



Energy Center Pittsburgh LLC
111 South Commons
Pittsburgh, PA 15212

January 22, 2026

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
December, 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 December, 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." Further, please note that the CWCR for the North Shore plant is using the prior year e-factor of (\$0.001893) per the revised calculation on Docket M-2025-3056547 filed December 22, 2025 per an audit finding in our most recent audit report from the PUC Bureau of Audits. That calculation of the new prior year e-factor to be billed December, 2025 – August, 2026 is included here as well.

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: December 2025

	<u>December</u>	<u>November</u>	<u>October</u>	<u>Manual Entry</u>
Gas cost (\$)	\$ 494,726.86	\$ 33,807.88		
Direct electric cost (\$) - Annex	\$ 324.08	\$ 121.07		
Direct electric cost (\$) - #1 Chiller	\$ 124,553.05	\$ 43,578.00		
Direct electric cost (\$) - #3 Chiller	\$ -	\$ -		
 Subtotal	 \$ 619,603.99	 \$ 77,506.95	 \$ -	 \$ -
Steam to Heating (Mlbs)	52,543	36,514	23,211	
Steam to Cooling (Mlbs)	2	267	4,923	
Steam to PNC heat exchanger (Mlbs)	3,922	2,498	1,041	
Annex production (Ton hrs)	-	1,110	372,500	
PNC Park ChW sales (Ton hrs)	350	8,250	85,270	
 Steam allocation percentage	 93.05%	 92.96%	 79.56%	 0.00%
Chilled water allocation of steam usage percentage	0.00%	0.68%	16.87%	0.00%
PNC (non-recoverable) steam usage percentage	6.95%	6.36%	3.57%	100.00%
Annex allocation - System (recoverable)	100.00%	-643.24%	77.11%	100.00%
Annex allocation - PNC (non-recoverable)	0.00%	743.24%	22.89%	0.00%
 (a)Gas Cost for Heating (\$)	 \$ 460,343.34	 \$ 31,427.81	 \$ -	 \$ -
(b)Gas Cost for Cooling (\$)	\$ -	\$ 229.89	\$ -	\$ -
 (c)Gas Cost for PNC (\$)	 \$ 34,383.52	 \$ 2,150.18	 \$ -	 \$ -
 (d)Electric Cost for Cooling (\$)	 \$ 124,825.73	 \$ 42,799.26	 \$ -	 \$ -
 (e)Electric Cost for PNC (\$) - Annex	 \$ -	 \$ 899.81	 \$ -	 \$ -
(f)Electric Cost for PNC (\$) - From Main Plant	\$ 51.40			
Subtotal	\$ 619,603.99	\$ 77,506.95	\$ -	\$ -
 Fuel Cost for Steam (\$) = (a)	 \$ 491,771.15			
Fuel & Electric Cost for ChW (\$) = (b)+(d)	\$ 167,854.88			

December	SCR sales	(Mlb)	48,083.9
December	CWCR sales	(Ton hr)	859,461.0

Allocated Fuel costs per unit of sales

Steam (\$/Mlb)	\$ 10.227362
Chilled Water (\$/Ton hr)	\$ 0.195302

Fuel cost recovery/refund for prior years

Steam (\$/Mlb)	\$ (0.016585) *
Chilled Water (\$/Ton hr)	\$ (0.001893) * **

Fuel cost rates			
December	SCR	(\$/Mlb)	\$ 10.210777
December	CWCR	(\$/TH)	\$ 0.193409

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

** Includes new PY rate effective December 2025, based on revision of Docket M-2025-3056547 with approval from PUC Bureau of Audits

**Energy Center Pittsburgh
North Shore Plant
Reconciliation of Prior Period "e" Factor
For Fuel Year 07/01/2024 to 06/30/2025**

