Big Rock Data Center — Cost Breakdown

Project: Big Rock Data Center (Apricus Energy Partners / Big Rock Data Center LLC)

Location: Spokane County, Washington (Airway Heights area)

Total Requested Capacity: 1,000 MW

Document Date: February 16, 2026

Overview

The Big Rock Data Center project is a large-scale data center development requiring up to 1,000 megawatts (MW) of electricity. The project involves two distinct cost layers: (1) **grid and power infrastructure costs** driven by the Avista utility system impact study, and (2) **project development costs** borne by Apricus Energy Partners. The documents provided do not contain a full engineering cost estimate or construction budget for the data center building itself; the figures disclosed are specific to power infrastructure and early-stage development spending. Where responses to the Kalispel Tribe's Q&A were left blank by Apricus (notably on the financial pro forma and risk backstop), those gaps are noted explicitly below.

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1. Power Infrastructure Costs (Avista — Grid Side)

These costs represent the utility-side investment required to deliver power to the project site. They are driven by Avista's System Impact Study completed November 14, 2025.

Cost Item	Estimated Amount	Notes
Transmission & substation upgrades (to support up to 650 MW)	**~$184 million**	Avista's formal estimate from the System Impact Study
Costs of new power plants	**Not included / TBD**	Excluded from the $184M estimate
Additional regional transmission upgrades (beyond 650 MW)	**Not included / TBD**	Required to reach full 1,000 MW; scope not yet defined
Customer-specific infrastructure (on-site)	**Not included / TBD**	Excluded from the $184M estimate

> **Key caveat from the documents:** *"Total costs could be significantly higher depending on final design."* The $184 million figure covers only the transmission and substation work needed to reach 650 MW by approximately 2033. Reaching the full 1,000 MW target would require additional regional infrastructure and potentially new generation resources, neither of which has been costed in the available documents.

What the $184M Covers

The infrastructure scope driving this estimate includes:

- New substations at the project site (Bluebird and Garden Springs, with Commercial Operation Dates targeted for Q3 and Q4 2027 respectively)
- New high-voltage transmission lines connecting to the regional grid
- Expansion of existing substations
- Potential new connections to Bonneville Power Administration (BPA) transmission lines

Who Pays for the Infrastructure

Big Rock / Apricus has explicitly committed to funding any infrastructure costs that fall outside Avista's standard development plan, including costs that would otherwise result in rate increases for existing Avista customers. This means a portion of the $184M — or costs beyond it — may be borne directly by the project developer rather than the utility.

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2. Project Development Costs (Apricus — Developer Side)

These costs are incurred by Apricus Energy Partners to advance the project through engineering, permitting, and pre-construction phases.

Cost Item	Estimated Amount	Notes
FEED (Front-End Engineering & Design) and Permitting — 2026 budget	**~$25 million**	Disclosed in the Kalispel Tribe Q&A (Question 4b)
Financial backstop / risk capital source	**Not disclosed**	Apricus did not provide a response to this question
Portion of development risk carried solely by Apricus	**Not disclosed**	Apricus did not provide a response to this question

> The Kalispel Tribe specifically asked: *"The 2026 budget shows an anticipated spend of $25M for FEED and permitting. How is this capital being backstopped, and what portion of the development risk is carried solely by Apricus?"* — **No response was provided by Apricus in the Q&A document.**

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3. Natural Gas Supply Costs (Operational — Tenaska Agreement)

The project's power generation relies on a Combined Cycle Gas Turbine (CCGT) configuration fueled by natural gas via the Williams Northwest Pipeline. Tenaska has been engaged to supply gas, and the following commercial terms were disclosed:

Term	Detail
Delivery Point	Near Spokane, WA, interconnecting with Northwest Pipelines (location TBD)
Contract Start	Q3 2028
Contract Duration	3 years
Volume	~50,000 MMBtu/day
Gas Price	Higher of Platts Gas Daily (Sumas, Stanfield, or Malin) + **$0.55/Dth**
Reservation Fee	**$0.06/Dth** — totaling approximately **$3,285,500** (annualized reservation cost)
Credit Requirement	Letter of Credit (LC) in an amount agreeable to Tenaska

The reservation fee of **$3,285,500** represents a committed, recurring cost regardless of actual gas volumes consumed and is the only hard dollar figure disclosed for operational gas supply.

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4. Tribal Ownership & Partnership Structure

The documents reference a **20–30% Tribal ownership option** offered to the Kalispel Tribe. However, the financial pro forma underpinning this offer has not been shared:

Item	Status

Tribal ownership stake offered	20–30%
Projected financial returns to Tribe	**Not yet provided** — Tribe explicitly requested this
Detailed financial model	**Not yet provided** — noted as outstanding in Q&A

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5. Summary Cost Table

The following table consolidates all disclosed and estimated costs from both documents:

Category	Cost Item	Amount	Certainty
Grid Infrastructure	Transmission & substation upgrades (up to 650 MW)	~$184,000,000	Avista formal estimate
Grid Infrastructure	Infrastructure beyond 650 MW (new generation, regional upgrades)	TBD — likely significant	Not yet scoped
Grid Infrastructure	Customer-specific on-site infrastructure	TBD	Not yet scoped
Development	FEED & Permitting (2026 budget)	~$25,000,000	Disclosed by Apricus
Development	Risk backstop / capital source	Not disclosed	No response provided
Gas Supply (Operational)	Tenaska reservation fee (3-year term)	~$3,285,500	Disclosed commercial term
Gas Supply (Operational)	Variable gas commodity cost	Market-indexed	Sumas/Stanfield/Malin + $0.55/Dth
Ownership	Tribal equity stake	20–30% of project	Structure not yet finalized

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6. Key Cost Gaps and Outstanding Items

The documents leave several significant cost areas unanswered. These represent material unknowns for any financial evaluation of the project:

1. **Full data center construction cost** — No capital expenditure estimate for the actual data center buildings, IT infrastructure, cooling systems, or site development is present in either document.
2. **Total project CapEx** — No all-in project cost figure (EPC contract value, equipment procurement, civil works) has been disclosed.
3. **Cost of new power generation** — The CCGT plant itself (Siemens SGT-800 or GE Vernova equivalent) has not been costed; turbine procurement and plant construction are major capital items.
4. **Backstop capital and financing structure** — Apricus did not respond to the Tribe's question about how the $25M FEED spend is being funded or what portion of development risk Apricus carries alone.
5. **Financial pro forma / projected returns** — The Tribe has not yet received the financial model needed to evaluate the 20–30% ownership offer.
6. **Water supply infrastructure costs** — Cooling water sourcing (reuse water from Airway Heights or PFAS-contaminated groundwater treatment) will carry capital and operating costs that have not been quantified.
7. **Costs beyond 650 MW** — The $184M Avista estimate explicitly excludes the infrastructure needed to reach the full 1,000 MW target.

Sources

- *Big Rock Data Center Project Overview*, Big Rock Data Center LLC / Apricus Energy Partners, February 16, 2026
- *Kalispel Tribe Q&A — Apricus Energy Partners Responses*, March 6, 2026