



Periodic Update #5

April 10, 2023

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I. Overview

In accordance with Section 4.2(i) *Periodic Reports* of the Operation and Maintenance Agreement (OMA), Genera PR LLC (Genera) hereby submits to the Puerto Rico Public-Private Partnership Authority (P3A) the Periodic Report #5 which includes updates on the Mobilization Plan, invoice, completed obligation and provides updates on the Handover Checklist per Section 4.2(b) *Handover Checklist* of the OMA. Information regarding the Handover Checklist and Media Communications is in the appendices.

II. Executive Summary

The Periodic Report #5 for April 10, 2023, includes Genera's progress through the mobilization phase. Genera has commenced extending offer letters to employees as of April 3rd. Genera has kept engaging the media and all the Genera transition team functional areas continue to engage their respective counterparts in PREPA, LUMA Energy LLC (LUMA), Central Office for Recovery, Reconstruction and Resiliency (COR3) & P3A.

III. Commercial Report

Completed Mobilization Period OMA Obligations

This section shows the OMA obligations completed in the past two weeks only. All previous weeks' completed OMA obligations have been removed to minimize the length of the report.

Section	Description	Responsible Party	Status
4.2 (j)	Recommendation re: Consumables, Spare Parts, and Capital Spares for each Legacy Generation Asset	Genera PR LLC (Operator)	Completed
4.3 (m)	Identification of Facility Contracts	PREPA (Owner) Administrator (P3A)	Completed

IV. Mobilization Process Update

Personnel and Training

- Genera has delivered approximately 672 offers letter to employees either physically or via email.
- Additionally, Genera has been unable-to-deliver approximately 79 to employees that are being reviewed for resolution.
- Personnel assessments of critical positions have continued.

Stakeholder Engagement

- Genera management meeting and transition update with Governor Pierluisi, Chief of Staff, Director of P3 and Director of Energy Affairs Office
- Met with Pontificia Universidad Catolica in order to develop an alliance for engineering students' practice.
- Continued development of next phase of Genera website.

Information Technology

- Genera PR requested clarification and additional detailed responses from four bidders on the Application Separation Support and System Integration RFP and continued evaluation of all proposals. Progress remains consistent in assessing potential separation strategies and technical work required to implement. Additional time has been requested by bidders and will be granted by Genera.
- Genera hosted several meetings with Ankura and shared the shared services separation vision, application disposition plan, and contracts to better align on a strategic and collaborative approach.
- Genera completed disposition of applications including the list of applications provided on request from LUMA & PREPA and other applications uncovered.
- Genera met with key Operations Technology vendors and stakeholders to assess current-state architecture and continue separation planning. Maturity and lifecycle review of OT assets including those related to the PI and DCS systems complete prior to site assessments for validation.
- Genera completed and confirmed physical infrastructure, network, and cybersecurity assessment detailed plans & schedule. Appropriate resources and access from LUMA, PREPA, and key vendors/suppliers have been confirmed.
 - Confirmed details regarding access, methodology, and timeline.
- Genera continued planning and implementation of critical human resources software including both timekeeping & payroll modules.
- Genera met with keys stakeholders at LUMA, PREPA, and Ankura to solicit further details regarding Asset Suite, Oracle, and Microsoft Licensing. This allowed for critical input into budgets and domain migration planning.
- Genera installed a new dedicated fiber connection to Genera’s primary office space and created a secure corporate network. Additional workstations and end-user equipment was deployed.
- Genera engaged vendors in planning and deployment of video-conferencing software and hardware.
- Genera is in process of developing its own web-based content for display of ongoing generation sites public information.

Inventory

- Sargent and Lundy continue assessments of spare parts list for conditions of the current inventory.
- PIC is under review and categorization of all the information recovered from the Vault.

Finance, Procurement & Accounting

- Continued working session with Ankura and LUMA to discuss transition from existing shared services model:
 - Focusing on system separation to accurately track, review and report GENCO results, separate from HOLDCO.
 - Developing process flows for Commencement, onward – focusing on:
 - Cash management, reconciliation, and reporting
 - Integration with asset suite and management of PO's
 - P&L separation by cost center for budget to actual reporting
 - Update to Oracle “canned reports” to be able to properly report on the component pieces.
 - User access/profile security
 - On-going internal discussions r/e future state system solution
- Continued focus on FY2024 budget, including:
 - Alignment and review of labor costs with HR (focusing on operations first and then admin/support functions).
 - Build-up of Genera internal model for GENCO operating budgets.
 - Receipt and review of NME budgets with Ops team
 - Alignment with administrators for
 - Receipt and review of PREPA recommended GENCO budget.
 - Receipt and review of allocation of GENCO/HYDROCO
 - Open Points –
 - Outcome of PROMOD model for fuel cost assumption from LUMA
 - Outcome of insurance roadshow and costs from LUMA

