Sixth Review of PJM's RPM VRR Curve Parameters

PRELIMINARY GROSS CONE AND E&AS METHODOLOGY

PREPARED BY

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PRESENTED TO PJM Market Implementation Committee

Agenda

Introduction: Motivation, Context, Scope, and Approach

Preliminary Gross CONE

- 🔊 Overview
- ℵ Resource Specifications
- ∞ Capital and O&M Costs
- ℵ Calculate CONE
- >>> Annual CONE Updating Methodology

E&AS Methodology Review

- >>>> Review of the E&AS Purpose and Current Approach
- >>> Construction of Hourly Forward Prices
- >>> Assumptions on Other Cost and Resource Characteristics
- ∞ E&AS Estimation w/Plexos Virtual Dispatch
- ∞ Electricity Hub Mapping
- >>> Natural Gas Hub Mapping

Indicative Net CONE

🔊 Preliminary E&AS

Next Steps

RPM and VRR Curve Design Objectives – Recap for Grounding

	Demand Curve Objectives (Adapted from Prior VRR Curve Review)
Reliability	 Maintain 1-in-10 LOLE system-wide planning target on a long-term average basis; maintain 1-in-25 conditional LOLE in each LDA. (Reliability as measured immediately prior to the delivery year) Assess curve performance with additional criteria including, LOLE, LOLH, and EUE on avg and extremes Rarely drop below a "minimum acceptable" level when PJM would intervene (at IRM minus 1%) Maintain reliability across a range of potential market conditions, while mitigating the potential for over-procurement
Prices	 Prices high enough to attract entry when needed for reliability; prices low enough to enable efficient exit and retirements during surplus Reduce price volatility due to small changes in supply and demand, but allow prices to move sufficiently to reflect changes in market conditions Mitigate susceptibility to exercise of market power Few outcomes at the administrative cap
Other	 Avoid outcomes that are economically disruptive and could threaten acceptance of RPM Strike a balance among competing objectives Aim for simplicity, stability, and transparency

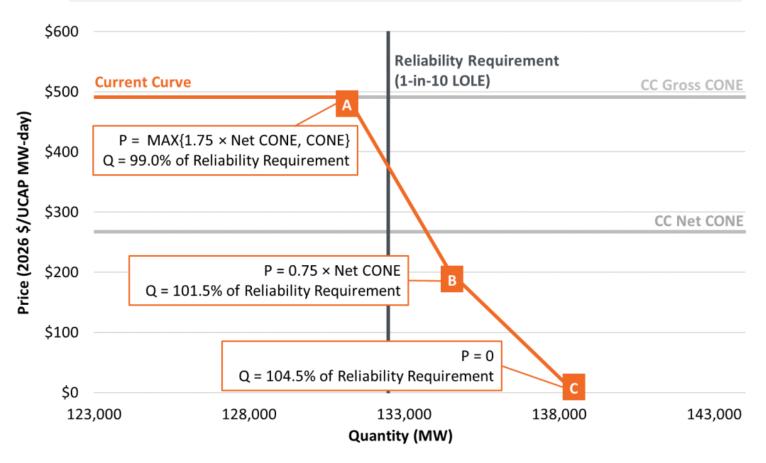
Notes: VRR Curve design objectives adopted from the <u>Fifth Review of PJM's Variable Resource Requirement Curve for Planning Years Beginning 2026/27</u> and Discussions with PJM. LOLE = Loss of Load Events; IRM = Installed Reserve Margin; CONE = Cost of New Entry

Current VRR Curve Has Kink and Cap that Depend on Net CONE and CONE at Specific Quantity/Reliability Points

The VRR curve sets the quantity of capacity that PJM will procure in each capacity auction as a function of price:

- ► Quantities: Tied to the reserve margin needed to meet LOLE standard
- ▶ Prices: tied to Net CONE, the estimated LRMC of capacity, so market can be expected to achieve target.
- Shape/Width: Balance tradeoffs among reliability, price volatility, and cost.
 Shape has been informed by but never explicitly tied to relative reliability value.

Variable Resource Requirement Curve



Sources and Notes: VRR curve design as adopted from Spees et al., <u>Fifth Review of PJM's Variable</u> <u>Resource Requirement Curve for Planning Years Beginning 2026/27</u>, April 19, 2022. CC = Combined Cycle Gas Turbine, CT: Combustion Gas Turbine

Scope of this Review

Evaluate the ability of the VRR curve to meet reliability needs and other RPM objectives, focusing on:

- VRR Curve Shape
- Gross CONE
- E&AS Offset Methodology

Discuss further reform areas

Updated VRR Curve parameters will apply for planning year 2028/29

Then 2029/30 through 2031/32 with updates

Approach to this Review

As part of the CONE, E&AS and VRR shape analysis approaches, we will pay special attention to **making the curve robust to future changes in market/regulatory/design conditions** as experienced for 2025/26 and 2026/27 (e.g., CIFP, short-forward, new regulations, rapidly changing costs and CoC, sudden increase in load growth, big changes in EAS).

Approach to Net CONE: overstating Net CONE result in a curve that would procure more than target in long-run; understating Net CONE can under-procure

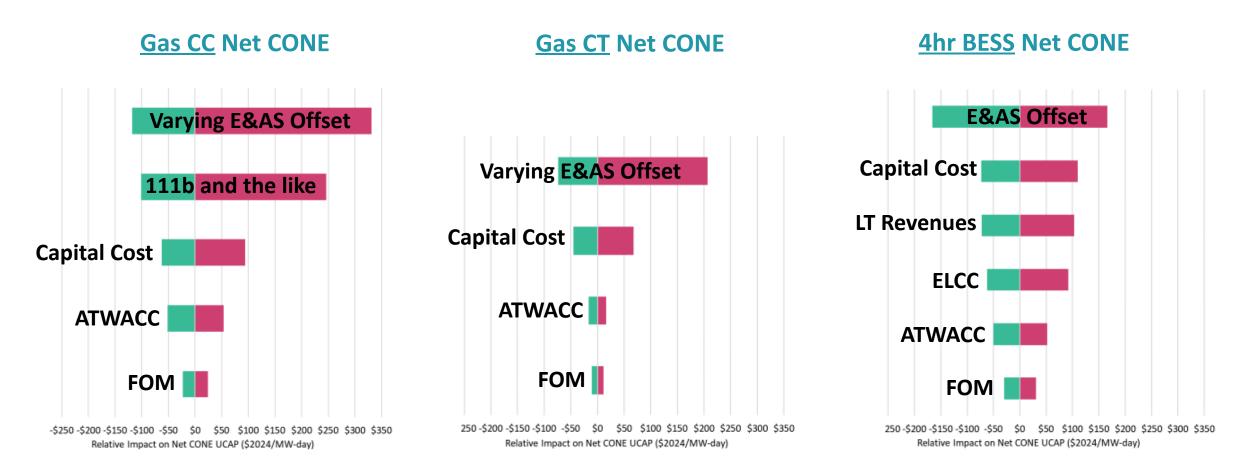
- » Aim to minimize uncertainty/error
- Recognize uncertainty drivers from Oct presentation, amid changing market and regulatory conditions
- Net CONE may be overestimated if more economic technologies exist, true costs are lower, investor optimism is greater, or EAS is higher; Net CONE may be understated if the Reference Resource is infeasible to build, or true costs are higher, or EAS or long-term outlook is poorer
- >>> Consider supply-chain tightness effect on costs and lead times
- Reference resource may differ by area; would need new definition of "RTO Net CONE"

Approach to VRR Curve: design curve to meet reliability target even with Net CONE error, but without too much volatility; make robust to future market design reform

- ∞ Review definition of cap.
- Steeper slopes provide more quantity certainty in uncertain cost environment, but with greater price volatility.
- >>> We will delve into MRI curves and address how adaptable to possible seasonal construct.

Will also evaluate the concept of moving to a more stable value-based curve, such an MRI curve with "VOLL" scaling factor that is more stable than ever-changing Net CONE, and accept less strict adherence to 1-in-10-as-modeled target.

Takeaways from the Last Presentation on Uncertainty Drivers



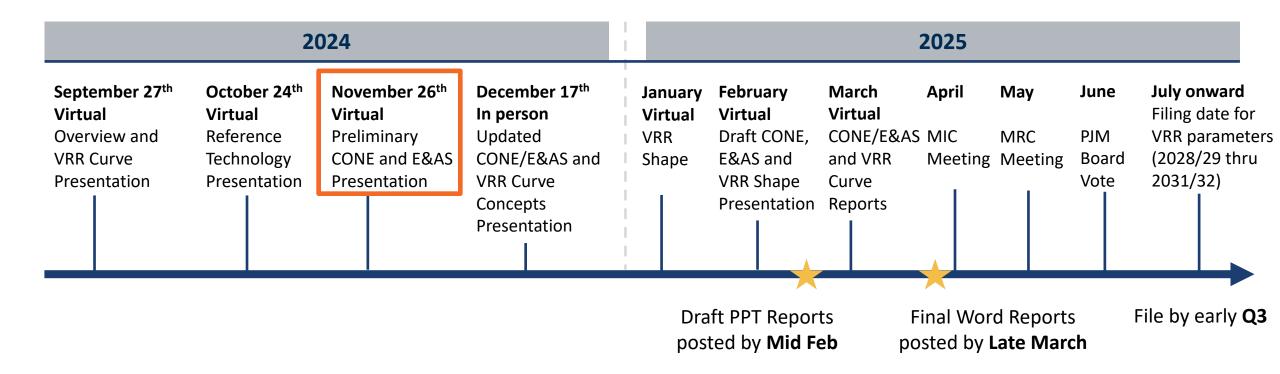
Some states may have additional downsides for fossil-fired generation. See October 24 meeting materials for assumptions.

