

**GOBIERNO DE PUERTO RICO  
JUNTA REGLAMENTADORA DE SERVICIO PÚBLICO  
NEGOCIADO DE ENERGÍA DE PUERTO RICO**

**NEPR**

**Received:**

**Apr 6, 2022**

**6:57 PM**

**IN RE:** ENMIENDAS A CONTRATO DE  
COMPRAVENTA DE ENERGÍA:  
PROYECTO NO-OPERACIONAL (CIRO  
ONE SALINAS, LLC)

**CASO NÚM.:** NEPR-AP-2021-0001

**ASUNTO:** Moción para Presentar Informe  
Mensual de Progreso Mensual  
Correspondiente a Marzo 2022

**MOCIÓN PARA PRESENTAR INFORME DE PROGRESO MENSUAL  
CORRESPONDIENTE A MARZO 2022**

AL HONORABLE NEGOCIADO DE ENERGÍA:

COMPARECE la Autoridad de Energía Eléctrica de Puerto Rico (la “Autoridad”) a través de la representación legal que suscribe y muy respetuosamente expone y solicita:

1. El 10 de junio de 2021, el Negociado de Energía de la Junta Reglamentadora de Servicio Público (el “Negociado” o “Negociado de Energía”) notificó *Resolución Final y Orden* (la “Resolución Final”) mediante la cual aprobó, sujeto a algunas condiciones, la *Petición de Aprobación de Enmienda a Contrato de Compraventa de Energía Renovable con CIRO One Salinas, LLC* (la “Petición”) radicada por la Autoridad el 17 de marzo de 2021.

2. La Resolución Final ordena a que, entre otras cosas, la Autoridad y CIRO One Salinas LLC (“CIRO”) presenten ante el Negociado de Energía informes mensuales de progreso sobre el estatus del Proyecto (el “Informe de Progreso Mensual”).

3. El 9 de febrero de 2022, el Negociado emitió una *Resolución y Orden* (“Orden del 9 de febrero”) mediante la cual, entre otras cosas, ordenó que la Autoridad y CIRO debían presentar

los Informe de Progreso Mensual firmados por oficiales de cada entidad e informar la fecha de su preparación.<sup>1</sup>

4. En cumplimiento con la Resolución Final y también con la Orden de 9 de febrero, la Autoridad presenta el *Project Monthly Status Report* correspondiente a marzo 2022, con fecha del 4 de abril de 2022. Exhibit A.

POR TODO LO CUAL, la Autoridad solicita respetuosamente al Negociado de Energía que tome conocimiento de lo aquí informado, acepte el Informe Mensual y resuelva que la Autoridad ha cumplido con la Resolución Final.

RESPETUOSAMENTE SOMETIDO.

En San Juan, Puerto Rico, este 6 de abril de 2022.

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<sup>1</sup> El Informe de Progreso Mensual se presenta según CIRO lo prepara y remite a la Autoridad.

Exhibit A

## Project Monthly Status Report

Project: CIRO One Salinas, LLC.  
Date: March 2022  
Recipients: Puerto Rico Electric Power Authority (PREPA)  
Puerto Rico Energy Bureau (PREB)

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Brief: Project Team Monthly Status Report - As required on Section (d) of Article 4.1 of the Power Purchase and Operating Agreement (PPOA) between Puerto Rico Electric Power Authority and Ciro One Salinas, LLC. dated as of July 14, 2021.

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### Reference: Report Content Overview

1. Material Updates and Critical Issues – Summary of material updates and critical issues that could impact the project development and/or construction.

2. Review the status of each significant element of the Project Schedule

- I. Permitting
- II. Engineering
- III. Procurement
- IV. Construction
- V. Project Milestones & Notice Requirements

3. Corporate Responsibility / Community Involvement

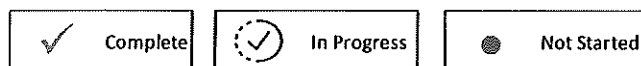
- I. Local Vendors / Services
- II. Domestic Content (Corporate Wide)

4. Next Steps: Action Items

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### Status Report:

#### Tasks and Milestones Table Legend



**1. Material Updates and Critical Issues:** Summary of material updates and critical issues that could impact the project development and/or construction.

