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Minutes

To: NCPA Facilities Committee
From: Cheryl Bolt
Subject: August 6, 2025 Facilities Committee Meeting Minutes

- 1. Call Meeting to Order & Roll Call** – The meeting was called to order by the Facilities Committee Chair Nick Rossow at 9:06 am. Attending via teleconference and on-line presentation were Midson Hay (Alameda), Patrick Fuss (Healdsburg), Michael Luther (Lompoc), Vicente Rios (Palo Alto), Nathan Tang (Port of Oakland), Nick Rossow (Redding), Basil Wong, Paulo Rocha, Pia Sok, Lina Prada-Baez, and Peter Virasak (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, Biggs, Gridley, 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 July 2, 2025 regular Facilities Committee meeting.**

Motion: A motion was made by Midson Hay and seconded by Weston Groves recommending approval of the minutes from the July 2, 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, Healdsburg, Lodi, Lompoc, Palo Alto, Port of Oakland, Redding, Roseville, Santa Clara and Ukiah. The motion passed.

- 3. All NCPA Facilities, Members, SPPA – NorCal Power Services LLC MTGSA** — The CT Plant Manager presented background on this current NCPA vendor whose current agreement with NCPA is expiring. This current NCPA vendor provides various electrical maintenance related services that are required from time to time for the operation and maintenance of facilities owned and or operated by NCPA. NCPA desires to enter into this agreement so established terms and conditions are in place should this vendor be the successful bidder on future purchases. Staff is seeking a recommendation from the Facilities Committee for Commission approval of the five-year Multi-Task General Services Agreement between NCPA and NorCal Power Services LLC in

an amount not to exceed \$1,500,000 over five years, for use at any facilities owned and/or operated by NCPA, NCPA members, SCPPA, and by SCPPA Members. NCPA has similar agreements in place with Gold Electric, Inc. and Knights 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 \$1,500,000 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 Weston Groves and seconded by Midson Hay seeking a recommendation for Commission approval of five-year MTGSA with NorCal Power Services LLC. The motion carried by a majority of those Committee Members present on a roll call vote as follows: YES = Alameda, Healdsburg, Lodi, Lompoc, Palo Alto, Port of Oakland, Redding, Roseville, Santa Clara, and Ukiah. The motion passed.

4. All NCPA Facilities, Members, SCPPA – Power Engineers, Inc. First Amendment to MTPSA

The CT Plant Manager presented background information on this current NCPA vendor whose engineering services have been utilized more than originally anticipated and the agreement is running low on funds. NCPA wishes to enter into a First Amendment to the agreement to increase the not to exceed amount from \$1,000,000 to \$3,500,000 to ensure sufficient funds are available for the remainder of the contract term. NCPA has similar agreements in place with Black and Veatch Corporation, HDR Engineering, Jacobs Engineering, and Worley Group, Inc. Staff is seeking a recommendation from the Facilities Committee for Commission approval of the First Amendment to the Five-Year Multi-Task Professional Services Agreement with Power Engineers, Inc., increasing the not to exceed amount to \$3,500,000 and amending Exhibit B, with no change to the contract term, for continued use at any facilities owned and/or operated by NCPA, NCPA members, SCPPA and SCPPA Members.

FISCAL IMPACT:

Upon execution, the total cost of the agreement will increase from \$1,000,000 to \$3,500,000 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 Patrick Fuss seeking a recommendation for Commission approval of a First Amendment to the five-year MTPSA agreement with Power Engineers, Inc. The motion carried by a majority of those Committee Members present on a roll call vote as follows: YES = Alameda, Healdsburg, Lodi, Lompoc, Palo Alto, Port of Oakland, Redding, Roseville, Santa Clara, and Ukiah. The motion passed.

5. All NCPA Facilities – PME of Ohio, Inc. dba PME Babbitt Bearings MTGSA - The Geothermal

Plant Manager presented information on this existing NCPA vendor whose agreement with NCPA is expiring. Offsite maintenance and labor services are required from time to time for the operation and maintenance of facilities owned and operated by NCPA. Staff is seeking a recommendation from the Facilities Committee for Commission approval of the Five-Year Multi-Task General Services Agreement with PME Ohio, Inc. dba PME Babbitt Bearings for off-site maintenance and labor services at its facility located in Minden, Nevada, with any non-substantial changes recommended and approved by the NCPA General Counsel, which shall not exceed \$1,000,000 over five years, for use at any facilities owned and/or operated by NCPA. NCPA has a similar agreement in place with TCB Industrial, Inc. A Committee Member inquired whether the work is primarily performed at the vendors site in Minden NV, in which the Plant Manager informed the Committee that the majority of the work is performed onsite at the Geothermal plant. 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's procurement policies and procedures.