Initial Screening Analysis from Last Presentation

Tech	Feasible to BuildEconomic Sourcefor Delivery Yearof Capacity		Accuracy of Net CONE Estimates	Complies w/Local Regulations	Stable ELCC 29/30 - 32/33
Gas CC	Some development for '28; equipment backlogs?	Recent entry and queue but doubts with 111(b) rules	CONE: increased policy risks EAS: good forward indicators even if varies over time	Varies by state	
Gas CT	Little development for 2028/29	No merchant entry in queue, but some anecdotal interest and favorable indicative Net CONE	CONE: less policy risk EAS: almost as good as CCs	Varies by state	
BESS 4 hr	Much development; short construction	Much development, indicative Net CONE worth pursuing further	CONE: uncertain future LRMC EAS: sensitive to AS, dispatch		

High

Where we are in this Review



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Indicative Net CONE

ℵ Preliminary E&AS

Next Steps

Overview of CONE approach

1. Choose Candidate Reference Resources



Presented at October 24th, 2024 MIC meeting

"Revealed Preference" method paired with estimates of Indicative Net CONE led to selection of:

Short-Listed Candidate Reference Resources for Full Evaluation

- Gas-fired CC
- Gas-fired CT
- 4hr BESS

2. Identify resource specifications and conduct bottom-up cost analysis

Draft presented in this meeting

Resource Specifications

Starting point: same as from 2022 Quad Review

Updates: Change Gas CT to dualfuel, change to 20-year economic life for BESS, and additional location for new ComEd CONE zone

Cost Estimates

Bottom-up estimates of Capital and O&M costs as of November 2024, then costs escalated to the mid-point construction period



3. Calculate Cost of New Entry (CONE)

Draft presented in this meeting

CONE represents the first-year recovery of capital and fixed costs a resource would need to earn to enter, given its costs, its projected future net revenue trajectory, and its cost of capital

CONE Calculation

- ∞ Determine levelization "shape" (e.g., level-nominal) and lifetime
- Calculate first-year revenue requirement for NPV=0 in
 CONE spreadsheet model (accounts for taxes w/depreciation, etc.)
- >>> Provide annual updating method

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Gas-fired CT and CC Specifications

Biggest difference from prior Quad Review is switching Gas CT from firm gas to dual fuel, due to much higher ELCC and no indication that dual fuel couldn't be built

Souther specifications consistent with 2022 CONE study, including locations within each previous CONE Area (following slide on new ComEd CONE zone)

Characteristic	Combustion Turbine	Combined Cycle
Site Type	Greenfield	Greenfield
Turbine Model	GE 7HA.02 60HZ	GE 7HA.02 (CT), STF-A650 (ST)
Configuration	1 x 0	2 Trains of 1 x 1 Single Shaft
CC Cooling System	n/a	Dry Air-Cooled Condenser
Power Augmentation	Evaporative Cooling; no inlet chillers	Evaporative Cooling; no inlet chillers
Net Summer ICAP (MW)	363 / 365 / 355 / 352 / 362*	Without Duct Firing: 1046 / 1050 / 1023 / 1014 / 1044* With Duct Firing: 1174 / 1177 / 1147 / 1136 / 1172*
Net Heat Rate (HHV in Btu/kWh)	9257 / 9254 / 9241 / 9248 / 9236*	Without Duct Firing: 6348 / 6366 / 6342 / 6351 / 6339* With Duct Firing: 6585 / 6602 / 6576 / 6584 / 6571*
Environmental Controls	Dry Low NOx burners, SCR and CO Catalyst	Dry Low NOx burners, SCR and CO Catalyst
Fuel Supply	Dual Fuel	Firm Gas

Sources and Notes: *For EMAAC, SWMAAC, Rest of RTO, WMAAC, and ComEd respectively. See also Newell et al., <u>PJM CONE 2026/2027 Report</u>, April 21, 2022.

Gas CT and CC: ComEd Location = Will County

Will County in ComEd LDA contained most of the recent new build and uprates for CC/CTs

Technology:		Gas	CC							Ga	s CT				
Build Type:	New Build	l	U	prate		New B	uild				ι	Jprate			
County:	Will Grundy	/ Lee	Will G	rundy	Lee	Lake	Lee	Kane	Will	Lake	Cook	Winnebago	Grundy	Lee	Du Page
Delivery Year															
2012-2013						495			54						
2013-2014								16	40		27				
2014-2015									56				13		
2015-2016		600													
2016-2017				20					20						
2017-2018				80											
2018-2019															
2019-2020														48	
2020-2021															
2021-2022									135	90					66
2022-2023	1,116											87			
2023-2024					24		314								30
2024-2025	1,150)	120	93					46						
2025-2026		-							5						
Total 2012-2026	1,116 1,150	600	120	193	24	495	314	16	356	90	27	87	13	48	96

Sources and Notes: All numbers represent MWs of summer net Capacity Interconnection Rights (CIRs) received (for past years) or requested (for future years). Brattle analysis of PJM data from: PJM, <u>Serial Service Request Status</u>, October 2024.

4-hr BESS Specifications

- Most significant difference from prior Quad Review is moving from a 15-year to a 20-year economic life, based on S&L's experience with recent PPA terms and developers' financial models; add additional augmentation
- ∞Other specifications consistent with 2022 CONE Study, including locations in each previous CONE Area (following slide on new ComEd CONE zone)

Characteristic	BESS
Battery Technology	Lithium-ion
Installation Configuration	Containerized
Rated Output Power (at POI)	200 MW-ac
Duration	4 hours
Installed Energy Capacity	1,023 MWh-dc
Annual Capacity Degradation	4% in Year 1, then 2% per year
Augmentation Period	Every 5 years
Use Case	Daily Cycling
Round Trip Efficiency	85%
Economic Life	20 Years

Sources and Notes: See also Newell et al., PJM CONE 2026/2027 Report, April 21, 2022.

4-hr BESS: ComEd Location = Will County

≫Will County in ComEd LDA also had the most development for BESS either active in the PJM queue or in-service

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BESS in Service or Active in Queue (ComEd LDA)

County	MW Energy	MW Capacity
Will	1,361	1,266
McHenry	1,222	1,161
Lake	1,012	912
Cook	908	776
Livingston	750	750
Lee	410	670
McLean	650	590
Winnebago	250	384
Grundy	380	380
Stephenson	368	368
Kendall	214	264
Stark	0	252
Kane	210	170
Whiteside	154	153
Ogle	0	150
DeKalb	100	134
Adams	100	95
Lasalle	155	60
Logan	60	60
Woodford	50	50
Rock Island	80	32
Christian	30	12
Total ComEd	8,814	9,040

Sources and Notes: Capacity quantities represent MWs of summer net Capacity Interconnection Rights (CIRs) requested or received; Energy quantities represent the winter net energy submitted in interconnection request. Brattle analysis of data from PJM, <u>Serial Service Request Status</u>, October 2024.

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CAPITAL AND O&M COSTS: APPROACH

Approach to Bottom-Up Cost Analysis

Capital Cost to build each plant "overnight" (i.e., without interest during construction)

- So Current EPC cost for each component: major equipment from OEMs, materials from current quotes/markets; labor using current specialized local labor rates (*Note that this will incorporate premium for scarce inputs*)
- **So Current other EPC costs:** contractor fees, contingency, and other components consistent with S&L's recent experience
- So Current Non-EPC Owners' costs: electrical and gas interconnection, net startup fuel, fuel inventories, land, working capital, financing fees, sales tax
- № In a later step, current overnight costs to be escalated to the construction mid-point, to yield the overnight cost for a project for 2028/20 delivery, as described on slide 24

Annual Fixed O&M Costs

- ∞ Major maintenance (LTSA fixed payments) or O&M contract fixed payments (BESS only), BOP and substation, miscellaneous owner costs, labor, supplies & minor repairs, administrative, asset management, insurance, firm gas contract, and property taxes or land leases: all based on current rates
- № FOM costs escalated at the projected rate of inflation to each operating year, except for property taxes where depreciation may apply, then levelized in the CONE model

CAPITAL AND O&M COSTS: CT

CT: Overnight Costs Today

Observations Relative to 2022 Estimate

- >>>> Turbines are the largest cost component and largest proportion of the cost increase
- Next largest increase is labor, EPC fees & contingency
- >>> Non-EPC costs similar except fuel inventories for a dual-fuel plant which the 2022 CT did not have

Key Assumptions

- ∞ EPC contractor fee: 10% of EPC and OFE costs;
- ∞ EPC contingency: 10% of EPC, OFE, & fee
- >>> Project development 5% of total EPC costs
- Solution: 5 miles at \$6.2m/mile with a \$4.9m substation
- >>> Owner's contingency: 8% of other Owner's costs
- ➣ Financing fees: 4% of all EPC, OFE, and other Owner's costs, applied to debt fraction (55%)

Capital Costs (in \$millions)	2022 CONE	Overnight Capital Costs Today		Change from	2022
Units	2024\$ Rest of RTO	2024\$ Rest of RTO	2024\$ Difference	%	% % of Cost Difference
Net Summer Capacity (MW)	353	355			
OFE+ EPC Costs	\$243	\$325	\$82		81%
Owner Furnished Equipment (OFE)				
Gas Turbines	\$79	\$106	\$27	35%	27%
HRSG / SCR	\$34	\$45	\$11	33%	11%
Steam Turbines	\$0	\$0	\$0	-	0%
Equipment, Procurement, and Co	nstruction Costs (EPC)			
Equipment					
Condenser	\$0	\$0	\$0	-	0%
Other Equipment	\$24	\$31	\$6	26%	6%
Construction Labor	\$41	\$53	\$12	30%	12%
Other Labor	\$16	\$21	\$5	33%	5%
Materials	\$8	\$14	\$6	69%	5%
EPC Contractor Fee	\$20	\$27	\$7	34%	7%
EPC Contingency	\$22	\$30	\$7	34%	7%
Non-EPC Costs	\$69	\$89	\$20		19%
Project Development	\$12	\$16	\$4	34%	4%
Mobilization and Start-Up	\$2	\$3	\$1	34%	1%
Non-Fuel Inventories	\$1	\$2	\$0	34%	0%
Emission Reduction Credits	\$0	\$0	\$0	-	0%
Net Start-Up Fuel Costs	\$0	-\$1	-\$1	-633%	-1%
Electrical Interconnection	\$8	\$8	\$0	-1%	0%
Gas Interconnection	\$34	\$33	\$0	-1%	0%
Land	\$0	\$0	\$0	174%	0%
Fuel Inventories	\$0	\$12	\$12	-	12%
Owner's Contingency	\$5	\$6	\$1	29 %	1%
Financing Fees	\$7	\$9	\$2	33%	2%
Total Capital Costs	\$311	\$413	\$102	33%	
Overnight Capital Costs (\$million)	\$311	\$413	\$102	33%	
Overnight Capital Costs (\$/kW)	\$882	\$1,164	\$283	32%	

Notes: All costs are shown in 2024\$ except OFE, which is nominal for the delivery time if ordered today.

