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Minutes

To: NCPA Facilities Committee

From: Cheryl Bolt

Subject: April 2, 2025 Facilities Committee Meeting Minutes

- 1. Call Meeting to Order & Roll Call** – The meeting was called to order by NCPA Assistant General Manager Tony Zimmer at 9:03 am. Attending via teleconference and on-line presentation were Alan Harbottle, Midson Hay, and Ben Rings(Alameda), Cliff Wagner (Biggs), Ross Pippitt (Gridley), Brad Wilkie (Lompoc), Vicente Rios and Jim Stack (Palo Alto), Mike Brozo (Plumas Sierra REC), Joseph Sloan (Redding), Basil Wong and Monica Nguyen (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, Port of Oakland, 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 March 5, 2025 regular Facilities Committee meeting.**

Motion: A motion was made by Brad Wilkie and seconded by Monica Nguyen recommending approval of the minutes from the March 5, 2025 regular Facilities 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, Plumas Sierra, Redding, Roseville, Santa Clara and Ukiah. The motion passed.

- 3. NCPA Geothermal Facility – Vince Sigal Electric, Inc. MTGSA** – The Plant Manager presented background on this current NCPA vendor, who provides specialized electrical services. Staff is seeking a recommendation from the Facilities Committee for Commission approval of a five-year Multi-Task General Services Agreement between NCPA and Vince Sigal Electric, Inc., in an amount not to exceed \$1,000,000 for use at NCPA's Geothermal facility. NCPA has similar agreements in place with Knight's Electric, Inc. and Gold Electric, Inc. 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 Cliff Wagner and seconded by Jiayo Chiang seeking a recommendation for Commission approval of five-year MTGSA with Vince Sigal Electric, 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, Plumas Sierra, Redding, Roseville, Santa Clara, and Ukiah. ABSTAIN = Palo Alto and Redding. The motion passed.

4. **NCPA Geothermal Facility – Jill Jolene Meier dba Van Meier Services LLC GSA** The Plant Manager presented background information on this current NCPA vendor, who provides janitorial cleaning services. NCPA's previous agreement with this vendor had recently expired and following NCPA's procurement policies, this work is subject to the Competitive bidding process. On February 18, 2025, NCPA put out a Request for Proposal (RFP) for janitorial cleaning services for a five-year period for the NCPA Geothermal facilities. A voluntary bid walk was scheduled for February 25, 2025, with bids due on Thursday, March 13, 2025. Out of eight (8) vendors solicited, NCPA received one (1) responsive bid from Jill Jolene Meier dba Van Meier Services LLC. The other vendors solicited were deemed non-responsive, with several vendors stating they were unable to provide services in the Middletown area, while others were found to be noncompliant with the Department of Industrial Relations (DIR) Janitorial Services registration requirements. Staff is seeking a recommendation from the Facilities Committee for Commission approval of a five-year Multi-Task General Services Agreement between NCPA and Jill Jolene Meier dba Van Meier Services LLC in an amount not to exceed \$500,000 for use at NCPA's Geothermal facility. The Committee had no further questions on this item.

FISCAL IMPACT:

Upon execution, the total cost of the agreement is not to exceed \$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 Brad Wilkie and seconded by Monica Nguyen seeking a recommendation for Commission approval of a General Services Agreement with Jill Jolene Meier dba Van Meier Services LLC. The motion carried by a majority of those Committee Members present on a roll call vote as follows: YES = Alameda, Biggs, Gridley, Lodi, Lompoc, Roseville, Santa Clara, and Ukiah. ABSTAIN = Palo Alto and Redding. The motion passed.

5. **All NCPA Facilities – Hunt Oil of California MTEMS -** The Plant Manager presented information on this current NCPA vendor who provides various diesel fuel, propane, unleaded fuels, oil, and lubricants. This agreement is soon expiring and staff is seeking a recommendation from the Facilities Committee for Commission approval of a five-year Multi-Task Agreement for Purchase of Equipment, Materials and Supplies with Hunt Oil of California with any non-substantial changes recommended and approved by the NCPA General Counsel, which shall not exceed \$500,000 over five years, for use at any facilities owned and/or operated by NCPA. The Committee had no further questions on this item.

