

Discount Rate	5.0%
CRF Requirement Rate	2.5%
Construction Cost Escalation Rate	5.0%
Production	24Years
Base Year D-Mid Differential	250,000
Electric Rate (2024)	0.214 \$/kWh
Gas Rate (2024)	3.50 \$/Therm
Electricity Cost Escalation Rate (2024-2050)	2.00%
Gas Cost Escalation Rate (2024-2050)	4.00%
Property Tax Exemption	100.00%
Insurance Tax Rate	0.00%
REC Incentive	66.166666%
NYSERDA Incentive	6,000,000

Construction Costs	
Baseline	\$ 113,551,261
Geothermal	\$ 202,616,567
Delta	\$ 89,065,306

Net Present Cost	
Baseline	\$ 129,236,343
Geothermal	\$ 122,626,547
Delta	\$ 6,609,796

Annual Energy/Water Cost (2024)	
Baseline	\$ 259,263
Geothermal	\$ 259,263
Delta	\$ 0

Total Annual Cost	
Baseline	\$ 129,495,606
Geothermal	\$ 122,885,810
Delta	\$ 6,609,796

Year Completed	
0	2024
0	2025
0	2026
0	2027
0	2028
0	2029
0	2030
0	2031
0	2032
0	2033
0	2034
0	2035
0	2036
0	2037
0	2038
0	2039
0	2040
0	2041
0	2042
0	2043
0	2044
0	2045
0	2046
0	2047
0	2048
0	2049
0	2050

Baseline ASHRAE Compliant System		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Year Completed	Yr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Capital Costs	\$	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Electric Building Costs	\$	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Construction (27% on S&P)	\$	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Operational Costs	\$	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Net Electric Use (kWh)	kWh	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Electric Rate	\$/kWh	0.201	0.207	0.213	0.219	0.225	0.231	0.238	0.244	0.251	0.258	0.265	0.272	0.279	0.286	0.293	0.300	0.307	0.314	0.321	0.328	0.335	0.342	0.349	0.356	0.363	0.370	
Net Gas Use (Therms)	Therms	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Gas Rate	\$/Therm	3.50	3.56	3.62	3.68	3.74	3.80	3.86	3.92	3.98	4.04	4.10	4.16	4.22	4.28	4.34	4.40	4.46	4.52	4.58	4.64	4.70	4.76	4.82	4.88	4.94	5.00	
Gas Cost	\$	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
CRAM Differential	\$	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
REC Incentive	\$	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Net Cost	\$	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

*Measured no credit for depreciation is available

Proposed Geothermal System		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Year Completed	Yr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Capital Costs	\$	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Electric Building Costs	\$	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Construction (27% on S&P)	\$	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Operational Costs	\$	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Net Electric Use (kWh)	kWh	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Electric Rate	\$/kWh	0.201	0.207	0.213	0.219	0.225	0.231	0.238	0.244	0.251	0.258	0.265	0.272	0.279	0.286	0.293	0.300	0.307	0.314	0.321	0.328	0.335	0.342	0.349	0.356	0.363	0.370	
Net Gas Use (Therms)	Therms	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Gas Rate	\$/Therm	3.50	3.56	3.62	3.68	3.74	3.80	3.86	3.92	3.98	4.04	4.10	4.16	4.22	4.28	4.34	4.40	4.46	4.52	4.58	4.64	4.70	4.76	4.82	4.88	4.94	5.00	
Gas Cost	\$	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
CRAM Differential	\$	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
REC Incentive	\$	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Net Cost	\$	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

*Measured no credit for depreciation is available

IRR Calculations		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Baseline IRR Calculation to Base System	IRR	8.2%	14,589,787	14,026,143	13,800,827	13,622,128	13,488,925	13,388,228	13,314,883	13,262,512	13,225,799	13,200,252	13,182,451	13,170,001	13,162,501	13,158,501	13,156,501	13,155,501	13,155,001	13,154,801	13,154,601	13,154,501	13,154,401	13,154,301	13,154,201	13,154,101	13,154,001	
Geothermal	IRR	8.2%	14,589,787	14,026,143	13,800,827	13,622,128	13,488,925	13,388,228	13,314,883	13,262,512	13,225,799	13,200,252	13,182,451	13,170,001	13,162,501	13,158,501	13,156,501	13,155,501	13,155,001	13,154,801	13,154,601	13,154,501	13,154,401	13,154,301	13,154,201	13,154,101	13,154,001	