CAPITAL AND O&M COSTS: CT

CT: 0&M

Observations Relative to 2022

- ∞ Switch from firm gas to dual fuel reduces annual O&M costs
- Property taxes and insurance increase due to capital cost increases

Key Assumptions

- ℵ Property taxes are for representative counties in each CONE area
- >>> Insurance: 0.6% of overnight capital

_	2022 CONE	Preliminary O&M	Change from 2022	
Units	2024\$	2024\$	2024\$	
CONE Area	Rest of RTO	Rest of RTO	Difference	
Net Summer Capacity (MW)	353	355		
Fixed First Year O&M (\$ million/year)				
LTSA Fixed Payments	\$0.3	\$0.4	\$0.1	
Labor	\$0.8	\$0.7	-\$0.1	
Maintenance and Minor Repairs	\$0.4	\$0.4	\$0.0	
Administrative and General	\$0.2	\$0.2	\$0.0	
Asset Management	\$0.4	\$0.4	\$0.0	
Property Taxes	\$2.0	\$2.8	\$0.7	
Insurance	\$1.7	\$2.5	\$0.7	
Firm Gas Contract	\$6.4	\$0.0	-\$6.4	
Working Capital	\$0.0	\$0.0	\$0.0	
Total Fixed First Year O&M (\$ million/year)	\$12.3	\$7.4	-\$4.9	
Total Fixed First Year O&M (\$/kW-yr)	\$34.9	\$20.9	-\$14.0	
Levelized Fixed O&M (\$/kW-yr)	\$38.5	\$21.3	-\$17.2	
Variable O&M				
Major Maintenance - Starts Based (\$/Start)	\$19,075	\$22,931	\$3,856	
Consumables, Waste Disposal, Other VOM (\$/MWh)	\$1.0	\$1.0	-\$0.1	

CAPITAL AND O&M COSTS: CC

CC: Overnight Costs Today

Observations Relative to 2022 estimate

- Labor and turbine costs are the largest items and largest contributors to real cost increase; current
 OEM quotes and labor rates reflect tight markets
- ∞ Then EPC fees & contingency
- >>> Non-EPC Costs contribute little to cost increases

Key Assumptions

- >>> EPC contractor fee: 10% of EPC and OFE costs;
- >>> EPC contingency: 10% of EPC, OFE, and fee
- >>> Project development 5% of total EPC costs
- ∞ Gas interconnection: 5 miles at \$6.2m/mile with a \$4.9m substation
- >>> Owner's contingency: 8% of other Owner's costs
- ➢ Financing fees: 4% of all EPC, OFE, and other Owner's costs, applied to debt fraction (55%)

Capital Costs (in \$millions)	2022 CONE	Overnight Capital Costs Today		Change fron	n 2022
Units Net Summer Capacity (MW)	2022 cont 2024\$ Rest of RTO 1144	2024\$ Rest of RTO 1,147	\$2024 Difference	%	% % of Cost Difference
OFE + EPC Costs	\$1,098	\$1,340	\$242	22%	94%
Owner Furnished Equipment (OF		ψ <u>μ</u> ιο το	<i>V</i> 2.2		5170
Gas Turbines	\$155	\$210	\$55	36%	21%
HRSG / SCR	\$80	\$109	\$29	36%	11%
Steam Turbines	\$84	\$115	\$30	36%	12%
Equipment, Procurement, and C	onstruction (FP	C) Costs			
Equipment		cj costs			
Condenser	\$61	\$67	\$5	9%	2%
Other Equipment	\$86	\$97	\$11	13%	4%
Construction Labor	\$296	\$353	\$57	19%	22%
Other Labor	\$70	\$61	-\$8	-12%	-3%
Materials	\$75	\$96	\$20	27%	8%
EPC Contractor Fee	\$91	\$111	\$20	22%	8%
EPC Contingency	\$100	\$122	\$22	22%	9%
Non-EPC Costs	\$160	\$177	\$16	10%	6%
Project Development	\$55	\$67	\$12	22%	5%
Mobilization and Start-Up	\$11	\$13	\$2	22%	1%
Non-Fuel Inventories	\$5	\$7	\$1	22%	0%
Emission Reduction Credits	\$2	\$2	\$0	-4%	0%
Net Start-Up Fuel Costs	-\$9	-\$14	-\$4	45%	-2%
Electrical Interconnection	\$25	\$22	-\$3	-12%	-1%
Gas Interconnection	\$34	\$33	\$0	-1%	0%
Land	\$1	\$3	\$2	174%	1%
Fuel Inventories	\$0	\$0	\$0	-	0%
Owner's Contingency	\$10	\$11	\$1	8%	0%
Financing Fees	\$27	\$33	\$6	21%	2%
Total Capital Costs	\$1,258	\$1,517	\$259	21%	
Overnight Capital Costs (\$million)	\$1,258	\$1,517	\$259	21%	
Overnight Capital Costs (\$/kW)	\$1,100	\$1,322	\$223	20%	

Notes: All costs are shown in 2024\$ except OFE, which is nominal for the delivery time if ordered today.

CAPITAL AND O&M COSTS: CC

CC: 0&M

Observations Relative to 2022 estimate

- Firm gas contract, property taxes, and insurance are largest components and explain the increase
- Property taxes and insurance increase due to capital cost increases (on previous slide)

Key Assumptions

- Firm gas costs are based on most recent
 FT-1 rate schedules for firm transportation
 reservation and usage charges for
 pipelines servicing each CONE area
- Property taxes are calculated for representative counties in each CONE area
- ℵ Insurance is 0.6% of overnight capital costs

-	2022 CONE	Preliminary O&M	Change from 2022
Units	2024\$	2024\$	2024\$
CONE Area	Rest of RTO	Rest of RTO	Difference
Net Summer Capacity (MW)	1144	1,147	
Fixed First Year O&M (\$ million/year)			
LTSA Fixed Payments	\$0.7	\$1.0	\$0.2
Labor	\$3.6	\$3.3	-\$0.2
Maintenance and Minor Repairs	\$5.4	\$6.2	\$0.8
Administrative and General	\$1.1	\$1.2	\$0.1
Asset Management	\$1.1	\$1.0	\$0.0
Property Taxes	\$8.9	\$10.9	\$2.1
Insurance	\$7.1	\$8.9	\$1.8
Firm Gas Contract	\$14.8	\$16.5	\$1.7
Working Capital	\$0.1	\$0.2	\$0.0
Total Fixed First Year O&M (\$ million/year)	\$42.7	\$49.2	\$6.5
Total Fixed First Year O&M (\$/kW-yr)	\$37.3	\$42.9	\$5.6
Levelized Fixed O&M (\$/kW-yr)	\$40.8	\$46.7	\$5.9
Variable O&M (\$/MWh)			
Major Maintenance - Hours Based	\$1.2	\$1.5	\$0.2
Consumables, Waste Disposal, Other VOM	\$0.7	\$0.7	\$0.0
Total Variable O&M (\$/MWh)	\$1.9	\$2.2	\$0.3

CAPITAL AND O&M COSTS: BESS

BESS 4hr: Overnight Costs Today

Observations Relative to 2022

- Construction & materials next largest item and second largest source of cost increase
- For non-EPC costs, project development and owner's contingency are the largest components but account for little of the cost increase relative to 2022

Key Assumptions

- EPC contractor fee, EPC contingency, and spare parts inventories included in Project Management
- Project development (5%), mobilization and start-up (1%) are based on total EPC costs
- ∞ Owner's contingency is 5% of other Owner's costs
- ∞ Financing fees are 4% of other non-EPC costs

Capital Costs (in \$millions)	2022 CONE	Overnight Capital Costs Today		Change fro	m 2022
Units	2024\$	2024\$	2024\$	%	%
CONE Area	Rest of RTO	Rest of RTO	Difference	% Difference	% of Cost Difference
Net Summer Capacity (MW)	200	200			
Equipment, Procurement and Construction (EPC)	\$282	\$386	\$104	37%	90%
BESS Equipment					
Batteries and Enclosures	\$194	\$263	\$69	36%	60%
PCS and BOP Equipment	\$29	\$44	\$15	51%	13%
Project Management	\$10	\$14	\$4	39%	3%
Construction & Materials	\$50	\$66	\$16	33%	14%
Non-EPC Costs	\$33	\$45	\$12	35%	10%
Project Development	\$14	\$19	\$5	37%	4%
Mobilization and Start-Up	\$3	\$4	\$1	37%	1%
Owner's Contingency	\$11	\$15	\$4	38%	4%
Land	\$0	\$1	\$0	189%	0%
Electrical Interconnection	\$4	\$4	\$0	8%	0%
Working Capital	\$0	\$0	\$0	18%	0%
Financing Fees	\$1	\$2	\$1	45%	0%
Total Capital Costs	\$315	\$431	\$116	37%	
Overnight Capital Costs (\$million)	\$315	\$431	\$116	37%	
Overnight Capital Costs (\$/kW)	\$1,577	\$2,157	\$580	37%	

Notes: All costs are shown in 2024\$ except BESS Equipment, which is nominal for the delivery time if ordered today.