FISCAL IMPACT:

Upon execution, the total cost of the agreement is not to exceed \$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 Cindy Sauers and seconded by Brad Wilkie recommending Commission approval of a Multi-Task Agreement for Purchase of Equipment, Materials and Supplies with Hunt Oil of California. 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, Plumas Sierra, Roseville, Santa Clara, and Ukiah. ABSTAIN = Redding. The motion passed.

6. All NCPA Facilities, Members, SPCPA – Power Engineering, Inc. MTPSA – This item was pulled from the agenda and no action was taken.

7. All NCPA Facilities – Second Amendment to Lionakis Multi-Task Professional Services Agreement MTPSA – The HQ Facilities Manager provided the Committee with an update on this current NCPA vendor that provides design development, construction documents, cost estimating, bidding, permitting, and construction administration professional services for the Disaster Recovery Center project. Staff is seeking a recommendation from the Facilities Committee for Commission approval of the Second Amendment increasing the existing not to exceed amount of \$250,000 to \$500,000, with no change to the original contract term for use at all facilities owned and/or operated by NCPA. The Committee had no further questions on this item.

FISCAL IMPACT:

The Commission has already authorized funding resources. After the project is completed, any unspent funds will be refunded to the Members based on their contribution percentages.

MOTION: A motion was made by Jiayo Chiang and seconded by Cindy Sauers recommending Commission approval of a Second Amendment to the five-year MTPSA with Lionakis. 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, Plumas Sierra, Redding, Roseville, Santa Clara, and Ukiah. The motion passed.

8. NCPA Cyber Security Insurance Renewal – Staff shared that early discussions with Insurance Markets indicated that year over year increases on average have been 8-10%. This was later confirmed by Alliant during initial review discussions of the Agency's liability programs. It was reported that the overall market hardening for these types of coverages is attributed to Geopolitical pressures and increased frequency and severity of attacks. The estimated 2025 program renewal premium is estimated to be a flat increase year over year, primarily due to NCPA's IS and Plant staff providing such thorough responses to the application. A Committee Member inquired whether NCPA had provisions within their enabling agreements in regards to the Cyber Liability requirements and NCPA's General Counsel shared that while it is a requirement for some certain contracts, the Legal team, along with Risk Management are actively analyzing the need to incorporate these provisions for all types of agreements. The Committee had no further questions on this item.

FISCAL IMPACT:

The total cost of the policy year 2025 Cyber Liability Insurance program is estimated not to exceed \$255,000. This amount is already included in the Risk Management budget; therefore, no budget augmentation is required. The cost is split 90% to Integrated Systems Support, which is included in the Nexant allocation model, and 10% to the A&G allocation methodology.

MOTION: A motion was made by Weston Groves and seconded by Brad Wilkie recommending Commission approval to renew the Agency's Cyber Security insurance program for May 2025 – May 2026. 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, Plumas Sierra, Redding, Roseville, Santa Clara, and Ukiah. The motion passed.

- 9. Approval of Letter of Agreement 25-SNR-XXXXX** – Staff shared that certain resources within the CVP Project are RPS eligible. Western utilizes a voluntary REC Program to distribute RECs to Base Resource customers. The Letter of Agreement (LOA) sets forth rules and requirements for the program and is renewed each year. NCPA has participated in the program on behalf of the Members in the past (excluding CPAU), however, by July 1, 2025 Base Resource customers will have to elect to participate in the CY25 WAPA REC Program. Cost for participation historically has been less than \$10,000. The Committee had no further questions on this item.

FISCAL IMPACT:

Costs associated with entering into the WAPA 2025 REC Program Letter of Agreement are estimated to be less than \$10,000 for the term of the agreement and will be allocated according to Base Resource percentages of the represented Members. NCPA's administrative costs for development and administration of the agreement will be allocated to Members in accordance with approved cost allocation methodologies as described in the NCPA annual budget.

