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# **Minutes**

To: NCPA Facilities Committee

From: Cheryl Bolt

**Subject:** March 5, 2025 Facilities Committee Meeting Minutes

1. Call Meeting to Order & Roll Call – The meeting was called to order by Committee Chair Nick Rossow (Redding) at 9:03 am. Attending via teleconference and on-line presentation were Alan Harbottle, Midson Hay, Ben Rings and Chris Ferrera (Alameda), Bo Sheppard (Biggs), Ross Pippitt (Gridley), Brad Wilkie (Lompoc), Vicente Rios and Jim Stack (Palo Alto), Nathan Tang and Liem Nguyen (Port of Oakland), Nick Rossow and Joseph Sloan (Redding), Basil Wong and Pia Sok (Santa Clara), Pete Lorenz (TID non-voting Member), and Cindy Sauers (Ukiah). Those attending in person are listed on the attached Attendance List. At the time of roll call, Committee Representatives from BART, Healdsburg, Plumas-Sierra, Shasta Lake, and TID, were absent. A quorum of the Committee was established at the time of roll.

## **PUBLIC FORUM**

No public comment.

#### **OPEN SESSION**

#### **DISCUSSION / ACTION ITEMS**

2. Approval of Minutes from the February 5, 2025 regular Facilities Committee meeting and the February 12, 2025 Special Joint Facilities and Finance Committee meeting.

**Motion:** A motion was made by Bo Sheppard and seconded by Jiayo Chiang recommending approval of the minutes from the February 2, 2025 regular Facilities Committee meeting and the February 12, 2025 Special Joint Facilities and Finance Committee meeting. The motion carried by a majority of those Committee Members present on a roll call vote as follows: YES = Alameda, Biggs, Gridley, Lodi, Lompoc, Palo Alto, Port of Oakland, Redding, Roseville, Santa Clara and Ukiah. The motion passed.

3. All NCPA Facilities, Members, SCPPA – Coffman Engineers, Inc. Multi-Task Professional Services Agreement – The Plant Manager presented background on this current NCPA vendor, who will provide fire protection, mechanical, electrical, or civil engineering services. Staff is seeking a recommendation from the Facilities Committee for Commission approval of a five-year Multi-Task Professional Services Agreement between NCPA and Coffman Engineers, Inc., in an amount not to exceed \$1,000,000 for use at all facilities owned and/or operated by NCPA, NCPA Members, by SCPPA, or by SCPPA Members. NCPA has similar agreements in place with GHD, Inc., Worley Group, Inc., and Ainsworth Associates Mechanical Engineers. The Committee had no further questions on this item.

#### **FISCAL IMPACT:**

Upon execution, the total cost of the agreement is not to exceed \$1,000,000 over five years. Purchase orders referencing the terms and conditions of the agreement will be issued following NCPA procurement policies and procedures.

**Motion:** A motion was made by Brad Wilkie and seconded by Brian Schinstock seeking a recommendation for Commission approval of five-year MTPSA with Coffman Engineers, Inc. The motion carried by a majority of those Committee Members present on a roll call vote as follows: YES = Alameda, Biggs, Gridley, Lodi, Lompoc, Port of Oakland, Redding, Roseville, Santa Clara, and Ukiah. ABSTAIN = Palo Alto. The motion passed.

4. All NCPA Facilities – MP Environmental Services, Inc. Second Amendment to the Multi-Task General Services Agreement – The Plant Manager presented background information on this current NCPA vendor, who provides miscellaneous maintenance services. This agreement has primarily been used by the Geo Facility for sulfur hauling and bin rental services and the agreement is running low on funds. The second amendment will increase the not to exceed amount from 4,000,000 to 5,000,000 for the remainder of the agreement term, which will primarily be used for Geo's Spring Outage. Staff is seeking a recommendation from the Facilities Committee for Commission approval of a Second Amendment to the Five-Year Multi-Task General Services Agreement with MP Environmental Services, Inc., increasing the not to exceed amount from \$4,000,000 to \$5,000,000, with no change to the agreement terms and conditions, with any non-substantial changes recommended and approved by the NCPA General Counsel, for continued use at all facilities owned and/or operated by NCPA. NCPA has similar agreement in place with Gifford's Backhoe Services, Ancon dba Ancon Marine, Inc., and Republic Services, Inc. dba Advanced Chemical Transport, LLC dba ACTenviro. The Committee had no further questions on this item.