BESS 4hr: O&M incl. Augmentation

Observations Relative to 2022

- Land lease is the largest cost component and largest contributor to the cost increase
- Next largest is the fixed O&M contract which accounts for most of remaining cost increase
- ➣ Insurance increased due to capital cost increase (on previous slide)

Key Assumptions

- Property taxes are used as a proxy for land lease costs
- >>> Insurance is 0.6% of overnight capital costs
- Augmentation costs are based on the overnight capital cost trajectory from the 2024 NREL ATB (Moderate Case) for years 5, 10, and 15 after COD to maintain capacity rating of the 20-year BESS, versus cost trajectory from the 2021 ATB for the 2022 CONE study

O&M Costs	2022 CONE	Preliminary O&M		Change from	2022		
Units CONE Area	2024\$ Rest of RTO	2024\$ Rest of RTO	2024\$ Difference	% % Difference	% % of Cost Difference		
Net Summer Capacity (MW)	200	200					
Fixed O&M (\$ million)							
O&M Contract Fixed Payments	\$2.6	\$3.5	\$0.9	36%	28%		
BOP and Substation O&M	\$0.1	\$0.1	\$0.0	8%	0%		
Station Load / Aux Load	\$0.3	\$0.4	\$0.0	9%	1%		
Miscellaneous Owner Costs	\$0.2	\$0.3	\$0.0	12%	1%		
Operating Insurance	\$1.3	\$1.7	\$0.5	37%	14%		
Land Lease or Property Taxes	\$2.1	\$3.9	\$1.8	89%	56%		
Total Fixed O&M (\$million/year)	\$6.6	\$9.9	\$3.3	50%			
Total Fixed O&M (\$kW-year)	\$32.9	\$49.3	\$16.4	50%			
Levelized Fixed O&M (\$/kW-yr)	\$40.7	\$50.5	\$9.8	24%			
Augmentation Costs							
Year 5 Costs (\$ Real million)	\$27.2	\$28.0	-	-			
Year 10 Costs (\$ Real million)	\$28.4	\$24.8	-	-			
Year 15 Costs (\$ Real million)	\$29.6	\$20.6	-	-			
Levelized Augmentation Costs (\$/kW-yr)	\$18.7	\$16.5	-\$2.2	-12%			
Total Levelized Fixed Costs (\$/kW-yr)	\$59.4	\$67.0	\$7.6	13%			

Notes: Augmentation costs expressed in real terms in the year they are incurred which was 2031\$, 2036\$, 2041\$ for the 2022 CONE report and now in 2033\$, 2038\$, and 2043\$.

Escalation of Current Overnight Cost to Project Overnight Costs

S&L's CapEx costs reflect quotes as if buying or ordering all of the inputs today, but all of the components will be ordered later, during the construction period, at prices that we assume increase at the rate of inflation

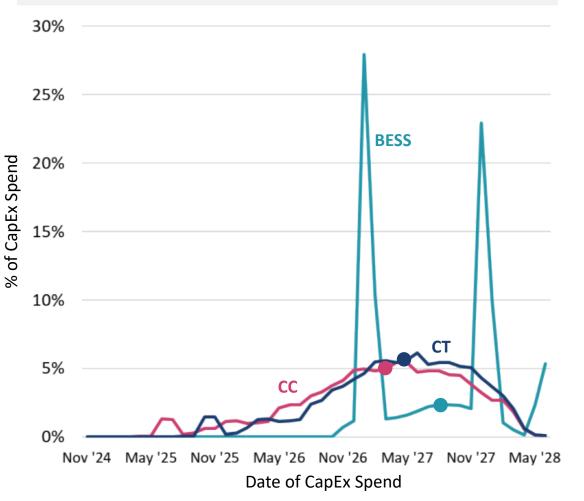
The capital drawdown schedule describes the distribution of nominal capital expenses that will be incurred over the construction period

The **Overnight cost** is the nominal sum of expenditures during construction period, which we develop by **escalating** the capital expenditures from the date of our quotes (Nov 2024) to the **midpoint** of construction for June 2028 COD

- Estimate cost escalation rate based on inflation expectations to the mid-point of the construction period projected by the <u>Federal Reserve Bank of Cleveland</u> (see inflation curve on slide 33)
- **Establish mid-point construction date** based on June 1st, 2028 online date and the number of months needed for 50% of the capital drawdown schedule
 - CC: T 15 months, so escalate costs to Mar 1, 2027 (28 mo. from today)
 - CT: T 13 months, so escalate costs to May 1, 2027 (30 mo. from today)
 - BESS: T 10 months, so escalate costs to Aug 1, 2027 (33 mo. from today)

The **Installed Cost** is equal to the NPV of the nominal expenditures at the time of the Commercial Operation Date, so includes interest and ROE during construction

Capital Drawdown Schedules by Technology



Preliminary Overnight Capital Costs for CC

Capital Costs (in \$millions)	Nominal Yearly Escalation Rate	2022 CONE	Overnight Capital Costs Today					Overnight Capital Costs Mid-point of Construction				
Units	2.43%	2024\$ Rest of RTO	2024\$ EMAAC	2024\$ SWMAAC	2024\$ Rest of RTO	2024\$ WMAAC	2024\$ COMED	Nominal\$ EMAAC	Nominal\$ SWMAAC	Nominal\$ Rest of RTO	Nominal\$ WMAAC	Nominal\$ COMED
Net Summer Capacity (MW)		1144	1,174	1,177	1,147	1,136	1,172	1,174	1,177	1,147	1,136	1,172
OFE + EPC Costs		\$1,098	\$1,457	\$1,344	\$1,340	\$1,390	\$1,537	\$1,541	\$1,421	\$1,417	\$1,470	\$1,626
Owner Furnished Equipment ((OFE)											
Gas Turbines		\$155	\$210	\$210	\$210	\$210	\$210	\$222	\$222	\$222	\$222	\$222
HRSG / SCR		\$80	\$109	\$109	\$109	\$109	\$109	\$116	\$116	\$116	\$116	\$116
Steam Turbines		\$84	\$115	\$115	\$115	\$115	\$115	\$121	\$121	\$121	\$121	\$121
Equipment, Procurement, and	Construction (EPC)	Costs										
Equipment												
Condenser		\$61	\$67	\$67	\$67	\$67	\$67	\$71	\$71	\$71	\$71	\$71
Other Equipment		\$86	\$97	\$97	\$97	\$97	\$97	\$102	\$102	\$102	\$102	\$102
Construction Labor		\$296	\$445	\$356	\$353	\$392	\$509	\$471	\$376	\$373	\$415	\$538
Other Labor		\$70	\$66	\$62	\$61	\$63	\$69	\$69	\$65	\$65	\$67	\$72
Materials		\$75	\$96	\$96	\$96	\$96	\$96	\$101	\$101	\$101	\$101	\$101
EPC Contractor Fee		\$91	\$120	\$111	\$111	\$115	\$127	\$127	\$117	\$117	\$121	\$134
EPC Contingency		\$100	\$132	\$122	\$122	\$126	\$140	\$140	\$129	\$129	\$134	\$148
Non-EPC Costs		\$160	\$187	\$176	\$177	\$180	\$207	\$198	\$186	\$187	\$190	\$219
Project Development		\$55	\$73	\$67	\$67	\$69	\$77	\$77	\$71	\$71	\$73	\$81
Mobilization and Start-Up		\$11	\$15	\$13	\$13	\$14	\$15	\$15	\$14	\$14	\$15	\$16
Non-Fuel Inventories		\$5	\$7	\$7	\$7	\$7	\$8	\$8	\$7	\$7	\$7	\$8
Emission Reduction Credits		\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$2
Net Start-Up Fuel Costs		-\$9	-\$19	-\$19	-\$14	-\$18	-\$8	-\$20	-\$20	-\$14	-\$19	-\$9
Electrical Interconnection		\$25	\$22	\$22	\$22	\$22	\$22	\$24	\$24	\$23	\$23	\$24
Gas Interconnection		\$34	\$33	\$33	\$33	\$33	\$33	\$35	\$35	\$35	\$35	\$35
Land		\$1	\$6	\$6	\$3	\$6	\$7	\$7	\$6	\$3	\$6	\$7
Fuel Inventories		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Owner's Contingency		\$10	\$11	\$10	\$11	\$11	\$12	\$12	\$11	\$11	\$11	\$13
Financing Fees		\$27	\$35	\$33	\$33	\$34	\$38	\$37	\$35	\$35	\$36	\$40
Total Capital Costs		\$1,258	\$1,644	\$1,520	\$1,517	\$1,569	\$1,744	\$1,738	\$1,607	\$1,604	\$1,659	\$1,844
Overnight Capital Costs (\$millio	n)	\$1,258	\$1,644	\$1,520	\$1,517	\$1,569	\$1,744	\$1,738	\$1,607	\$1,604	\$1,659	\$1,844
Overnight Capital Costs (\$/kW)		\$1,100	\$1,400	\$1,291	\$1,322	\$1,381	\$1,488	\$1,481	\$1,366	\$1,398	\$1,461	\$1,573

Notes: Escalated costs will decrease after we switch to escalating OFE quotes only to the assumed order date, earlier in the construction period.