MOTION: A motion was made by Cliff Wagner and seconded by Brad Wilkie recommending Commission approval of the Letter of Agreement 25-SNR-XXXXX (WAPA 2025 REC Program) between Western Area Power Administration (WAPA) and Northern California Power Agency. 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, Plumas Sierra, Redding, Roseville, and Ukiah. ABSTAIN = Santa Clara. The motion passed.

- 10. FY2026 Annual Budget Review and Approval** – Staff shared with the Committee the proposed final budget total of \$565 million (net of revenues). Overall the results represent a 0.2% or \$1 million dollar decrease over the FY2025 approved budget. A significant change from the March review is a decrease of \$4.6m related to the CT2 Decommissioning Reserve, while one of the major increases noted is \$57.8m, which is contributed to Member contracts. The Committee had no further questions on this item.

FISCAL IMPACT:

The Executive Summary section of the budget document contains an analysis of the overall budget. The total proposed net annual budget cost for FY2026 is approximately \$565 million, which represents a decrease of 0.2% or a \$1 million dollar decrease from the FY2025 budget as can be seen summarized in the budget schedule. Allocation of the FY2026 Annual Budget between members and LEC participants is based on participation levels in NCPA programs and projects and the approved cost allocations. The final funding allocation for each member can be found in Section 13 of the budget document. The total calculated FY2026 Working Capital Deposit and Funding Requirements for the Annual Budget have decreased by \$340k or 3.03%. The schedule shows each participant's Additional Requirement Charge or (Refund). The Additional Requirement Charge will be billed on the next ARB following Commission approval, and Refunds of credit amounts will be deposited into the applicable participants individual GOR account.

MOTION: A motion was made by Jiayo Chiang and seconded by Cindy Sauers recommending Commission approval of the FY2026 Annual Budget. 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, Plumas Sierra, Redding, Roseville, and Ukiah. ABSTAIN = Santa Clara. The motion passed.

INFORMATIONAL ITEMS

11. 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 may be cancelled due to proposed price increase
- **Terra-Gen Discovery - 50 MW Index + PCC 1**
 - Status: currently seeking updated proposal from Seller
 - **Update:** Draft contract documents under review
- **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:** Currently being processed via Cluster 15 process
- **Trolley - Up to 400 MW BESS (current 320 MW subscription)**
 - Status: PPA currently subject to negotiation
 - **Update:** PPA negotiations are imminent. The next steps will be to confirm project participation levels and to seek Commission and Member approvals
- **Wildcat - 100 MW PV**
 - **Update:** NCPA has developed an initial draft of the PPA, which will soon be presented to the developer
- **Sonrisa Solar Park - 100 MW Solar + 92 MW BESS, with RA Capacity attributes**
 - Est. COD: December 31, 2026
 - **Update:** Active PPA negotiations are in progress

12. CT2 Repower / Phoenix Project Update – Generation Services Staff shared that the Second Phase Agreement is currently routing for final signatures. An RFP formally invited six engineering firms to provide a proposal on prepared specifications for Owner Engineering Services and all entities have acknowledged the invitation. The proposals were due March 31, 2025 and they are currently under review by NCPA staff. Staff reviewed the timeline and next steps for the project. Staff shared a breakdown of the approved \$5.1 million dollars that is budgeted for the Second Phase of this project and will provide the Committee with new updates each month.

13. 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**
 - [Framing and Electrical](#) – 95% Completed
 - [Drywall](#) – Installation scheduled for April 5, 2025
 - [Mechanical Ducting](#) – Installation is underway and have started the programming of the Automated Logic Controls (ALS)
 - [Communications](#) – It was discovered that the existing underground communication and electrical conduit would not support the cable requirements for the Dispatch Control Center. Staff has requested a preliminary Rough Order of Magnitude (ROM) of potential costs for installing Walker Ducting to extend from the server room to the control center
 - [Generator](#) - The manufacturer has communicated a sudden and unexpected supplier change for the TierF product line resulting in procurement production delays for the materials. New expected arrival of the generator is now anticipated in late December. NCPA has engaged with generator rental companies for proposals

