

**GOVERNMENT OF PUERTO RICO  
PUBLIC SERVICE REGULATORY BOARD  
PUERTO RICO ENERGY BUREAU**

**IN RE:** MANAGEMENT OF MAINTENANCE  
AND REPAIRS OF THE GENERATING UNITS  
USED BY THE PUERTO RICO ELECTRIC  
POWER AUTHORITY TO SUPPLY ELECTRIC  
SERVICE

**CASE NO.:** NEPR-MI-2021-0014

**SUBJECT:** Resolution and Order concerning  
Oversight Field Visits Standard Reporting  
Structure.

**RESOLUTION**

**I. Introduction**

On September 1, 2021 the Energy Bureau of the Puerto Rico Public Service Regulatory Board ("Energy Bureau") deemed necessary, prudent, reasonable, and in the public interest to establish this docket for monitoring and the filing of materials related to the necessary maintenance expenditures ("NME") of the Puerto Rico Electric Power Authority ("PREPA")'s generation fleet.

It had become imperative to obtain detailed information regarding the circumstances that had led to constraints in the available generation capacity to meet peak demand during certain afternoon and evening hours. This limitation in generation capacity had resulted in controlled load shedding, which prevented PREPA from providing reliable electric energy service to the people of Puerto Rico under provisions of Act 57-2014<sup>1</sup>. Act No. 57-2014, clearly states it is public policy that all consumers have the right to a reliable and stable electric service. Act No. 17-2019<sup>2</sup> broadened the Energy Bureau's authority and reinforced the foregoing public policy by declaring that "(t)he electric power system should be reliable and accessible, promote industrial, commercial, and community development, improve the quality of life at just and reasonable cost, and promote the economic development of the Island."

On August 30, 2024, the Energy Bureau formalized and documented through a Resolution and Order the already informally scheduled oversight field visits that had been happening to Genera PR, LLC ("Genera") generation sites. These visits enabled the Energy Bureau to review first-hand the improvements and NME activities that Genera has been undertaking to ensure adherence to approved NME and improvement plans, among others.

On February 10, 2025, the Energy Bureau issued a Resolution and Order which among other things published presented the Progress Reports for the last three (3) months for the Site visits executed.

**II. The Monitoring Strategy**

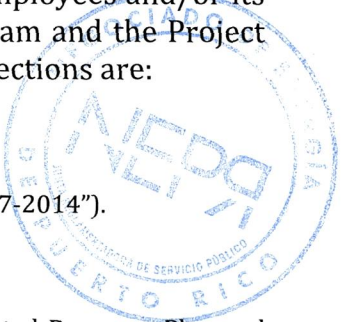
The Project Inspection program is intended to inspect the status of the different improvement and maintenance projects related to the implementation of the Integrated Resources Plan ("IRP")<sup>3</sup>. It is important to ensure that these projects are scheduled to be implemented and executed as they are of utmost importance to improve the reliability and resiliency of the electrical system of the island.

The Projects Inspection visits are executed by the Energy Bureau, its employees and/or its consultants with the site Operations Management team, Compliance team and the Project Management Office ("PMO"). The main objectives charter for these inspections are:

<sup>1</sup> Known as the *Puerto Rico Energy Transformation and RELIEF Act*, as amended ("Act 57-2014").

<sup>2</sup> Known as the *Puerto Rico Energy Public Policy Act*, as amended ("Act 17-2019").

<sup>3</sup> Refer to *In re: Implementation of the Puerto Rico Electric Power Authority Integrated Resource Plan and Modified Action Plan*, Case No.: NEPR-MI-2020-0012



- Status of operations of the different site base generation units. For each of the Generations units the team goes through the different issues and different actions taken to rectify limiting production issues.
- Review of the different improvement projects and repairs for all generation base units. For each of the projects and maintenance activities the team goes through the status on the project commencement date, the status execution, and the completion date. All issues related to each are reviewed and the actions taken to achieve execution and/or completion targets.
- Visual inspection of any progress achieved for each of the different initiatives/projects/jobs/etc. for the period of the visit. This is done to verify and take evidence to concur/ascertain progress and execution.

The visits are mainly focused on the projects associated with the main generation plant units<sup>4</sup>.

