60)	\$ -	\$ -
Fuel Cost for Steam (\$) = (a)	\$ 186,593.80			
Fuel & Electric Cost for ChW (\$) = (b)+(d)	\$ 177,017.67			

October	SCR sales	(Mlb)	21,091.2
October	CWCR sales	(Ton hr)	2,330,548.0

Allocated Fuel costs per unit of sales			
Steam (\$/Mlb)	\$	8.846981	
Chilled Water (\$/Ton hr)	\$	0.075955	
Fuel cost recovery/refund for prior years			
Steam (\$/Mlb)	\$	(0.016585) *	
Chilled Water (\$/Ton hr)	\$	0.001923 *	

Fuel cost rates			
October	SCR	(\$/Mlb)	\$ 8.830396
October	CWCR	(\$/TH)	\$ 0.077878

*New PY rates effective September 1st, based on the Reconciliation of Prior Period "E" Factor filing made with the PUC

Energy Center Pittsburgh-Uptown Plant
 Monthly FCR Calculation - All Customers except UPMC
 July 2025 through June 2026
 Filing for the Period of:
 October 2025

	<u>October 2025</u>
SCR	
Total Steam Sales (MLBS)	20,522.593
Less: Non-Recoverable Steam Sales (MLBS)	(492.500)
SCR Mlbs invoiced	20,030.093
Total Cost of Steam (Natural Gas + Interconnect)	171,478.400
Less: Non-Recoverable Cost of Steam	\$ (4,115.13)
Total Cost of Steam Recovered	\$ 167,363.27
SCR - Current Year	\$ 8.355591
** SCR - Prior Year Factor	\$ 0.029917
SCR Billed Rate	\$ 8.385508

	<u>October 2025</u>
CWCR	
CWCR Ton-Hours invoiced	723,147.00
Total Cost of Electricity for Chilled Water Production	\$ 110,015.03
Total Cost of ChW Electricity Recovered	\$ 110,015.03
CWCR - Current Year	\$ 0.152134
** CWCR - Prior Year Factor	\$ 0.004292
CWCR Billed Rate	\$ 0.156426