

West Tower LCC w/ Normal Fuel Escalation																
Existing Design							Alternate Design LCC w/ Scenario 1					Alternate Design LCC w/ Scenario 2				
Capital Cost		\$	1,519,629				\$	2,446,940				\$	4,625,834			
Ann. Elec. Cost		\$	7,611,606				\$	4,712,509				\$	3,338,887			
Ann. NG Cost		\$	4,652,730				\$	5,519,092				\$	6,003,529			
Real Discount rate			3%					3%					3%			
		O&M	Natural Gas		Electricity		O&M	Natural Gas		Electricity		O&M	Natural Gas		Electricity	
Date	Year	Boiler	UPV	Cost	UPV	Cost	Boiler & CHP	UPV	Cost	UPV	Cost	Boiler & CHP	UPV	Cost	UPV	Cost
2008	1	\$10,677	0.96	\$4,466,621	0.97	\$7,383,258	\$195,205	0.96	\$5,298,329	0.97	\$4,571,134	\$216,550	0.96	\$5,763,388	0.97	\$3,238,720
2009	2	\$10,677	0.92	\$4,280,512	0.94	\$7,154,909	\$195,205	0.92	\$5,077,565	0.94	\$4,429,759	\$216,550	0.92	\$5,523,247	0.94	\$3,138,554
2010	3	\$10,677	0.89	\$4,140,930	0.90	\$6,850,445	\$195,205	0.89	\$4,911,992	0.90	\$4,241,258	\$216,550	0.89	\$5,343,141	0.90	\$3,004,998
2011	4	\$10,677	0.85	\$3,954,821	0.87	\$6,622,097	\$195,205	0.85	\$4,691,229	0.87	\$4,099,883	\$216,550	0.85	\$5,103,000	0.87	\$2,904,832
2012	5	\$10,677	0.83	\$3,861,766	0.86	\$6,545,981	\$195,205	0.83	\$4,580,847	0.86	\$4,052,758	\$216,550	0.83	\$4,982,929	0.86	\$2,871,443
2013	6	\$10,677	0.81	\$3,768,711	0.87	\$6,622,097	\$195,205	0.81	\$4,470,465	0.87	\$4,099,883	\$216,550	0.81	\$4,862,859	0.87	\$2,904,832
2014	7	\$10,677	0.80	\$3,722,184	0.86	\$6,545,981	\$195,205	0.80	\$4,415,274	0.86	\$4,052,758	\$216,550	0.80	\$4,802,824	0.86	\$2,871,443
2015	8	\$10,677	0.80	\$3,722,184	0.87	\$6,622,097	\$195,205	0.80	\$4,415,274	0.87	\$4,099,883	\$216,550	0.80	\$4,802,824	0.87	\$2,904,832
2016	9	\$10,677	0.80	\$3,722,184	0.87	\$6,622,097	\$195,205	0.80	\$4,415,274	0.87	\$4,099,883	\$216,550	0.80	\$4,802,824	0.87	\$2,904,832
2017	10	\$10,677	0.82	\$3,815,239	0.87	\$6,622,097	\$195,205	0.82	\$4,525,656	0.87	\$4,099,883	\$216,550	0.82	\$4,922,894	0.87	\$2,904,832
2018	11	\$10,677	0.82	\$3,815,239	0.89	\$6,774,329	\$195,205	0.82	\$4,525,656	0.89	\$4,194,133	\$216,550	0.82	\$4,922,894	0.89	\$2,971,610
2019	12	\$10,677	0.81	\$3,768,711	0.89	\$6,774,329	\$195,205	0.81	\$4,470,465	0.89	\$4,194,133	\$216,550	0.81	\$4,862,859	0.89	\$2,971,610
2020	13	\$10,677	0.82	\$3,815,239	0.89	\$6,774,329	\$195,205	0.82	\$4,525,656	0.89	\$4,194,133	\$216,550	0.82	\$4,922,894	0.89	\$2,971,610
2021	14	\$10,677	0.81	\$3,768,711	0.89	\$6,774,329	\$195,205	0.81	\$4,470,465	0.89	\$4,194,133	\$216,550	0.81	\$4,862,859	0.89	\$2,971,610
