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# Minutes

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**Date:** September 7, 2023  
**To:** NCPA Facilities Committee  
**From:** Carrie Pollo  
**Subject:** September 6, 2023 Facilities Committee Meeting Minutes

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- 1. Call meeting to order & Roll Call** – The meeting was called to order by Committee Chair Alan Harbottle (Alameda) at 9:04 am. Attending via teleconference and on-line presentation were Midson Hay and Ben Rings (Alameda), Yuliya Shmidt (BART), Jake Carter (Gridley), Shiva Swaminathan and Jim Stack (Palo Alto), Nathan Tang and Liem Nguyen (Port of Oakland), Nick Rossow (Redding), and Basil Wong, Jared Isaacson, and Nick van Haeften (Santa Clara). Peter Lorenz (non-voting Representative with TID) also attended via teleconference and on-line presentation. Those attending in person are listed on the attached Attendee Sign-in Sheet. Committee Representatives from Biggs, Healdsburg, Lompoc, Plumas-Sierra, Shasta Lake, TID, and Ukiah were absent. A quorum of the Committee was established.

## **PUBLIC FORUM**

No public comment.

## **OPEN SESSION**

## **DISCUSSION / ACTION ITEMS**

- 2. Approval of Minutes from the August 2, 2023 Facilities Committee meeting.**

**Motion:** A motion was made by Jiayo Chiang and seconded by Basil Wong recommending approval of the August 2, 2023 Facilities Committee meeting minutes. A vote was taken by roll call: YES = Alameda, BART, Gridley, Lodi, Palo Alto, Port of Oakland, Redding, Roseville, and Santa Clara. The motion passed.

- 3. All NCPA Facilities, Members, SCPPA – Wagner Mechanical, Inc. MTGSA** – Staff presented background information and was seeking a recommendation for Commission approval of a five-year Multi-Task General Services Agreement with Wagner Mechanical, Inc. for general T&M maintenance services, with a not to exceed amount of \$4,000,000, for use at all facilities owned and/or operated by NCPA, NCPA Members, by SCPPA, and SCPPA Members.

This is a current NCPA vendor. NCPA has utilized this vendor in the past, and has a good working relationship with this vendor. The current agreement is expiring. 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. This enabling agreement does not commit NCPA to any expenditure of funds. At the time services are needed, NCPA will bid the specific scope of work consistent with NCPA procurement policies and procedures. NCPA has agreements in place for similar services with The Boldt Company (pending), Performance Mechanical, RAM Mechanical, TCB Industrial and TNT Industrial. A draft Commission Staff Report and the draft agreement were available for review. It is recommended to place this item on the Commission Consent Calendar.

**Motion:** A motion was made by Brian Schinstock and seconded by Jake Carter recommending Commission approval authorizing the General Manager or his designee to enter into a Multi-Task General Services Agreement with Wagner Mechanical, Inc. for routine, recurring and usual T&M maintenance services, with any non-substantial changes recommended and approved by the NCPA General Counsel, which shall not exceed \$4,000,000 over five years, for use at any facilities owned and/or operated by NCPA, NCPA Members, by SCPPA and SCPPA Members. A vote was taken by roll call: YES = Alameda, BART, Gridley, Lodi, Palo Alto, Port of Oakland, Redding, Roseville, and Santa Clara. The motion passed.

4. **All NCPA Facilities, Members, SCPPA – Well Analysis Corporation, Inc. dba WELACO, Inc. MTGSA** – Staff presented background information and was seeking a recommendation for Commission approval of a five-year Multi-Task General Services Agreement with Well Analysis Corporation, Inc. dba WELACO, Inc. for well related services, with a not to exceed amount of \$5,000,000, for use at all facilities owned and/or operated by NCPA, NCPA Members, by SCPPA, and SCPPA Members.

This is a current NCPA vendor. NCPA has utilized this vendor in the past, and has a good working relationship with this vendor. The current agreement is expiring. 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. This enabling agreement does not commit NCPA to any expenditure of funds. At the time services are needed, NCPA will bid the specific scope of work consistent with NCPA procurement policies and procedures. NCPA has agreements in place for similar services with Canepa & Sons Drilling, Drill Tech Drilling, Halliburton Energy Services (pending) and WildHeron Drilling. A draft Commission Staff Report and the draft agreement were available for review. It is recommended to place this item on the Commission Consent Calendar.