Preliminary Overnight Capital Costs for CT

Capital Costs (in \$millions)	Nominal Yearly Escalation Rate		Over	night Capital Costs 1	Overnight Capital Costs Mid-point of Construction						
Units	2.43%	2024\$ EMAAC	2024\$ SWMAAC	2024\$ Rest of RTO	2024\$ WMAAC	2024\$ COMED	Nominal\$ EMAAC	Nominal\$ SWMAAC	Nominal\$ Rest of RTO	Nominal\$ WMAAC	Nominal\$ COMED
Net Summer Capacity (MW)		363	365	355	352	362	363	365	355	352	362
OFE+ EPC Costs		\$340	\$325	\$325	\$331	\$354	\$361	\$345	\$345	\$351	\$376
Owner Furnished Equipment	t (OFE)										
Gas Turbines		\$106	\$106	\$106	\$106	\$106	\$112	\$112	\$112	\$112	\$112
HRSG / SCR		\$45	\$45	\$45	\$45	\$45	\$47	\$47	\$47	\$47	\$47
Steam Turbines		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Equipment, Procurement, a	nd Construction Costs	(EPC)									
Equipment											
Condenser		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Equipment		\$31	\$31	\$31	\$31	\$31	\$32	\$32	\$32	\$32	\$32
Construction Labor		\$65	\$53	\$53	\$58	\$76	\$69	\$56	\$56	\$61	\$80
Other Labor		\$21	\$21	\$21	\$21	\$22	\$23	\$22	\$22	\$22	\$24
Materials		\$14	\$14	\$14	\$14	\$14	\$15	\$15	\$15	\$15	\$15
EPC Contractor Fee		\$28	\$27	\$27	\$27	\$29	\$30	\$28	\$28	\$29	\$31
EPC Contingency		\$31	\$30	\$30	\$30	\$32	\$33	\$31	\$31	\$32	\$34
Non-EPC Costs		\$92	\$91	\$89	\$88	\$95	\$97	\$97	\$94	\$94	\$101
Project Development		\$17	\$16	\$16	\$17	\$18	\$18	\$17	\$17	\$18	\$19
Mobilization and Start-Up		\$3	\$3	\$3	\$3	\$4	\$4	\$3	\$3	\$4	\$4
Non-Fuel Inventories		\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$2
Emission Reduction Credits		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net Start-Up Fuel Costs		\$0	\$1	-\$1	-\$2	\$2	\$0	\$1	-\$1	-\$2	\$2
Electrical Interconnection		\$8	\$8	\$8	\$8	\$8	\$8	\$8	\$8	\$8	\$8
Gas Interconnection		\$33	\$33	\$33	\$33	\$33	\$35	\$35	\$35	\$35	\$35
Land		\$1	\$1	\$0	\$1	\$1	\$1	\$1	\$0	\$1	\$1
Fuel Inventories		\$12	\$12	\$12	\$12	\$12	\$13	\$13	\$13	\$13	\$13
Owner's Contingency		\$6	\$6	\$6	\$6	\$6	\$6	\$6	\$6	\$6	\$7
Financing Fees		\$9	\$9	\$9	\$9	\$10	\$10	\$10	\$9	\$10	\$10
Total Capital Costs		\$432	\$416	\$413	\$419	\$449	\$458	\$442	\$439	\$445	\$477
Overnight Capital Costs (\$milli	ion)	\$432	\$416	\$413	\$419	\$449	\$458	\$442	\$439	\$445	\$477
Overnight Capital Costs (\$/kW	/)	\$1,190	\$1,140	\$1,164	\$1,191	\$1,240	\$1,263	\$1,210	\$1,236	\$1,265	\$1,317

Notes: Escalated costs will decrease after we switch to escalating OFE quotes only to the assumed order date, earlier in the construction period.

Preliminary Overnight Capital Costs for BESS

Capital Costs (in \$millions)	Nominal Yearly Escalation Rate		Overnig	t Capital Costs T	oday		0	vernight Capita	l Costs Mid-poin	t of Constructi	on
Units	2.43%	2024\$	2024\$	2024\$	2024\$	2024\$	Nominal\$	Nominal\$	Nominal\$	Nominal\$	Nominal\$
CONE Area		EMAAC	SWMAAC	Rest of RTO	WMAAC	COMED	EMAAC	SWMAAC	Rest of RTO	WMAAC	COMED
Net Summer Capacity (MW)		<i>200</i>	200	200	200	<i>200</i>	200	200	200	200	200
Equipment, Procurement an	d Construction (EPC)	\$405	\$386	\$386	\$394	\$421	\$432	\$412	\$413	\$420	\$449
BESS Equipment Batteries and Enclosures		\$263	\$263	\$263	\$263	\$263	\$281	\$281	\$281	\$281	\$281
PCS and BOP Equipment		\$44	\$44	\$44	\$44	\$44	\$47	\$47	\$47	\$47	\$47
Project Management		\$17	\$14	\$14	\$15	\$20	\$18	\$15	\$15	\$16	\$21
Construction & Materials		\$81	\$66	\$66	\$72	\$94	\$86	\$70	\$70	\$77	\$101
Non-EPC Costs		\$47	\$46	\$45	\$46	\$48	\$50	\$49	\$48	\$49	\$51
Project Development Mobilization and Start-Up		\$20 \$4	\$19 \$4	\$19 \$4	\$20 \$4	\$21 \$4	\$22 \$4	\$21 \$4	\$21 \$4	\$21	\$22 \$4
Owner's Contingency		\$15	\$15	\$15	\$15	\$15	\$16	\$16	\$16	\$4 \$16	\$16
Land		\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$2
Electrical Interconnection		\$4	\$4	\$4	\$4	\$4	\$5	\$5	\$5	\$5	\$5
Working Capital		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Financing Fees		\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$2
Total Capital Costs		\$452	\$432	\$431	\$440	\$469	\$482	\$461	\$461	\$470	\$501
Overnight Capital Costs (\$mi	•	\$452	\$432	\$431	\$440	\$469	\$482	\$461	\$461	\$470	\$501
Overnight Capital Costs (\$/k		\$2,258	\$2,160	\$2,157	\$2,199	\$2,345	\$2,412	\$2,307	\$2,304	\$2,348	\$2,505

Notes: The ITC will be applied in the CONE calculation; escalated costs will decrease after we switch to escalating BESS equipment quotes only to the assumed order date, earlier in the construction period.

Agenda

Introduction: Motivation, Context, Scope, and Approach

Preliminary Gross CONE

- 80 Overview
- **80** Resource Specifications
- >>> Capital and O&M Costs
- 80 Calculate CONE
- >>> Annual CONE Updating Methodology

E&AS Methodology Review

- >>> Review of the E&AS Purpose and Current Approach
- >>> Construction of Hourly Forward Prices
- >>> Assumptions on Other Cost and Resource Characteristics
- ∞ E&AS Estimation w/Plexos Virtual Dispatch
- 🔊 Electricity Hub Mapping
- 🔊 Natural Gas Hub Mapping

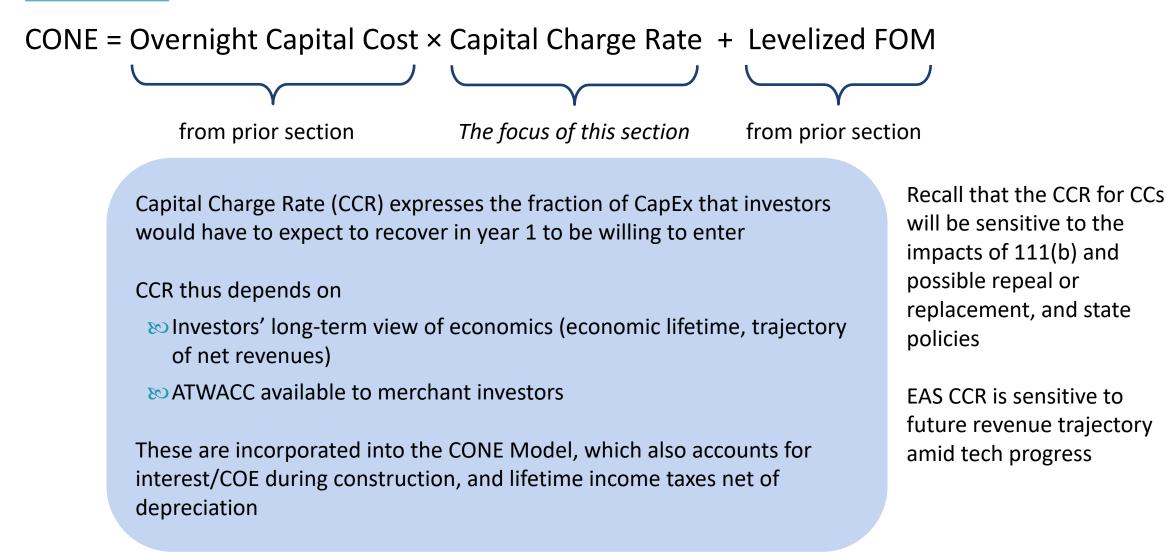
Indicative Net CONE

🔊 Preliminary E&AS

Next Steps

CALCULATE CONE: OVERVIEW

CONE Calculation Overview



Levelization

Levelization is the method of translating investment costs into 1-st year annualized costs and reflects expectations for capital recovery over the entire economic life, such that the investment has NPV of 0

When determining the levelization approach, we consider the drivers of long-term cost recovery and long-term trends in power plant equipment costs and how they can impact the future economics of a plant built for the 2028/29 delivery year

℃C: long-term economics may be affected by 111(b) or, even if overturned, by potential future carbon regulations

CT: may be less affected by environmental regulations due to lower capacity factor

BESS: long-term economics deteriorating if future competitors benefit from cost declines or technology progress

CALCULATE CONE: LEVELIZATION

Design Levelization Approach

Proposal for Gas CC and CT: use 20-year level-nominal levelization like with 2022 Quad Review

Evel-nominal levelization: assumes that future revenues are constant in nominal terms

