

**GOBIERNO DE PUERTO RICO
JUNTA REGULADORA DE SERVICIOS PÚBLICOS DE PUERTO RICO
NEGOCIADO DE ENERGÍA DE PUERTO RICO**

NEPR

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

NÚM. DE CASO: NEPR-AP-2021-0001

**MOCIÓN PARA PRESENTAR INFORME DE PROGRESO MENSUAL
CORRESPONDIENTE AL MES DE MAYO DE 2025**

AL NEGOCIADO DE ENERGÍA DE PUERTO RICO:

COMPARECE la Autoridad de Energía Eléctrica de Puerto Rico ("AEE") a través de su representación legal que suscribe, y muy respetuosamente expone y solicita:

1. Mediante la Resolución Final y Orden emitida por el Negociado de Energía de Puerto Rico (en adelante "NEPR") en el caso de epígrafe, se ordenó, entre otras cosas, que la AEE y CIRO One Salinas, LLC (en adelante "CIRO") presentaran informes de progresos mensuales sobre el estatus del proyecto.
2. En cumplimiento con las ordenes de este Honorable Negociado, la AEE somete el Informe de Progreso correspondiente al mes de mayo de 2025, el cual ha sido revisado por la AEE. Véase Anejo A.¹

¹ Se le ha notificado dicho reporte a LUMA. De tener comentarios se estará expresando en escrito por separado.

POR TODO LO CUAL, la Autoridad solicita respetuosamente al Negociado de Energía que tome conocimiento de lo aquí informado, y acepte el Informe de Progreso de mayo 2025.

RESPETUOSAMENTE PRESENTADO.

En San Juan, Puerto Rico, a 4 de junio de 2025.

CERTIFICO: Por la presente certificamos que este documento fue presentado ante la Oficina del Secretario de la Oficina de Energía utilizando su Sistema de Presentación Electrónica en <https://radicacion.energia.pr.gov/login>, y copia de cortesía a Laura.Rozas@us.dlapiper.com.

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Anejo A

Project Monthly Status Report

Project: CIRO One Salinas, LLC.
Date: May 2025
Recipients: Puerto Rico Electric Power Authority (PREPA)
Puerto Rico Energy Bureau (PREB)

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.

Reference: Report Content Overview

1. Material Updates and Critical Issues – Summary of material updates and critical issues that could impact 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

Status Report:

Tasks and Milestones Table Legend

 Complete	 In Progress	 Not Started
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1. Material Updates and Critical Issues: Summary of material updates and critical issues that could impact project development and/or construction.

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

- **General:**
 - Ciro One Salinas (COS) Project Team has completed all engineering outside of the interconnection scope (see Section II below) and has placed all related purchase orders for pending components (see material updates below).
 - Deliveries are ongoing.
 - Construction initiatives have continued as reported (see below).
 - Project Team requested a capacity expansion (that was approved) in order to reduce the cost exposure of the sectioning switchyard that will be built in order to accommodate the new interconnection point that was requested by PREPA/LUMA. Project Team also requested a capability contract for the excess BESS capacity projected within the expansion.
 - PREPA submitted the capability expansion PREB. The expansion was approved. The expansion (CIRO One X) was approved by FOMB. Pending contract execution for the past several months.
 - The expansion assessment fee has been paid to LUMA in September 2023.
 - Contract was executed.
 - PREPA notified the Project Team that the BESS capacity was evaluated and approved by the Governing Board.
 - Pending another LUMA study.
 - Another study was paid in June 2024. Results are pending.
 - Result of the study for the BESS associated to the Project Expansion (CIRO One Expansion or CIRO One X) has been received.
 - PREPA should submit the contract to PREB for review.
 - Pending.
 - The ASAP program and contract structure should be considered by LUMA as a way to expedite this request that has been pending for over one year.
 - **The Project Team has had some conversations with LUMA regarding the studies received and the ASAP. Pending further meetings to clarify the next steps.**
 - **Project Team will meet with PREPA to discuss the next steps based on the studies received.**
 - Project Team participated in meetings with the Energy Zar, Engineer Josue Colon, and the PREPA team to facilitate the advancement of the project towards its final interconnection. The BESS studies were discussed, and the next steps were established.
 - Project Team is waiting for the established deliverables.
 - **Section II: Engineering** (Refer to SECTION II for details)