**Motion:** A motion was made by Shiva Swaminathan and seconded by Basil Wong recommending Commission approval authorizing the General Manager or his designee to enter into a Multi-Task General Services Agreement with Well Analysis Corporation, Inc. dba WELACO, Inc. for well related services, with any non-substantial changes recommended and approved by the NCPA General Counsel, which shall not exceed \$5,000,000 over five years, for use at any facilities owned and/or operated by NCPA, NCPA Members, by SCPPA and SCPPA Members. A vote was taken by roll call: YES = Alameda, BART, Gridley, Lodi, Palo Alto, Port of Oakland, Redding, Roseville, and Santa Clara. The motion passed.

5. **All NCPA Facilities, Members, SCPPA – Bay Cities Pyrotector, Inc. First Amendment to MTGSA** – Staff presented background information and was seeking a recommendation for Commission approval of a First Amendment to the five-year Multi-Task General Services Agreement with Bay Cities Pyrotector, Inc. for fire system maintenance services and parts, updating Exhibit A to revise description of services, with no change to the not to exceed amount or contract term, for continued use at all facilities owned and/or operated by NCPA, NCPA Members, by SCPPA, and SCPPA Members.

NCPA entered into a five year Multi-Task General Services Agreement with Bay Cities Pyrotector, Inc. effective May 25, 2021, for use at all NCPA, NCPA Members, SCPPA, and SCPPA Member facilities.

NCPA has utilized Bay Cities Pyrotector, Inc. regularly for fire system maintenance services at its CT facilities. Recent discussions between NCPA and Bay Cities have led to the discovery that the scope of work contains inaccurate information regarding equipment at the CT facilities. NCPA now desires to enter into a First Amendment to the Multi-Task General Services Agreement to modify Exhibit A to revise the descriptions of services provided for clarity and to accurately reflect the plant equipment at the CT facilities. This enabling agreement does not commit NCPA to any expenditure of funds. At the time services are needed, NCPA will bid the specific scope of work consistent with NCPA procurement policies and procedures. NCPA has an agreement in place with Sabah International for similar services. A draft Commission Staff Report, original agreement, and draft First Amendment were available for review. It is recommended to place this item on the Commission Consent Calendar.

**Motion:** A motion was made by Brian Schinstock and seconded by Shiva Swaminathan recommending Commission approval authorizing the General Manager or his designee to enter into a First Amendment to the Multi-Task General Services Agreement with Bay Cities Pyrotector, Inc. for fire system maintenance services, modifying Exhibit A, with any non-substantial changes recommended and approved by the NCPA General Counsel, with no change to the contract term or not to exceed amount, for continued use at any facilities owned and/or operated by NCPA, NCPA Members, by SCPA, and SCPA Members. A vote was taken by roll call: YES = Alameda, BART, Gridley, Lodi, Palo Alto, Port of Oakland, Redding, Roseville, and Santa Clara. The motion passed.

6. **All NCPA Facilities, Members, SCPA – Wunderlich-Malec Systems, Inc. MTCSA –** Staff presented background information and was seeking a recommendation for Commission approval of a five-year Multi-Task Consulting Services Agreement with Wunderlich-Malec Systems, Inc. for control systems services, with a not to exceed amount of \$750,000, for use at all facilities owned and/or operated by NCPA, NCPA Members, by SCPA, and SCPA Members.

This is a current NCPA vendor. NCPA has utilized this vendor in the past, and has a good working relationship with this vendor. The current agreement is expiring. 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. This enabling agreement does not commit NCPA to any expenditure of funds. At the time services are needed, NCPA will bid the specific scope of work consistent with NCPA procurement policies and procedures. NCPA has an additional agreement in place with Nor-Cal Controls ES, Inc. for similar services. A draft Commission Staff Report and the draft agreement were available for review. It is recommended to place this item on the Commission Consent Calendar.

**Motion:** A motion was made by Shiva Swaminathan and seconded by Jiayo Chiang recommending Commission approval authorizing the General Manager or his designee to enter into a Multi-Task Consulting Services Agreement with Wunderlich-Malec Systems, Inc. for control systems support related services, with any non-substantial changes recommended and approved by the NCPA General Counsel, which shall not exceed \$750,000 over five years, for use at any facilities owned and/or operated by NCPA, NCPA Members, by SCPA and SCPA Members. A vote was taken by roll call: YES = Alameda, BART, Gridley, Lodi, Palo Alto, Port of Oakland, Redding, Roseville, and Santa Clara. The motion passed.