2022	15	\$10,677	0.82	\$3,815,239	0.89	\$6,774,329	\$195,205	0.82	\$4,525,656	0.89	\$4,194,133	\$216,550	0.82	\$4,922,894	0.89	\$2,971,610
2023	16	\$10,677	0.83	\$3,861,766	0.89	\$6,774,329	\$195,205	0.83	\$4,580,847	0.89	\$4,194,133	\$216,550	0.83	\$4,982,929	0.89	\$2,971,610
2024	17	\$10,677	0.84	\$3,908,293	0.89	\$6,774,329	\$195,205	0.84	\$4,636,038	0.89	\$4,194,133	\$216,550	0.84	\$5,042,965	0.89	\$2,971,610
2025	18	\$10,677	0.84	\$3,908,293	0.90	\$6,850,445	\$195,205	0.84	\$4,636,038	0.90	\$4,241,258	\$216,550	0.84	\$5,042,965	0.90	\$3,004,998
2026	19	\$10,677	0.84	\$3,908,293	0.89	\$6,774,329	\$195,205	0.84	\$4,636,038	0.89	\$4,194,133	\$216,550	0.84	\$5,042,965	0.89	\$2,971,610
2027	20	\$10,677	0.84	\$3,908,293	0.89	\$6,774,329	\$195,205	0.84	\$4,636,038	0.89	\$4,194,133	\$216,550	0.84	\$5,042,965	0.89	\$2,971,610
Column NPV		\$158,851		\$58,216,043		\$100,853,691	\$2,904,164		\$69,056,169		\$62,440,695	\$3,221,711		\$75,117,558		\$44,240,217
Total NPV						\$160,748,213					\$136,847,967					\$127,205,321
Total Saving (20 yr)							\$	23,900,245				\$	33,542,892			
Saving / yr							\$	1,195,012				\$	1,677,145			
Payback Period (yr)							yr.	mo.				yr.	mo.			
							-	9				1	10			

West Tower LCC w/ 75% increase in elec. cost by 2011																			
		Existing Design LCC					Alternate Design LCC w/ Scenario 1					Alternate Design LCC w/ Scenario 2							
Capital Cost		\$	1,519,629				\$	2,446,940				\$	4,625,834						
Ann. Elec. Cost		\$	7,611,606				\$	4,712,509				\$	3,338,887						
Ann. NG Cost		\$	4,652,730				\$	5,519,092				\$	6,003,529						
Real Discount rate			3%					3%					3%						
			O&M	Natural Gas		Electricity			O&M	Natural Gas		Electricity			O&M	Natural Gas		Electricity	
Date	Year		Boiler	Esc.	Cost	Esc.	Cost		Boiler & CHP	Esc.	Cost	Esc.	Cost		Boiler & CHP	Esc.	Cost	Esc.	Cost
2008	1		\$10,677	0.96	\$4,466,621	0.97	\$7,383,258		\$195,205	0.96	\$5,298,329	0.97	\$4,571,134		\$216,550	0.96	\$5,763,388	0.97	\$3,238,720
2009	2		\$10,677	0.92	\$4,280,512	0.94	\$7,154,909		\$195,205	0.92	\$5,077,565	0.94	\$4,429,759		\$216,550	0.92	\$5,523,247	0.94	\$3,138,554
2010	3		\$10,677	0.89	\$4,140,930	0.90	\$6,850,445		\$195,205	0.89	\$4,911,992	0.90	\$4,241,258		\$216,550	0.89	\$5,343,141	0.90	\$3,004,998
2011	4		\$10,677	0.85	\$3,954,821	1.52	\$11,588,670		\$195,205	0.85	\$4,691,229	1.52	\$7,174,795		\$216,550	0.85	\$5,103,000	1.52	\$5,083,456
2012	5		\$10,677	0.83	\$3,861,766	1.51	\$11,455,467		\$195,205	0.83	\$4,580,847	1.51	\$7,092,326		\$216,550	0.83	\$4,982,929	1.51	\$5,025,025
