



**Energy Center Pittsburgh LLC**  
111 South Commons  
Pittsburgh, PA 15212

December 12, 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  
November, 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 November, 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: November 2025**

	<u>November</u>	<u>October</u>	<u>September</u>	<u>Manual Entry</u>
Gas cost (\$)	\$ 302,097.19	\$ 19,555.63		
Direct electric cost (\$) - Annex	\$ 265.82	\$ 8,000.98		
Direct electric cost (\$) - #1 Chiller	\$ 95,685.45	\$ 25,156.91		
Direct electric cost (\$) - #3 Chiller	\$ -	\$ -		
Subtotal	\$ 398,048.46	\$ 52,713.52	\$ -	\$ -
Steam to Heating (Mlbs)	36,514	23,211	20,279	
Steam to Cooling (Mlbs)	267	4,923	11,134	
Steam to PNC heat exchanger (Mlbs)	2,498	1,041	451	
Annex production (Ton hrs)	1,110	372,500	460,700	
PNC Park ChW sales (Ton hrs)	8,250	85,270	145,710	
Steam allocation percentage	92.96%	79.56%	63.64%	0.00%
Chilled water allocation of steam usage percentage	0.68%	16.87%	34.94%	0.00%
PNC (non-recoverable) steam usage percentage	6.36%	3.57%	1.42%	100.00%
Annex allocation - System (recoverable)	-643.24%	77.11%	68.37%	100.00%
Annex allocation - PNC (non-recoverable)	743.24%	22.89%	31.63%	0.00%
(a)Gas Cost for Heating (\$)	\$ 280,829.55	\$ 15,558.46	\$ -	\$ -
(b)Gas Cost for Cooling (\$)	\$ 2,054.26	\$ 3,299.03	\$ -	\$ -
(c)Gas Cost for PNC (\$)	\$ 19,213.38	\$ 698.14	\$ -	\$ -
(d)Electric Cost for Cooling (\$)	\$ 93,215.44	\$ 31,326.47	\$ -	\$ -
(e)Electric Cost for PNC (\$) - Annex	\$ 1,975.68	\$ 1,831.42	\$ -	\$ -
(f)Electric Cost for PNC (\$) - From Main Plant	\$ 760.15			
Subtotal	\$ 398,048.46	\$ 52,713.52	\$ -	\$ -
Fuel Cost for Steam (\$) = (a)	\$ 296,388.01			
Fuel & Electric Cost for ChW (\$) = (b)+(d)	\$ 129,895.20			

<b>November</b>	<b>SCR sales</b>	<b>(Mlb)</b>	31,228.2
<b>November</b>	<b>CWCR sales</b>	<b>(Ton hr)</b>	895,960.0

Allocated Fuel costs per unit of sales	
Steam (\$/Mlb)	\$ 9.491046
Chilled Water (\$/Ton hr)	\$ 0.144979
Fuel cost recovery/refund for prior years	
Steam (\$/Mlb)	\$ (0.016585) *
Chilled Water (\$/Ton hr)	\$ 0.001923 *

<b>Fuel cost rates</b>				
<b>November</b>	<b>SCR</b>	<b>(\$/Mlb)</b>	\$	<b>9.474461</b>
<b>November</b>	<b>CWCR</b>	<b>(\$/TH)</b>	\$	<b>0.146902</b>

\*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:  
 November 2025

	<u>November 2025</u>
<b>SCR</b>	
Total Steam Sales (MLBS)	31,749.412
Less: Non-Recoverable Steam Sales (MLBS)	(594.100)
<b>SCR MLbs invoiced</b>	<b>31,155.312</b>
Total Cost of Steam (Natural Gas + Interconnect)	389,366.461
Less: Non-Recoverable Cost of Steam	\$ (7,285.89)
<b>Total Cost of Steam Recovered</b>	<b>\$ 382,080.57</b>
SCR - Current Year	<b>\$ 12.263738</b>
** SCR - Prior Year Factor	\$ 0.029917
SCR Billed Rate	<b>\$ 12.293655</b>

	<u>November 2025</u>
<b>CWCR</b>	
CWCR Ton-Hours invoiced	309,655.90
Total Cost of Electricity for Chilled Water Production	\$ 102,067.59
<b>Total Cost of ChW Electricity Recovered</b>	<b>\$ 102,067.59</b>
CWCR - Current Year	\$ 0.329616
** CWCR - Prior Year Factor	\$ 0.004292
CWCR Billed Rate	<b>\$ 0.333908</b>