- ***Please note – Cindy Sauers with the City of Ukiah joined prior to the presentation of item #7.***

7. **All NCPA Facilities, Members, SCPA – The Boldt Company MTGSA –** Staff presented background information and was seeking a recommendation for Commission approval of a five-

year Multi-Task General Services Agreement with The Boldt Company for general T&M maintenance services, with a not to exceed amount of \$4,000,000, for use at all facilities owned and/or operated by NCPA, NCPA Members, by SCPPA, and SCPPA Members.

The Boldt Company is a new vendor for 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 projects. Additionally, adding this vendor will increase the pool of qualified vendors for these types of services. This enabling agreement does not commit NCPA to any expenditure of funds. At the time services are needed, NCPA will bid the specific scope of work consistent with NCPA procurement policies and procedures. NCPA has agreements in place for similar services with Performance Mechanical, Inc., RAM Mechanical, TCB Industrial, TNT Industrial and Wagner Mechanical. A draft Commission Staff Report and the draft agreement were available for review. It is recommended to place this item on the Commission Consent Calendar.

**Motion:** A motion was made by Brian Schinstock and seconded by Shiva Swaminathan recommending Commission approval authorizing the General Manager or his designee to enter into a Multi-Task General Services Agreement with The Boldt Company for general T&M maintenance services, with any non-substantial changes recommended and approved by the NCPA General Counsel, which shall not exceed \$4,000,000 over five years, for use at any facilities owned and/or operated by NCPA, NCPA Members, by SCPPA and SCPPA Members. A vote was taken by roll call: YES = Alameda, BART, Gridley, Lodi, Palo Alto, Port of Oakland, Redding, Roseville, Santa Clara, and Ukiah. The motion passed.

- 8. All NCPA Facilities – Western Area Power Administration (WAPA) Amendment 2 (Term Extension) to Contract for Maintenance Services –** Staff presented background information and was seeking a recommendation for Commission approval of Amendment 2 (Term Extension) to the Contract for Maintenance Services with Western Area Power Administration (WAPA) for transmission line, transformer, and substation maintenance services, extending the agreement for an additional five-years through September 30, 2028 and increasing the not to exceed amount for services under the contract from \$1,000,000 to \$2,000,000, for continued use at all facilities owned and/or operated by NCPA.

Effective September 30, 2013, NCPA entered into a five-year Contract for Maintenance Services with Western Area Power Administration (WAPA) to provide such services for NCPA's electrical facilities on an as-needed basis, as requested by NCPA.

On August 16, 2018, NCPA and WAPA entered into Amendment 1 (Term Extension) to the Maintenance Services Contract, extending the agreement for an additional five years. NCPA continues to utilize WAPA for transmission line, transformer, and substation services, and seeks to extend the term for an additional five years through September 30, 2028. Further, staff seeks Commission approval to increase the authorized funds for services under this contract from not-to-exceed \$1,000,000 to not-to-exceed \$2,000,000 over the contract term. NCPA has agreements in place for similar maintenance services with NorCal Power Services, ABB, Inc., and Hitachi Energy USA Inc. Purchase orders referencing the terms and conditions of the agreement will be issued following NCPA procurement policies and procedures. It is recommended to place this item on the Commission Consent Calendar.

Motion: A motion was made by Shiva Swaminathan and seconded by Jiayo Chiang recommending Commission approval authorizing the General Manager or his designee to enter into Amendment 2 (Term Extension) to the Contract for Maintenance Services with Western Area Power Administration (WAPA) for transmission line, transformer, and substation maintenance services, with any non-substantial changes recommended and approved by the NCPA General Counsel, extending the agreement for an additional five-years through September 30, 2028, and increasing the not-to-exceed amount for services under the Contract from \$1,000,000 to

\$2,000,000, for continued use at all facilities owned and/or operated by NCPA. A vote was taken by roll call: YES = Alameda, BART, Gridley, Lodi, Palo Alto, Port of Oakland, Redding, Roseville, Santa Clara, and Ukiah. The motion passed.

**9. NCPA CT Facilities – Combustion Turbine Facilities 2024 Outage** – Staff presented background information and was seeking a recommendation for Commission approval authorizing the Combustion Turbine Facilities 2024 Outage and delegating authority to the General Manager or his designee to award bids, execute agreements, and to issue purchase orders for the outages in accordance with NCPA Purchasing Policies and Procedures, without further approval by the Commission, for a total cost not exceed \$402,000, to be funded from the Maintenance Reserve.