Environmental Permitting/ Safety Programs

- The development of the Health & Safety and Hazardous Materials Manual is nearing completion at over 90 percent complete thus far. Genera will be collaborating with other relevant parties – for example, LUMA – over the course of the next 10 days in an effort to solidify content and ensure alignment, which is critical to the successful implementation of the manual. Genera remains on schedule with this contractual deliverable.
- Genera has collaborated with PREPA on the review of existing permits. We have identified 154 permits associated with the operations, 33 of which we are still seeking to obtain relevant materials. Genera has commenced the deconstruction of the other 121 permits, with the Title V/PSD (Air) and NPDES (Water) permits taking priority. The deconstruction will feed the development of a comprehensive compliance calendar. This calendar will go beyond that of environmental/permitting aspects, but include all health, safety, security, and quality requirements as well. The overall development effort has been inclusive of existing PREPA staff so as to ensure we are capturing the most current/accurate information.
- Genera will be conducting site visits commencing the week of 10 April to further assess site conditions around environmentally recognized conditions as well as general health and safety matters. The average site visit will last one day and will yield actions for follow up and focus as Genera moves into service commencement.



V. Expenditures Update

Note to report: Genera recognizes the requirements to report on mobilization budget analysis as outlined in Appendix IX Section V(B)(3) Accounting and Reporting and will provide monthly reports as required. Below is the budget and analysis to date.

Genera - Mobilization Phase | Weekly Finance Summary

ID #	Budget Category	Budget		Paid to Date		Remaining (Unpaid)	
		Orig Budget	Forecast	Actual Paid	%	Committed (via PO)	Uncomm. (no PO)
100	Communications	250,000	249,740	-	0.0%	216,975	32,765
200	Facilities	200,000	200,000	-	0.0%	29,265	170,735
300	Finance	360,000	360,000	-	0.0%	360,000	-
400	HSSEQ	790,000	822,537	-	0.0%	639,548	182,989
500	Human Resources	1,420,000	1,580,254	-	0.0%	77,933	1,502,321
600	Insurance	50,000	45,000	-	0.0%	-	45,000
700	IT	900,000	838,000	-	0.0%	535,193	302,807
800	Legal & Compliance	3,600,000	3,600,000	-	0.0%	192,021	3,407,979
900	Power	6,100,000	6,162,489	734,366	11.9%	5,428,123	-
1000	Procurement	530,000	521,080	-	0.0%	400,000	121,080
1100	T&E	300,000	291,500	-	0.0%	-	291,500
1200	Project Management Fees	500,000	329,399	-	0.0%	-	329,399
Total		15,000,000	15,000,000	734,366	4.9%	7,879,059	6,386,575



VI. Submissions Update

Transmittals – March 26, 2023 – April 10, 2023

Name	Description	Sending Org.	Receiving Org.	Genera Dept.	Created
GENERA-P3A-PREB-00001	Recommendation of Consumables, Spare Parts, and Capital Spare Parts	Genera	P3A/PREB	PM	3/25/2023
GENERA-PREPA-P3A-00001	Formal Communications	Genera	PREPA/P3A	PM	3/25/2023
P3A-GENERA-00005	Re: Formal Communications	P3A	Genera	PM	3/27/2023
GENERA-PREPA-P3A-00002	General Request for Information #5	Genera	PREPA/P3A	PM	3/28/2023
GENERA-PREB-00002	Resolution and Order Entered on March 25,2023	Genera	PREB	PM	3/29/2023
P3A-GENERA-00006	Re: Response to General Request for Information No. 5	P3A	Genera	PM	3/30/2023



VII. Areas of Concern / Items of Interest

Genera recognizes the requirements to advise on items of interest and potential areas for concern as outlined in Section 4.2(i) Periodic Reports. There are no particular areas of concern for this report.