		Amount Collected for Previous Year Over/(Under) Collected						
06.30.2024		\$ 41,528.31	\$ (73,947.62)	\$ (32,419.31)				
		<i>Over-Collected</i>	<i>Under-Collected</i>					
	Steam sales (Mlbs)	PY SCR Rate Billed	ChW Sales (Ton hrs)	PY CWCR Rate Billed	Steam Collections/ (Refunds)	Chilled Water Collections/ (Refunds)	Total	
	Jul	18,771.3	(0.014599)	4,456,146.0	(0.003280)	(274.04)	(14,616.16)	(14,890.20)
	Aug	17,061.3	(0.014599)	3,834,780.0	(0.003280)	(249.08)	(12,578.08)	(12,827.16)
	Sep	17,186.3	(0.111253)	3,251,388.0	0.002799	(1,912.03)	9,100.64	7,188.60
	Oct	22,661.4	(0.111253)	2,336,902.0	0.002799	(2,521.15)	6,540.99	4,019.84
	Nov	30,586.9	(0.111253)	1,763,548.0	0.002799	(3,402.88)	4,936.17	1,533.29
	Dec	43,605.9	(0.111253)	958,694.0	0.002799	(4,851.29)	2,683.38	(2,167.90)
	Jan	55,728.7	(0.111253)	977,723.0	0.002799	(6,199.99)	2,736.65	(3,463.34)
	Feb	49,604.8	(0.111253)	825,854.0	0.002799	(5,518.68)	2,311.57	(3,207.12)
	March	38,971.7	(0.111253)	1,255,556.0	0.002799	(4,335.72)	3,514.30	(821.42)
	April	30,053.7	(0.111253)	1,526,265.0	0.002799	(3,343.57)	4,272.02	928.45
	May	20,148.2	(0.111253)	2,069,126.0	0.002799	(2,241.55)	5,791.48	3,549.94
	June	19,525.4	(0.111253)	2,740,013.0	0.002799	(2,172.26)	7,669.30	5,497.03
	Total	363,905.7		25,995,995.0		\$ (37,022.23)	\$ 22,362.25	\$ (14,659.98)
June	Balance of Prior Year "E" factor					\$ 4,506.08	\$ (51,585.37)	\$ (47,079.29)
June	Balance of Current Year Fuel Cost Recovery					\$ 1,386.96	\$ 1,273.11	\$ 2,660.08
						\$ 5,893.05	\$ (50,312.26)	\$ (44,419.21)
						<i>Over-Collected</i>	<i>Under-Collected</i>	<i>Under-Collected</i>
	Projected SCR & CWCR sales - 12 months					355,334	26,160,284	
	E factor originally filed and to be billed Sept 2025 - Aug 2026					\$ (0.016585)	\$ 0.001923	
						per Mlb	per Ton Hr	
	Audit finding Docket # D-2025-3053198 for the 12 month period ended June 30, 2022. \$59,106 ChW					\$ -	\$ 59,106.00	\$ 59,106.00
	Audit finding Docket # D-2025-3053198 for the 12 month period ended June 30, 2022. Interest accrued					\$ -	\$ 16,299.80	\$ 16,299.80
	Audit finding over-collection plus interest					<i>#N/A</i>	\$ 75,405.80	\$ 75,405.80
							<i>Over-Collected</i>	<i>Over-Collected</i>
	Projected CWCR sales - 9 months						19,758,919	
	Audit Finding E Factor Rate Calculated 12.22.25					\$ -	\$ (0.003816)	
							per Ton Hr	
	Plus original E factor above					\$ (0.016585)	\$ 0.001923	
	New total E factor to be billed Dec 2025-Aug 2026					\$ (0.016585)	\$ (0.001893)	

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

	<u>December 2025</u>
SCR	
Total Steam Sales (MLBS)	57,668.944
Less: Non-Recoverable Steam Sales (MLBS)	(1,103.800)
SCR MLbs invoiced	56,565.144
Total Cost of Steam (Natural Gas + Interconnect)	581,850.920
Less: Non-Recoverable Cost of Steam	\$ (11,136.79)
Total Cost of Steam Recovered	\$ 570,714.13
SCR - Current Year	\$ 10.089502
** SCR - Prior Year Factor	\$ 0.029917
SCR Billed Rate	\$ 10.119419

	<u>December 2025</u>
CWCR	
CWCR Ton-Hours invoiced	162,145.70
Total Cost of Electricity for Chilled Water Production	\$ 96,078.34
Total Cost of ChW Electricity Recovered	\$ 96,078.34
CWCR - Current Year	\$ 0.592543
** CWCR - Prior Year Factor	\$ 0.004292
CWCR Billed Rate	\$ 0.596835