MOTION: A motion was made by Basil Wong and seconded by Midson Hay recommending Commission approval of a five-year MTGSA with PME of Ohio, Inc. dba PME Babbit Bearings. The motion carried by a majority of those Committee Members present on a roll call vote as follows: YES = Alameda, Healdsburg, Lodi, Lompoc, Palo Alto, Roseville, Santa Clara, and Ukiah. **ABSTAIN** = Port of Oakland and Redding. The motion passed.

6. **Scheduling Coordination Program Agreement Appendix C** – IS Staff presented information relating to the modifications being made to Appendix C of the SCPA. Appendix C describes the scheduling of energy and capacity into the CAISO markets by Operating Entities using NCPA services associated with the NCPA-SC. Version 7 of Appendix C to the SCPA modifications includes scheduling production timelines for the submission of economic bids and self-schedules to NCPA, acting as the scheduling coordinator for various markets using NCPA's scheduling software application suite. Staff is seeking a recommendation for Commission to approve Version 7 of Appendix C to the SCPA and authorize NCPA staff under the direction of the General Manager to implement the provisions thereto. The Committee had no further questions on this item.

FISCAL IMPACT:

No significant costs will be incurred to implement the changes to the SCPA Appendices and funds are available in the NCPA budget to support NCPA bidding and scheduling system and processes.

MOTION: A motion was made by Weston Groves and seconded by Basil Wong recommending Commission approval of updates to Appendix C (version 7) regarding Scheduling Entity deadlines for submission of bids and schedules using NCPA's scheduling applications and services. The motion carried by a majority of those Committee Members present on a roll call vote as follows: YES = Alameda, Healdsburg, Lodi, Lompoc, Palo Alto, Port of Oakland, Roseville, Santa Clara, and Ukiah. **ABSTAIN** = Redding. The motion passed.

7. **NCPA CT Facility – CT1 Combustion Turbine Facilities Outages 2026** – The Plant Manager provided the Committee with the planned outage dates and an outline of the preventative maintenance work that will be performed during the outage, as this type of work cannot be carried out while the units are operating without affecting the output at the facility. The Committee was provided with the names of the vendors who bid for the maintenance work; however, the bids have not been finalized. The Plant Manager provided an overview of the outage costs along with the funding sources. Staff is seeking a recommendation for Commission approval of the CT1 Combustion Turbine Facilities 2026 Outages and delegating authority to the General Manager or his designee to award bids, execute agreements, and to issue purchase orders for the outage in accordance with NCPA purchasing policies and procedures, without further approval by the Commission, for a total project cost not to exceed \$400,867, to be funded from Maintenance Reserves. The Committee had no further questions on this item.

FISCAL IMPACT:

The budgetary funds to complete the CT Facilities 2026 Outages will come from the pre-collected funds in the Maintenance Reserve (Account # 265-010-005-610-044-002). A table detailing the impact of these expenses on the Maintenance Reserve is available for review in the PowerPoint presentation.

MOTION: A motion was made by Cindy Sauers and seconded by Jiayo Chiang recommending Commission approval of the CT1 Combustion Turbine Facilities 2026 Outages. The motion carried by a majority of those Committee Members present on a roll call vote as follows: YES = Alameda, Healdsburg, Lodi, Lompoc, Santa Clara, and Ukiah. **ABSTAIN** = Palo Alto, Port of Oakland, Redding, and Roseville. The motion passed.

8. **NCPA Geothermal Facility – Plant #1 Circulating Pump Project** – The Geothermal Plant Manager shared that Plant No. 1 Cooling Tower has four circulating pumps and that each pump circulates water between the cooling tower and main condenser to cool steam from the turbine. The pumps are all original to the plant that were installed in 1983 and are 42 years old. The pump shafts, bearings and bearing housings, cases, as well as the pump motors need refurbishment to operate efficiently. When circulating pumps are pulled for maintenance, stop logs are needed to isolate circulating pumps from the cooling tower basin. The Geo plant does not have any stop logs available to use. The scope of this project proposes purchasing a new circulating pump (to be stored as a spare), a new 700 hp motor (to be stored as a spare), and stop logs. Geo Plant No. 2 has adequate spares for these parts. The plant Manager shared the costs for the project as well as the funding source. Staff is seeking a recommendation from the Facilities Committee for Commission approval authorizing the Plant #1 Circulating Pump Project and delegating authority to the General Manager or his designee to award bids, execute agreements, and to issue purchase orders for the project in accordance with NCPA purchasing policies and procedures, without further approval by the Commission, for a total not exceed \$1,500,000 with funding from the FY2026 Geothermal Budget. The Committee had no further questions on this item.