2013	6		\$10,677	0.81	\$3,768,711	1.52	\$11,588,670		\$195,205	0.81	\$4,470,465	1.52	\$7,174,795		\$216,550	0.81	\$4,862,859	1.52	\$5,083,456
2014	7		\$10,677	0.80	\$3,722,184	1.51	\$11,455,467		\$195,205	0.80	\$4,415,274	1.51	\$7,092,326		\$216,550	0.80	\$4,802,824	1.51	\$5,025,025
2015	8		\$10,677	0.80	\$3,722,184	1.52	\$11,588,670		\$195,205	0.80	\$4,415,274	1.52	\$7,174,795		\$216,550	0.80	\$4,802,824	1.52	\$5,083,456
2016	9		\$10,677	0.80	\$3,722,184	1.52	\$11,588,670		\$195,205	0.80	\$4,415,274	1.52	\$7,174,795		\$216,550	0.80	\$4,802,824	1.52	\$5,083,456
2017	10		\$10,677	0.82	\$3,815,239	1.52	\$11,588,670		\$195,205	0.82	\$4,525,656	1.52	\$7,174,795		\$216,550	0.82	\$4,922,894	1.52	\$5,083,456
2018	11		\$10,677	0.82	\$3,815,239	1.56	\$11,855,076		\$195,205	0.82	\$4,525,656	1.56	\$7,339,733		\$216,550	0.82	\$4,922,894	1.56	\$5,200,317
2019	12		\$10,677	0.81	\$3,768,711	1.56	\$11,855,076		\$195,205	0.81	\$4,470,465	1.56	\$7,339,733		\$216,550	0.81	\$4,862,859	1.56	\$5,200,317
2020	13		\$10,677	0.82	\$3,815,239	1.56	\$11,855,076		\$195,205	0.82	\$4,525,656	1.56	\$7,339,733		\$216,550	0.82	\$4,922,894	1.56	\$5,200,317
2021	14		\$10,677	0.81	\$3,768,711	1.56	\$11,855,076		\$195,205	0.81	\$4,470,465	1.56	\$7,339,733		\$216,550	0.81	\$4,862,859	1.56	\$5,200,317
2022	15		\$10,677	0.82	\$3,815,239	1.56	\$11,855,076		\$195,205	0.82	\$4,525,656	1.56	\$7,339,733		\$216,550	0.82	\$4,922,894	1.56	\$5,200,317
2023	16		\$10,677	0.83	\$3,861,766	1.56	\$11,855,076		\$195,205	0.83	\$4,580,847	1.56	\$7,339,733		\$216,550	0.83	\$4,982,929	1.56	\$5,200,317
2024	17		\$10,677	0.84	\$3,908,293	1.56	\$11,855,076		\$195,205	0.84	\$4,636,038	1.56	\$7,339,733		\$216,550	0.84	\$5,042,965	1.56	\$5,200,317
2025	18		\$10,677	0.84	\$3,908,293	1.58	\$11,988,279		\$195,205	0.84	\$4,636,038	1.58	\$7,422,202		\$216,550	0.84	\$5,042,965	1.58	\$5,258,747
2026	19		\$10,677	0.84	\$3,908,293	1.56	\$11,855,076		\$195,205	0.84	\$4,636,038	1.56	\$7,339,733		\$216,550	0.84	\$5,042,965	1.56	\$5,200,317
2027	20		\$10,677	0.84	\$3,908,293	1.56	\$11,855,076		\$195,205	0.84	\$4,636,038	1.56	\$7,339,733		\$216,550	0.84	\$5,042,965	1.56	\$5,200,317
Column NPV			\$158,851		\$58,216,043		\$161,357,813		\$2,904,164		\$69,056,169		\$99,900,102		\$3,221,711		\$75,117,558		\$70,780,798
Total NPV							\$221,252,335						\$174,307,374						\$153,745,901
Total Saving (30 yr)									\$	46,944,961					\$	67,506,434			
Saving / yr									\$	2,347,248					\$	3,375,322			
Payback Period (yr)									yr.	mo.					yr.	mo.			