#### **FISCAL IMPACT:**

Upon execution, the total not to exceed the amount of the agreement will increase from \$4,000,000 to \$5,000,000 over the remainder of the contract term. Purchase orders referencing the terms and conditions of the agreement will be issued following NCPA procurement policies and procedures.

**Motion:** A motion was made by Basil Wong and seconded by Bo Sheppard seeking a recommendation for Commission approval of a Second Amendment to the Five-Year MTGSA with MP Environmental Services, Inc. The motion carried by a majority of those Committee Members present on a roll call vote as follows: YES = Alameda, Biggs, Gridley, Lodi, Lompoc, Palo Alto, Roseville, Santa Clara, and Ukiah. ABSTAIN = Port of Oakland and Redding. The motion passed.

5. All NCPA Facilities, Members, SCPPA – Epidendio Construction, Inc. First Amendment to the Multi-Task General Services Agreement – The Plant Manager presented information on this current NCPA vendor who provides miscellaneous maintenance services. This agreement has primarily been used by the Geothermal Facility for road maintenance and is now running low on funds. Staff is requesting a recommendation from the Facilities Committee for Commission approval to enter into a First Amendment to the Five-Year Multi-Task General Services Agreement with Epidendio Construction, Inc for miscellaneous maintenance services which includes labor, tools and vehicles to perform services, with any non-substantial changes recommended and approved by the NCPA General Counsel, increasing the not to exceed amount from \$1,000,000 to \$2,000,000 and amending Exhibit B – Compensation, with no

change to the contract term, for continued use at any facilities owned and/or operated by NCPA, NCPA Members, by SCPPA, and by SCPPA Members. NCPA has similar agreements in place with Northern Industrial Construction, Gifford's Backhoe Services, Granite Construction Company, and Rege Construction, Inc. The Committee had no further questions on this item.

#### **FISCAL IMPACT:**

Upon execution, the total not to exceed amount of the agreement will increase from \$1,000,000 to \$2,000,000 over the remainder of the contract term. Purchase orders referencing the terms and conditions of the agreement will be issued following NCPA procurement policies and procedures.

**Motion:** A motion was made by Alan Harbottle and seconded by Brad Wilkie recommending Commission approval of a First Amendment to the Five-Year Multi-Task General Services Agreement between NCPA and Epidendio Construction, Inc. The motion carried by a majority of those Committee Members present on a roll call vote as follows: YES = Alameda, Biggs, Gridley, Lodi, Lompoc, Palo Alto, Port of Oakland, Redding, Roseville, Santa Clara, and Ukiah. The motion passed.

6. All NCPA Facilities, Members, SCPPA – Brian Davis dba Northern Industrial Construction First Amendment to the Multi-Task General Services Agreement – The Plant Manager presented information on this existing NCPA vendor, who provides general maintenance services, including welding, safety, and fire watch services This agreement has been primarily used by the Geothermal Facility for fire mitigation; however the agreement is running low on funds. Staff is seeking a recommendation from the Facilities Committee for Commission approval of the First Amendment to the Five-Year Multi-Task General Services Agreement between NCPA and Brian Davis dba Northern Industrial Construction for general maintenance services, with any non-substantial changes recommended and approved by the NCPA General Counsel, increasing the not to exceed amount from \$2,500,000 to \$3,000,000 and amending Exhibit B – Compensation, with no change to the contract term, for continued use at any facilities owned and/or operated by NCPA, NCPA Members, by SCPPA, or by SCPPA Members. The Committee had no further questions on this item.

#### **FISCAL IMPACT:**

Upon execution, the total not to exceed amount of the agreement will increase from \$2,500,000 to \$3,000,000 over the remainder of the contract term. Purchase orders referencing the terms and conditions of the agreement will be issued following NCPA procurement policies and procedures.

**Motion:** A motion was made by Jiayo Chiang and seconded by Basil Wong recommending Commission approval of a First Amendment to the five-year MTGSA with Brian Davis dba Northern Industrial Construction. The motion carried by a majority of those Committee Members present on a roll call vote as follows: YES = Alameda, Biggs, Gridley, Lodi, Lompoc, Palo Alto, Port of Oakland, Redding, Roseville, Santa Clara, and Ukiah. The motion passed.

