NOVEMBER 2018

LAZARD'S LEVELIZED COST OF ENERGY ANALYSIS—VERSION 12.0

LAZARD

Introduction

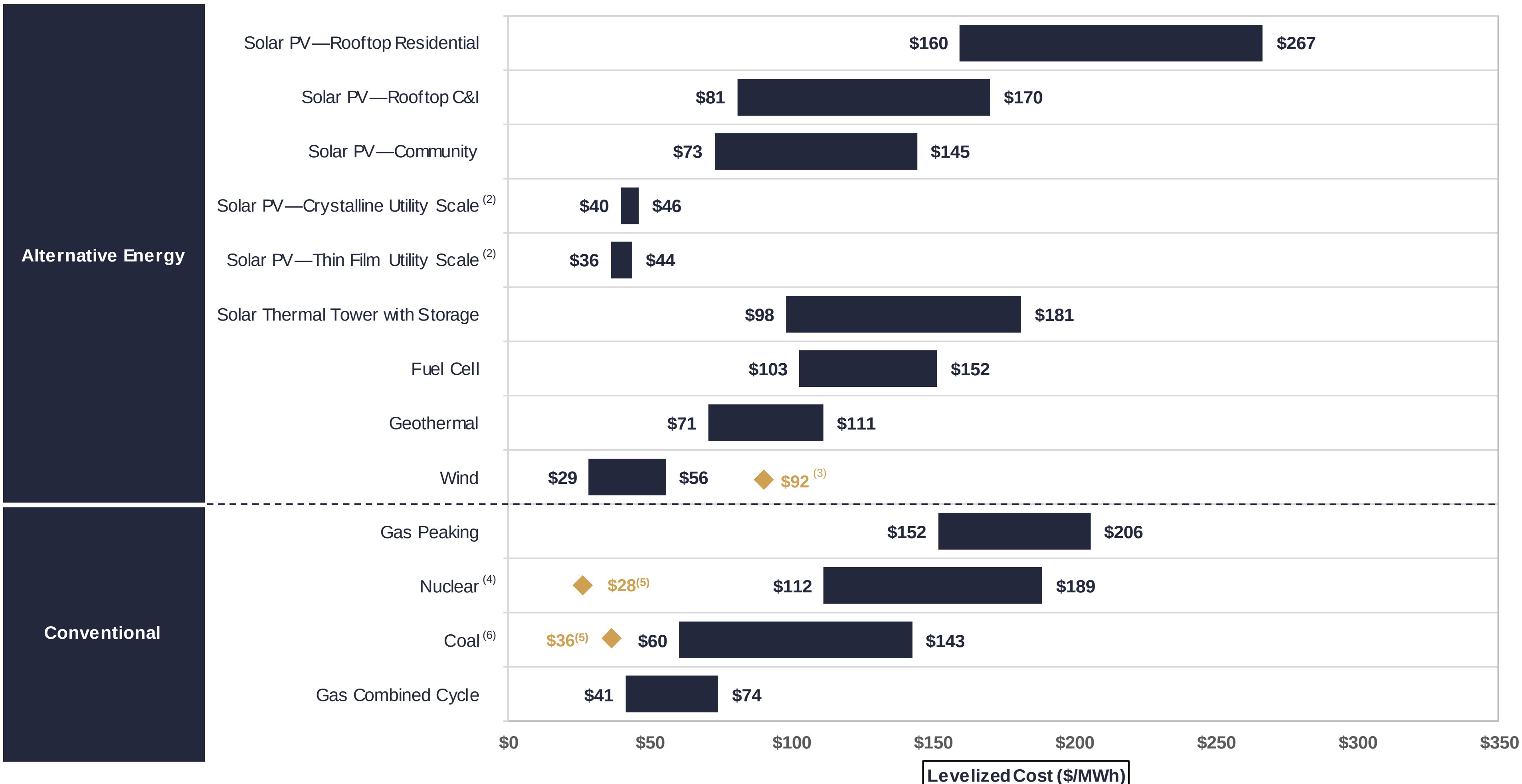
Lazard's Levelized Cost of Energy ("LCOE") analysis addresses the following topics:

- **Comparative LCOE analysis for various generation technologies on a $/MWh basis, including sensitivities, as relevant, for U.S. federal tax subsidies, fuel prices and costs of capital**
- **Illustration of how the LCOE of wind and utility-scale solar compare to the marginal cost of selected conventional generation technologies**
- **Historical LCOE comparison of various utility-scale generation technologies**
- **Illustration of the historical LCOE declines for wind and utility-scale solar technologies**
- **Illustration of how the LCOE of utility-scale solar compares to the LCOE of gas peaking and how the LCOE of wind compares to the LCOE of gas combined cycle generation**
- **Comparison of assumed capital costs on a $/kW basis for various generation technologies**
- **Decomposition of the LCOE for various generation technologies by capital cost, fixed operations and maintenance expense, variable operations and maintenance expense and fuel cost, as relevant**
- **A methodological overview of Lazard's approach to our LCOE analysis**
- **Considerations regarding the usage characteristics and applicability of various generation technologies**
- **An illustrative comparison of the cost of carbon abatement of various Alternative Energy technologies relative to conventional generation**
- **Summary assumptions for Lazard's LCOE analysis**
- **Summary of Lazard's approach to comparing the LCOE for various conventional and Alternative Energy generation technologies**

Other factors would also have a potentially significant effect on the results contained herein, but have not been examined in the scope of this analysis. These additional factors, among others, could include: import tariffs; capacity value vs. energy value; stranded costs related to distributed generation or otherwise; network upgrade, transmission, congestion or other integration-related costs; significant permitting or other development costs, unless otherwise noted; and costs of complying with various environmental regulations (e.g., carbon emissions offsets or emissions control systems). This analysis also does not address potential social and environmental externalities, including, for example, the social costs and rate consequences for those who cannot afford distributed generation solutions, as well as the long-term residual and societal consequences of various conventional generation technologies that are difficult to measure (e.g., nuclear waste disposal, airborne pollutants, greenhouse gases, etc.)

Levelized Cost of Energy Comparison—Unsubsidized Analysis

Certain Alternative Energy generation technologies are cost-competitive with conventional generation technologies under certain circumstances[1]



Source: *Lazard estimates.*

Note: Here and throughout this presentation, unless otherwise indicated, the analysis assumes 60% debt at 8% interest rate and 40% equity at 12% cost. Please see page titled "Levelized Cost of Energy Comparison—Sensitivity to Cost of Capital" for cost of capital sensitivities.

(1) Such observation does not take into account other factors that would also have a potentially significant effect on the results contained herein, but have not been examined in the scope of this analysis. These additional factors, among others, could include: import tariffs; capacity value vs. energy value; stranded costs related to distributed generation or otherwise; network upgrade, transmission, congestion or other integration-related costs; significant permitting or other development costs, unless otherwise noted; and costs of complying with various environmental regulations (e.g., carbon emissions offsets or emissions control systems). This analysis also does not address potential social and environmental externalities, including, for example, the social costs and rate consequences for those who cannot afford distribution generation solutions, as well as the long-term residual and societal consequences of various conventional generation technologies that are difficult to measure (e.g., nuclear waste disposal, airborne pollutants, greenhouse gases, etc.).

(2) Unless otherwise indicated herein, the low end represents a single-axis tracking system and the high end represents a fixed-tilt design.

(3) Represents the estimated implied midpoint of the LCOE of offshore wind, assuming a capital cost range of approximately $2.25 – $3.80 per watt.