FISCAL IMPACT:

The total cost of the project is anticipated not to exceed \$1,500,000. Funds for the project were included in the approved FY2026 Geothermal budget under the Plant #1 Cooling Tower Scoping and Engineering line-item. Funding for the project, as well as a breakdown of the project costs, can be viewed in the PowerPoint presentation for this item.

MOTION: A motion was made by Weston Groves and seconded by Midson Hay recommending Commission approval of the Plant #1 Circulating Pump Project The motion carried by a majority of those Committee Members present on a roll call vote as follows: YES = Alameda, Healdsburg, Lodi, Lompoc, Roseville, Santa Clara, and Ukiah. **ABSTAIN** = Palo Alto, Port of Oakland, and Redding. The motion passed.

9. **NCPA Hydroelectric Facility – Collierville New Runner and Hardware Refurbishment Project** –Hydro staff presented the Committee with high-level technical details on how the Collierville Powerhouse (CVPH) units operate and the significance that the runners provide in the generators ability to produce electricity. The consulting experts have agreed that a new runner should be purchased (the current runner refurbishments are only extending the life of the runner). It was reported that the current runners have over 30 years of service. As such, staff is seeking a recommendation from the Facilities Committee for Commission approval of the Collierville Powerhouse (CVPH) New Runner and Hardware Projects and delegating authority to the General Manager or his designee to award bids, execute agreements, and to issue purchase orders for the project in accordance with NCPA purchasing policies and procedures, without further approval by the Commission, for a total not exceed \$2,450,776, and authorizing \$1,030,000 from the FY26 budget and authorizing the remaining \$1,420,776 to be budgeted in the FY27 budget. The Committee had no further questions on this item.

FISCAL IMPACT:

The total cost for the combined Projects is anticipated not to exceed \$2,450,776. The remaining \$1,030,000 funds for the Projects were included in the approved FY26 Hydroelectric budget. If the project is approved, NCPA will budget the additional funds of \$1,420,776 in the FY27 budget.

MOTION: A motion was made by Weston Groves and seconded by Midson Hay recommending Commission approval of the Collierville New Runner and Hardware Refurbishment Project. The motion carried by a majority of those Committee Members present on a roll call vote as follows: YES = Alameda, Healdsburg, Lodi, Lompoc, Palo Alto, Roseville, Santa Clara, and Ukiah. **ABSTAIN** = Port of Oakland and Redding. The motion passed.

10. NCPA Hydroelectric Facility – Collierville Transformer Maintenance Project – Hydro staff provided the Committee with information on where the transformers are positioned within the Collierville yard. During a recent inspection of the transformers, multiple oil leaks were discovered. The maintenance that is required to halt the oil leakage, which includes the installation of new high voltage bushings, internal seals (which are not repairable), and replacing the drain valves because of failed packing glands (which also contribute to oil leaking). Staff is seeking a recommendation from the Facilities Committee for Commission approval of the 2025 Collierville Transformer Maintenance Project and delegating authority to the General Manager or his designee to award bids, execute agreements, and to issue purchase orders for the project in accordance with NCPA purchasing policies and procedures, without further approval by the Commission, for a total not exceed amount of \$744,000, to be funded from the FY24 encumbered funds, excess FY25 O&M Budget, and the FY26 Hydroelectric Budget. There were no further questions on this item.

FISCAL IMPACT:

The total cost for the Project’s maintenance services is anticipated not to exceed \$744,000. Funds for the Project were included in the approved FY24 encumbered funds on October 24, 2024, which rolled into the FY25 Hydroelectric budget. NCPA will encumber \$164,000 from the FY25 O&M budget and the FY26 Hydroelectric Budget. A breakdown of the estimated project costs, as well as funding sources can be referenced in the PowerPoint presentation associated with this item.

MOTION: A motion was made by Weston Groves and seconded by Cindy Sauers recommending Commission approval of the Collierville Transformer Maintenance Project. The motion carried by a majority of those Committee Members present on a roll call vote as follows: YES = Alameda, Healdsburg, Lodi, Lompoc, Palo Alto, Roseville, Santa Clara, and Ukiah. **ABSTAIN** = Port of Oakland and Redding. 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.