NCPA’s Combustion Turbine Facilities have planned outages scheduled from January 1, 2024 through January 31, 2024 (CT1 Lodi) and May 1, 2024 through May 31, 2024 (CT1 Alameda) for work related to the 2024 outages. During the outages, the CT1 Facilities team will complete preventative maintenance work on equipment that cannot be worked on while the units are operating without affecting the output of the facility. NCPA will hire a number of contractors to perform work during the 2024 outages.

Listed below are highlights of work to be performed as a part of the outages:

- Fire System Inspection and Testing
- Gas Compressor Maintenance
- CT Borescope Inspection (IGV/R0 & R1 Eddy Current Testing)
- Scaffold Support
- BOP Maintenance (CT1 Lodi XFRM oil cleaning)
- Generator Compartment Roof Leak Repairs
- Controls Upgrade

CT1 2024 Outage Costs	
Balance of Plant	\$122,000
Electrical Systems	\$115,000
Gas Turbine	\$60,000
Stacks	\$30,000
Incidentals	\$20,000
Water Treatment	\$5,000
Contingency	\$50,000
	\$402,000

FY24 Budget	
Maintenance Reserve	\$402,000

The budgetary funds to complete the CT Facilities 2024 Outages will come from the pre-collected funds in the Maintenance Reserve. A table detailing the impact of these expenses on the Maintenance Reserve is included below.

<u>Balances</u>	
Maintenance Reserve Balance (6/30)	\$3,495,882
FY24 Contributions	\$675,000
Outage Work	(\$402,000)
End of FY24 Balance	\$3,768,882

In accordance with NCPA's procurement policies and procedures, NCPA will solicit bids to perform the work required for this Project. Bids will be evaluated and work will be awarded to the contractors providing the best overall value to NCPA. NCPA will issue purchase orders based on cost and availability of the services needed at the time the service is required.

Motion: A motion was made by Jake Carter and seconded by Cindy Sauers recommending Commission approval authorizing the Combustion Turbine Facilities 2024 Outages and delegating authority to the General Manager or his designee to award bids, execute agreements, and to issue purchase orders for the outages in accordance with NCPA Purchasing Policies and Procedures, without further approval by the Commission, for a total cost not exceed \$402,000, to be funded from the Maintenance Reserve. A vote was taken by roll call: YES = Alameda, BART, Gridley, Lodi, Santa Clara, and Ukiah. ABSTAIN = Palo Alto, Port of Oakland, Redding, and Roseville. The motion passed.

## **INFORMATIONAL ITEMS**

### **10. New Business Opportunities – Staff provided an update regarding new business opportunities.**

**Yuba City Strategic Reserve (SC Services) –** Staff is not moving forward with this new business opportunity at this time.

**Zero Waste Energy Development (ZWED) –** Staff is currently working on an updated draft of this PPA. This PPA is a SB 1383 compliance goal for Santa Clara and Palo with a 10 year term at an already existing 1.6 MW LF Gas Facility.

**NextEra Grace Solar –** This is a 50 MW solar only, or a 50 MW solar and 50 MW storage capacity opportunity. Staff shared the specifics of this project and are requesting feedback of Member interest in this project located in Blythe, CA.

**Wildcat Energy Farm 1 Solar –** This is a 100 MWac Solar Photovoltaic with 100 MW/400 MWh lithium-ion 4 hour energy storage located in Imperial Valley. The option to purchase agreement is fully executed. COD is scheduled for Q4 2026. This location is through IID rather than an interconnection to the CAISO. Staff shared the specifics of this project and are requesting feedback of Member interest in this project.

**NCPA Renewable RFP (Refresh) –** Members have asked Staff to update or refresh the NCPA Renewables RFP. The goal is to seek more specific technology and project size. Long term RPS and capacity are the primary objectives with defined timelines and goals. Challenges include size limitations, timing and commitment, availability. Staff plan to reissue by the end of September.

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

**Hydro –** The Hydro project continues with above average generation schedules. Collierville (CV) Power House was at 99% availability and New Spicer Meadows (NMS) Power House was at 100% availability during the month of August. August precipitation was 1.2 inches for the month. NMS spilled for 20 days from June 20 through July 10, 2023. CV U1 experienced a water cooler leak that's been repaired with a water cooler swap. FM Global was on site performing a compliance audit. Diesel mechanical joints have been replace due a rupture and NSM outages improved water filtration.