Appendixes

A. Mobilization Stakeholder Engagement

	Mobilization Stakeholder Engagement	In Contact	Initial Briefing	Regular Dialogue	Notes
1	Federal Agencies				
2	FEMA	Yes	Yes	Yes	Multiple Meetings
3	DOE	Yes	Yes	Yes	Met with DOE Secretary, engaging in PR100
4	US Army Corps	Yes	Yes	Yes	Multiple Meetings
5	EPA	Yes	No	No	Initial outreach
6	White House	Yes	No	No	
7	FBI	No	No	No	Meeting to be scheduled
8	Homeland Security	No	No	No	Meeting to be scheduled
9	OSHA	No	No	No	
10	DOJ	No	No	No	
11	FOMB	Yes	Yes	Yes	Meeting to be scheduled with Executive Director
12	Puerto Rico Agencies / Energy Stakeholders				
13	P3A	Yes	Yes	Yes	Weekly Coordination Meetings
14	Governor Pedro Pierluisi	Yes	Yes	No	Meeting & Briefing on progress
15	Governor's Chief of Staff	Yes	Yes	Yes	Alignment meeting
16	Governor's Energy Affairs Office Director	Yes	Yes	Yes	Alignment meeting
17	PR Ports Authority	Yes	Yes	Yes	Meeting and briefing with Director
18	PREPA	Yes	Yes	Yes	Daily Meetings, Bi-Weekly Coordination Meetings
19	LUMA	Yes	Yes	Yes	Daily Meetings, Weekly Coordination Meetings
20	AAFAF	Yes	Yes	Yes	Regular Meetings
21	COR3	Yes	Yes	Yes	Weekly Meetings
22	PREB	Yes	No	No	Outreach Began, Scheduling Meetings
23	PUBLIC SECURITY UMBRELLA COMMISSIONER	Yes	No	No	Meeting to be scheduled
24	PR Police Department	No	No	No	Meeting to be scheduled
25	AEMED (PR EMERGENCY MANAGEMENT AGENCY)	No	No	No	Meeting to be scheduled
26	PRDRNA	No	No	No	Meeting to be scheduled
27	US Congress				
28	House Committee on Natural Resources	Yes	No	No	Reached out, haven't scheduled meetings yet
29	PRAFAA	Yes	No	No	Reached out, in process to schedule in person meeting
30	Senate Committee for Energy a& Natural Resources	Yes	Yes	No	Met with individual Senators, not committee staff
31	Rep. Jennifer González Colón	Yes	No	Yes	Scheduling first briefing
32	PR Legislature				
33	President of the House	Yes	No	No	Scheduling Plants tour starting mid April
34	President of the Senate	Yes	Yes	No	Meeting with President of the Senate/Pending 2nd. Meeting and visit to Palo Seco
35	House Majority Leader	Yes	No	No	Initial conversations
36	Senate Majority Leader	Yes	Yes	No	Initial meeting/ briefing with Sen. Javier Aponte Dalmau
37	House Minority Leader	Yes	No	No	Initial conversations
38	President of Labor Committee-House	Yes	Yes	No	Ask to be updated after offer letters process to plant employees
39	Senate Minority Leader	Yes	Yes	No	Initial conversations/Advise of public hearings Mid April
40	Senate Energy Commission	Yes	No	No	Initial contact
41	House Energy Commission	Yes	Yes	Yes	Public Hearing 2/9; Responded to multiple RFI's
42	House Joint Commission Public Private Alliances	Yes	Yes	Yes	Scheduling first briefing and plant tours

