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Minutes

To: NCPA Facilities Committee
From: Cheryl Bolt
Subject: December 4, 2024 Facilities Committee Meeting Minutes

- 1. Call meeting to order & Roll Call** – The meeting was called to order by Committee Chair Shiva Swaminathan (Palo Alto) at 9:06 am. Attending via teleconference and on-line presentation were Alan Harbottle, Midson Hay, and Ben Rings (Alameda), Cliff Wagner (Biggs), Elisa Arteaga (Gridley), Brad Wilkie (Lompoc), Jim Stack and Vicente Rios (Palo Alto), Nathan Tang (Port of Oakland), Paulo Apolinario and Monica Nguyen (Santa Clara), and Pete Lorenz (TID non-voting Member). Those attending in person are listed on the attached Attendee Sign-in Sheet. At the time of roll call, Committee Representatives from BART, Healdsburg, Plumas-Sierra, Shasta Lake, TID, and Ukiah were absent. During item 4, Committee Member from Healdsburg, Terry Crowley joined the call. 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 November 6, 2024, Facilities Committee meeting.**

Motion: A motion was made by Shiva Swaminathan and seconded by Jiayo Chiang recommending approval of the minutes from the November 6, 2024, 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, Port of Oakland, Redding, Roseville, and Santa Clara. The motion passed.

- 3. All NCPA Facilities, Members, SPPA – SEL Engineering Services, Inc. – First Amendment to MTPSA** – The Plant Manager presented background information to support the need of a first amendment to add additional funds (without an extension to the contract term) to continue utilizing this vendor for protective relay projects at both the CT1 Alameda and CT1 Lodi facilities. NCPA has similar agreements in place with Gannett Fleming. The Facilities Committee had no further questions on this item.

FISCAL IMPACT:

Upon execution, the total cost of the agreement will be not to exceed \$1,500,000 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 Shiva Swaminathian and seconded by Monica Nguyen recommending Commission approval of a First Amendment to the Multi-Task Professional Services Agreement with SEL Engineering Services, Inc., for protective relay and automation design, testing, and commissioning related services, increasing the not to exceed amount from \$1,000,000 to \$1,500,000, 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. 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, and Santa Clara. The motion passed.

4. **All NCPA Facilities, Members, SCPPA – Blackhawk Painting Co., Inc. MTGSA –** The Plant Manager presented background information on this vendor and stated that they have utilized Blackhawk Painting Co., Inc. in the past and expressed that they would like to enter into a Five Year Multi Task General Services Agreement for specialized industrial protective coating related services, with a not to exceed amount of \$500,000 for use at any facilities owned and/or operated by NCPA, NCPA Members, SCPPA. And SCPPA Members. NCPA has similar agreements in place with Farwest Insulation Contracting and a pending agreement with Toledo Industrial Coatings. The Facilities 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 Wilke and seconded by Alan Harbottle recommending Commission approval of the Five-Year Multi-Task General Services Agreement between NCPA and Blackhawk Painting Co., Inc., for specialized industrial protective coating related services, with a not to exceed amount of \$500,000, for use at any facilities owned and/or operated by NCPA, NCPA Members, SCPPA and SCPPA Members. 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, and Santa Clara. The motion passed.

5. **All NCPA Facilities – Thatcher Company of California, Inc. MTEMS –** The Plant Manager presented background information on this current NCPA vendor and reported that the current agreement with Thatcher is expiring and is requesting Commission approval of a Five Year Multi-Task Agreement for Purchase of Equipment, Materials and Supplies between NCPA and Thatcher Company of California, Inc. for chemical purchases, with a not to exceed amount of \$2,500,000, for use at any facilities owned and/or operated by NCPA. NCPA has similar agreements in place with Brenntag Pacific, Inc., Hill Brothers Chemical Company, Industrial Solution Services, Northstar Chemical, and Univar Solutions. The Facilities 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 Jiayo Chiang and seconded by Monica Nguyen recommending Commission approval of a Five-Year Multi-Task Agreement for Purchase of Equipment, Materials and Supplies between NCPA and Thatcher Company of California, Inc. for chemical purchases, with a not to exceed amount of \$2,500,000, for use at any facilities owned and/or operated by

NCPA. 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, Roseville, and Santa Clara. ABSTAIN = Redding. The motion passed.