- Future entrants have increasingly competitive costs and performance, which will set market prices lower and reduce the revenues of a plant built today, at approximately the rate of inflation in real terms
- Assumes resource does not become uneconomic to build due to new technologies, or changes in market or regulatory conditions (that possibility can also be addressed through lifetime)

Economic Lifetime: assume a 20-year economic lifetime

- This does not mean the useful life is only 20-years since new natural gas-fired plants can physically operate for 30 years or longer, only that developers commonly expressed a preference to recover their capital in 20 years
- For CC also calculate a 15-year level-nominal to test sensitivity to future regulations that impair revenues

Proposal for 4-hr BESS: use 20-year instead of 15-year level-nominal from 2022 Quad Review

Evel-nominal levelization: assumes that future revenues are constant in nominal terms (as above)

Economic Lifetime: 20-year economic lifetime is based on S&L's experience with recent PPA term lengths and developers' financial models which have extended BESS asset economic lifetimes relative to last Review; include all the costs of augmentation to counter degradation

Adjust Prior May 2024 PJM ATWACC Estimate for Today

Later we will conduct a full ATWACC study; for now, assume initial ATWACC of 9.5% based on our PJM ATWACC study in May, 2024, adjusted for changes in the risk-free rate

Starting point (10% ATWACC)

Brattle's May 22nd, 2024 estimate for merchant generation in PJM

■ ATWACC = ((Cost of Equity) × (Equity Ratio)) + ((Cost of Debt) ×
(Debt Ratio) × (1 - Tax Rate))

Adjustment for Preliminary ATWACC: Risk Free Rate Decrease (→ 9.5% ATWACC)

- 20-year Treasury Bond yield decreased by 55 bps between May 22, 2024 and October 5, 2024, based on a 15-trading day average
- This decreases the ATWACC by 55 bps to result in 9.45%, which we round to 9.5%

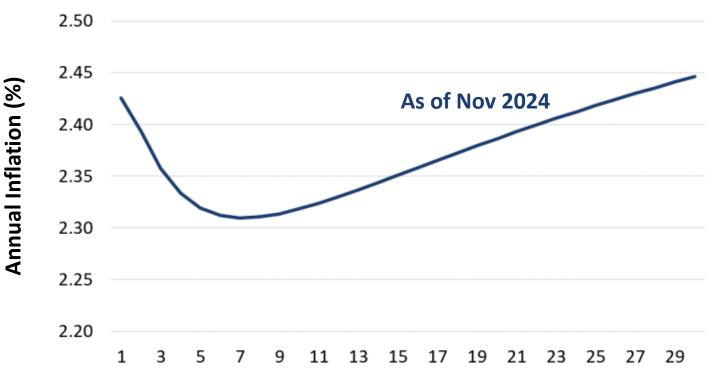
Other Financial Assumptions

Bonus Depreciation:

Decreases to 0% by 2026

Inflation: Use inflation expectations based on the projections by the Federal Reserve Bank of Cleveland

Average Inflation Rates to Each Future Date



Years into the Future, beyond Nov 2024

Notes and Sources: Federal Reserve Bank of Cleveland, Expected Inflation Term Structure, November 2024.

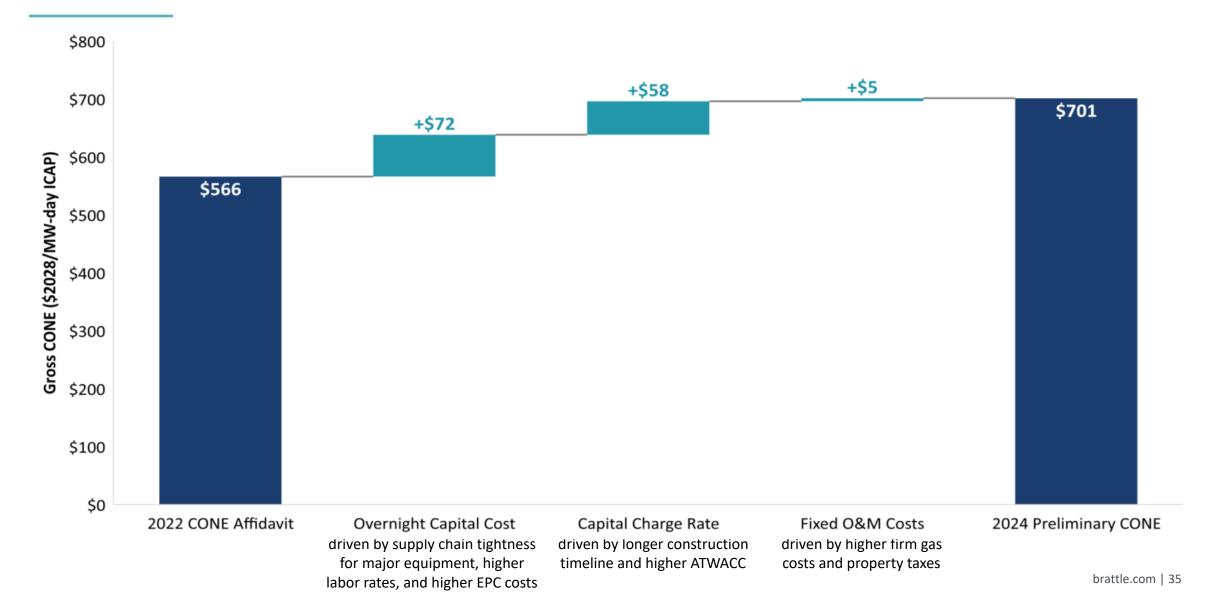
Preliminary CC CONE (2028/29 DY)

		_	CONE Area							
			EMAAC	SWMAAC	Rest of RTO	WMAAC	COMED			
[1] Net Summer Capacity	MW		1174	1177	1147	1136	1172			
Capital Costs										
[2] Overnight Cost	Nominal \$ million		\$1,738	\$1,607	\$1,604	\$1,659	\$1,844			
[3] Overnight Cost	Nominal \$/kW	= [2] x 1000 / [1]	\$1,481	\$1,366	\$1,398	\$1,461	\$1,573			
[4] Installed Cost	Nominal \$ million		\$1,956	\$1,809	\$1,805	\$1,868	\$2,076			
[5] Installed Cost	Nominal \$/kW	= [4] x 1000 / [1]	\$1,666	\$1,537	\$1,574	\$1,644	\$1,771			
[6] Levelized Capital Cost	Nominal \$/kW-yr	= [3] x [10]	\$220	\$202	\$207	\$216	\$234			
O&M Costs										
[7] First Year FOM	Nominal \$ million/yr		\$40	\$60	\$52	\$43	\$45			
[8] Levelized FOM	Nominal \$/kW-yr		\$40	\$54	\$49	\$44	\$45			
[9] After-Tax WACC	%		9.5%	9.5%	9.5%	9.5%	9.5%			
10] Capital Charge Rate	%		14.8%	14.8%	14.8%	14.8%	14.9%			
11] Levelized CONE	Nominal \$/kW-yr	= ([6] + [8])	\$260	\$255	\$256	\$260	\$279			
[12] Levelized CONE	Nominal \$/MW-day	=[11] x 1000/365	\$712	\$699	\$701	\$711	\$765			
2022 CONE Affidavit										
[13] PJM 2026/27 CONE	\$2026/MW-day		\$543	\$529	\$542	\$547				
14] Escalated to 2028	\$2028/MW-day	= [13] x (1.022)^(2)	\$567	\$552	\$566	\$571				
Difference between Upd	ated CONE and Escalated	d 2022 CONE Affidav	/it							
[15] Absolute Difference	\$/MW-day	= [11] - [14]	\$145	\$147	\$135	\$140				
[16] Percent Change	%	= [15] / [14]	26%	27%	24%	24%				

Notes: [13]: Affidavit of Samuel A. Newell, John M. Hagerty, and Sang H. Gang on Behalf of PJM, September 30, 2022.

CALCULATE CONE: PRELIMINARY CC CONE

Drivers of Increased CC CONE (RTO, \$2028/MW-day ICAP)



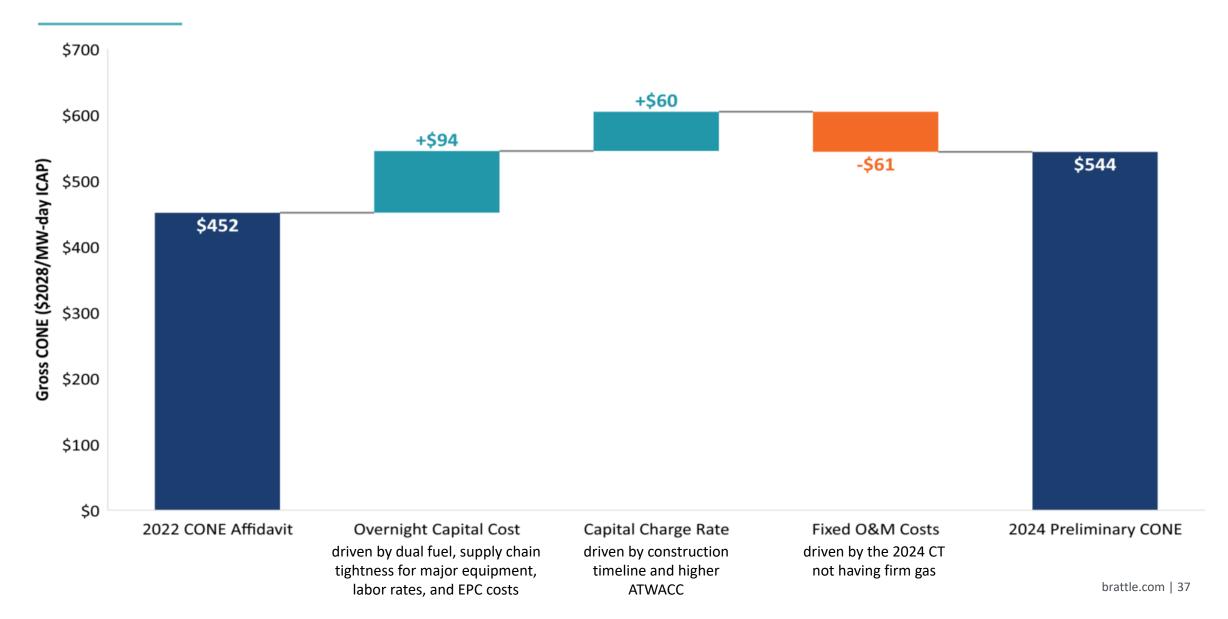
Preliminary CT CONE Values (2028/29)