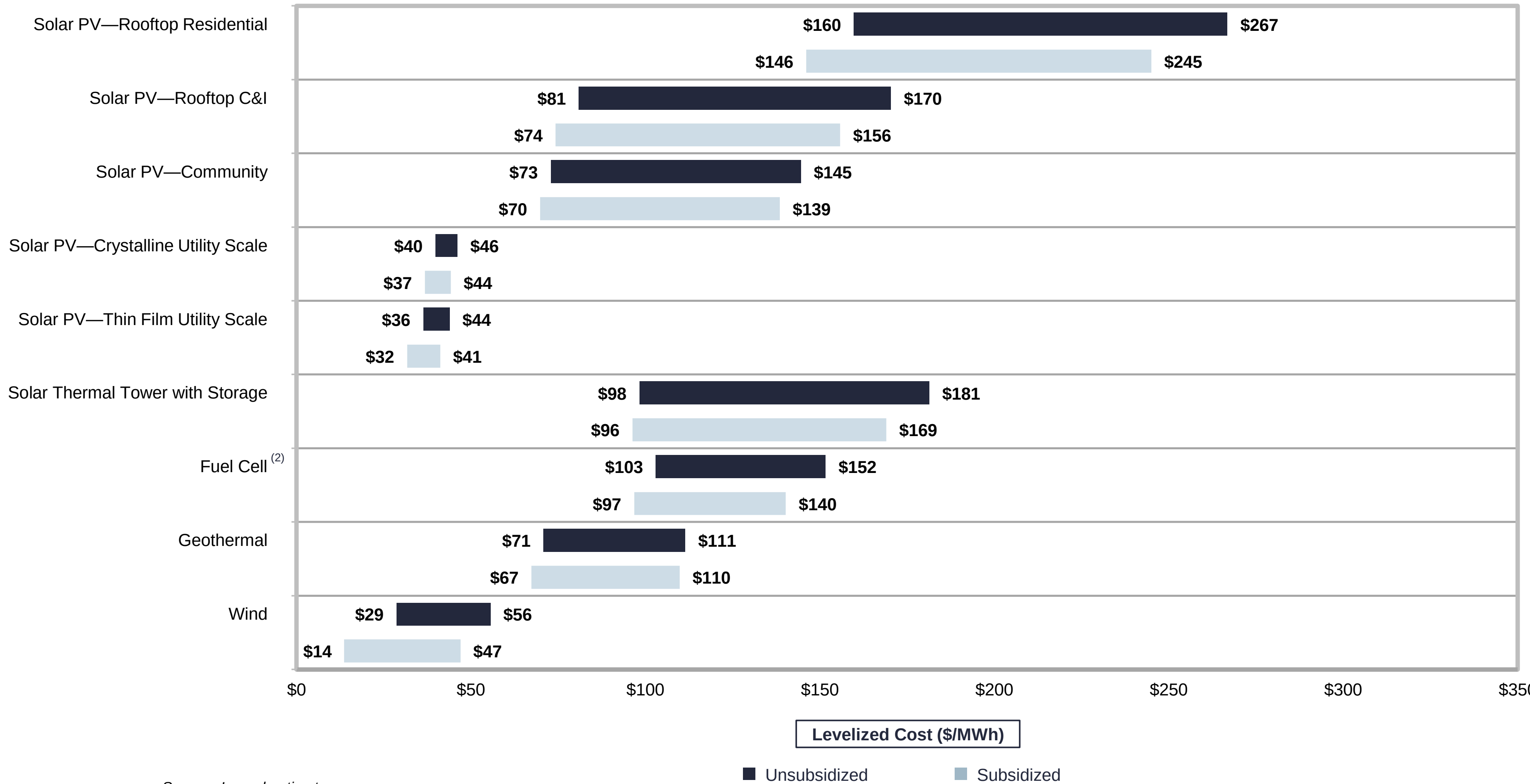
(4) Unless otherwise indicated, the analysis herein does not reflect decommissioning costs or the potential economic impacts of federal loan guarantees or other subsidies.

(5) Represents the midpoint of the marginal cost of operating fully depreciated coal and nuclear facilities, inclusive of decommissioning costs for nuclear facilities. Analysis assumes that the salvage value for a decommissioned coal plant is equivalent to the decommissioning and site restoration costs. Inputs are derived from a benchmark of operating, fully depreciated coal and nuclear assets across the U.S. Capacity factors, fuel, variable and fixed operating expenses are based on upper and lower quartile estimates derived from Lazard's research. Please see page titled "Levelized Cost of Energy Comparison—Alternative Energy versus Marginal Cost of Selected Existing Conventional Generation" for additional details.

(6) Unless otherwise indicated, the analysis herein reflects average of Northern Appalachian Upper Ohio River Barge and Pittsburgh Seam Rail coal. High end incorporates 90% carbon capture and compression. Does not include cost of transportation and storage.

Levelized Cost of Energy Comparison—Sensitivity to U.S. Federal Tax Subsidies(1)

Given the extension of the Investment Tax Credit ("ITC") and Production Tax Credit ("PTC") in December 2015 and resulting subsidy visibility, U.S. federal tax subsidies remain an important component of the economics of Alternative Energy generation technologies



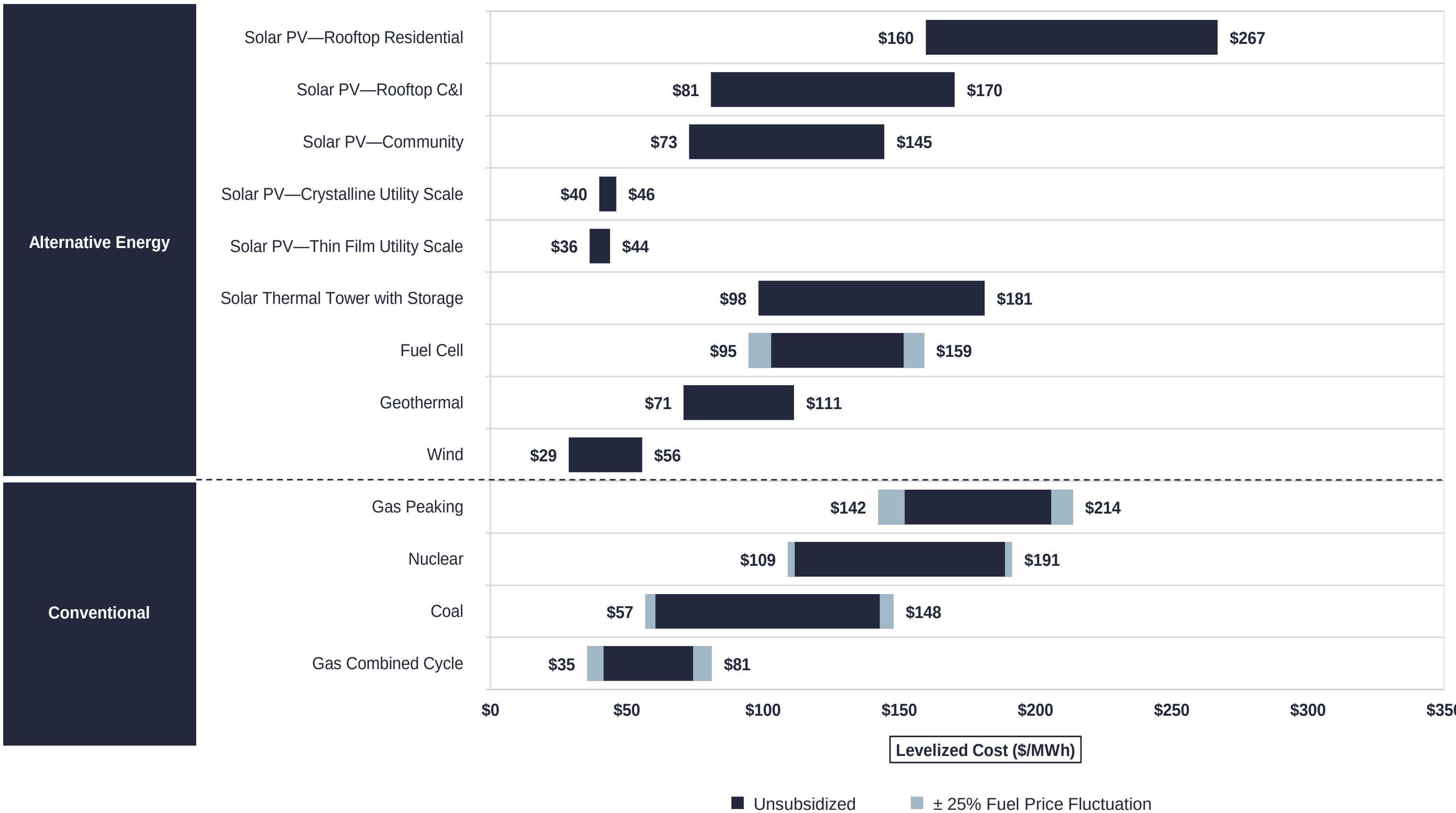
Source: Lazard estimates.

Note: The sensitivity analysis presented on this page also includes sensitivities related to the U.S. Tax Cuts and Jobs Act ("TCJA") of 2017. The TCJA contains several provisions that impact the LCOE of various generation technologies (e.g., a reduced federal corporate income tax rate, an ability to elect immediate bonus depreciation, limitations on the deductibility of interest expense and restrictions on the utilization of past net operating losses). On balance, the TCJA reduced the LCOE of conventional generation technologies and marginally increased the LCOE for Alternative Energy technologies.