7. All NCPA Facilities – Brenntag Pacific, Inc. Multi-Task Agreement for Purchase of Equipment, Materials and Supplies – The Plant Manager provided background information on this current NCPA vendor that provides delivery of various chemicals. Staff is seeking a recommendation from the Facilities Committee for Commission approval of a five-year MTA-EMS with Brenntag Pacific, Inc. for purchase of chemicals, with a not to exceed amount of \$2,500,000, for use at all facilities owned and/or operated by NCPA. NCPA has similar agreements with Hill Brothers Chemical Company, Industrial Solution Services, Northstar Chemical, Thatcher Company of California, and Univar Solutions. The Committee had no further questions on this item.

#### **FISCAL IMPACT:**

Upon execution, the total cost of the agreement is not to exceed \$2,500,000 over five years. Purchase orders referencing the terms and conditions of the agreement will be issued following NCPA procurement policies and procedures.

**Motion:** A motion was made by Basil Wong and seconded by Brian Schinstock recommending Commission approval of a five-year MTA-EMS with Brenntag Pacific, Inc. for purchase of chemicals. The motion carried by a majority of those Committee Members present on a roll call vote as follows: YES = Alameda, Biggs, Gridley, Lodi, Lompoc, Palo Alto, Roseville, Santa Clara, and Ukiah. ABSTAIN = Port of Oakland and Redding. The motion passed.

8. Grace Orchard Energy Center Final Project Participation Percentages – Staff presented background information on the Renewable Power Purchase Agreement with Grace Orchard Energy Center, LLC. Early in the project, 100% of the participation was assigned to Santa Clara, however, the project percentages have now been updated and finalized. Staff is seeking a recommendation from the Facilities Committee for Commission approval of the amendment to the Third Phase Agreement with Grace Orchard Energy Center, LLC to add Table 3 to Exhibit A to establish final project participation percentages for the project, including any non-substantive modifications to Exhibit A that may be required to incorporate Table 3 as approved by the NCPA General Counsel. The Committee had no further questions on this item.

#### FISCAL IMPACT:

Pursuant to the terms and conditions of the Third Phase Agreement, each Participant acknowledges and agrees to be bound by the terms and conditions of the Third Phase Agreement, and that the Third Phase Agreement is written as a "take-or-pay" agreement, and any Products delivered to NCPA under the PPA shall be delivered to each Participant in proportion to such Participant's Project Participation Percentage as set forth in Exhibit A of the Third Phase Agreement, and each Participant shall accept and pay for its respective percentage of such products.

NCPA's costs for development and administration of the PPA and the Third Phase Agreement will be allocated to Members in accordance with the Third Phase Agreement, the Power Management and Administrative Services Agreement, the Amended and Restated Facilities Agreement, and approved cost allocation methodologies as described in the NCPA annual budget.

**Motion:** A motion was made by Basil Wong and seconded by Bo Sheppard recommending Commission approval of the Amendment to the Third Phase Agreement for Renewable Power Purchase Agreement with Grace Orchard Energy Center, LLC (Third Phase Agreement), to add Table 3 to Exhibit A. The motion carried by a majority of those Committee Members present on a roll call vote as follows: YES = Alameda, Biggs, Gridley, Lodi, Lompoc, Port of Oakland, Redding, Roseville, Santa Clara, and Ukiah. ABSTAIN = Palo Alto. The motion passed.