#### **New Spicer Meadows Reservoir Storage**

- 18,353 acre feet decrease (10%) month-over-month
- 176,673 acre feet to 158,320 acre feet
- Storage levels are strong going into fall
- Optimizing stored water

- **New Spicer Meadow Annual Fall Outage**

- NSM U3: 9/5 – 9/7
- NSM U1: 9/11 – 9/15
- NSM U2: 9/18 – 9/21

- **Current Events**

- **Projects**

- Spicer and Collierville annual outages
- FERC Dam Safety Inspections
- DSOD Dam Safety Inspection
- Beaver Creek and North Fork annual de-waterings
- Filed Spicer DSSMR
- Continued FEMA/OES damage coordination
- Monthly CCWD coordination meetings
- 230 KV T-line critical vegetation management complete
- Snow damage repair work

**CTs** – CT1 had 4 ghost and 13 actual starts of 69 forecasted. FYTD total is 33 starts. CT2 had 9 starts of 22 forecasted. FYTD total is 18 starts.

- **Outages**

- **CT1 Lodi** – Available.
  - Forced outage on 8/22/23 from 0600 thru 1317 to conduct an oil leak repair on gearbox coupling guard.
- **CT1 Alameda** – Available.
  - ECN communications issue with AT&T continue, OMS ticket with CAISO submitted on 6/26/23 and meter exemption expires on 9/30/23. Ulteig continues to read meters weekly for both units and submitting files to CAISO to prevent meter decertification.
- **CT2 STIG** – Available.
  - Forced outage on 8/6/23 from 1641 thru 1905, GG Gearbox Scavenge Oil Temp High trip. Placed RTD on spare element and GT started successfully.
  - Forced outage on 8/8/23 from 0700 thru 1327, replaced a 5' section of HP Steam drain line.

- **CT1 Lodi Run Hours**

- YTD hours 28.8 of 200 Allowed (based on calendar year)

- **CT1 Alameda Diesel Hours**

- U1= 5.39 hrs. of 20 (based on rolling year)
- U2= 5.00 hrs. of 20 (based on rolling year)

- **Safety and Environmental**

- No safety issues to report.
- On February 28, 2023, CT1 Lodi didn't maintain water to fuel ratio of .54 while commissioning and testing new generator excitation system. Letter was submitted to Air District (SJVAD) and air district issued a notice of violation and settlement.
- CT2 passed Relative Accuracy Test Audit (RATA) stack emissions testing on 8/9/23.
- On 8/31/23 we received our new diesel permit hour's revision, each engine shall not operate more than 42 hours during any consecutive 12-month period.

- **Staff reviewed the CAISO Commitment Runs for August 2023.**

**Geo** – There were no injuries during the month of August. However there was one minor vehicle accident. Safety Training is 71% complete. FM Global was on site for their annual compliance audit August 8 – 9, 2023. Clearing brush under the transmission towers continues. The average Net Generation for the month of August was 80.8 MW. The total net generation was 60.1 GWh. CY 2023 actual net generation = 377.2 GWh, which is 8.8% under forecast. CY net generation goal is 664.8 GWh. SEGEP outage was July 31 – August 3, 2023. Inspection of the switchgear,

replacement of Bear Canyon pump, and valves were replaced and repaired during the outage. The Plant 1 Crane has been repaired and tested. Reliable Turbine Services (RTS) is currently on site today and inspecting the turbine. Those inspections will be completed September 11, 2023. Staff will know shortly after that if there are any major problems with the turbine, and have a better idea of when they expect the unit to be back up and running. Replacement of the A-Site condensate collection tank has been awarded for a cost of \$14,000. Lastly Plant 2 has finally received the chiller for the HVAC Project.

**12. Planning and Operations Update** – No update was provided at the time of this meeting.

**13. Next Meeting** – The next Facilities Committee meeting is scheduled for October 11, 2023.

### **ADJOURNMENT**

The meeting was adjourned at 11:27 am by the Committee Chair.





**Northern California Power Agency  
September 6, 2023 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>Grayo Chaney</i>
LOMPOC	
PALO ALTO	
PLUMAS-SIERRA REC	
PORT OF OAKLAND	
REDDING	
ROSEVILLE	<i>BRIAN SCHINTECK Tehale</i>
SANTA CLARA	
SHASTA LAKE	
TID	
UKIAH	