	Mobilization Stakeholder Engagement	In Contact	Initial Briefing	Regular Dialogue	Notes
43	Puerto Rico Municipalities				
44	Association of Mayors	Yes	No	No	Scheduling first briefing
45	Federation of Mayors	Yes	No	No	Scheduling first briefing
46	Mayor of Salinas	Yes	Yes	No	Scheduling 2nd. Meeting with Ops team on Aguirre
47	Mayor of Naguabo	Yes	Yes	No	
48	Mayor of Vega Alta	Yes	Yes	No	Agreed on keeping constant communication on plant operation
49	Mayor of Toa Baja	Yes	Yes		Agreed on keeping constant communication on Palo Seco and will address issue of plant water pumps
50	Mayor of San Juan	Yes	Yes	Yes	Meeting and briefing with Mayor Miguel Romero
51	Plant Local Mayors	5 of 12	5 of 12	5 of 12	Will add a group of additional mayors for strategic reasons
52	Private Sector Organizations and Universities				
53	PR Manufacturers Association	Yes	Yes	Yes	Official Genera Presentation
54	PR Pharmaceutical Industry Association (PIA)	Yes	No	No	Scheduled presentation on April 27
55	PR Colegio de Ingenieros y Agrimensores	No	No	No	
56	PR Colegio de Contadores Publicos Autorizados	Yes	No	No	
57	PR Colegio de Peritos Electricistas	No	No	No	
58	PR Telecommunications Alliance	Yes	No	No	Presentation to be scheduled
59	PR Chamber of Commerce	Yes	Yes	Yes	Presentation to be rescheduled
60	PR Navieros Association	Yes	Yes	No	Official Genera Presentation
61	PR Retailers Association	Yes	Yes	No	Official Genera Presentation
62	PR Bankers Association	Yes	No	No	Initial contact and scheduling presentation to the board
63	PR Hotels & Tourism Association	Yes	Yes	No	Official Genera Presentation
64	Colegio de Ingenieros y Agrimesores	Yes	No	No	
65	PR Automobile Industry Association	Yes	No	No	
66	PR Hospital Association	Yes	No	No	
67	PR Farm Bureau	Yes	No	No	
68	PR Construction Materials Association	Yes	Yes	No	Official Genera Presentation
69	Justicia Energetica	Yes	Yes	No	Official Genera Presentation
70	PR Restaurants Association	Yes	Yes	Yes	Official Genera Presentation
71	Made in PR Association	Yes	No	No	Initial team contact at their montly event
72	PR Small Business Association	Yes	No	No	
73	PR Builders Association	Yes	No	No	Participation in Energy Panel on March 28, Scheduled presentation on May 3
74	PR Association of General Contractors (AGC)	Yes	No	No	Scheduled presentation on April 11
75	PR Food Wholesalers and Supermakets Association	Yes	No	No	
76	PR Coalition for Food Security	Yes	No	No	
77	SESA Solar & Energy Storage Association	Yes	No	No	
78	National Hispanic Caucus of State Legislators	Yes	No	No	Scheduled energy panel for spring meeting April 22
79	PR Energy System Recovery & Resilience Advisory Group	Yes	No	No	
80	South East & Caribbean Disaster Resilience Partnership	Yes	No	No	
81	BEOC (PR Business Emergency Operations Center)	Yes	No	No	
82	University of PR (Mayaguez Engineering School)	Yes	No	No	
83	Ana G. Mendez University (Engineering School)	No	No	No	
84	Politechnical Universty (Engineering School)	Yes	No	No	Working on MOU for engineering students practice
85	Invest PR	Yes	Yes	No	Official Genera Presentation

B. Handover Checklist Update



SITE: General Completion (all sites)

PRELIMINARY CHECKLIST ITEM	Required for O&M Services? (Y / N)	Start Date	Due Date	Progress (% Complete)	Completed? (Y / N)	Amt Spent (US\$)	Status Notes
1 People Management (Applicable to Critical Positions Only)							
2 Staffing completed	N	2/13/2023	4/30/2023	25%	N		On-site interviews and skills assessment sessions underway. Initial offer letters to plant level employees have been sent out (or are in the process of being sent out). Operations Team submitted updated organization chart on 4/4/2023 for internal review
3 Orientation to Genera PR completed (incl training on role & responsibility)	Y		4/30/2023		N		Will commence after offer accepted
4 Skill Assessment Completed	Y		5/1/2023	10%	N		ESP3 accounts created and invitation email to be sent to critical position employees no later than 3/10/23 for their technical self assessment.
5 Training and Development Plan created	Y	2/15/2023	5/24/2023	50%	N		Training plans under development, ESP3 accounts for employee self assessment, and training program deployment.
6 Training commenced (program in place)	Y	5/24/2023			N		Program will be implemented after Training and Development plan is created and approved.
7 All new personnel have completed applicable training program	Y	6/24/2023			N		Prerequisite items to be addressed first
8 Procedures							
9 New Procedures created (if applicable)	Y		4/24/2023		N		Initial discussions have taken place with PREPA and an information request was submitted. Responses have been coming back from PREPA and Genera team has started reviewing documentation provided.
10 Site and department procedures exist and are in use, including applicable Emergency Response Plans, Fuel Supply Management, and applicable O&M procedures	Y	2/1/2023	6/24/2023	15%	N		Genera continues coordinating with PREPA on this checklist item through various workstreams.
11 Contracts							
12 Review of applicable contracts	N	2/15/2023	6/30/2023	25%	N		Following requests for information, contracts have been provided by PREPA to Genera for review. Review continues to progress.
13 Determinations of contracts - Retention of existing contracts - New contracts entered	N	2/15/2023	6/30/2023	15%	N		Taking place in parallel with the review where possible
14 Contractor partners in place to support O&M needs	Y		6/30/2023		N		