- All other engineering initiatives have been completed, except for:
 - There is a change in the interconnection scope given the identified conditions on the PREPA right of way.
 - Project Team paid for the interconnection studies and additional interconnection studies requested by LUMA several weeks ago.
 - Changes to the interconnection strategy have forced a project delay.
 - Project Team was forced to redesign a portion of the project arrays and master plan.
 - Interconnection facilities (PREPA Facilities) – COS Team received the analysis and scope from LUMA (30% design package).
 - Project team has reviewed and estimated work associated with the IC scope.
 - Although the Project Team has been able to reduce LUMA's new costs, the budget is significantly higher than the amount originally established by PREPA and LUMA.
 - The Parties must arrive at a resolution to this issue. The Project Capacity Expansion and request for BESS capability payments will help reduce the impact of the required IC scope changes.
 - This process has been severely delayed for reasons outside of the control of the Project Team.
 - Continued delays on Project Team RFIs have also impacted completion of certain HV activities.
 - Project Team and LUMA have had several interconnection related meetings to advance the HV related initiatives and continue the progress towards a full interconnection. **Meetings are ongoing.**
 - LUMA executed another interconnection study.
 - Project Team needs to use three of the open terminals in the sectionalizer (being built by the CIRO One) to increase reliability. LUMA refused.
 - The execution of the new study (paid for by Project Owner) significantly delayed project timeline. LUMA insisted on not utilizing the existing open terminals being built by the Project Team. This required the Project Team to readapt its engineering and interconnection procedures.
 - Requested from LUMA the testing and commissioning protocols given that the project is approaching mechanical completion (inside of the project fence). Item also impacts the Construction related RFIs – Item was received and is being reviewed.
 - **The connection timelines and procedures are being discussed with LUMA. Several meetings regarding the line connection (tapping) have been held with LUMA personnel (on-site and remotely). There are weekly meetings being held on a regular basis.**

- **Delays on the engineering reviews have taken a significant toll on the construction timeline. A considerable number of new comments (not previously requested or clearly delineated in the LUMA standards) are being received on the IFC submittal milestones. This is unorthodox and can potentially expose the project to further delays and economic impacts. Pending resolution to this matter. Meetings with LUMA are on-going. Project Team resubmitted all IFC packages for final validation (3rd submittal).**
 - **Most submittals have been approved. Serval logistics, clarifications and procedures are still pending.**
 - **Transmission Line Design**
 - **Approval of Telecom Package**
 - **Commissioning Procedure for Sectionalizer**
 - **Via Libre #1 and #2**
 - **MTR testing review**
 - **Others.**
- **Section III: Procurement** (Refer to SECTION III for details)
 - Most project components have been delivered. The value of the equipment procured/delivered is around **\$221 Million** (total project budget is around \$230 million).
- **Section IV: Construction:** (Refer to SECTION IV for details)
 - Project Execution Team members are being ramped down.
 - Work related to RFIs, and Engineering submission packages is ongoing (mostly focused on the sectioning switchyard).
 - **Project Team needs this process to be more streamlined and efficient. This critical area has adversely affected the project timeline.**
- **Section V: Project Milestones & Notices Requirements** (Refer to SECTION V)
 - **Recurrent Interconnection Meetings have been established.**
 - There are projected delays on the FNTP, COD, Substantial Completion and Final Completion milestones, based on the delays caused by the Critical Issues.
 - Continued with civil, structural & electrical construction.
 - **Construction of the facility is ongoing (99% completed).**
 - A formal notice of delayed FNTP date has been submitted, based on delays caused by change on interconnection strategy (outside of the Project Team's control).
 - The updated Interconnection Agreement based on the newly required IC change (sectioning switchyard instead of overhead line to Aguirre Power Plant) has been executed with LUMA.
 - **The approval of the expansion and BESS capacity will help to partially mitigate cost exposures related to IC changes.**
 - Process is still pending approvals. Critical Item. The ASAP program and contract structure should be considered by LUMA as a way to expedite this request that has been pending for over one year. Process is severely delayed.