(1) The sensitivity analysis presented on this page assumes that projects qualify for the full ITC/PTC and have a capital structure that includes sponsor equity, tax equity and debt.
(2) The ITC for fuel cell technologies is capped at $1,500/0.5 kW of capacity.

Levelized Cost of Energy Comparison—Sensitivity to Fuel Prices

Variations in fuel prices can materially affect the LCOE of conventional generation technologies, but direct comparisons against "competing" Alternative Energy generation technologies must take into account issues such as dispatch characteristics (e.g., baseload and/or dispatchable intermediate load vs. peaking or intermittent technologies)



Source: *Lazard estimates.*

Levelized Cost of Energy Comparison—Sensitivity to Cost of Capital

A key consideration for utility-scale generation technologies is the impact of the availability and cost of capital[1] on LCOE values; availability and cost of capital have a particularly significant impact on Alternative Energy generation technologies, whose costs reflect essentially the return on, and of, the capital investment required to build them

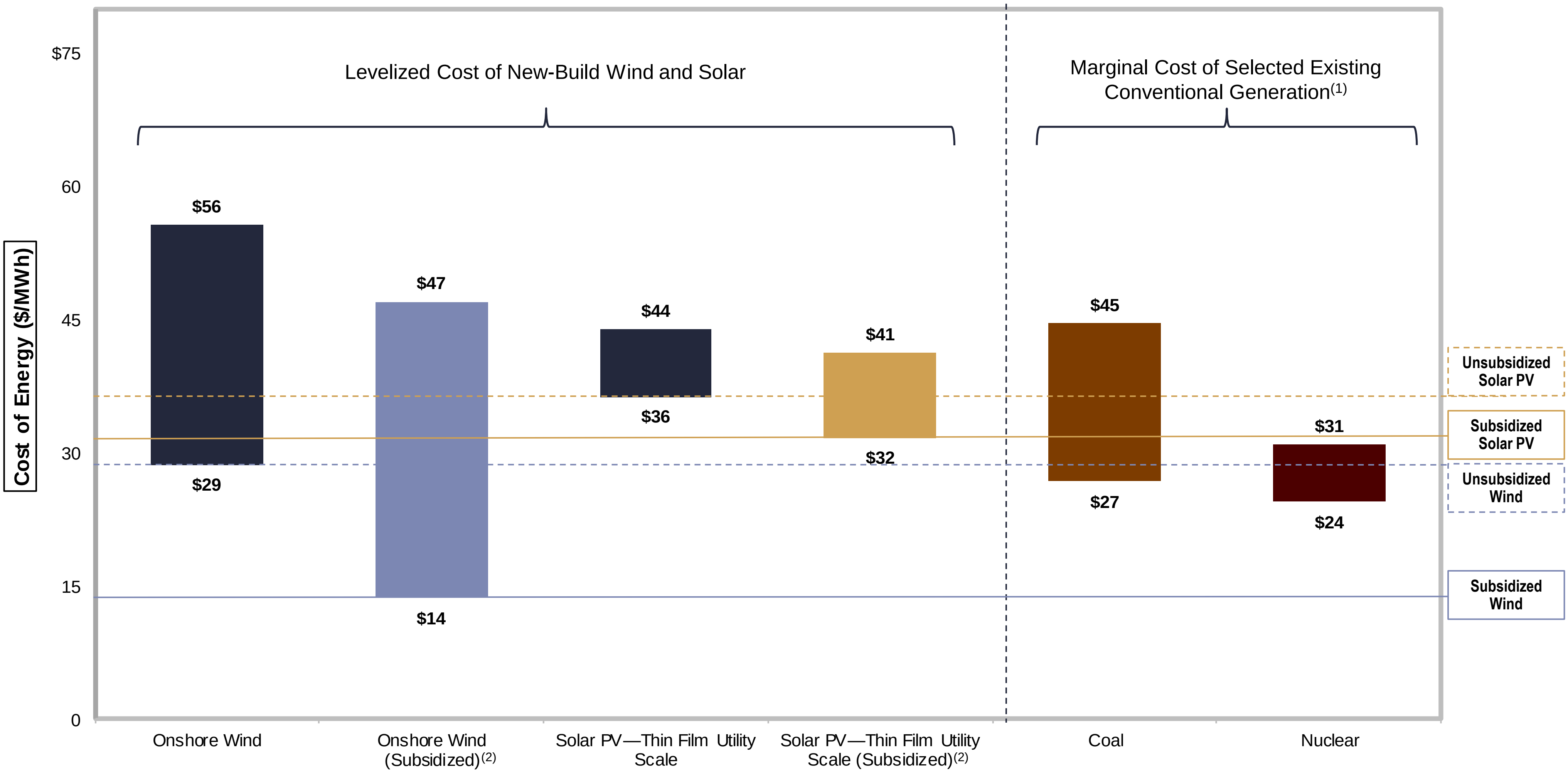
Midpoint of Unsubsidized LCOE[2]

After-Tax IRR/WACC	5.4%	6.2%	6.9%	7.7%	8.4%	9.2%
Cost of Equity	9.0%	10.0%	11.0%	12.0%	13.0%	14.0%
Cost of Debt	5.0%	6.0%	7.0%	8.0%	9.0%	10.0%

Source: Lazard estimates.
Note: Analysis assumes 60% debt and 40% equity.
(1) Cost of capital as used herein indicates the cost of capital for the asset/plant and not the cost of capital of a particular investor/owner.
(2) Reflects the average of the high and low LCOE for each respective cost of capital assumption.

Levelized Cost of Energy Comparison—Alternative Energy versus Marginal Cost of Selected Existing Conventional Generation

Certain Alternative Energy generation technologies, which became cost-competitive with conventional generation technologies several years ago, are, in some scenarios, approaching an LCOE that is at or below the marginal cost of existing conventional generation technologies



Source: Lazard estimates.

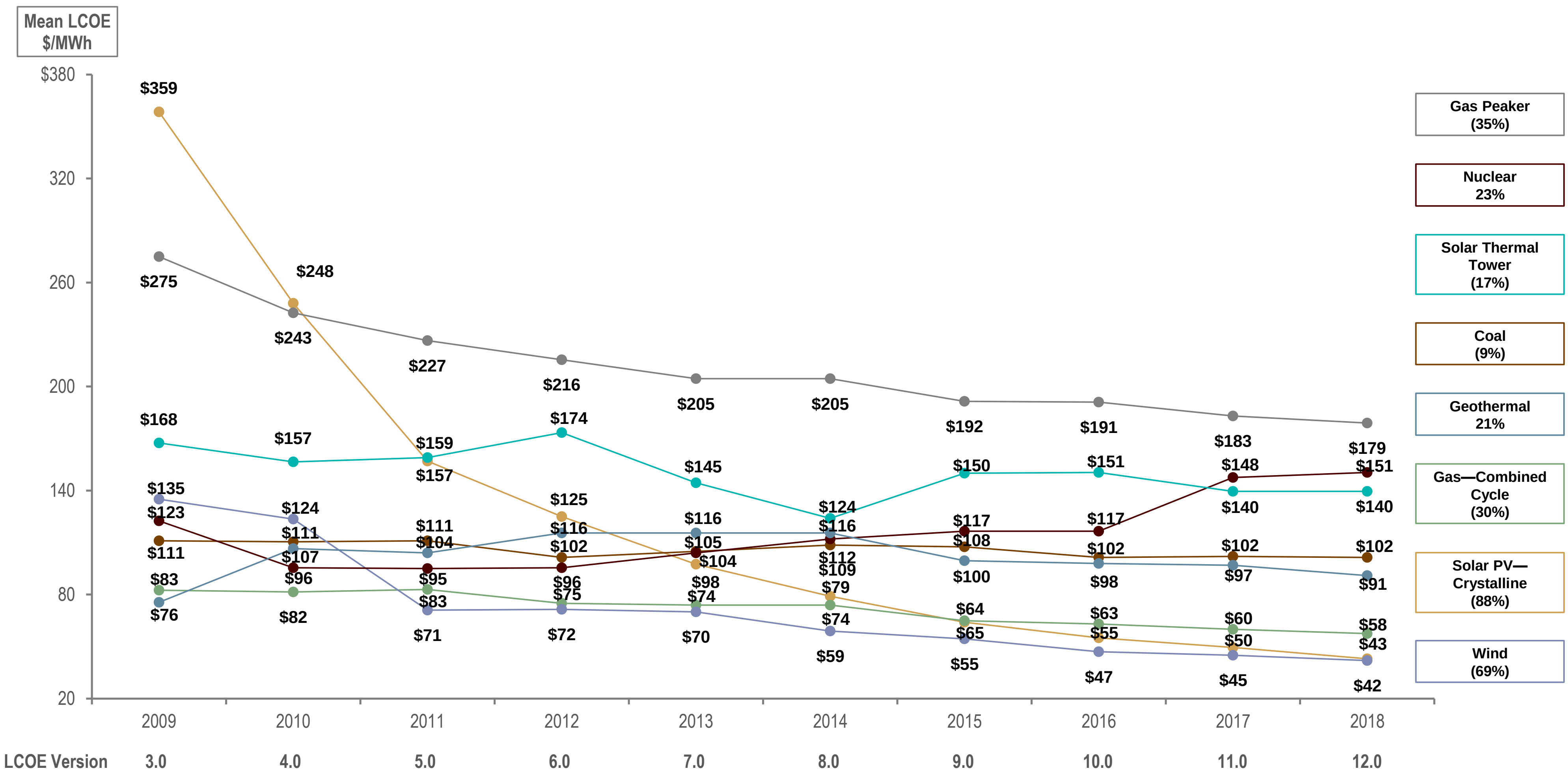
(1) Represents the marginal cost of operating, fully depreciated coal and nuclear facilities, inclusive of decommissioning costs for nuclear facilities. Analysis assumes that the salvage value for a decommissioned coal plant is equivalent to the decommissioning and site restoration costs. Inputs are derived from a benchmark of operating, fully depreciated coal and nuclear assets across the U.S. Capacity factors, fuel, variable and fixed operating expenses are based on upper and lower quartile estimates derived from Lazard's research.