									-	4					-	11			

West Tower LCC w/ 15% increase in elec. cost by 2011																
		Existing Design					Alternate Design LCC w/ Scenario 1					Alternate Design LCC w/ Scenario 2				
Capital Cost		\$	1,519,629				\$	2,446,940				\$	4,625,834			
Ann. Elec. Cost		\$	7,611,606				\$	4,712,509				\$	3,338,887			
Ann. NG Cost		\$	4,652,730				\$	5,519,092				\$	6,003,529			
Real Discount rate			3%					3%					3%			
		O&M	Natural Gas		Electricity		O&M	Natural Gas		Electricity		O&M	Natural Gas		Electricity	
Date	Year	Boiler	Esc.	Cost	Esc.	Cost	Boiler & CHP	Esc.	Cost	Esc.	Cost	Boiler & CHP	Esc.	Cost	Esc.	Cost
2008	1	\$10,677	0.96	\$4,466,621	0.97	\$7,383,258	\$195,205	0.96	\$5,298,329	0.97	\$4,571,134	\$216,550	0.96	\$5,763,388	0.97	\$3,238,720
2009	2	\$10,677	0.92	\$4,280,512	1.08	\$8,228,146	\$195,205	0.92	\$5,077,565	1.08	\$5,094,222	\$216,550	0.92	\$5,523,247	1.08	\$3,609,337
2010	3	\$10,677	0.89	\$4,140,930	1.04	\$7,878,012	\$195,205	0.89	\$4,911,992	1.04	\$4,877,447	\$216,550	0.89	\$5,343,141	1.04	\$3,455,748
2011	4	\$10,677	0.85	\$3,954,821	1.00	\$7,615,411	\$195,205	0.85	\$4,691,229	1.00	\$4,714,865	\$216,550	0.85	\$5,103,000	1.00	\$3,340,557
2012	5	\$10,677	0.83	\$3,861,766	0.99	\$7,527,878	\$195,205	0.83	\$4,580,847	0.99	\$4,660,672	\$216,550	0.83	\$4,982,929	0.99	\$3,302,159
2013	6	\$10,677	0.81	\$3,768,711	1.00	\$7,615,411	\$195,205	0.81	\$4,470,465	1.00	\$4,714,865	\$216,550	0.81	\$4,862,859	1.00	\$3,340,557
2014	7	\$10,677	0.80	\$3,722,184	0.99	\$7,527,878	\$195,205	0.80	\$4,415,274	0.99	\$4,660,672	\$216,550	0.80	\$4,802,824	0.99	\$3,302,159
2015	8	\$10,677	0.80	\$3,722,184	1.00	\$7,615,411	\$195,205	0.80	\$4,415,274	1.00	\$4,714,865	\$216,550	0.80	\$4,802,824	1.00	\$3,340,557
2016	9	\$10,677	0.80	\$3,722,184	1.00	\$7,615,411	\$195,205	0.80	\$4,415,274	1.00	\$4,714,865	\$216,550	0.80	\$4,802,824	1.00	\$3,340,557
2017	10	\$10,677	0.82	\$3,815,239	1.00	\$7,615,411	\$195,205	0.82	\$4,525,656	1.00	\$4,714,865	\$216,550	0.82	\$4,922,894	1.00	\$3,340,557
2018	11	\$10,677	0.82	\$3,815,239	1.02	\$7,790,478	\$195,205	0.82	\$4,525,656	1.02	\$4,823,253	\$216,550	0.82	\$4,922,894	1.02	\$3,417,351
2019	12	\$10,677	0.81	\$3,768,711	1.02	\$7,790,478	\$195,205	0.81	\$4,470,465	1.02	\$4,823,253	\$216,550	0.81	\$4,862,859	1.02	\$3,417,351
2020	13	\$10,677	0.82	\$3,815,239	1.02	\$7,790,478	\$195,205	0.82	\$4,525,656	1.02	\$4,823,253	\$216,550	0.82	\$4,922,894	1.02	\$3,417,351
2021	14	\$10,677	0.81	\$3,768,711	1.02	\$7,790,478	\$195,205	0.81	\$4,470,465	1.02	\$4,823,253	\$216,550	0.81	\$4,862,859	1.02	\$3,417,351