- [Final Building Inspections](#) – A final assessment, or “Box Walk” was conducted by key NCPA staff to have the opportunity to make any suggested or final changes before the drywall is installed. Staff noted the need for adjusting the receptacles to be positioned higher on the wall for dispatch video display monitors and AV paths for the conference rooms
- [Project Schedule](#) - The timeline for the project completion has not shifted significantly. The targeted completion date is slotted for the latter June timeframe, with project closeout and final completion scheduled for first week in July
- **Project Safety**
 - 0 Near misses
 - 0 First aids
 - 0 Recordables
 - Daily tailboard meetings to review safety procedures and identify high-risk activities

14. NCPA Generation Services Plant Updates – Plant Staff provided the Committee an update on current plant activities and conditions.

CTs – CT1 had 2 Ghost starts and 6 actual of 0 forecasted. FYTD total is 155 starts.

- **Outages**

- CT1 Lodi

- No outages – Available

- CT1 Alameda U1/U2

- On March 3, 2025 @ 1110 thru 1438, U1 was forced out due to Gas compressor recycle gas valve failed positioner. Positioner was replaced and unit was restored

- **CT1 Lodi Run Hours**

- YTD hours **16.71 of 200** allowed (based on calendar year)

- **CT1 Alameda Diesel Hours**

- U1= 7.79 hrs. of 42 (in any consecutive 12-month period)
 - U2= 4.66 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**

- SJVAPCD issued CT2 dormant ATC permit, N-2697-1-9
 - Notified air district that on March 12, 2025 @ 0716, CT2 is in a long-term dormant storage
 - On March 10, 2025, CT1 Lodi completed its bi-annual emissions testing which passed

Geo – The average **Net Generation** for the month of March was 54.4 MW. The total **Net Generation** was 40.5 GWhrs. The FY 2025 **Forecasted Net Generation** = 529.5 GWh YTD. The FY 2025 **Actual Net Generation** = 524.9 GWhrs YTD, which is -0.9% below forecast.

- **Outages**

- Plant 2 Spring 2025 Outage

- Both the Vibration Monitoring as well as the Condenser Performance looked good on startup. The Cooling Tower nozzles were replaced, and the Switchyard maintenance was noted as completed

- **Steamfield Project Updates**

- Update & Calibrate existing Geysers Numerical Model – Ongoing (May end date)
 - Wireline Work - P, T and fluid level surveys and bridge busting - Completed
 - Steam Pipeline Pressure Survey- April 2025

- Engineering Design for Plant 2 Condensate Supply Pipeline to B&E Sites – April-June, 2025
- Southeast & Bear Canyon Solar System Inspections – April 2025
- Wellhead Casing thickness inspections- April 2025
- Wellhead Wing valve Insulations- TBD
- C-Site Condensate Tank Replacement - Ongoing
- 21 kv Poles Inspection & Repair - TBD
- C9 Well Workover- Expected Fall2025/Spring 2026
- E-Site Fire Water Dip Tank (Public Works Project) - TBD
- Annubar Transmitter Calibrations (Annual PM) - Completed
- Annubar Inspections, Venturi Calibrations (5 yr. PM) – May 2025
- Injection Skid Refurbishment - Ongoing
- **Key Projects** (Previously approved 2024/2025)
 - Plant 2 – Fire System Alarm Annunciators – Complete – 100% (CEC visit was completed on April 1st)
 - SEGEF Air Compressors – Parts were received in March. Scheduled installation for Q2
 - Plant 1 & 2 Spring 2025 Outages – P2 outage is complete. Planning in progress for P1
 - C-Site Condensate Tank – PO issued, scheduled for Q2

Future Committee Approval 2025

- Plant 2 – MCC 480V Project – Install in 2025 – Under CEC review
- Plant 2 – Underground Storage Tank – FY 2025 – Eng. PO issued. Under CEC review
- Plant 1 – Plant 1 Stretford Oxidizer Tank Replacement – Eng.
- SEGEF – Amended and Restated Agreements on new contract terms – Ongoing

Staff Updates

- Maintenance Tech – Started on March 17, 2025
- Lead Operations Tech – Internal Ops Tech was promoted on March 23, 2025
- Maintenance Tech – Interviews are scheduled in April
- Operations Tech – Job posting is out, resumes are under review
- GEO Summer Intern – Final 4 – Onsite Interviews are in progress

Hydro – During the month of March, Collierville (CV) Powerhouse was at 98% availability (short notice opportunity for U1 Runner inspection). New Spicer Meadows (NMS) Powerhouse was at 95% availability due to PG&E line trouble.