# **INFORMATIONAL ITEMS**

- **9. New Business Opportunities –** Power Management Staff reviewed key projects from the proposals received for the Renewable Energy Resources and Energy Storage Resources. The projects and their updates are listed below.
  - Vine Hill 1 4.4 MW Solar
  - Status: Draft PPA provided to Seller for review
  - Update: Project delayed and proposed price increase. Waiting to hear back from the developer
  - Terra-Gen Discovery 50 MW Index + PCC 1
  - Status: currently seeking updated proposal from Seller
  - **Update:** Seller indicated updated offer to be sent in next few weeks. Pending developer update
  - Las Camas 200 MW Solar + 100 MW BESS
  - Status: Draft LOI provided to Seller for consideration
  - Update: This project remains on hold; refocus on Sonrisa Solar Park
  - Maestro 150 MW Solar + 150 MW BESS
  - Status: Executed LOI
  - **Update:** Waiting on CAISO to complete their evaluation regarding ranking.
  - Trolley Up to 400 MW BESS (current 320 MW subscription)
  - Status: PPA currently subject to negotiation
  - Update: Multiple turns have been provided to the developer. Meeting scheduled for March 6 with the Members
  - Wildcat 100 MW PV
  - Update: NCPA staff have developed an initial draft of the PPA. Have asked the developer for updated fixed rate price of anything above 100 MW
  - Sonrisa Solar Park 100 MW Solar + 92 MW BESS, with RA Capacity attributes
  - Est. COD: December 31, 2026
  - **Update**: NCPA staff recently provided a turn of the PPA to the developer for review; Next steps is for the developer to provide NCPA with a turn of the PPA
- **10. Proposed FY2026 Annual Budget Review –** Staff provided an informational overview and summarized the proposed final FY 2026 budget; incorporating changes from feedback received from the February 12, 2025 Special Facilities Committee meeting, as well as further discussions with NCPA staff, which yields a net \$36.7m decrease.

NCPA Accounting staff outlined changes that were made since the initial FY2026 budget review. While there were increases in costs seen in some areas of the organization (Member Resources Natural Gas, Western Resources, Net Load costs, Transmissions costs, and Judicial Action) many other areas saw a decrease in costs. While labor costs are continuing to increase, the new positions that were earmarked for FY 2026 have been removed and the new position at the Hydro facility has been changed from a FTE to part time.

The FY2026 proposed budget will be presented to the Utility Directors for review at the March Utility Director's Retreat and previewed by the Commission in the March 27 Commission meeting. Staff will then make any final budget adjustments/revisions to allocations, and the final FY2026 budget will be presented to the Commission for approval in the April 24, 2025 meeting.

**11. NCPA Disaster Recovery Center Update** - NCPA's Facilities Manager provided the Committee with an update on the Disaster Recovery Center (DRC) project.

# Key Project Updates

- Site work demolition Completed
- Interior demolition 95% Complete
- Plumbing trenching and excavation Complete
- Plumbing tie in and backfill Completed
- Mechanical duct demolition Completed
- Mechanical ducting and controls will tie into the Automated Logic Controls Work In Progress
- Worked with the contactor to perform an intensive water intrusion testing Testing
   Completed
- Water penetration testing resulted in determining the window seals are compromised.
   Staff has engaged with a glazier for pricing on silicone repair of all exterior windows –
   Work In Progress

# Project Safety

- 0 Near misses
- 0 First aids
- 0 Recordables
- Daily tailboard meetings to review safety procedures and identify high-risk activities.

#### Deferred Submittals

- Fire Sprinkler and Fire System Deferred Submittals are scheduled to be submitted by March 7, 2025
- Generator and Automatic Transfer Switch (ATS) submittals are scheduled for submission by March 7, 2025
- Sacramento Air Quality Management District Generator submittals are scheduled for submission the week of March 10, 2025

#### Project Schedule

- Substantial completion target is June 24, 2025
- Project closeout and final completion July 9, 2025
- **12. NCPA Generation Services Plant Updates –** Plant Staff provided the Committee an update on current plant activities and conditions.

**CTs** – CT1 had 0 Ghost starts and 9 actual of 2 forecasted. FYTD total is 147 starts. CT2 had 0 starts of 0 forecasted. FYTD total is 41 starts

# Outages

#### CT1 Lodi

No outages – Available

### CT1 Alameda U1/U2

 On February 12 @1457 thru February 13 @ 1153, U2 was called in RTM; unfortunately, U2 tripped shortly after start up. Discovered exciter power supply had an internal fault due to over temperature, fan wiring was found defective. Fan was rewired and unit is operational

#### CT2 STIG

Unit is no longer operational

# CT1 Lodi Run Hours

• YTD hours **4.69 of 200** allowed (based on calendar year)