(2) The subsidized analysis includes sensitivities related to the TCJA and U.S. federal tax subsidies. Please see page titled "Levelized Cost of Energy Comparison—Sensitivity to U.S. Federal Tax Subsidies" for additional details.

Levelized Cost of Energy Comparison—Historical Utility-Scale Generation Comparison

Lazard's unsubsidized LCOE analysis indicates significant historical cost declines for utility-scale Alternative Energy generation technologies driven by, among other factors, decreasing supply chain costs, improving technologies and increased competition

Selected Historical Mean Unsubsidized LCOE Values[(1)]



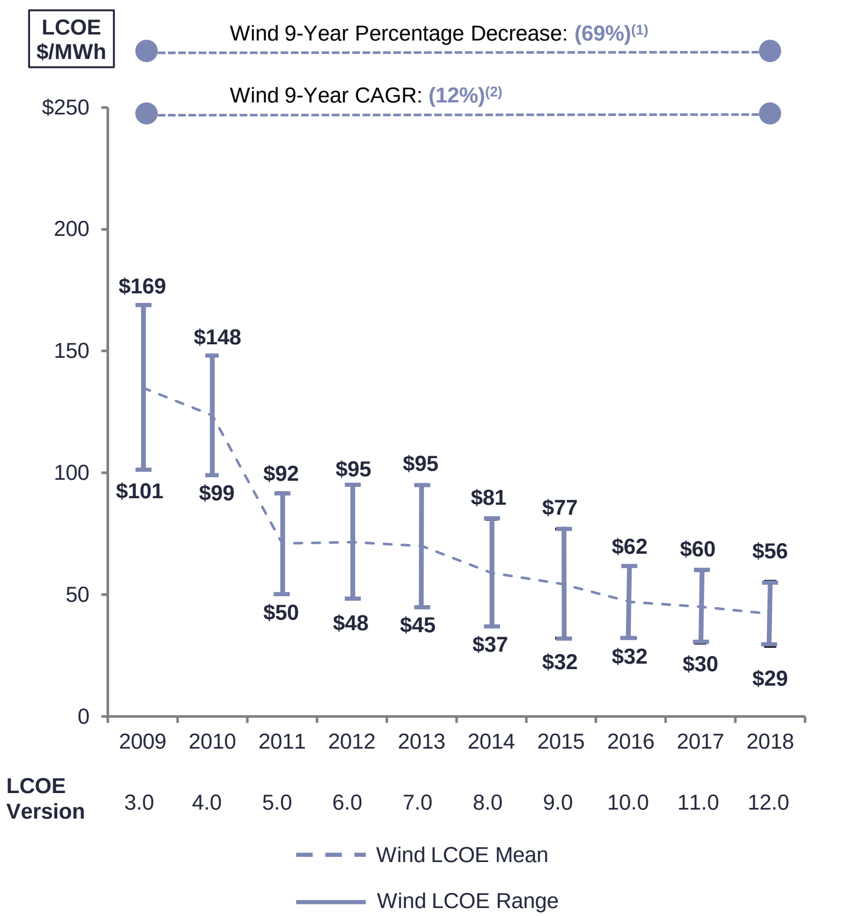
Source: Lazard estimates.

(1) Reflects the average of the high and low LCOE for each respective technology in each respective year. Percentages represent the total decrease in the average LCOE since Lazard's LCOE—Version 3.0.

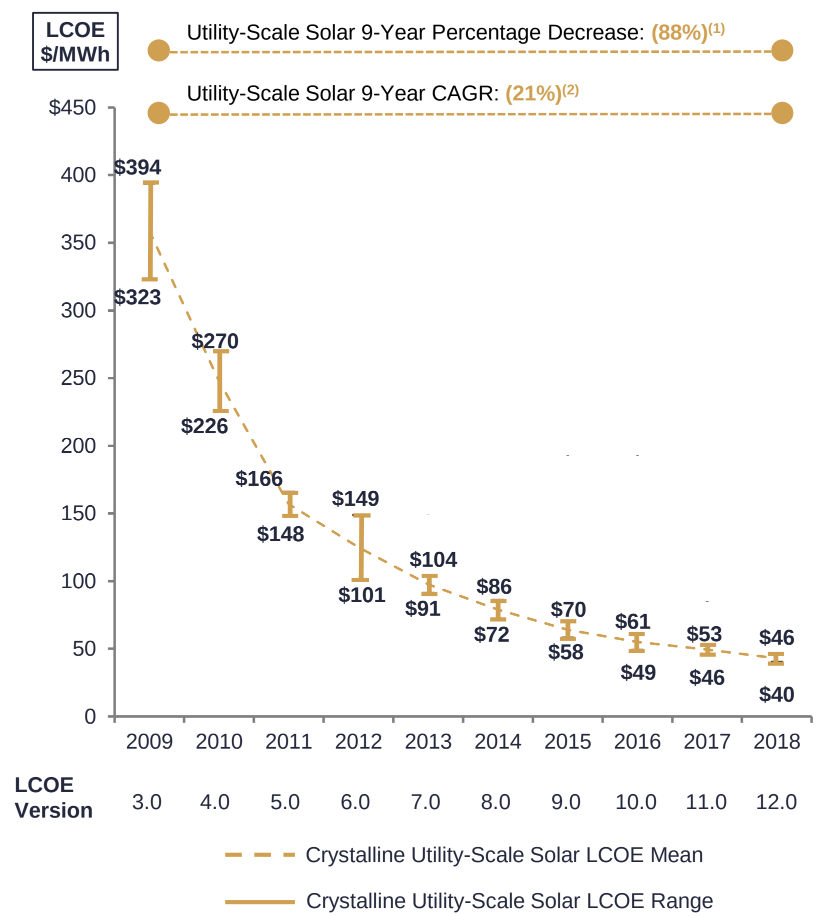
Levelized Cost of Energy Comparison—Historical Alternative Energy LCOE Declines

In light of material declines in the pricing of system components (e.g., panels, inverters, turbines, etc.) and improvements in efficiency, among other factors, wind and utility-scale solar PV have seen dramatic historical LCOE declines; however, over the past several years the rate of such LCOE declines have started to flatten