- The Project Team and LUMA will schedule additional meetings to discuss this matter, given the executed studies. The target is to include an augmented BESS solution with the COS Expansion Project (CIRO One X).
 - Sectioning switchyard (“sectionalizer”) is under construction (civil and Mechanical scope). Expected mechanical completion by May/June 2025 (previously expected to be completed in April but delayed based on matters outside of the Project Team control).
 - Several changes in design specifications, timeliness of responses and newly created requirements have been issued by LUMA.
 - Project Team resubmitted all IFC packages for final validation.
 - Gen-tie line easement approval by LUMA has been delayed.
 - Easement was approved. Installation is at 65% (in two weeks, with Project Team working overtime).
 - Gen-tie line has been installed.
 - Telecom Easement approval by LUMA has been delayed – Still pending.
- Item #3. Corporate Responsibility / Community Involvement
 - Project team has started engaging with local organizations and entities to define the Corporate Responsibility / Community Involvement plan initiatives.
 - The engagement of local vendors and employees was updated.
 - Project Team continued the training initiatives of workforce.
 - 85% southern Municipalities, 55% labor from Salinas, 15% women workers, 99% local labor.
 - Project Team has initiated planning of future resiliency community projects and agro-industrial operations. Meetings with LUMA regarding these initiatives are ongoing. **Next meeting is still pending with LUMA communications personnel (external affairs and regulatory).**
- Item #4. Next Steps: Action Items: Section was updated based on pending initiatives and next steps.

II. **Critical Issues:** Outstanding issues that are causing delays in the project timeline.

- The critical issues that have had an adverse impact on project timelines and overall schedule are as follows:
 - Interconnection Studies Payment approval.
 - Interconnection Studies completion – Received late January (severe delay) – This has impacted design, orders, deliveries and will impact project completion schedule.
 - Transmission Line Path – See Updates section below.
 - Point of Interconnection (POI) Scope of Work (SOW) – See Updates section below.
 - Hurricane Fiona.
 - Response to Project Team RFIs (all project areas).
 - IC cost variation assessment and delivery schedules.
 - Execution of new interconnection agreement based on IC changes.

- PREPA/LUMA Personnel changes – Issue has clarified and corrected.
- **Approval of capacity expansion and BESS capability payment. Critical Item.**
- **Testing and Commissioning Protocols.**
- **Coordination of blackout and interconnection of the facility after sectionalizer completion.**
 - **Final approval of design and logistics – pending.**
- **Approval of engineering submittals and easements.**
- **Updates:**
 - After completing the evaluation of the 30% design package received late January from LUMA, the Project Team needs a meeting to discuss pricing variation solutions, scheduling and critical path.
 - The COS has been collaborating with the LUMA and PREPA teams to get this process completed in a timely manner. However, this process is severely delayed and will impact the project timelines.
 - The updated SOW of the new IC strategy was received in late January.
 - Waiting for the “sectionalizer” (switchyard) analysis and scope completion - Mostly related to engineering packages.
 - The additional IC costs will need to be addressed (project IC cap increase or capacity increase) as established in formal communication to PREPA.
 - A new interconnection agreement based on IC changes was executed.
 - **Approval of capacity expansion and BESS capability payment.**
- **Parties need to continue to discuss RFIs and pending initiatives.**
- Delay notifications have been issued (weather, process delays, etc.)

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"> • Municipality of Salinas, • Hwy and Transportation Authority, • OGPE, • ICP, • PREPA, • Puerto Rico Telecommunications Regulatory Board, • PRASA, • Dept of Agriculture 	✓	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"> • Includes General Consolidated Permits, • Incidental Soil Movement Permits, and • Construction Permits

II. Engineering:

- Overview:

The engineering that was previously completed and approved by PREPA has been revised. The engineering package has been 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	✓	Recently reviewed.
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	✓	
Structural Design (PV Plant – Miscellaneous Foundations)	Buehler and Buehler Engineering	✓	
Electrical Design (PV Plant)	Hugo R. Durand Schettini, PE	✓	

Note: The Interconnection Design is delayed. After receipt of the 30% design package from LUMA (and related consultants), there have been the following issues:

- Changes to the interconnection strategy have forced a project delay.
 - The new Interconnection Agreement based on the newly required IC change (sectioning switchyard instead of overhead line to Aguirre Power Plant) is yet to be executed for reasons outside of the Project Team’s control.
- Project Team was forced to redesign a portion of the project arrays and master plan.
- Several delays on responses related to engineering submittals and changes on specifications have happened.
- Sectioning Switchyard and other HV components are being discussed with LUMA.

