05 / COMPARISON LAB

Community

Illustrate how project scale, investment, documented local tax rates, incentives, and additional commitments affect modeled community outcomes.

Controls

Facility or campus load and investment

Scale the job-year, operating-job, maintenance, tax, vendor-spend, and commitment planning proxies.

Local effective tax rates

Enter the documented effective property-tax rate, build-period project tax rate, and payroll tax rate instead of relying on the starting proxies.

Tax incentive / abatement reduction

Applies one transparent blended percentage reduction to the property-tax and build-period tax estimates. Use the actual local agreement whenever its provisions differ.

Starting values
300 MW; $9B taxable land and facility investment; $15B total project investment; 1.00% property-tax rate; 2.5% build-period project tax rate; 3.0% payroll tax rate; 0% incentive reduction; and $75M in additional commitments.

The lab states: Don't know? We've made starting assumptions for you. These values are an editable 300 MW hyperscale planning profile, not documented project claims.

How the estimates are calculated

- Construction job-years: Facility MW x 12. A job-year is one full-time-equivalent year of construction labor, not a simultaneous headcount.
- Operating jobs: Facility MW x 0.45. Maintenance-supported jobs: Facility MW x 0.35.
- Construction payroll proxy: Construction job-years x $110,000. Operating annual payroll: Operating jobs x $120,000.
- Annual property tax: Taxable value x local effective property-tax rate x incentive multiplier.
- Build-period taxes: Project investment x project tax rate + construction payroll x payroll tax rate, then apply the incentive multiplier.
- Local vendor spend remains an illustrative 5% share of project investment.

How to read the result

- Construction job-years card: Separates duration-based construction labor from permanent operating headcount.
- Tax cards: Show the estimate after the selected incentive reduction and the amount before that adjustment.
- Operating and maintenance cards: Keep permanent jobs, supported jobs, payroll, and spending in separate categories.
- Commitment breakdown: Allocates the selected amount among schools, small business, and workforce development.

Recommended use

- Enter project values from a fiscal-impact report, development agreement, tax record, or documented capital plan.
- Use local effective rates after exemptions, depreciation, and assessment rules rather than headline statutory rates.
- Document every incentive or abatement, its duration, conditions, clawbacks, and affected tax base.
- Report construction job-years, peak onsite workers, permanent employees, and permanent contractors separately.
- List each community commitment with a dollar amount, recipient, delivery date, responsible party, and reporting requirement.

> Limit
> These are model estimates, not promised benefits. Do not present them as guaranteed employment, tax revenue, local spending, or community funding.