2022	15	\$10,677	0.82	\$3,815,239	1.02	\$7,790,478	\$195,205	0.82	\$4,525,656	1.02	\$4,823,253	\$216,550	0.82	\$4,922,894	1.02	\$3,417,351
2023	16	\$10,677	0.83	\$3,861,766	1.02	\$7,790,478	\$195,205	0.83	\$4,580,847	1.02	\$4,823,253	\$216,550	0.83	\$4,982,929	1.02	\$3,417,351
2024	17	\$10,677	0.84	\$3,908,293	1.02	\$7,790,478	\$195,205	0.84	\$4,636,038	1.02	\$4,823,253	\$216,550	0.84	\$5,042,965	1.02	\$3,417,351
2025	18	\$10,677	0.84	\$3,908,293	1.04	\$7,878,012	\$195,205	0.84	\$4,636,038	1.04	\$4,877,447	\$216,550	0.84	\$5,042,965	1.04	\$3,455,748
2026	19	\$10,677	0.84	\$3,908,293	1.02	\$7,790,478	\$195,205	0.84	\$4,636,038	1.02	\$4,823,253	\$216,550	0.84	\$5,042,965	1.02	\$3,417,351
2027	20	\$10,677	0.84	\$3,908,293	1.02	\$7,790,478	\$195,205	0.84	\$4,636,038	1.02	\$4,823,253	\$216,550	0.84	\$5,042,965	1.02	\$3,417,351
Column NPV		\$158,851		\$58,216,043		\$114,906,512	\$2,904,164		\$69,056,169		\$71,141,100	\$3,221,711		\$75,117,558		\$50,404,591
Total NPV						\$174,801,034					\$145,548,372					\$133,369,695
Total Saving (30 yr)							\$	29,252,662				\$	41,431,340			
Saving / yr							\$	1,462,633				\$	2,071,567			
Payback Period (yr)							yr.	mo.				yr.	mo.			
							-	7				1	5			

West Tower LCC w/15% increase in NG cost by 2009																
		Existing Design LCC					Alternate Design LCC w/ Scenario 1					Alternate Design LCC w/ Scenario 2				
Capital Cost		\$	1,519,629				\$	2,446,940				\$	4,625,834			
Ann. Elec. Cost		\$	7,611,606				\$	4,712,509				\$	3,338,887			
Ann. NG Cost		\$	4,652,730				\$	5,519,092				\$	6,003,529			
Real Discount rate			3%					3%					3%			
		O&M	Natural Gas		Electricity		O&M	Natural Gas		Electricity		O&M	Natural Gas		Electricity	
Date	Year	Boiler	Esc.	Cost	Esc.	Cost	Boiler & CHP	Esc.	Cost	Esc.	Cost	Boiler & CHP	Esc.	Cost	Esc.	Cost
2008	1	\$10,677	0.96	\$4,466,621	0.97	\$7,383,258	\$195,205	0.96	\$5,298,329	0.97	\$4,571,134	\$216,550	0.96	\$5,763,388	0.97	\$3,238,720
2009	2	\$10,677	1.06	\$4,922,588	0.94	\$7,154,909	\$195,205	1.06	\$5,839,200	0.94	\$4,429,759	\$216,550	1.06	\$6,351,734	0.94	\$3,138,554
2010	3	\$10,677	1.02	\$4,762,069	0.90	\$6,850,445	\$195,205	1.02	\$5,648,791	0.90	\$4,241,258	\$216,550	1.02	\$6,144,612	0.90	\$3,004,998
2011	4	\$10,677	0.98	\$4,548,044	0.87	\$6,622,097	\$195,205	0.98	\$5,394,913	0.87	\$4,099,883	\$216,550	0.98	\$5,868,450	0.87	\$2,904,832
2012	5	\$10,677	0.95	\$4,441,031	0.86	\$6,545,981	\$195,205	0.95	\$5,267,974	0.86	\$4,052,758	\$216,550	0.95	\$5,730,369	0.86	\$2,871,443