#### CT1 Alameda Diesel Hours

- U1= 6.74 hrs. of 42 (in any consecutive 12-month period)
- U2= 3.88 hrs. of 42 (in any consecutive 12-month period)

# Planned Outages

• **CT1 Lodi** – May 1 thru May 31, 2025

# Safety

No issues to report

#### Environmental

- Submitted application to SJVAPCD for CT2 air permit as a dormant emissions unit
- CT2 Fuel piping has been disconnected to GT as per district's request
- Once SJVAPCD issues ATC under permit N-2697-1-9, CEMS will be inoperative while unit is dormant and QA procedures will not be required, (RATA/CGA/Linearity) testing

**Geo –** The average Net Generation for the month of February was 79.6 MW. The total Net Generation was 53.5 GWhrs. The FY 2025 *Forecasted* Net Generation = 494.6 GWh YTD. The FY 2025 *Actual* Net Generation = 484.4 GWhrs YTD, which is -2.0% below forecast.

# Outages

# Plant 1 & 2 Unit Trips

- On February 9 at 2:30 pm, PG&E made a statement that a lightning strike occurred on the Plant 1 (U1&U2) 230 KV Lakeville line causing it to relay
- Three minutes later, a slug of H2S gas caused a unit runback on Plant 2, causing U4 to trip offline on reverse current
  - o The Unit cross tie valve was open 20% to balance the steamfield pressure
- Plant 2 (U4) was restarted on Feb. 9<sup>th.</sup>
- Plant 1 (U1) was restarted on Feb. 12<sup>th</sup>
- Plant 1 (U2) was restarted on Feb. 14<sup>th</sup>
- The piping movement/damage to the supports was noticed the following day on Feb. 10<sup>th</sup>, and the header was subsequently isolated on Feb.12<sup>th</sup>
- Root Cause: A common 42" steam pipeline moved/jumped along eight pipeline supports
  due to a Pressure/water hammer event that may have occurred during the Unit trip or the
  Plant 2 restart
- Staff is working to get the pipeline inspected, moved back onto the supports, and repaired during the P2 outage in March. The section of piping is approximately 200 ft long
- There is a 12MW restriction with the Cross Tie valved out

# Emergency Response Plan Executed – February 11, 2025 at Plant 1 Turbine Building 13.8kV Switchgear Room

- At 10:42 am, a fire alarm sounded. At 10:43 am, plant personnel verified that smoke was visible from the switchgear room via radio communication. At 10:44 am, an evacuation order was given, open Units 1 & 2 OCBs to the plant. The plant went dark with no power being supplied; all personnel evacuated the building
- Root Cause: It was determined that the fire was due to a faulty DC breaker charging motor, which kept running and overheated. The motor is supposed to automatically shut off upon a full charge
- The entire breaker was sent out to be refurbished and the motor will be replaced. The
  power supply wires from the DC battery room will be checked for proper continuity prior to
  reinstalling the breaker assembly. The Plant Manager reported that the unit was returned
  to service 48 hours after the onset of the incident

#### Planned Outages

- Plant #2 outage has commenced beginning March 1<sup>st</sup> and will continue through the end of the month. Both strainers were intact, however, U4 steam strainer inspections identified a crack underneath the stainless-steel basket lip towards the top of the basket. These baskets were last replaced in 2019 but were scheduled to be replaced as part of the Spring 2025 Outage, Preventative maintenance measures are in place to inspect annually across all units
- Plant #1 outage is set for May 1<sup>st</sup> -31<sup>st</sup> 2025

# Steamfield Activity – February 2025

- Steamfield Transmitter (Production Well) Calibrations- Completed
- Well cementing (Top Jobs)- 90% Confined Space wells remaining- March/April [1 week]
- Static Wellhead Pressure Measurements- March Outage [1 month]
- H-Site Condensate Tank Patching, Replace MOV- March/April [1 week]
- Pressure Survey Phase III (Diff. Press. at five locations)- April [1 day]
- Wellhead Casing thickness inspections- March/April [2-3 weeks]
- Wellhead Wing valve Insulations- April (Tentative)
- C-Site Condensate Tank- March/April [10 weeks after Materials]
- Geothermex Steamfield Injection Optimization Modelling March/April
- C9 Workover Proposal- After Forecast No. 4 [2 weeks]
- E-Site Fire water Dip Tank (Auto Fill)- Public Works Project
- Steamfield Report- April/May
- Annubar Inspections, Venturi Calibrations May
- Injection Well Flow Meter Calibration/Inspection May (Tentative)