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%	100%	GameChange E/W Fixed Tilt System
Racking	GameChange	100%	100%	GameChange E/W Fixed Tilt System
MVAC Cable	WESCO	100%	100%	
Combiner Boxes	Olson	100%	100%	
DC Cable	WESCO	100%	100%	
Modules	HT-SAAE	100%	100%	HT-SAAE 450W Bifacial Module
BESS Equipment	VLI/Dynapower	100%	99%	
Power Conversion Stations	Ingeteam	100%	100%	Ingeteam Power Conversion Stations
GSU	WEG	100%	100%	

IV. Construction:

-Overview: Agreements related to general contractors, subcontractors, engineering, and consultants with various entities are in process. Construction activities are ongoing, and progress is reported in the table below:

Construction Activity	% Complete
Clearing and Grubbing	100%
Site Grading	100%
Post Install	100%
Racking Install	100%
Module Install	99%
Combiner Boxes	100%
DC Cable	99%
AC Cable	100%
Power Conversion Stations	100%
BESS	95%
Substation	99%

- 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	11	TBD	50%	30%

Lord Construction Puerto Rico	Puerto Rico	All Major Site Construction	76	TBD	100%	30%
Other – Various	Puerto Rico	Development, Finance, Engineering, Logistics, Adm., Owners Engineer and Reps, Legal,	32	TBD	85%	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*	06/14/22	✓	Estimated to be 30 days after mobilization date (subject to PREPA/LUMA deliverables) – Pending PREPA/LUMA validation ¹ .
Mechanical Completion	Delayed because of changes to the IC by LUMA	04/30/2025	●	Projected timelines consider completion dates earlier than PPOA requirements.
Commercial Operation Date		TBD	●	
Substantial Completion		TBD	●	
Final Completion		TBD	●	

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

Note #1: COS Project Team is having weekly meetings with PREPA and LUMA personnel to advance the interconnection scope and other project related initiatives. Delays at the FNTP have been caused by issues outside of the project team. **Note#2:** All Timelines are currently under review.

3. Corporate Responsibility / Community Involvement

¹ A formal notice of extension of LNTP date was submitted on March 30th, 2023, based on delays on interconnection assessments, related scopes of work and budgets by LUMA.

The CIRO One Salinas and DEPCOM Power Team has started the process of creating the community outreach and philanthropic plan as part of the established corporate responsibility goals. Meetings with certain local organizations and entities are being held in an effort to provide some level of community support. The project team is willing to take recommendations from all stakeholders to ensure an inclusive and impactful initiative.

I. Local Vendors / Services:

The project team is engaging local vendors for various support roles. The names of these businesses will be reported in future a monthly report.

- Personnel: 85% southern Municipalities, 55% labor from Salinas, 15% women workers, 99% local labor.
- Project Team has initiated planning of future resiliency community projects and agro-industrial operations.
- The Project Team would like to coordinate with PREPA, LUMA and other stakeholders to continue the development of the community benefits plan.



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

- Meet with LUMA/PREPA to finalize interconnection related issues.
- Complete INTERCONNECTION design based on LUMA feedback (still pending).
- PREPA/LUMA to provide responses to RFI's submitted by COS Project Team.
- Continue the weekly follow-up meeting with LUMA personnel (Technical).
- Continue the project construction.
- Validate BESS Capability Payment.
- BESS Contract and related assessments.
- Final approval of sectionalizer design and schedule.

**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:		PREPA Representative:	
	Mario J. Tomasini	Name:	Jorge L. Cotto Pérez
	Authorized Representative	Position:	Adm. Operaciones
	CIRO One Salinas		
	May 31 st , 2025.	Date:	03/06/2025

LUMA Representative: _____
Name: _____
Position: _____
Date: _____