		_	CONE Area					
			EMAAC	SWMAAC	Rest of RTO	WMAAC	COMED	
[1] Net Summer Capacity	MW		363	365	355	352	362	
Capital Costs								
[2] Overnight Cost	Nominal \$ million		\$458	\$442	\$439	\$445	\$477	
[3] Overnight Cost	Nominal \$/kW	= [2] x 1000 / [1]	\$1,263	\$1,210	\$1,236	\$1,265	\$1,317	
[4] Installed Cost	Nominal \$ million		\$510	\$491	\$488	\$495	\$530	
[5] Installed Cost	Nominal \$/kW	= [4] x 1000 / [1]	\$1,404	\$1,345	\$1,374	\$1,406	\$1 <i>,</i> 464	
[6] Levelized Capital Cost	Nominal \$/kW-yr	= [3] x [10]	\$180	\$172	\$176	\$180	\$189	
O&M Costs								
[7] First Year FOM	Nominal \$ million/yr		\$6	\$11	\$8	\$6	\$6	
[8] Levelized FOM	Nominal \$/kW-yr		\$20	\$30	\$23	\$19	\$20	
[9] After-Tax WACC	%		9.5%	9.5%	9.5%	9.5%	9.5%	
[10] Capital Charge Rate	%		14.3%	14.2%	14.2%	14.2%	14.3%	
[11] Levelized CONE	Nominal \$/kW-yr	= ([6] + [8])	\$200	\$203	\$199	\$199	\$208	
[12] Levelized CONE	Nominal \$/MW-day	=[11] x 1000/365	\$548	\$555	\$544	\$544	\$571	
2022 CONE Affidavit								
[13] PJM 2026/27 CONE	2026\$/MW-day		\$408	\$417	\$432	\$424		
14] Escalated to 2028	2028\$/MW-day	= [13] x (1.022)^(2)	\$427	\$436	\$452	\$443		
Difference between Upd	lated CONE and Escalated	2022 CONE Affidavi	t					
15] Absolute Difference	\$/MW-day	= [11] - [14]	\$122	\$119	\$92	\$101		
[16] Percent Change	%	= [15] / [14]	29%	27%	20%	23%		

Notes: [13]: Affidavit of Samuel A. Newell, John M. Hagerty, and Sang H. Gang on Behalf of PJM, September 30, 2022.

CALCULATE CONE: PRELIMINARY CC CONE

Drivers of Increased CT CONE (RTO, \$2028/MW-day ICAP)



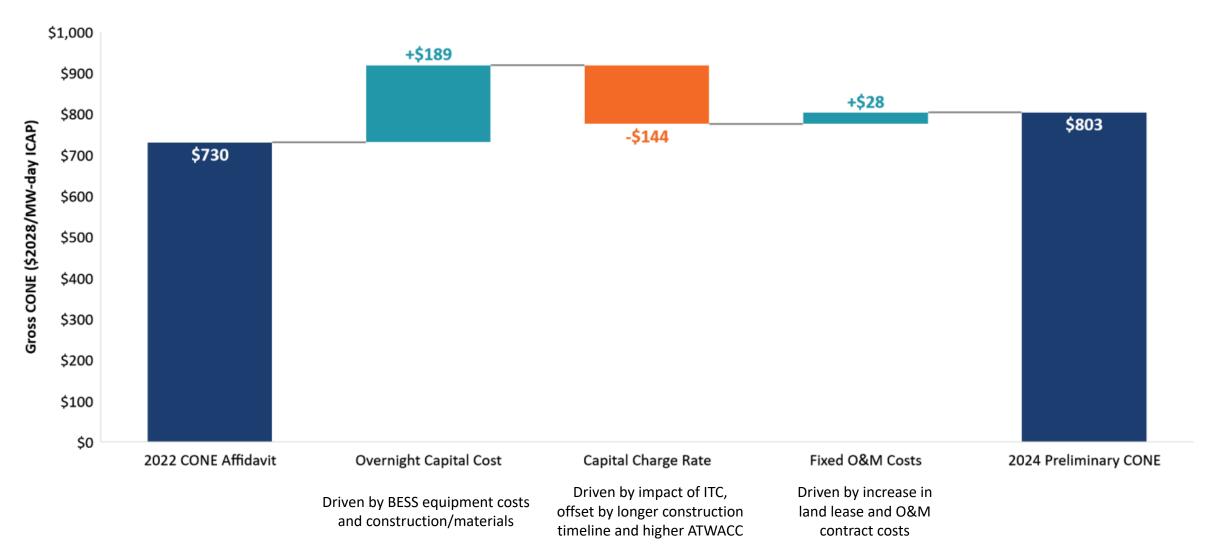
Preliminary BESS CONE (2028/29 DY)

		_	CONE Area					
			1 EMAAC	2 SWMAAC	3 Rest of RTO	4 WMAAC	5 COMED	
[1] Net Summer Capacity	MW		200	200	200	200	200	
Capital Costs								
[2] Overnight Cost	Nominal \$ million		\$482	\$461	\$461	\$470	\$501	
[3] Overnight Cost	Nominal \$/kW	= [2] x 1000 / [1]	\$2,412	\$2,307	\$2,304	\$2,348	\$2,505	
[4] Installed Cost	Nominal \$ million		\$523	\$500	\$500	\$509	\$543	
[5] Installed Cost	Nominal \$/kW	= [4] x 1000 / [1]	\$2,615	\$2,501	\$2,498	\$2,546	\$2,716	
[6] Levelized Capital Cost	Nominal \$/kW-yr	= [3] x [11]	\$230	\$221	\$220	\$224	\$239	
O&M Costs								
[7] First Year FOM	Nominal \$ million/yr		\$9	\$13	\$10	\$8	\$10	
[8] Levelized FOM	Nominal \$/kW-yr		\$54	\$64	\$55	\$47	\$55	
^[9] Levelized Augmentation	Nominal \$/kW-yr		\$18	\$18	\$18	\$18	\$18	
[10] After-Tax WACC	%		9.5%	9.5%	9.5%	9.5%	9.5%	
[11] Capital Charge Rate Net of I	тс %		9.5%	9.6%	9.5%	9.5%	9.6%	
[12] Levelized CONE	Nominal \$/kW-yr	= ([6] + [8] + [9])	\$302	\$303	\$293	\$289	\$312	
[13] Levelized CONE	Nominal \$/MW-day	=[12] x 1000/365	\$828	\$829	\$803	\$792	\$856	
2022 CONE Affidavit								
[14] PJM 2026/27 CONE	\$2026/MW-yr		\$725	\$707	\$699	\$708		
15] Escalated to 2028	\$2028/MW-yr	= [14] x (1.022)^(2)	\$758	\$738	\$730	\$740		
Difference between Update	d CONE and Escalated 2	022 CONE Affidavit						
[16] Absolute Difference	\$/MW-yr	= [12] - [15]	\$70	\$91	\$73	\$52		
[17] Percent Change	%	= [16] / [15]	9%	12%	10%	7%		

Notes: [15]: <u>Affidavit of Samuel A. Newell, John M. Hagerty, and Sang H. Gang on Behalf of PJM, September 30, 2022</u>.

CALCULATE CONE: PRELIMINARY CC CONE

Drivers of Increased BESS CONE (RTO, \$2028/MW-day ICAP)



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Annual CONE Updates

Recall that the prior method was to start with the CONE value from the Quad Review (for a plant in the first applicable delivery year) then escalate using most recent changes in cost indexes for labor, materials, and turbines, with weights on each of those indexes

Recent/ongoing rate of price and capital cost changes suggest **more granular method**:

- **Dpdate escalations** that had been projected in CONE analysis using observed prices from the costsnapshot date of the study to the near-present, and from near-present to the construction period using updated inflation forecasts
- Escalate FOM separately from overnight cost, based on each one's applicable indexes and weights for each technology (for BESS, possibly using NREL rather than BLS indexes for components)
 Update the Capital Charge Rate using a simplified ATWACC index

We would provide a model that readily translates these updates into updated CONE values

Basis for updating ATWACC 1:1 based on RFR Change

Some utility regulators allow "formulaic" return on equity (ROE) adjustment:

- ∞ **CA**: change in ROE = 0.5 × change in RFR
- Section Se

Assuming both RFR and the bond yield increase by a similar magnitude, the ATWACC adjustment would be about 75% of the RFR change

Empirically, Brattle's prior recommended ATWACCs roughly support a 100% RFR adjustment

	RFR	ATWACC	Change in RFR	Change in ATWACC	Sensitivity
PJM 2011	4.30%	8.50%			
PJM 2014	3.40%	8.00%	-0.90%	-0.50%	0.56
PJM 2017 @ 35% Tax Rate	2.65%	7.00%	-0.75%	-1.00%	1.33
PJM 2017 @ 21% Tax Rate	2.65%	7.50%			
PJM 2018 @ 21% Tax Rate	2.96%	8.0%	0.31%	0.50%	1.61
PJM 2022 (1)	2.62%	8.0%	-0.34%	0.00%	-
PJM 2022 (2)	3.43%	8.85%	0.81%	0.85%	1.05
PJM 2024 (Preliminary)	4.70%	10.00%	1.27%	1.15%	0.91
Average Sensitivity (Excl. 2024)					0.91
Average Sensitivity (Incl. 2024)					0.91

ATWACC and RFR

Note Brattle's ATWACCs in 2018 and 2022 were based partially on the 100% RFR adjustments to Genco M&A discount rates (from 2016 and 2017)

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Review of the E&AS Purpose and Current Approach

Recall the purpose of the E&AS Offset:

- № CONE expresses the total revenue requirement the Reference Resource would need to earn in year 1 to be willing to enter (with NPV = 0), given the investors' view of all-in cash flows (and cost of capital) over the life of the asset.
- >>>> The amount the resource would need to earn in the capacity market, Net CONE, is CONE minus the E&AS offset representing net revenues expected from the energy and ancillary services markets.
- № Thus Net CONE = CONE E&AS Offset becomes the anchor price for the VRR curve to be able to attract investment in the Reference Resource in equilibrium.