- **Trolley PASS Project (BESS)**
 - Status: ESSA and Third Phase Agreement were approved June 24, 2025. The Members and their project participation have been identified
 - Next Steps: Participants approve and sign the Third Phase Agreement. Once signed, NCPA will enter into the ESSA
- **Wildcat - 100 MW PV**
 - Update: A revised and incremental offer have been received and under review. A couple of Members are reviewing the updated offer. Any other Members interested in this project should speak to Tony.
- **Projects Seeking to Retain Deliverability**
 - Based on new rules adopted by FERC, for a Project that has previously been assigned deliverability via the CAISO queue process to retain its deliverability, it must be “short-listed” by an LSE within a defined period of time
 - Key deadline for projects in late August 2025

12. NCPA 2026 Plant Outage Schedule – Generation Services staff shared with the Committee the outage planning timeline, the maintenance scope of work, and a three (3) year plant outage outlook. The purpose of bringing this item to the Facilities Committee was to primarily capture questions and comments regarding the schedule and gain input from the Committee Members. This item will be presented in the September Facilities meeting to seek a recommendation for Commission approval. The Committee had no further comments or questions on this item.

13. CT2 Repower / Phoenix Project Update – Generation Services staff provided the Committee with the latest updates on the project:

- The LM5000 Repower specification is in development
- August planned activities include completion of the LM5000 repower specifications and begin the specs of various other components
- The Air District received the Authority for Construct (AFC) and permit to operate the gas turbine engine replacement. This is not a new permit. – Expectation is for a 90-day review period
- An overview of the project budget was presented. There were no questions of concerns with the schedule or budget as published

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

▪ **Key Project Updates**

Certifications and Permits Update

- Sacramento County issued a Temporary Certificate Occupancy on July 29, 2025
- Passed mechanical and plumbing final inspections
- Added truncated domes as requested by the County at the east entry
- Fire inspection required a few items to be completed before permit issuance. Emergency lights were required to be on the battery backup and additional signage was required at the riser closet. Final sign-off obtained on August 7, 2025
- Final building permit will be issued (January 2026) once the generator installation is complete. There will be a special inspection for generator anchors

Furniture

- Furniture has been delivered and set up. The Dispatch console furniture is scheduled for delivery September 22, 2025
- Monitors and PC's have been ordered

Generator

- The temporary generator is connected to the ATS. The ATS and generator both test successful
- Permanent generator is scheduled to ship December 20, 2025 and install date sometime in January 2026

Citrus Heights DRC Decommissioning Update

- Final decommissioning efforts scheduled for end of October 2025

Note: As the DRC project draws to a conclusion, it was determined that there is no longer a need for a monthly report. As important updates arise, they will be presented to the Facilities Committee at that time.

15. 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 8 actual of 28 forecasted. FYTD total is 8 starts.

▪ **Outages**

CT1 Lodi - Available

- On July 1, 2025 @ 0000 to 1320 forced outage, reverted to old fuel transmitter until we can reconfigure tuning parameters. OMS18208089
- On July 23, 2025 @ 0830 to 1230, short notice opportunity outage to install overhauled water injection pump. OMS 18365270

CT1 Alameda U1/U2 – Available

- On July 16, 2025 from 1010 to 1059, Alameda U1 forced outage due low SF6 pressure on CB232. Found a leak on temperature compensated pressure switch diaphragm. Replaced switch and restored breaker. OMS 18323601
- **CT1 Lodi Run Hours**
 - YTD hours **52.33 of 200** allowed (based on calendar year)
- **CT1 Alameda Diesel Run Hours**
 - U1= 8.67 hrs. of 42 (in any consecutive 12-month period)
 - U2= 3.97 hrs. of 42 (in any consecutive 12-month period)
- **2026 Planned Outages**
 - CT1 Alameda – January 1, 2026 – January 31, 2026
 - CT1 Lodi – May 1, 2026 – May 31, 2026
- **Safety**
 - No issues to report
- **Environmental**
 - No issues to report

Geo

The average **Net Generation** for the month of July was 76.7 MW. The total **Net Generation** was 57.1 GWhrs. The CY 2025 **Forecasted Net Generation** = 390.7 GWh YTD. The CY 2025 **Actual Net Generation** = 382.8 GWhrs YTD, which is 2% above forecast.