**I. Material Updates:** Since the last monthly status report.

- **General:**
  - Ciro One Salinas (COS) Project Team has continued to work with LUMA, PREPA, engineers, suppliers and Contractors (General and Local) to complete engineering of the facility, and place purchase orders for pending components (see material updates below).
    - An interconnection studies kickoff meeting was held.
  - Development initiatives have continued as reported (see below)
  - Critical Issue previously reported on the Monthly Reports has been resolved (see item **II. Critical Issues** below).
- **Section II: Engineering** (Refer to SECTION II for details)
  - The following initiatives are ongoing, and have minor delays in testing phase (wind tunnel and other third-party validations):
    - Structural Design (PV Plant – Racking)
  - The following initiatives have been completed:
    - Civil Design
    - Structural Design (foundations)
    - Electrical Design (PV Plant)
- **Section II: Procurement** (Refer to SECTION III for details)
  - In addition to previously placed purchase orders, the following were issued:
    - Racking – 100%
- **Section V: Project Milestones & Notices Requirements** (Refer to SECTION V)
  - Interconnection Studies Kickoff Meeting was added. Recurrent meetings will be held during the process.
  - There are projected delays on the FNTP, COD, Substantial Completion and Final Completion milestones, based on the delays caused by the Critical Issues (**5 months**). The PPOA target dates are still possible. The reported critical issue, Interconnection Studies Payment, was approved and done.
- **Item #4. Next Steps: Action Items:** Section was updated based on pending initiatives and next steps.

**II. Critical Issues:** Outstanding issues that could potentially cause delays in the project timeline.

- The **INTERCONNECTION STUDIES** payment critical issue reported on previous Monthly Status Reports **has been resolved**. After the reported **5-month delay**, **the payment was approved by PREPA and made by the COS Team**. The summary of the issue presented on previous Monthly Status Reports has been removed from this section.
- The next critical path is the completion of the Interconnection Studies. The COS, LUMA and PREPA teams are collaborating to get this process completed on a timely basis.

## **2. Review the status of each significant element of the Project Schedule:**

### **I. Permitting:**

#### **- Overview:**

The CIRO One Salinas, LLC. project was fully permitted and considered shovel ready. All permits, studies and endorsements are being evaluated to ensure compliance with all new laws, applicable code changes, and regulations. The process is guided by the engineering review being performed by the Project Team (*see section II. Engineering*).

- Table: Tasks and Milestones include (but are not limited to):

Permit/Approval	Permit Authority	Status	Comments
Location Approval	Planning Board	✓	
Environmental Approval	ARPE, OGPE, DNER	✓	
Nationwide Permit (NWP) 14	USACOE	✓	
Endorsements	<ul style="list-style-type: none"><li>• Municipality of Salinas,</li><li>• Hwy and Transportation Authority,</li><li>• OGPE,</li><li>• ICP,</li><li>• PREPA,</li><li>• Puerto Rico Telecommunications Regulatory Board,</li><li>• PRASA,</li><li>• Dept of Agriculture</li></ul>	✓	Endorsements will be revised after engineering review has been completed.
NPDES General Permit	US EPA	✓	
Construction Related Permits	OGPE	✓	<ul style="list-style-type: none"><li>• Includes General Consolidated Permits,</li><li>• Incidental Soil Movement Permits, and</li><li>• Construction Permits</li></ul>

### **II. Engineering:**

#### **- Overview:**

The engineering that was previously completed and approved by PREPA is being revised. The engineering package is being modified to ensure compliance with (among other):

- Changes in any laws and regulations.
- New local code guidelines.
- Updates in technology selection.



- New Minimum Technical Requirements (MTRs).

The Primary Contractor, DEPCOM Power, is working with the Project Team to define and approve new equipment requirements and bill of materials to advance procurement tasks (*see section III. Procurement*)

The table below provides information on all engineering areas previously completed that are under review/validation only.

- Tasks and Milestones include (but are not limited to):

Design / Study	Engineer of Record	Status	Comment
Floodplain Map/Review	CSA Architects & Engineers, LLP	✓	
Hydrology and Drainage Study	GLM Engineering-COOP Timmons Group	✓	
ALTA Survey	JAMS Land Surveying Services	✓	
Civil Design (PV Plant)	Timmons	✓	
Topo / LiDAR	Timmons Group	✓	
Geotech / Pile Testing (PV Plant)	Suelos, Inc GMTS, PSC	✓	
Corrosion Study	[EOR]	✓	
Cultural Study	AM Group	✓	
Environmental Site Assessment	NAYE Group/Kyros LLC	✓	
Structural Design (PV Plant – Racking)	Gamechange	⊙	Target 04/22/2022
Structural Design (PV Plant – Miscellaneous Foundations)	Buehler and Buehler Engineering	✓	
Electrical Design (PV Plant)	Hugo R. Durand Schettini, PE	✓	

### III. Procurement:

- Overview:

The CIRO One Salinas Team decommissioned all equipment previously procured for the project to ensure compliance with new PREPA requirements for interconnection and adapt to new available technology. Project team will be placing purchase orders after the engineering review has been completed (please refer to table below for timelines).