- 6. All NCPA Facilities, Members, SCPPA – Kobelco Compressors America, Inc. First Amendment to MTGSA** – The Plant Manager presented background information on this current NCPA vendor to provide off-site fuel gas compressor overhaul related services as requested. He explained that NCPA’s Lodi Energy Center had a mechanical seal fail on the Gas Compressor “B” and the compressor needs to be sent to Kobelco for maintenance. The Plant Manager stated that the current agreement does not have enough funds left to cover the anticipated repair costs, therefore requesting Commission approval to enter into a First Amendment to the MTGSA with Kobelco Compressors America, Inc. for off-site fuel gas compressor overhaul related services, with any non-substantial changes recommended and approved by the NCPA General Counsel, increasing the not to exceed amount from \$200,000 to \$1,000,000 and amending Section 11 – Warranty to add clarifying language regarding equipment warranty as requested by the vendor, with no change to the contract term, for continued use by any facilities owned and/or operated by NCPA, NCPA Members, by SCPPA and SCPPA Members. All purchase orders will be issued following NCPA procurement policies and procedures. The Facilities Committee asked why the need for the increase in funds, in which the Plant Manager explained that the increase in funds is to mitigate any risks the vendor may find. NCPA reached out to other vendors who were unable to secure parts. Kobelco, located in Japan, is the OEM for LEC’s fuel gas compressors, and as such, NCPA does not have additional agreements in place for similar services. The Committee had no further questions.

FISCAL IMPACT:

Upon execution, the total cost of the agreement will be not to exceed \$1,000,000 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 Monica Nguyen and seconded by Cliff Wagner recommending Commission approval of the First Amendment to the five-year Multi-Task General Services Agreement with Kobelco Compressors America, Inc. for off-site fuel gas compressor overhaul related services, increasing the not to exceed amount from \$200,000 to \$1,000,000 and amending Section 11 – Warranty to add clarifying language regarding equipment warranty as requested by the vendor, with no change to the contract term, for continued use by any facilities owned and/or operated by NCPA, NCPA members, SCPPA and SCPPA Members. 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, and Santa Clara. The motion passed.

- 7. BART Meter Data Management Agent Services Agreement** – Power Management staff provided background information on the existing Single Member Services Agreement (SMSA) that exists between NCPA and San Francisco Bay Area Rapid Transit District (BART), explaining that NCPA can acquire services of a third party (with BART authorization) to supply meter data management services to obtain, process, adjust, validate, and maintain BART’s settlement quality meter data in accordance with the CAISO Tariff. Trimark has historically been the provider of these critical Meter Data Management Agent Services (MDMA) on behalf of NCPA for BART to ensure BART can schedule, transact, and perform settlements in accordance with the CAISO Tariff requirements. Trimark is the sole sourced vendor providing these specialized services, as no other vendors have this software capability in place. These services and agreement is for use at BART facilities only.

FISCAL IMPACT:

The MDMA Agreement includes a not to exceed amount of \$300,000 for a term of two (2) years.

Pursuant to the BART SMSA, all charges and costs for MDMA Services supplied to NCPA on behalf of BART, will be passed through to BART by including such charges and costs in BART's All Resources Bill. Purchase orders referencing the terms and conditions of the agreement will be issued in accordance with NCPA's procurement policies and procedures.

Motion: A motion was made by Brad Wilke and seconded by Brian Schinstock recommending Commission approval of the Meter Data Management Agent Services Agreement between NCPA and Trimark Associates, Inc. (MDMA Agreement), and to authorize NCPA's General Manager to enter into the MDMA Agreement on behalf of NCPA, including any non-substantive modifications to the MDMA Agreement approved by the NCPA General Counsel. 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, Redding, Roseville, and Santa Clara. ABSTAIN = Port of Oakland. The motion passed.

8. **NCPA Geothermal Facility – 2025 Geothermal Plant #2 Diesel Tank Project** – The Geothermal Plant Manager presented background information on NCPA's Geo Plant #2 underground single walled diesel storage tank that supplies fuel for a back-up auxiliary generator and for the Plant #2 fire pump system. As a result of Senate Bill 445, it requires that all single walled underground storage tanks (UST) containing hazardous substances (such as diesel) be removed from service by December 31, 2025. Project funds have been spent to date on preliminary engineering, California Energy Commission (CEC) oversight, and procurement of an above-ground diesel tank. Further engineering construction package is under review and CEC approval is still needed before the project can be put out for bid and the tank installed. Staff is requesting Commission approval authorizing the 2025 Plant #2 Diesel Tank 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 to exceed amount of \$1,036,836. The Facilities Committee asked the Plant Manager if there are challenges that this project is facing that could increase costs, in which staff explained that they are working with the insurance carrier, who is recommending they install a blast wall to protect surrounding structures from any potential damages.