Recall the E&AS Estimation Methodology:

- 1. Develop forward hourly zonal DA and RT energy and AS prices for the delivery year
 - Shaped by hourly prices in each of the last three years
 - Scaled to be consistent with forward market expectations for the delivery year (this was the main new element from the last Quad Review)
- 2. Identify other relevant resource costs and characteristics
- 3. Estimate Net E&AS Revenues for each resource in each area
 - Conduct a "virtual dispatch" using Plexos, given the hourly prices and each resource's operating characteristics and costs
 - Average the net revenues across the three simulated years to yield the EAS revenue per resource type

The next several slides describe each of these elements in more detail, identifies key questions for evaluating the continued appropriateness of each element, then answers those questions.

1. Construction of Hourly Forward Prices

Elements of Method

Obtain monthly power and gas futures prices at liquid hubs for each month of delivery year

Extend forward prices to each zone and to AS

- Energy: adjust zonal price for congestion (using forward LT FTRs) and losses (from history)
- **Source Gas:** add historical basis adjustment for illiquid hubs
- ►> AS: multiply historical prices by an hourly ratio of future to historical energy price for the same hour

Convert monthly hub prices to hourly

Shape future prices by historical hourly patterns of zonal prices for three most recent years

Evaluation

Forward E&AS continues advantages over

historical because it is forward-looking and more normalized; Confirmed selected hubs are still liquid by reviewing open interest on ICE

Energy: confirmed continued competitive LT FTRs indicating market expectations

So Gas: confirmed approach remains reasonable

Solution AS: confirmed scaling approach remains reasonable

2. Assumptions on Other Cost and Resource Characteristics

Elements of Method

Unit characteristics: unit heat rates, VOM and operating characteristics (heat rate curves, startup cost/time, min up/down times) come from S&L

NOx and SOx allowances apply everywhere, but with low emissions rates and low prices from Evo Markets (trivial effect on result)

RGGI applies in NJ, MD, DE; PJM has been assuming not in PA because of current stay, pending state supreme court decision likely in 2025; PJM has been assuming no RGGI for "RTO"

RGGI allowance prices from Evo Markets

Currently no limit on annual CO_2 emissions w/111

Plant specs remain nearly the same; S&L updating

Evaluation

Consider applying a chance of PA returning to RGGI, as developers are, e.g., 50/50? (But hard to update)

Consider calculating RTO Net CONE as an average or other statistic of all LDAs' EAS (rather than EAS for averaged energy and gas prices and zero RGGI)

Consider using RGGI forwards

HR curves

Apply 40% limit on CTs now and CCs in 2032+, or should we now assume 111 rules will be revoked?

3. E&AS Estimation w/Plexos Virtual Dispatch

Elements of Method

Evaluation

CC: optimize DA commitment & dispatch, then RT adjust dispatch and can extend commitments at end of cycle (never uncommit)

CT: similar, but can add new commitments based on 3-hr look-ahead; observing many run-hours

BESS: optimize DA schedule, then reoptimize for RT with only 4-hour horizon

AS: omit regulation per last Quad Review because thin market (500-800 MW)

CC: aim to validate virtual dispatch with benchmarking actual units using historical prices

CT: suggest not locking in DA commitment; 3-hour look-ahead reasonable (vs. 2 in reality, but participants can offer lower startup if anticipate longer payoff); no comparable units to benchmark

BESS: try optimizing RT against a 24-hour lookahead against an average of DA and RT prices for imperfect foresight; possible "over/under optimization" difficult to benchmark since few energy participants, but estimate uncertainty

AS: observe Sync Res is ~30% of BESS EAS; consider omitting or limiting since market is <2.8 GW

Electricity Hubs and Mapping to Zones

Previous Quad Review determined that Northern Illinois (NI), AEP Dayton, and Western Hub were the most liquid electricity trading hubs and mapped LDAs to one of each based on historical price correlations

Recommend maintaining current mapping and continuing to use ICE electricity futures for these three hubs

And continuing to use LT FTR prices (plus historical losses) for basis differentials

Electricity Futures Zonal Mapping of Trading Hubs

Mapped Hub	Zone	Correlation	Mapped Hub	Zone	Correlation
N. Illinois	COMED	1.00		APS	1.00
				PEPCO	1.00
				BGE	0.99
	AEP	1.00	Western Hub	DPL	0.93
	ATSI	1.00		PENELEC	0.99
AED Douton	DAY	1.00		PPL	0.99
AEP-Dayton	DEOK	1.00		METED	0.99
	DOM	0.98		PECO	0.96
	DUQ	1.00		AECO	0.96
	EKPC	1.00		PSEG	0.95
				JCPL	0.97
				RECO	0.94

Sources and Notes: <u>Affidavit of Samuel A. Newell, James A. Read Jr., and Sang H. Gang on Behalf</u> of PJM, September 30, 2022.

E&AS METHODOLOGY REVIEW: GAS HUB MAPPING

Natural Gas Hubs

Previous Quad Review determined that Dominion South, MichCon, Chicago, Transco Zone 6 (non-NY), Columbia-Appalachia TCO, and TETCO M3 hubs were most liquid and mapped illiquid hubs to one of each based on historical price correlations

Recommend maintaining current mapping and continue to use ICE gas future prices for these hubs

And continue applying historical basis from liquid hubs to illiquid ones

Gas Futures Zonal Mapping of Trading Hubs

Gas Hub	Zone
Dominion South	APS, PENELEC
Chicago	COMED
Micheon	DAY, DEOK, ATSI
Transco Zone 6 (non NY)	AECO, BGE, DPL, JCPL
TETCO M3	DUQ, METED, PECO, PPL
TCO Basis	AEP
Transco Zone 5	DOM, PEPCO
Tennessee 500L	EKPC
Transco Z6 (NY)	PSEG, RECO

Gas Illiquid to Liquid Hub Mapping

Gas Hub	Mapped Gas Hub	DY 19/20-21/22 Correlation
Transco Zone 5	Transco Zone 6 (non NY)	0.990
Tennessee 500L	MichCon	0.845
Transco Z6 (NY)	TETCO M3	0.995

Sources and Notes: <u>Affidavit of Samuel A. Newell, James A. Read Jr.</u>, and Sang H. Gang on Behalf of PJM, September 30, 2022.

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Indicative Net CONE

Technology	Overnight Capital Cost	Capital Charge Rate	Canital	Levelized FOM	E&AS Offset	Net CONE ICAP	ELCC	Net CONE UCAP
All 2028\$	(\$/kW)	(%/year)	(\$/MW-day)	(\$/MW- day)	(\$/MW- day)	(\$/MW-day)	(%)	(\$/MW-day UCAP)
Base Cases	[A]	[B]	[C]: [A] × [B]	[D]	[E]	[F]: [C]+[D]-[E]	[G]	[H]: [F] × [G]
Gas CC (20-year Life)	\$1,398	14.8%	\$566	\$135	\$571	\$130	81%	\$161
Gas CT (20-year Life and 40% CF Limit)	\$1,236	14.2%	\$482	\$62	\$254	\$290	80%	\$363
BESS 4-hr	\$2,304	9.5% net of ITC	\$603	\$200	\$280	\$522	55%	\$950
Sensitivities								
Gas CC with 15-year Life	\$1,398	16.6%	\$637	\$133	\$571	\$199	81%	\$245
Gas CC with 20-year Life + 40% CF	\$1,398	14.8%	\$566	\$135	\$411	\$291	81%	\$359
Gas CC with Historical Average EAS Offset	\$1,398	14.8%	\$566	\$135	\$324	\$377	81%	\$466
Gas CT with 15-year Life	\$1,236	16.0%	\$543	\$61	\$254	\$350	80%	\$438
Gas CT with Historical Average EAS Offset	\$1,236	14.2%	\$482	\$62	\$128	\$416	80%	\$520

Sources and Notes: All costs in ICAP terms unless otherwise noted.

[A],[D]: Capital Cost and FOM from previous Preliminary numbers. [B]: CCR for level-nominal levelization with 9.5% ATWACC; no bonus depreciation; 20-year life (except where specified); 20-year MACRS for CC, 15 for CT, and 7 for BESS; and ITC . [E]: E&AS offset provided by PJM staff. Historical E&AS offsets from PJM, MOPR parameters, delivery years 2017/18-2026/27, escalated to \$2028. [G]: 2028/29 brattle.com | 51 ELCC values from PJM, <u>Supplementary Information about ELCC Class Ratings calculated for DY 2027/28 – DY 2034/35</u>.

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NEXT STEPS

Plan for Next Stakeholder Meeting (December 17, 2024)

Present Updated Net CONE Values

Present E&AS Methodology Update

Present VRR Curve Concepts

∞Marginal Reliability Impact based design methodology

>>> Potential interactions with updated reliability modeling, accreditation, and seasonal risks