Unsubsidized Wind LCOE



Unsubsidized Solar PV LCOE



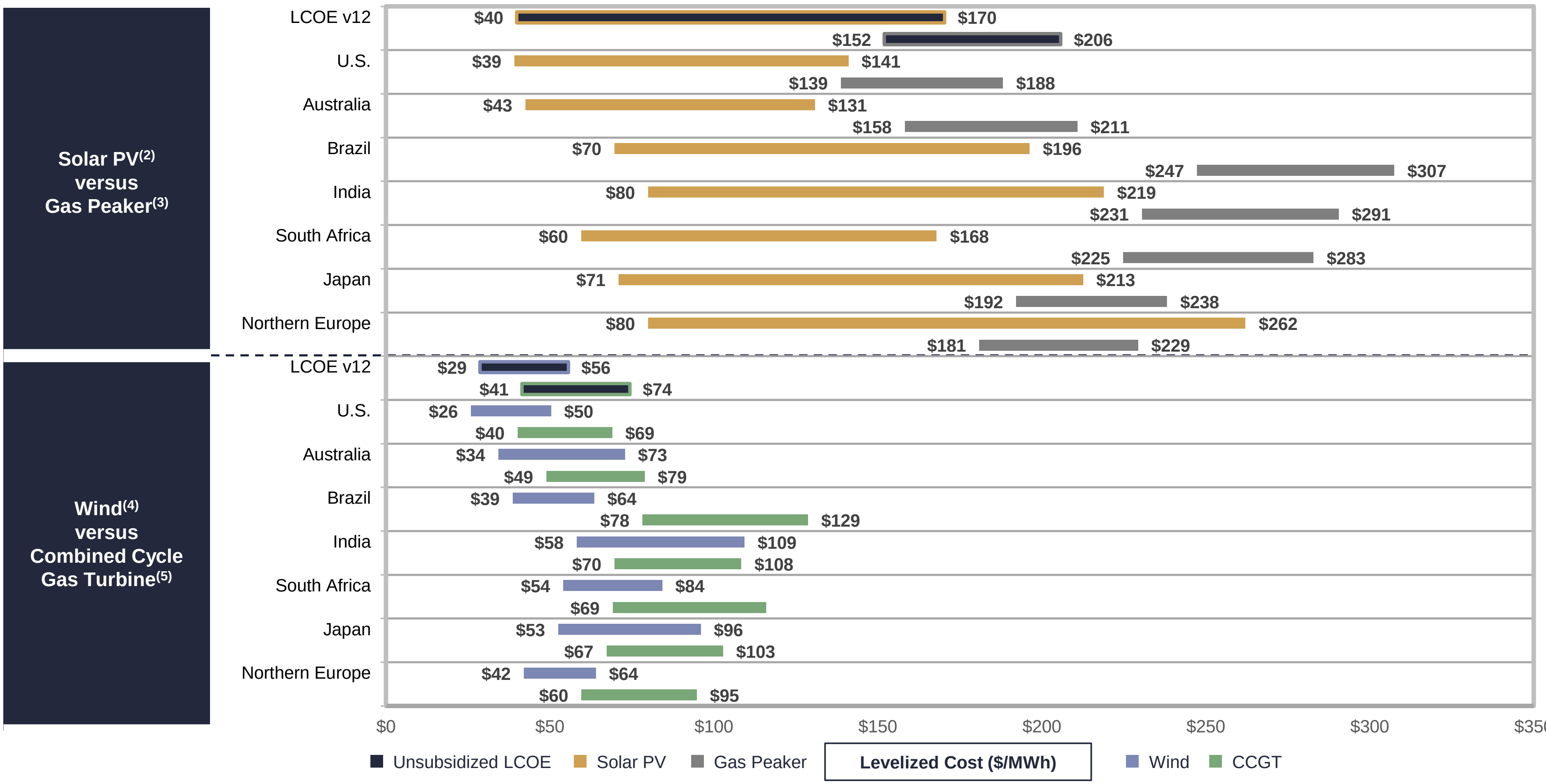
Source: Lazard estimates.

(1) Represents the average percentage decrease of the high end and low end of the LCOE range.

(2) Represents the average compounded annual rate of decline of the high end and low end of the LCOE range.

Solar PV versus Peaking and Wind versus CCGT—Global Markets(1)

Solar PV and wind have become an increasingly attractive resource relative to conventional generation technologies with similar generation profiles; without storage, however, these resources lack the dispatch characteristics of such conventional generation technologies



Source: Lazard estimates.

(1) Equity IRRs are assumed to be 10% for the U.S., 12% for Australia, Japan and Northern Europe and 18% for Brazil, India and South Africa. Cost of debt is assumed to be 6% for the U.S., 8% for Australia, Japan and Northern Europe, 14.5% for Brazil, 13% for India and 11.5% for South Africa.

(2) Low end assumes crystalline utility-scale solar with a single-axis tracker. High end assumes rooftop C&I solar. Solar projects assume illustrative capacity factors of 21% – 28% for the U.S., 26% – 30% for Australia, 26% – 28% for Brazil, 22% – 23% for India, 27% – 29% for South Africa, 16% – 18% for Japan and 13% – 16% for Northern Europe.

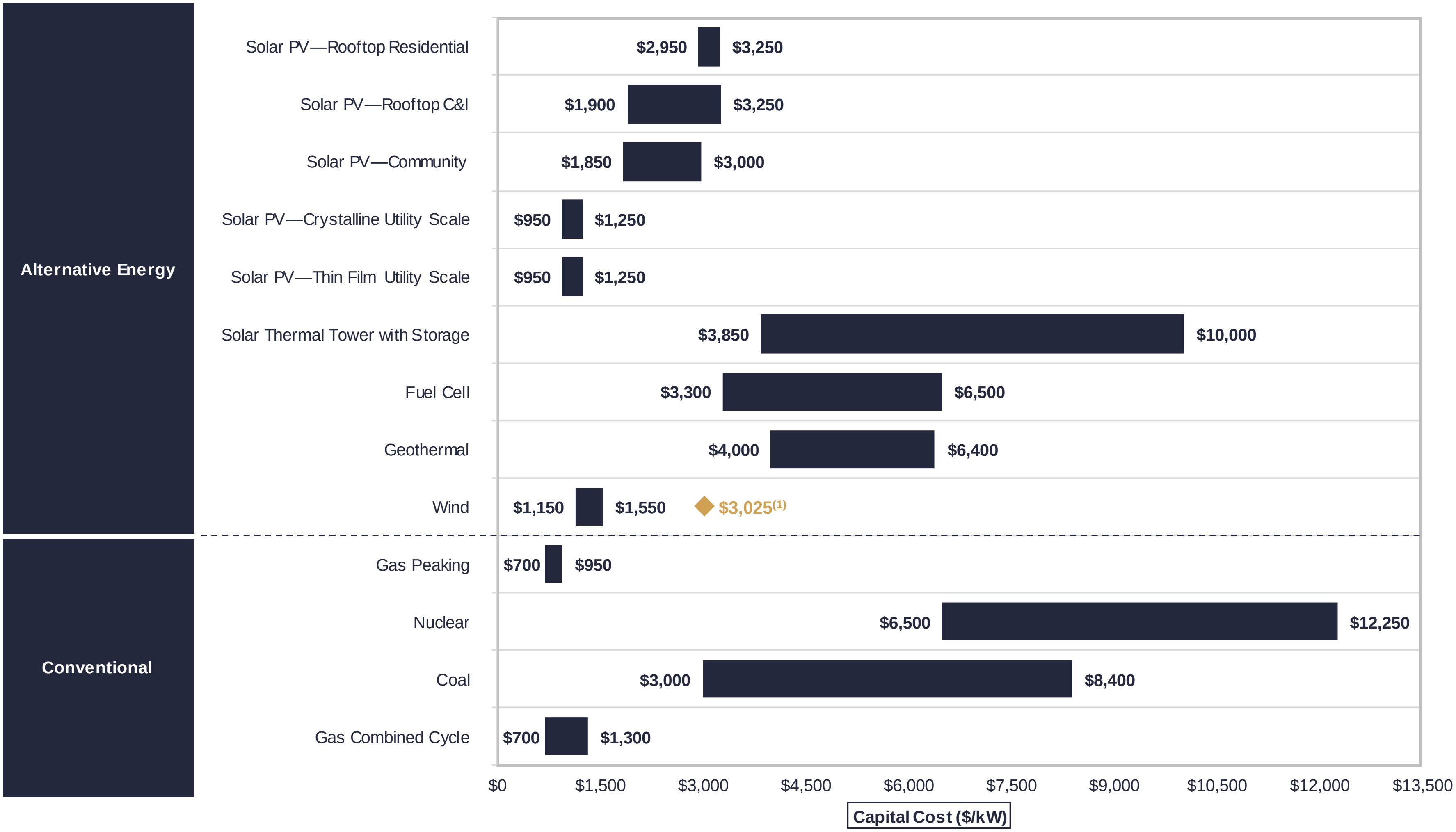
(3) Assumes natural gas prices of $3.45 for the U.S., $4.00 for Australia, $8.00 for Brazil, $7.00 for India, South Africa and Japan and $6.00 for Northern Europe (all in U.S. $ per MMBtu). Assumes a capacity factor of 10% for all geographies.