2013	6	\$10,677	0.93	\$4,334,018	0.87	\$6,622,097	\$195,205	0.93	\$5,141,035	0.87	\$4,099,883	\$216,550	0.93	\$5,592,288	0.87	\$2,904,832
2014	7	\$10,677	0.92	\$4,280,512	0.86	\$6,545,981	\$195,205	0.92	\$5,077,565	0.86	\$4,052,758	\$216,550	0.92	\$5,523,247	0.86	\$2,871,443
2015	8	\$10,677	0.92	\$4,280,512	0.87	\$6,622,097	\$195,205	0.92	\$5,077,565	0.87	\$4,099,883	\$216,550	0.92	\$5,523,247	0.87	\$2,904,832
2016	9	\$10,677	0.92	\$4,280,512	0.87	\$6,622,097	\$195,205	0.92	\$5,077,565	0.87	\$4,099,883	\$216,550	0.92	\$5,523,247	0.87	\$2,904,832
2017	10	\$10,677	0.94	\$4,387,524	0.87	\$6,622,097	\$195,205	0.94	\$5,204,504	0.87	\$4,099,883	\$216,550	0.94	\$5,661,328	0.87	\$2,904,832
2018	11	\$10,677	0.94	\$4,387,524	0.89	\$6,774,329	\$195,205	0.94	\$5,204,504	0.89	\$4,194,133	\$216,550	0.94	\$5,661,328	0.89	\$2,971,610
2019	12	\$10,677	0.93	\$4,334,018	0.89	\$6,774,329	\$195,205	0.93	\$5,141,035	0.89	\$4,194,133	\$216,550	0.93	\$5,592,288	0.89	\$2,971,610
2020	13	\$10,677	0.94	\$4,387,524	0.89	\$6,774,329	\$195,205	0.94	\$5,204,504	0.89	\$4,194,133	\$216,550	0.94	\$5,661,328	0.89	\$2,971,610
2021	14	\$10,677	0.93	\$4,334,018	0.89	\$6,774,329	\$195,205	0.93	\$5,141,035	0.89	\$4,194,133	\$216,550	0.93	\$5,592,288	0.89	\$2,971,610
2022	15	\$10,677	0.94	\$4,387,524	0.89	\$6,774,329	\$195,205	0.94	\$5,204,504	0.89	\$4,194,133	\$216,550	0.94	\$5,661,328	0.89	\$2,971,610
2023	16	\$10,677	0.95	\$4,441,031	0.89	\$6,774,329	\$195,205	0.95	\$5,267,974	0.89	\$4,194,133	\$216,550	0.95	\$5,730,369	0.89	\$2,971,610
2024	17	\$10,677	0.97	\$4,494,537	0.89	\$6,774,329	\$195,205	0.97	\$5,331,443	0.89	\$4,194,133	\$216,550	0.97	\$5,799,409	0.89	\$2,971,610
2025	18	\$10,677	0.97	\$4,494,537	0.90	\$6,850,445	\$195,205	0.97	\$5,331,443	0.90	\$4,241,258	\$216,550	0.97	\$5,799,409	0.90	\$3,004,998
2026	19	\$10,677	0.97	\$4,494,537	0.89	\$6,774,329	\$195,205	0.97	\$5,331,443	0.89	\$4,194,133	\$216,550	0.97	\$5,799,409	0.89	\$2,971,610
2027	20	\$10,677	0.97	\$4,494,537	0.89	\$6,774,329	\$195,205	0.97	\$5,331,443	0.89	\$4,194,133	\$216,550	0.97	\$5,799,409	0.89	\$2,971,610
Column NPV		\$158,851		\$66,297,970		\$100,853,691	\$2,904,164		\$78,642,993		\$62,440,695	\$3,221,711		\$85,545,864		\$44,240,217
Total NPV						\$168,830,140					\$146,434,791					\$137,633,626
Total Saving (30 yr)							\$ 22,395,349					\$ 31,196,514				
Saving / yr							\$ 1,119,767					\$ 1,559,826				
Payback Period (yr)							yr.	mo.				yr.	mo.			
							-	9				1	11			