#### Key Projects

# Previously approved 2024/2025

- Plant 2 Fire System Alarm Annunciators –Started in October 2024 Completed (CEC review moved out until April due to planned outage )
- SEGEP Air Compressors Parts arriving later this month. Installation Q2 2025
- C-Site Condensate Tank March/April
- Plant 1 & 2 Spring 2025 Outages U2 started on March 1, 2025

## **Future Committee Approval 2025**

- Plant 2 MCC 480V Project Install in 2025 CEC is reviewing more documents
- Plant 2 Underground Storage Tank FY 2025 Engineering support PO issued; CEC to review
- SEGEP Amended and Restated Agreements on new contract terms Ongoing

#### **Staff Updates**

- A new Maintenance Technician has been hired March 12, 2025 start date
- Lead Operations Technician There is currently an opening for this position Position posted internally
- Summer Intern Interviews have been scheduled

**Hydro** – During the month of February, Collierville (CV) Powerhouse was at 100% availability. New Spicer Meadows (NMS) Powerhouse was at 89% availability due to an extended PG&E/NCPA communication issue.

# New Spicer Meadows Reservoir Storage

- 5,641 af increase (3%) month-over-month
- 80,420 af to 86,061 af
- 46% capacity
- Draft at 25 cfs

#### Current Events

- Murphys Main Office There was minor water infiltration into the main building in Murphys. A tree was causing drainage pipe issues, which resulted in the tree removal to remediate
- Solar Maintenance at the Murphys building resulted in some inverter replacements
- NSM There were some issues discovered with the sump relay at the NSM PH, which resulted in relay replacements
- Will be releasing an RFP for P 11197 Relicensing support for PAD, NOI, gap analysis, GIS layers
- New Hydro Technician will start next week
- Interviews scheduled for the Hydro Technician position

- Annual USFS meeting is scheduled for March 19, 2025
- Annual 230 KV line patrol with vegetation maintenance beginning later in March and continuing through Spring
- **13. Planning and Operations Update –** Staff provided a verbal update on following key planning and operating activities:
- Resource Integrations
  - Seal Beach BESS May 2025
  - Malaga BESS June 2025
  - Kola BESS July 2025
  - Alpaugh BESS June 2026
  - Other PV / BESS integrations
- Resource Development
  - ZWEDC Integration Phase on hold for the moment. ISO is proposing to overhaul the Resource Adequacy program. Power Management team is actively participating. Final comments will be submitted today
  - NCPA Renewable RFP Under Review
  - Active CAISO stakeholder process
    - IEP, RA, CRR, TPP, other

#### **ADJOURNMENT**

The meeting was adjourned at 11:24 pm by the Committee Chair.

# Northern California Power Agency March 5, 2025 Facilities Committee Meeting Attendance List

NCPA Facilities Committee Members are requested to sign, but signature by members of the public is voluntary.

<u>MEMBER</u>	<u>NAMË</u>
ALAMEDA	
BART	
BIGGS	
GRIDLEY	
HEALDSBURG	
LODI	Trayo Chianos
LOMPOC	
PALO ALTO	
PLUMAS-SIERRA REC	
PORT OF OAKLAND	
REDDING	
ROSEVILLE	BSeVal
SANTA CLARA	
SHASTA LAKE	
TID	
UKIAH	

# Northern California Power Agency March 5, 2025 Facilities Committee Meeting Attendance List

NCPA Facilities Committee Members, Alternates & Staff are requested to sign, but signature by members of the public is voluntary.

NAME	AFFILIATION
Tony Zimmer	NCPA
Mike DeBortoli	NCRA
BRIAN SCHINGTOCK	ROSEVILLE
Jim BEACH	NCPA
Jak Eyman	NCPA
Kalad Sanara	NCPA
JEREMY LAWSON	NCPA
Sondra Ainsupolith Mojtaba khanabadi	NCPA
From Laston	NCBA
Ben Hector, Monty Halles	NOPA
Jone Luckhardt	NCFA
Jord Victoria	