(4) Wind projects assume illustrative capacity factors of 38% – 55% for the U.S., 29% – 46% for Australia, 45% – 55% for Brazil, 25% – 35% for India, 31% – 36% for South Africa, 22% – 30% for Japan and 33% – 38% for Northern Europe.

(5) Assumes natural gas prices of $3.45 for the U.S., $4.00 for Australia, $8.00 for Brazil, $7.00 for India, South Africa and Japan and $6.00 for Northern Europe (all in U.S. $ per MMBtu). Assumes capacity factors of 43% – 80% on the high and low ends, respectively, for all geographies.

Capital Cost Comparison

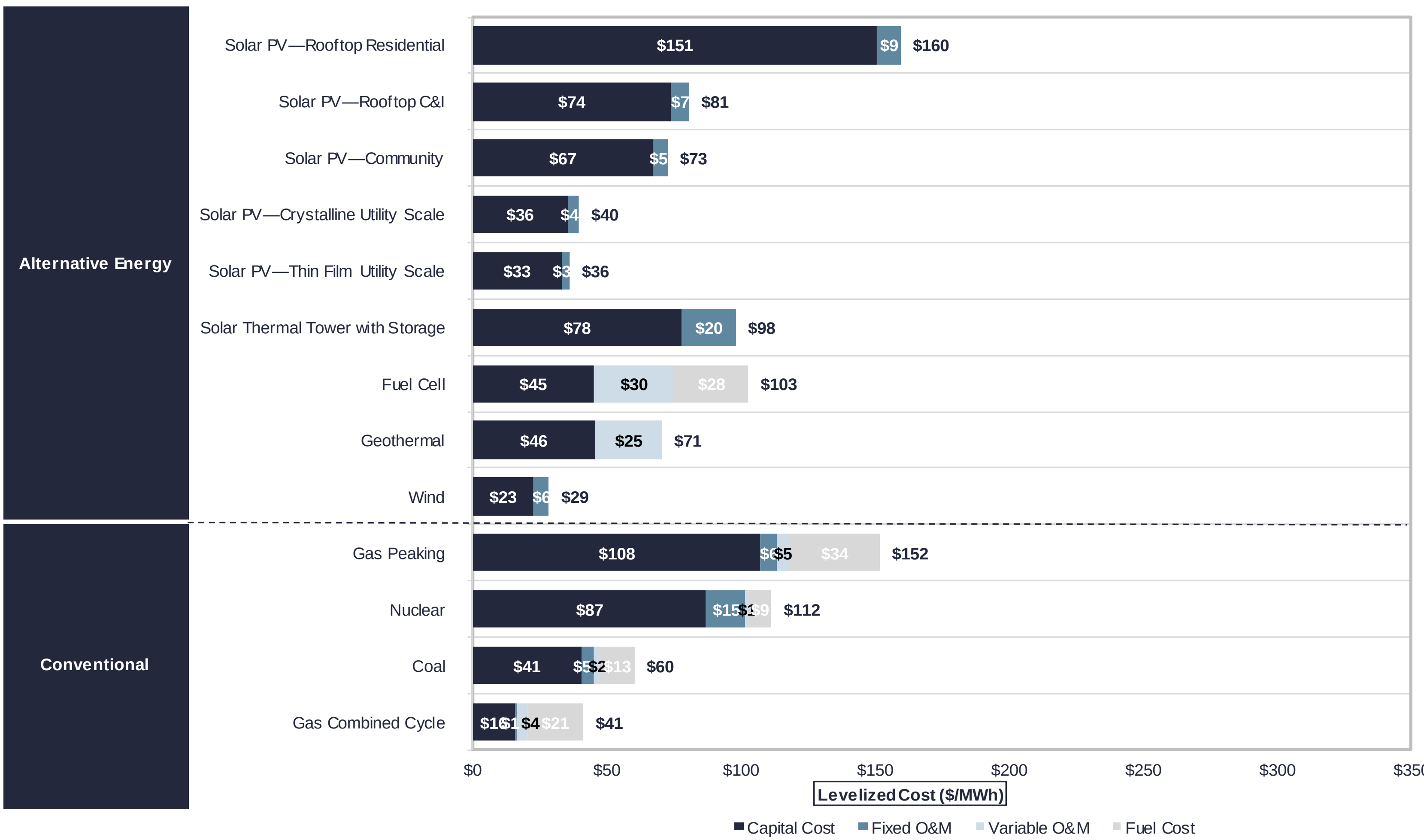
While capital costs for a number of Alternative Energy generation technologies are currently in excess of some conventional generation technologies, declining costs for many Alternative Energy generation technologies, coupled with uncertain long-term fuel costs for conventional generation technologies, are working to close formerly wide gaps in LCOE values



Source: Lazard estimates.
(1) Represents the estimated midpoint of the total capital cost for offshore wind.

Levelized Cost of Energy Components—Low End

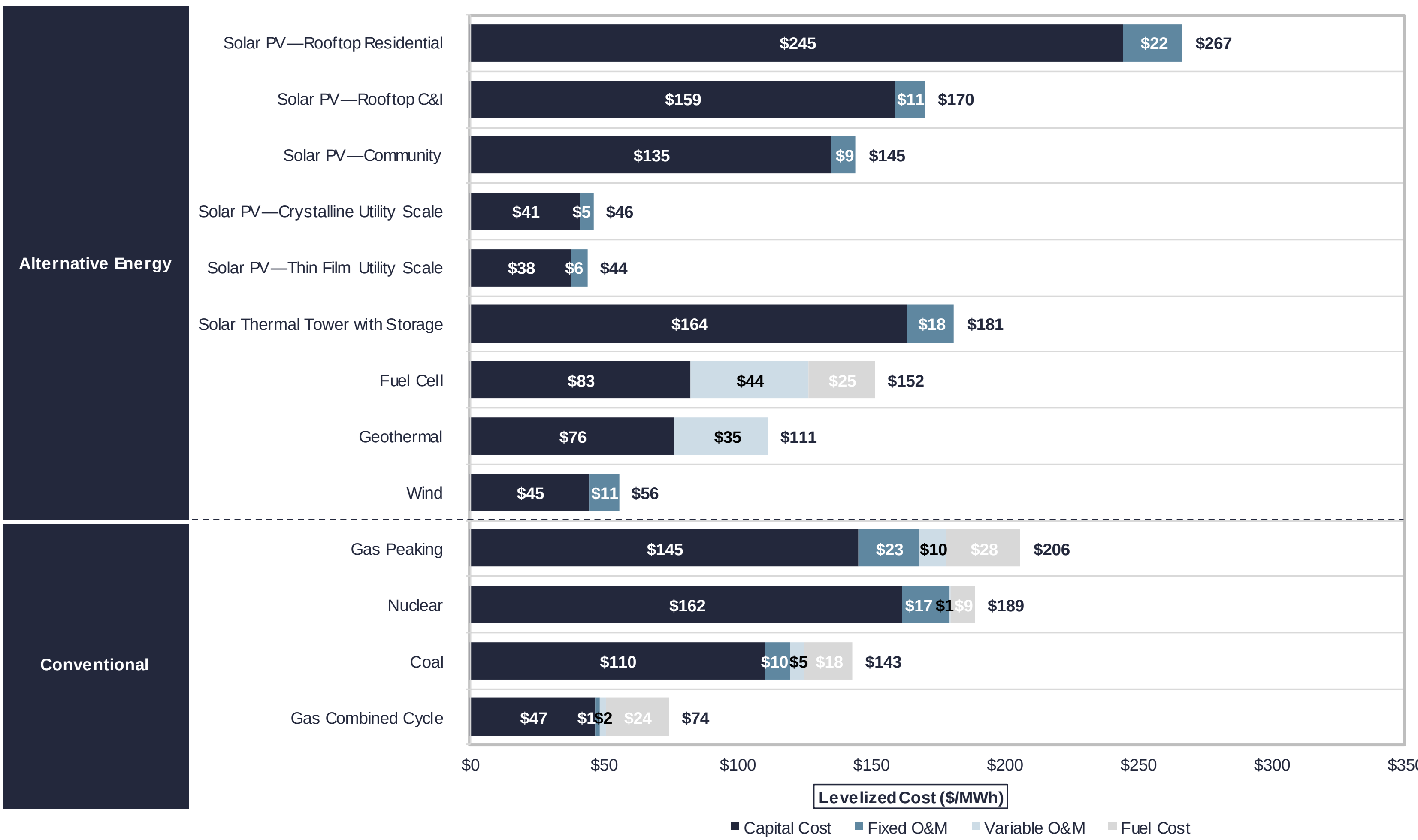
Certain Alternative Energy generation technologies are already cost-competitive with conventional generation technologies; a key factor regarding the long-term competitiveness of Alternative Energy generation technologies is the ability of technological development and increased production volumes to materially lower operating expenses and capital costs for Alternative Energy generation technologies



Source: Lazard estimates.