Plant 1, U2 Turbine/Generator Update

- The generator & exciter rotor were returned and stored at GEO. Now ready for reassembly
- The turbine rotor is at the Sulzer shop in Houston. Incoming inspection was completed
 - Boresonic examination was completed. No findings to report
 - Turbine findings and repair plan are under development
- **Next Steps**
 - Working with Sulzer on potential repairs and subsequent horizontal heating process
 - Special vendor and tooling availability – **Timing Risk**
 - Turbine rolling and heating procedure to improve roll-out on the Journal Areas – **Blade and seal removal Risk**
 - This will require additional quotes and repairs after the successful straightening process is completed – **Cost Risk**

Steamfield Scope of Work for June- July 2025

- Geothermex Task 5- Injection Optimization is ongoing. Final report is expected by September 2025
- Wireline work- **Completed**
- Plant 2 Condensate Pipeline to B and E Sites - Preliminary design is now completed. Estimated future project cost is \$2.1 Million
- C-Site Condensate Tank Replacement – **Completed**
- H-Site Condensate Tank Replacement- Awarded to Hudson Mechanical. Cost estimated at \$138,268. This work is slotted for 2026
- E-Site Red Vertical water storage tank- Inspection completed. This is a future project
- Q10 Injection Control Valve cage inspection and cleaning- **Completed**

- Insulation of wellhead casing, wing valve, miscellaneous Steamfield – Work has started and has been awarded to American Insulation & Scaffolding. Cost anticipated \$124,536
- C9 Well Workover- RFP June-July 2025 – This will be a 2026 project

Previously Approved for 2024/2025/2026

- Plant 2 – Chiller – In Planning with CEC /WC3 and NCPA Eng.
- SEGEP Air Compressors – Need to complete Electrical work - Ongoing
- Plant 2 – Underground Storage Tank – FY 2025 – Awarded to GEM. Project to start in August

Future Committee Approval 2026

- Plant 2 – MCC 480V Project – Install in 2025 – Under CEC / Eng. review
- Plant 1 – Plant 1 Stretford Oxidizer Tank Replacement – Under CEC / Eng. review
- SEGEP – Amended and Restated Agreements on new contract terms – Ongoing

Staff Updates

- Operations Tech – Resumes are under review. Interviews completed, working with HR
- Maintenance Supervisor II – Reposted and resumes under review
- Operations Supervisor II – Completed. new hire to start at the end of August
- Mech – Operations Tech – Posted, resumes under review

Hydro

During the month of July, Collierville (CV) Powerhouse was at 100% availability. New Spicer Meadows (NMS) Powerhouse was at 98% availability.

Hydrology

- Snowpack at 1%

New Spicer Meadows Reservoir Storage:

- 9,691 af decrease (6%) month-over-month
- 151,584 af to 141,893 af
- 75% capacity
- Draft at 150 cfs

Current Events

- The Collierville Unit 2 cooler 4 was replaced
- NSM campground water tank was inspected and required staff to be completely decontaminated before entering the tank
- The Utica solar units were cleaned and repaired
- The Spicer spillway maintenance was started, which includes removing old concrete that is falling and replacing with new concrete patches. The demolition is 40% complete and the concrete work is 25% completed
- Met with US Forest service personnel to review the Segales Meadow site
- Hosted the 2025 Intern tour
- Replaced the Collierville tailwater level measurement system, which dates back to the 1980's. This was replaced with a unit that has modern relays
- Completed initial outreach for P11197 FERC relicensing
- Hosted the legislative staffers/NCPA staff for a tour
- CV Clarks Creek maintenance started
- FERC dam inspections later this month

16. Planning and Operations Update – Power Management staff provided the Committee with valuable information on long term temperatures and the effects it has on reservoirs and the current conditions on the major water supply reservoirs. Information was shared on gas storage in the Pacific Region and the daily gas prices.

Key Planning and Operating Activities

- Resource Integrations
 - Kola BESS – August 2025
 - Pome BESS – Q3 2025
 - Azalea PV + BESS – September 2025
 - Sun Pond PV + BESS – Q1 2026 (Pseudo Tied Resource)
 - Seal Beach PV + BESS – Q1 2026
 - Redemeyer PV + BESS – Q1 2026
- Resource Development
 - NCPA Renewable RFP – Under Review

The Assistant General Manager shared several staffing updates with the Committee and the vacant positions that they are working with HR to fill.

ADJOURNMENT

The August 6, 2025 Facilities Committee meeting was adjourned at 11:55 am by the Committee Chair Nick Rossow.

**Northern California Power Agency
 August 6, 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	<i>George Wang</i>
LOMPOC	
PALO ALTO	
PLUMAS-SIERRA REC	
PORT OF OAKLAND	
REDDING	
ROSEVILLE	<i>Weston Groves</i> Weston Groves
SANTA CLARA	
SHASTA LAKE	
TID	
UKIAH	