FISCAL IMPACT:

Project costs of \$248,917 have already been spent for preliminary engineering and the purchase of an above-ground diesel tank. To complete the project, additional funds of \$587,919 were encumbered under Commission Resolution 24-116 for the 2025 Geothermal Plant #2 Diesel Tank Project. Combined with \$200,000 budgeted in FY 2025, there is a total of \$787,919 available for the 2025 Geothermal Plant #2 Diesel Project. These funds will be used to complete the engineering work, obtain CEC approval, procurement of additional materials, and installation and commissioning of the new tank. The total cost of this project is estimated not to exceed \$1,036,836. Estimated project costs may require further adjustment based on the bids received. Any requests for additional funds will be brought back to the Commission at that time

Motion: A motion was made by Brian Schinstock and seconded by Brad Wilke recommending Commission approval of Resolution 24-127 authorizing the 2025 Plant #2 Diesel Tank 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 to exceed amount of \$1,036,836. 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, and Santa Clara. ABSTAIN = Palo Alto, Port of Oakland, and Redding. 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 are listed below.

Vine Hill

4.4 Solar

- **Status:** A draft PPA has been provided to the Seller for their review and consideration

Las Camas

200 MW Solar + 100 MW BESS

- **Status:** NCPA is currently working with the Seller to develop a Letter of Intent (LOI) to engage in prospective PPA negotiations

Maestro

200 MW Solar + 200 MW BESS

- **Status:** NCPA has entered into a Letter of Intent with the Seller, and PPA negotiations are contingent on the result of the Cluster 15 Interconnection Studies

Trolley

300 MW BESS

- **Status:** A draft PPA has been provided to the Seller for their review and consideration

Sonrisa Solar Park

100 MW Solar + 92 MW BESS

- **Status:** NCPA is currently reviewing a draft PPA received from Seller

Wildcat

100 MW PV (with up to 100 MW BESS option)

- **Status:** NCPA is currently working with the Seller to develop a Letter of Intent (LOI) to engage in prospective PPA negotiations

- 10. Review of Power Supply Assumptions –** Power Management Staff provided an overview of the Power Supply Assumptions for the FY 2026 Annual Budget Schedule. SAS OR software is used to optimize generation output as a function of hourly prices, plant operations constraints, outages, and hydro conditions. Average rain, snow, and temperatures are used for the forecast. Key input variables were reviewed by staff, and such input variables were used in the forward curves from EOX's November 29, 2024 model run was used as inputs to the FY 2026 gas and power prices. Staff reviewed the specific data that was used for NCPA Projects including Geo, Hydro, LEC CTs. Summaries of the model outputs were presented and reviewed by the Committee. Optimization models were run starting December 3, 2024 and will be distributed to Plant Managers for review. The preliminary load-resource balances that will be used in the FY 2026 budget process will be ready for Members review and consideration by January 14, 2025.

- 11. NCPA Generation Services Plant Updates –** Plant Staff provided the Committee with an update on current plant activities and conditions.

CTs – CT1 had 7 Ghost starts and 6 actual of 3 forecasted. FYTD total is 134 starts. CT2 had 0 starts of 0 forecasted. FYTD total is 41 starts.

- **Outages**

- **CT1 Lodi** – On November 1, 2024 from 1345 thru 1800, unit forced out. Ratchet pump motor intermittent start failures. Replaced motor brushes
- On November 6, 2024 from 1300 thru 1400, Received low SF6 alarm on our main CB52L, 60Kv circuit breaker. Replaced a leaky gauge and topped off breaker. OMS 16890757
- **CT1 Alameda U1/U2** – On November 7, 2024 from 1000 thru 1200, Telemetry outage for updates. OMS 16897255 & 16897264
- **CT2 STIG** – Unit is no longer operational, forced outage has been extended thru December 31, 2024 @ 2359

CT2 Additional Operational Report - On November 15, 2024, Hill Bros. was onsite early to transfer approximately 4700 gallons of ammonia from our tank to their truck. Began offload and the tank liquid unloading valve had a wisp of ammonia leaking from the threads. Offload was stopped to address leak and continued with offload. Vacuum was pulled on tank to replace needle valve; tank was leak tested and refilled. Ammonia regulator to CT2 was blocked off as part of decommissioning.

- Next steps: flush all boiler chemical feed lines and drain boiler for lay up and Isolate and blind flange natural gas to GT and file unit dormant status for Air Permit

- **CT1 Lodi Run Hours**

- YTD hours **130.87 of 200** Allowed (based on calendar year)

- **CT1 Alameda Diesel Hours**

- U1= 6.74 hrs. of 42 (in any consecutive 12-month period)
- U2= 4.14 hrs. of 42 (in any consecutive 12-month period)

- **Planned Outages**

- CT1 Alameda U1/U2- January 1st - 31st, 2025
- CT1 Lodi – May 1st - 31, 2025

- **Safety**

- No issues to report

- **Environmental**

- No issues to report
- Certified Unified Program Agency (CUPA) – Inspectors came onsite on November 21, 2024 to review HMBP, SPCC and RMP programs. CUPA inspection is every 3 years

Geo – The average net generation for the month of November was 92.3 MW. The total net generation was 68.7 GWhrs. CY 2024 net generation goal = 640.8 GWh. CY forecast net generation = 575 GWhrs YTD. The CY actual net generation = 575.6 GWhrs at 0.1% above the forecast. Plant 1 down for PG&E transmission line outage November 8-9, 2024.