Levelized Cost of Energy Components—High End

Certain Alternative Energy generation technologies are already cost-competitive with conventional generation technologies; a key factor regarding the long-term competitiveness of Alternative Energy generation technologies is the ability of technological development and increased production volumes to materially lower operating expenses and capital costs for Alternative Energy generation technologies



Source: Lazard estimates.

Levelized Cost of Energy Comparison—Methodology

($ in millions, unless otherwise noted)

Lazard's LCOE analysis consists of creating a power plant model representing an illustrative project for each relevant technology and solving for the $/MWh figure that results in a levered IRR equal to the assumed cost of equity (see appendix for detailed assumptions by technology)

Unsubsidized Wind — High Case Sample Illustrative Calculations

Year [1]		*0*	*1*	*2*	*3*	*4*	*5*		*20*
Capacity (MW)	(A)		150	150	150	150	150		150
Capacity Factor	(B)		38%	38%	38%	38%	38%		38%
Total Generation ('000 MWh)	(A) x (B) = (C)*		499	499	499	499	499		499
Levelized Energy Cost ($/MWh)	***(D)***		***$55.6***	***$55.6***	***$55.6***	***$55.6***	***$55.6***		***$55.6***
Total Revenues	**(C) x (D) = (E)***		**$27.8**	**$27.8**	**$27.8**	**$27.8**	**$27.8**		**$27.8**
Total Fuel Cost	(F)		--	--	--	--	--		--
Total O&M	(G)*		5.5	5.6	5.7	5.9	6.0		8.4
Total Operating Costs	**(F) + (G) = (H)**		**$5.5**	**$5.6**	**$5.7**	**$5.9**	**$6.0**		$8.4
EBITDA	**(E) - (H) = (I)**		**$22.3**	**$22.2**	**$22.0**	**$21.9**	**$21.8**		**$19.4**
Debt Outstanding - Beginning of Period	(J)		$139.5	$136.7	$133.7	$130.5	$127.0		$24.8
Debt - Interest Expense	(K)		(11.2)	(10.9)	(10.7)	(10.4)	(10.2)		(2.0)
Debt - Principal Payment	(L)		(2.8)	(3.0)	(3.2)	(3.5)	(3.8)		(11.9)
Levelized Debt Service	(K) + (L) = (M)		($13.9)	($13.9)	($13.9)	($13.9)	($13.9)		($13.9)
EBITDA	**(I)**		$22.3	$22.2	$22.0	$21.9	$21.8		$19.4
Depreciation (MACRS)	(N)		(46.5)	(74.4)	(44.6)	(26.8)	(26.8)		--
Interest Expense	(K)		(11.2)	(10.9)	(10.7)	(10.4)	(10.2)		(2.0)
Taxable Income	**(I) + (N) + (K) = (O)**		**($35.4)**	**($63.2)**	**($33.3)**	**($15.3)**	**($15.2)**		**$17.4**
Tax Benefit (Liability) [2]	**(O) x (tax rate) = (P)**		**$14.2**	**$25.3**	**$13.3**	**$6.1**	**$6.1**		**($7.0)**
After-Tax Net Equity Cash Flow	**(I) + (M) + (P) = (Q)**	**($93.0)** [3]	**$22.5**	**$33.5**	**$21.4**	**$14.1**	**$13.9**		**($1.5)**
IRR For Equity Investors		**12.0%**							

Key Assumptions [4]	
Capacity (MW)	150
Capacity Factor	38%
Fuel Cost ($/MMBtu)	$0.00
Heat Rate (Btu/kWh)	0
Fixed O&M ($/kW-year)	$36.5
Variable O&M ($/MWh)	$0.0
O&M Escalation Rate	2.25%
Capital Structure	
Debt	60.0%
Cost of Debt	8.0%
Equity	40.0%
Cost of Equity	12.0%
Taxes and Tax Incentives:	
Combined Tax Rate	40%
Economic Life (years) [5]	20
MACRS Depreciation (Year Schedule)	5
Capex	
EPC Costs ($/kW)	$1,550
Additional Owner's Costs ($/kW)	$0
Transmission Costs ($/kW)	$0
Total Capital Costs ($/kW)	$1,550
Total Capex ($mm)	$233

Technology-dependent

Levelized

Source: *Lazard estimates.*
Note: Wind—High LCOE case presented for illustrative purposes only.
* Denotes unit conversion.
(1) Assumes half-year convention for discounting purposes.
(2) Assumes full monetization of tax benefits or losses immediately.
(3) Reflects initial cash outflow from equity investors.
(4) Reflects a "key" subset of all assumptions for methodology illustration purposes only. Does not reflect all assumptions.
(5) Economic life sets debt amortization schedule. For comparison purposes, all technologies calculate LCOE on a 20-year IRR basis.

Energy Resources—Matrix of Applications

While the LCOE for Alternative Energy generation technologies is, in some cases, competitive with conventional generation technologies, direct comparisons must take into account issues such as location (e.g., centralized vs. distributed) and dispatch characteristics (e.g., baseload and/or dispatchable intermediate load vs. peaking or intermittent technologies)

- **This analysis does not take into account potential social and environmental externalities or reliability-related considerations**

		Carbon Neutral/ REC Potential	Location			Dispatch			
			Distributed	Centralized	Geography	Intermittent	Peaking	Load-Following	Base-Load
Alternative Energy	Solar PV[1]	✓	✓	✓	Universal[2]	✓	✓		
	Solar Thermal	✓		✓	Varies	✓	✓	✓	
	Fuel Cell	✗	✓		Universal				✓
	Geothermal	✓		✓	Varies				✓
	Onshore Wind	✓		✓	Varies	✓			
Conventional	Gas Peaking	✗	✓	✓	Universal		✓	✓	
	Nuclear	✓		✓	Rural				✓
	Coal	✗[3]		✓	Co-located or rural				✓
	Gas Combined Cycle	✗		✓	Universal			✓	✓

Source: Lazard estimates.
(1) Represents the full range of solar PV technologies; low end represents thin film utility-scale solar single-axis tracking, high end represents the high end of rooftop residential solar.
(2) Qualification for RPS requirements varies by location.
(3) For the purposes of this analysis, carbon neutrality also considers the emissions produced during plant construction and fuel extraction.

Cost of Carbon Abatement Comparison

As policymakers consider ways to limit carbon emissions, Lazard's LCOE analysis provides insight into the implicit "costs of carbon avoidance", as measured by the abatement value offered by Alternative Energy generation technologies. This analysis suggests that policies designed to promote wind and utility-scale solar development could be a particularly cost-effective means of limiting carbon emissions; providing an implied value of carbon abatement of $26 – $34/Ton vs. Coal and $10 – $25/Ton vs. Gas Combined Cycle

- **These observations do not take into account potential social and environmental externalities or reliability or grid-related considerations**