- **New Spicer Meadows Reservoir Storage**
 - 11,295 af increase (13%) month-over-month
 - 86,061 af to 97,356 af
 - 52% capacity
 - Draft at 25 cfs
- **Current Events**
 - CV U1 runner inspection on March 12 found no additional defects
 - Annual USFS meeting on March 19
 - Evaluating the Golden Mussel issue
 - WQ testing for mussel compatibility
 - Consultation with the USFS
 - Review of other lake operator response plans
 - Annual 230 KV line patrol is 40% complete and should be completed mid-April. Vegetation maintenance in progress

Stanislaus Weather Modification Program

The Plant Manager provided information on this aerial weather modification program. Some of the high-level results of the in-depth study and analysis were shared with the Committee. After discussing the considerations, the evaluations determined that the program was not cost effective and there were no economic benefits.

15. Planning and Operations Update:

- Power Management's AGM announced that the Facilities Committee had recently lost its vice chair due to the departure of Committee Member Brian Schinstock (Roseville). New Roseville Committee Member Weston Groves agreed to assume the Vice-Chair responsibilities going forward.
- **NCPA BESS Project Discussion**

Generation Services Staff shared a possible Calaveras Hydro Project BESS site that offered two parcels (20 acres).

 - Preliminary survey was approved by NCPA Commission in December 2024
 - Study near completion and major hurdles, such as zoning and biological sensitivity
 - Sizing is flexible (small of large BESS installation)
 - Interconnected to the CV Generator Tie Line
 - **Primary BESS attributes/Services**
 - Reshape CV project output to manage:
 - exposure to market price volatility
 - possible change in operating objectives under new FERC license
 - Capacity Attributes: Resource Adequacy, Ancillary Services
 - Initial sizing based on needs for Calaveras Hydroelectric Project
 - Increased size available to expand Project to balance of Members; capture economies of scale with larger development (used as complimentary resource in holistic portfolio)
 - **CAISO Interconnection Heatmap** – The points of interconnection were shared with the Committee and would be located within CAISO Cluster 16
 - **Draft Recommendations**
 - Seek Project Participant Approval – Apr / May
 - Hydroelectric Project Participants procure land
 - Initial Costs: cost of land, subsequent maintenance (insurance, weed control, other)
 - Discuss larger scope with balance of Members
 - Pending interest, develop phased agreements to develop an independent NCPA Project
 - **Potential Next Steps**
 - Property Evaluation report due April 2025
 - Facilities Committee / Special meeting if needed
 - Commission Approval
 - Procure Land (April / May, est. @ \$325k)
 - Conceptual Engineering
 - CAISO Cluster 16 Application development
 - CEQA / Engineering
 - Procurement
 - Construction
- **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
 - NCPA Renewable RFP – Under Review
- **Active CAISO stakeholder process**
 - IEP, RA, CRR, TPP, other

ADJOURNMENT

The meeting was adjourned at 11:51 am by the Committee Chair.

**Northern California Power Agency
April 2, 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>NAME</u>
ALAMEDA	
BART	
BIGGS	
GRIDLEY	
HEALDSBURG	
LODI	JIAYO CHIANG
LOMPOC	
PALO ALTO	
PLUMAS-SIERRA REC	
PORT OF OAKLAND	
REDDING	
ROSEVILLE	WESTON GROVES
SANTA CLARA	
SHASTA LAKE	
TID	
UKIAH	

**Northern California Power Agency
April 2, 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.

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