SITE: General Compliance (all sites) _____

PRELIMINARY CHECKLIST ITEM	Required for O&M Services? (Y / N)	Start Date	Due Date	Progress (% Complete)	Completed? (Y / N)	Amt Spent (US\$)	Status Notes
15 Project and Workload Management							
16 Work Management System implemented	Y		6/30/2023		N		Work relating to this section of the handover checklist will commence at a later date after prerequisite work is completed (hiring of positions, finalization of procedures)
17 Project teams in place with training items 4+ weeks out	N		6/30/2023		N		
18 Work plans for first 4 weeks identified	Y		6/30/2023		N		
19 Introductory meeting with Plant Technical Services lead and the Pod Manager supporting the specific plant	Y		5/30/2023		N		
20 Plant Manager and Pod Manager agreed on formed project teams	Y		5/30/2023		N		
21 HSSE and Regulatory Compliance							
22 Permit and current status of compliance reviewed with PREPA functional area leads (with HSSE Support)	Y	2/8/2023	4/5/2023	90%	N		Working sessions continue between Genera and PREPA to review permits, current status and compliance. Genera has noted certain gaps in reporting to agencies which still requires further investigation.
23 Risk assessments reviewed with PREPA functional area leads and updated where necessary	Y	2/22/2023	4/30/2023	25%	N		Working session with PREPA continue.
24 Safety and HazMat Manual implemented and trained on	Y	2/8/2023	4/30/2023	90%	N		Following review of the working draft, Genera is nearing completion of the final draft. Aim is to submit this for formal review prior to the OMA submittal deadline.
25 Permits reviewed and deconstructed with HSSE support	Y	2/8/2023	4/30/2023	60%	N		Review and deconstruction continues. There are gaps noted around a portion of the permit list provided which Genera is actively following up on. All Title V/PSD air permits and NPDES water permits have been fully assessed and deconstructed.
26 Authorized Operator/Signatory changed to Genera PR on applicable permits	N	2/23/2023	4/30/2023	70%	N		Genera is working with PREPA to commence the process of sending out notifications to issuing agencies. There will be not trasfer of permits but rather notification appointing Genera as the operator of record and authorized reporter/signatory to the permit for compliance matters.
27 For sites under jurisdiction of the Consent Decree, EPA has authorized Genera as Operator	Y	2/7/2023	4/30/2023	10%	N		Coordination efforts with PREPA are picking up and structured approach to transition has been discussed



SITE: General Compliation (all sites)

PRELIMINARY CHECKLIST ITEM	Required for O&M Services? (Y / N)	Start Date	Due Date	Progress (% Complete)	Completed? (Y / N)	Amt Spent (US\$)	Status Notes
IT							
28 Transition of FCC licenses							List of all FCC licenses has been obtained. Working on plan to transition.
29	Y		4/30/2023	40%	N		Strategy to notate Genera PR as operator of the licenses, equipment, and frequencies has been established and prioritization of critical licenses identified.
30 Established DOA from PREPA to Genera PR to reassign account accesses, where applicable	Y		4/30/2023	25%	N		Identity Management and security detail review meetings hosted with LUMA to understand current state. Meetings with owners and managers of OT domains hosted. Assessment of domain hosting strategy near complete. Active Directory and Group Policy Object (GPO) for current state extracts in process of being provided by LUMA.
LUMA Coordination							
32 Communication established with LUMA dispatch (agree to initial agreed operating procedures set in the Gridco-Genco Operating Agreement)	Y		4/30/2023		N		Work relating to this section of the handover checklist will commence at a later date after prerequisite work is completed
33 Jointly, with LUMA, identify the requirements and procedures for the annual performance and heat rate testing for each unit	Y		5/1/2023		N		
34 Align on dispatch schedule for first 4 weeks and ready to support	Y		4/30/2023		N		
Fuel Management							
36 Fuel inventory adequate for dispatch schedule	Y		4/30/2023		N		Inventories to be verified at a later date
37 Fuel delivery schedule adequate to match long-term dispatch projection	Y		4/30/2023		N		Delivery schedule will be verified at a later date
Spare Parts							
39 Site team and Genera PR have reviewed current inventory	Y		6/30/2023		N		
40 Inventory is understood and support continued operations	Y		6/30/2023		N		
41 Identify all necessary consumables, spare parts, and capital spares for first 12 months of operations (with communication of this to PREPA and PREB)	Y		3/25/2023		Y		
Relations and Communications							
43 Establish communication with potential site-level union officials	Y		4/30/2023		N		Strategy is under internal review.
Finalization							
45 Genera PR and PREPA Functional Area Leaders have agreed handover is ready	Y		4/30/2023		N		This line item will only be available for completion once all other required line items of this checklist are complete