		Conventional Generation			Alternative Energy Generation			
	Units	Coal	Gas Combined Cycle	Nuclear	Wind	Solar PV Rooftop	Solar PV Utility Scale	Solar Thermal with Storage
Capital Investment/KW of Capacity [1]	$/kW	$3,000	$700	$6,500	$1,150	$2,950	$950	$3,850
Total Capital Investment	**$mm**	**1,800**	**490**	**4,030**	**1,162**	**8,673**	**1,558**	**5,044**
Facility Output	MW	600	700	620	1,010	2,940	1,640	1,310
Capacity Factor	%	93%	80%	90%	55%	19%	34%	43%
Effective Facility Output	**MW**	**558**	**558**	**558**	**558**	**558**	**558**	**558**
MWh/Year Produced [2]	GWh/yr	4,888	4,888	4,888	4,888	4,888	4,888	4,888
Levelized Cost of Energy	$/MWh	$60	$41	$112	$29	$160	$36	$98
Total Cost of Energy Produced	**$mm/yr**	**$296** (2)	**$203**	**$546**	**$140**	**$781**	**$178** (1)	**$480**
CO_2 Equivalent Emissions	Tons/MWh	0.92	0.51	—	—	—	—	—
Carbon Emitted	mm Tons/yr	4.51	2.50	—	—	—	—	—
Difference in Carbon Emissions	mm Tons/yr							
vs. Coal		—	2.01	4.51	4.51	4.51	4.51 (3)	4.51
vs. Gas		—	—	2.50	2.50	2.50	2.50	2.50
Difference in Total Energy Cost	$mm/yr							
vs. Coal		—	($93)	$250	($155)	$485	($118) (4)	$185
vs. Gas		—	—	$343	($63)	$578	($25)	$278
Implied Abatement Value/(Cost)	$/Ton							
vs. Coal		—	$46	($55)	$34	($108)	$26 (5)	($41)
vs. Gas		—	—	($137)	$25	($231)	$10	($111)

: Favorable vs. Coal/Gas : Unfavorable vs. Coal/Gas

Implied Carbon Abatement Value Calculation (Solar vs. Coal)—Methodology

(4) Difference in Total Energy Cost (Solar vs. Coal) = (1) – (2)
= $178 mm/yr (Solar) – $296 mm/yr (Coal) = ($118) mm/yr

(5) Implied Carbon Abatement Value (Solar vs. Coal) = (4) ÷ (3)
= $118 mm/yr ÷ 4.51 mm Tons/yr = $26/Ton

Source: Lazard estimates.
(1) Inputs for each of the various technologies are those associated with the low end LCOE.
(2) All facilities illustratively sized to produce 4,888 GWh/yr.

Levelized Cost of Energy—Key Assumptions

		Solar PV				
	Units	Rooftop—Residential	Rooftop—C&I	Community	Utility Scale—Crystalline (2)	Utility Scale—Thin Film (2)
Net Facility Output	MW	0.005	1	5	50	50
Total Capital Cost (1)	$/kW	$2,950 – $3,250	$1,900 – $3,250	$1,850 – $3,000	$1,250 – $950	$1,250 – $950
Fixed O&M	$/kW-yr	$14.50 – $25.00	$15.00 – $20.00	$12.00 – $16.00	$12.00 – $9.00	$12.00 – $9.00
Variable O&M	$/MWh	—	—	—	—	—
Heat Rate	Btu/kWh	—	—	—	—	—
Capacity Factor	%	19% – 13%	25% – 20%	25% – 20%	32% – 21%	34% – 23%
Fuel Price	$/MMBtu	—	—	—	—	—
Construction Time	Months	3	3	4 – 6	9	9
Facility Life	Years	25	25	30	30	30
Levelized Cost of Energy	$/MWh	$160 – $267	$81 – $170	$73 – $145	$40 – $46	$36 – $44

Source: Lazard estimates.

(1) Includes capitalized financing costs during construction for generation types with over 24 months construction time.

(2) Left column represents the assumptions used to calculate the low end LCOE for single-axis tracking. Right column represents the assumptions used to calculate the high end LCOE for fixed-tilt design. Assumes 50 MW system in high insolation jurisdiction (e.g., Southwest U.S.).

Levelized Cost of Energy—Key Assumptions (cont'd)

	Units	Solar Thermal Tower with Storage	Fuel Cell	Geothermal	Wind—Onshore	Wind—Offshore
Net Facility Output	MW	135 – 110	2.4	20 – 50	150	210 – 385
Total Capital Cost [(1)]	$/kW	$3,850 – $10,000	$3,300 – $6,500	$4,000 – $6,400	$1,150 – $1,550	$2,250 – $3,800
Fixed O&M	$/kW-yr	$75.00 – $80.00	—	—	$28.00 – $36.50	$80.00 – $110.00
Variable O&M	$/MWh	—	$30.00 – $44.00	$25.00 – $35.00	—	—
Heat Rate	Btu/kWh	—	8,027 – 7,260	—	—	—
Capacity Factor	%	43% – 52%	95%	90% – 85%	55% – 38%	55% – 45%
Fuel Price	$/MMBtu	—	3.45	—	—	—
Construction Time	Months	36	3	36	12	12
Facility Life	Years	35	20	25	20	20
Levelized Cost of Energy	$/MWh	$98 – $181	$103 – $152	$71 – $111	$29 – $56	$62 – $121

Source: Lazard estimates.
(1) Includes capitalized financing costs during construction for generation types with over 24 months construction time.

Levelized Cost of Energy—Key Assumptions (cont'd)

	Units	Gas Peaking			Nuclear			Coal			Gas Combined Cycle		
Net Facility Output	MW	241	–	50		2,200			600			550	
Total Capital Cost (1)	$/kW	$700	–	$950	$6,500	–	$12,250	$3,000	–	$8,400	$700	–	$1,300
Fixed O&M	$/kW-yr	$5.00	–	$20.00	$115.00	–	$135.00	$40.00	–	$80.00	$6.00	–	$5.50
Variable O&M	$/MWh	$4.70	–	$10.00	$0.75	–	$0.75	$2.00	–	$5.00	$3.50	–	$2.00
Heat Rate	Btu/kWh	9,804	–	8,000	10,450	–	10,450	8,750	–	12,000	6,133	–	6,900
Capacity Factor	%		10%			90%			93%			80%	
Fuel Price	$/MMBtu	$3.45	–	$3.45	$0.85	–	$0.85	$1.45	–	$1.45	$3.45	–	$3.45
Construction Time	Months	12	–	18	69	–	69	60	–	66	24	–	24
Facility Life	Years		20			40			40			20	
Levelized Cost of Energy	$/MWh	$152	–	$206	$112	–	$189	$60	–	$143	$41	–	$74

Source: Lazard estimates.
(1) Includes capitalized financing costs during construction for generation types with over 24 months construction time.

Summary Considerations

Lazard has conducted this analysis comparing the LCOE for various conventional and Alternative Energy generation technologies in order to understand which Alternative Energy generation technologies may be cost-competitive with conventional generation technologies, either now or in the future, and under various operating assumptions, as well as to understand which technologies are best suited for various applications based on locational requirements, dispatch characteristics and other factors. We find that Alternative Energy technologies are complementary to conventional generation technologies, and believe that their use will be increasingly prevalent for a variety of reasons, including environmental and social consequences of various conventional generation technologies, RPS requirements, carbon regulations, continually improving economics as underlying technologies improve and production volumes increase and government subsidies in certain regions.

In this analysis, Lazard's approach was to determine the LCOE, on a $/MWh basis, that would provide an after-tax IRR to equity holders equal to an assumed cost of equity capital. Certain assumptions (e.g., required debt and equity returns, capital structure, etc.) were identical for all technologies in order to isolate the effects of key differentiated inputs such as investment costs, capacity factors, operating costs, fuel costs (where relevant) and other important metrics on the LCOE. These inputs were originally developed with a leading consulting and engineering firm to the Power & Energy Industry, augmented with Lazard's commercial knowledge where relevant. This analysis (as well as previous versions) has benefited from additional input from a wide variety of Industry participants.

Lazard has not manipulated capital costs or capital structure for various technologies, as the goal of the study was to compare the current state of various generation technologies, rather than the benefits of financial engineering. The results contained in this study would be altered by different assumptions regarding capital structure (e.g., increased use of leverage) or capital costs (e.g., a willingness to accept lower returns than those assumed herein).

Key sensitivities examined included fuel costs and tax subsidies. Other factors would also have a potentially significant effect on the results contained herein, but have not been examined in the scope of this current analysis. These additional factors, among others, could include: import tariffs; capacity value vs. energy value; stranded costs related to distributed generation or otherwise; network upgrade, transmission, congestion or other integration-related costs; significant permitting or other development costs, unless otherwise noted; and costs of complying with various environmental regulations (e.g., carbon emissions offsets or emissions control systems). This analysis also does not address potential social and environmental externalities, including, for example, the social costs and rate consequences for those who cannot afford distribution generation solutions, as well as the long-term residual and societal consequences of various conventional generation technologies that are difficult to measure (e.g., nuclear waste disposal, airborne pollutants, greenhouse gases, etc.).