The Plant Manger shared the impacts of the recent Bomb Cyclone that hit Northern California. During the month of November there was measured 18.46 inches of precipitation.

- **Key Projects Updates**

- **Plant 1, Unit 2 Turbine Work** – RTS assumed responsibility and agreed to reimburse NCPA for “Warranty Work” related items. All final reports have been received and are under review by NCPA

Plant 2 – U4 Cooling Tower Project: Stair maintenance, Header and Nozzle Fan Replacement - Both stairwells have been rebuilt and are now 100% complete. The fan walkways are 95% completed. The new fans and hubs are being built on the ground. Installation with a crane is scheduled over the next 2 weeks. The team also cleaned the cooling water distribution headers and unplugged the spray nozzles. The unit back pressure improvement was evident after the completion.

- Plant 2 – Fire System Alarm Annunciators –Started in Oct. – In Progress – 30%
- Plant 2 – Cooling Tower Fans & Stairs – Nov. – In Progress – 70%
- SEGEP Air Compressors – Parts arriving in Jan.
- Plant 2 – Underground Storage Tank – FY 2025 – Eng.
- Plant 2 – MCC 480V Project – Install in 2025 – Construction Bid Package under review
- Plant 1 & 2 Spring 2025 Outages – Planning – Will bring to Jan. Commission for approval

Other Work-

- WAPA 230KV, 21KV scope for 2025 outages – Report is under review
- Plant performance testing and monitoring for GEO for all 3 Units - Ongoing
- A Drilling Program and Geothermex Modeling are ongoing – 2025, 2026, 2027
- The Budget Process is underway

Hydro – During the month of November, Collierville (CV) Power House was at 50% availability due to the U1 Outage for the runner repairs. New Spicer Meadows (NMS) Powerhouse was at 100% availability.

- **New Spicer Meadows Reservoir Storage**
 - 16,938 acre feet (af) decrease (14%) month-over-month
 - 121,088 af to 104,150 af
 - 55% capacity

Current Events

- CV U1 runners A and B are OOS due to cracking. CV has three total runners with 35 years of service. Cavitation and erosion damage require regular repairs increasing over time. Power Engineering is performing root cause analysis and developing a repair plan
 - Initial assessment indicates stress-induced fatigue. Vendor recommends removing all stress fractures and replacing with new material and comprehensive heat treatment
 - The process involves a controlled temperature rise to approx. 1,150F, followed by a gradual cooling phase, aimed at restoring the runner’s structural integrity
- CV Unit1 Runner returned to service scheduled for December 31, 2024
- Runner B repair is in progress
- Runner A repair process will begin once runner B is back in service
- Alpine Dam Face Maintenance – Crews are repairing holes in the face of Lake Alpine Main Dam
- CV Yard Pavement Repairs – Pavement repairs in progress which included the semi-annual Camp 9 access road patching work
- Sno-Cat Maintenance – Performing track swap, idler wheel replacement, and alignment
- McKays Sediment Transfer - Meeting scheduled for December 10, 2024 to review the landowner’s proposed term sheet
- Negotiation Meeting with DOE staff on November 20, 2024 for the Upper Utica Grant - Working currently on Community Benefits (altered) RFI: 16 additional questions

12. Planning and Operations Update – Staff provided a verbal update on following key planning and operating activities:

- Resource Integrations
 - Lodi Strategic Reserve Resource – Complete**
 - Scarlet II – Dec 2025
 - Other PV / BESS integrations
- Market Readiness
 - Situational awareness
- Resource Development
 - ZWEDC – pending PPA execution
 - NCPA Renewable RFP – Under Review
- Active CAISO stakeholder process
 - IEP, RA, CRR, TPP, other

ADJOURNMENT

The meeting was adjourned at 12:06 pm by the Committee Chair.

**Northern California Power Agency
December 4, 2024 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	<i>Bo Sheppard</i>
GRIDLEY	
HEALDSBURG	
LODI	<i>Gi'ayo Chiang</i>
LOMPOC	
PALO ALTO	
PLUMAS-SIERRA REC	
PORT OF OAKLAND	
REDDING	<i>[Signature]</i>
ROSEVILLE	<i>BRIAN SCHINTOCK</i>
SANTA CLARA	<i>BASIL WONG</i>
SHASTA LAKE	
TID	
UKIAH	