- Tasks and Milestones include (but are not limited to):

Description	Vendor	Order Status	Delivery Status	Notes
Posts	GameChange	100%	0%	GameChange E/W Fixed Tilt System
Racking	GameChange	100%	0%	GameChange E/W Fixed Tilt System
MVAC Cable	WESCO	95%	0%	
Combiner Boxes	Olson	0%	0%	
DC Cable	WESCO	95%	0%	
Modules	HT-SAAE	100%	0%	HT-SAAE 450W Bifacial Module
BESS Equipment	VLI/Dynapower	100%	0%	
Power Conversion Stations	Ingeteam	100%	0%	Ingeteam Power Conversion Stations
GSU	WEG	100%	0%	

#### IV. Construction:

-Overview:

Agreements related to general contractors, subcontractors, engineering, and consultants with various entities are in process.

Minimal site work is in process. No major construction activities have yet begun on the site. Once they do, key metrics on activities within civil/site preparation, mechanical installations and electrical installations will be reported on a monthly basis (as required).

- Key companies / Personnel include (but are not limited to):

Contractor	H/Q Location	Scope	Current Headcount	Peak Headcount	Local Hire Target	Veteran / Minority Target
DEPCOM	Arizona*	Site Oversight and Management	26	TBD	50%	30%
Lord Construction Puerto Rico	Puerto Rico	All Major Site Construction	9	TBD	100%	30%
Other - Various	Puerto Rico	Development, Finance, Engineering, Logistics, Adm., Owners Engineer and Reps, Legal,	29	TBD	75%	30%

\*Supervision is from Arizona; all labor is hired locally.



## V. Project Milestones & Notice Requirements:

Below find critical milestone dates and related Notice requirements:

Milestone	PPOA Required Date	COS Target Date	Progress	Comments
Kick off meeting between PREPA, LUMA and COS Project Team.	N/A	09/27/21	✓	Recurring Meetings are Being Held Between the Parties (see note below).
Interconnection Studies Meeting	After Interconnection Studies Payment	03/24/2022	✓	Recurring Meetings are Being Held Between the Parties (see note below).
Mobilization	N/A	Q2 2022	⊙	Project Timeline is Being Revised to Set Mobilization Date (Status: on-target).
FNTP	8 months after Assumption Order*	03/01/22	●	Estimated to be 30 days after mobilization date (subject to PREPA/LUMA deliverables)
Mechanical Completion		04/14/23**	●	Projected timelines consider completion dates earlier than PPOA requirements.
Commercial Operation Date	24 months after FNTP	05/05/23**	●	
Substantial Completion		06/02/23**	●	
Final Completion		12/01/23**	●	

\*Based on Assumption Order Date of 12/08/21.

\*\*Target date based on DEPCOM construction schedule.

Note: COS Project Team is having weekly meetings with PREPA and LUMA personnel to advance the engineering, interconnection scope and other project related initiatives.

Note#2: All Timelines are currently under review.

## **3. Corporate Responsibility / Community Involvement**

Once the project has begun, DEPCOM's Director of Philanthropy will travel to the region and engage with local organizations and entities in an effort to provide some level of community support.

As of yet, no organizations have been engaged with – but DEPCOM is willing to take recommendations from PREPA or Ciro.

### I. Local Vendors / Services:

Although no local vendors have been engaged to date, once the project has begun there will be a number of local vendors that DEPCOM will engage with for various support roles. The names of these businesses will be reported on a monthly basis.

## II. Domestic Content (Corporate Wide)

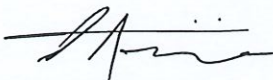
Component	% US	% ROW
Cable	100	0
Posts	65	35
Combiner Boxes	89	11
Racking	59	41
PCS	20	80
Modules	7	93
Balance of System	100	0
Labor / Management	100	0
Total	76	24

## 4. Next Steps: Action Items

- Continue the INTERCONNECTION STUDIES.
- PREPA/LUMA to continue the evaluation of the engineering submissions to provide feedback.
- PREPA/LUMA to provide responses to RFI's submitted by COS Project Team.
- PREPA/LUMA to provide response to PPOA preliminary deliverables.
- Project Team to update the PSSE Model based on new engineering changes.
- Continue the weekly follow-up meeting with LUMA personnel (Technical).
- Continue the project reengineering.
- Finalize BESS PO Process.
- Begin civil construction.

CIRO One Salinas Project Team thanks you for your time and attention to the project initiatives.  
Please let us know if there is anything we can do to improve!

Submitted by:



Mario J. Tomasini  
Authorized Representative  
CIRO One Salinas  
April 4, 2022

Revised by PREPA Representative:



[F.Santos \(Apr 6, 2022 09:02 EDT\)](#)

Name: Francisco Santos, ESQ.  
Position: Manager Business  
Strategy and  
Date: Operations

April 6, 2022