### III. Subsequent Actions

To further standardization and efficiency of the site visits, the Energy Bureau **DEEMS** prudent to establish a presentation template (Standard Format) for the upcoming reports and visits for the sites. This standardization results from consultations between representatives of the Energy Bureau and Genera. The new structured format includes the following topics:

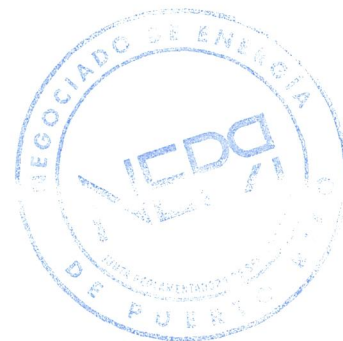
- Appendix A:** Plant Generation Status/Per Unit, including unplanned outages. Repair description with photos.
- Appendix B:** Units Programmed outage Schedule.
- Appendix C:** Plant Project Status (PMO Team)

Genera **SHALL** provide all these three Appendices to the Energy Bureau consultants and staff on the day of the visit.

The Energy Bureau **WARNS** Genera, that, in accordance Art. 6.36 of Act 57-2014:

- noncompliance with this Resolution and Order, regulations and/or applicable laws may carry the imposition of fines and administrative sanctions of up one hundred twenty-five thousand dollars (\$125,000) per day; and
- for any recurrence of non-compliance or violation, the established penalty shall increase to a fine of not less than fifteen thousand dollars (\$15,000) nor greater than two hundred fifty thousand dollars (\$250,000), at the discretion of the Energy Bureau.

Be it notified and published.

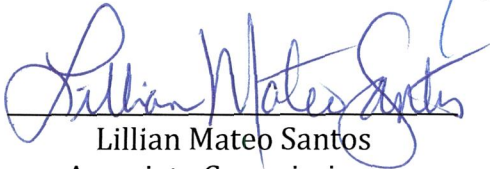


<sup>4</sup> As identified by the Energy Bureau.

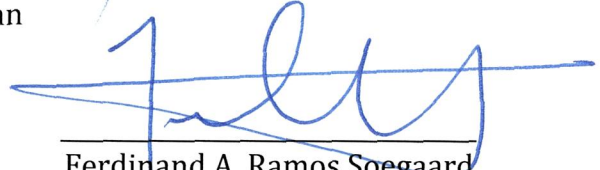




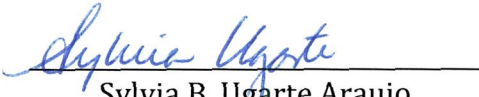
Edison Avilés Deliz  
Chairman



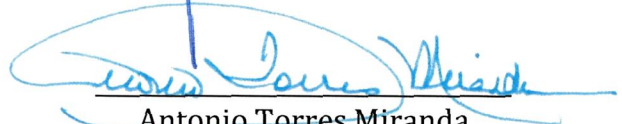
Lillian Mateo Santos  
Associate Commissioner



Ferdinand A. Ramos Soegaard  
Associate Commissioner



Sylvia B. Ugarte Araujo  
Associate Commissioner



Antonio Torres Miranda  
Associate Commissioner

## CERTIFICATION

I certify that the majority of the members of the Puerto Rico Energy Bureau has so agreed on June 16, 2025. I also certify that on this date a copy of this Resolution was notified by electronic mail to gcastrodad@sbgblaw.com; karenortiz@aes.com; elias.sostre@aes.com; carlos.reyes@ecoelectrica.com; arivera@gmlex.net; mvalle@gmlex.net, katiuska.bolanos-lugo@us.dlapiper.com; margarita.mercado@us.dlapiper.com, jfr@sbgblaw.com; sromero@sbgblaw.com; legal@genera-pr.com; regulatory@genera-pr.com. I also certify that today, June 16, 2025, I have filed the Resolution and Order issued by the Puerto Rico Energy Bureau.

I sign this in San Juan, Puerto Rico, today June 16, 2025.



Sonia Seda Gaztambide  
Clerk

## Appendix A:

Example: Plant Generation Status/Per Unit, including unplanned outages. Repair description with photos



### Generation Assets Report

PLANT	UNIT	STATUS	UNIT TOTAL CAPACITY	AVAILABLE CAPACITY	OUTAGE DATE	TYPE OF OUTAGE	EXPECTED BACK IN SERVICE DATE	COMMENTS
San Juan	CT-5	In Service		155	Oct 3, 2025	If outage was programmed or forced	Oct 21, 2025	Unit in service. Combustors Inspection Outage planned for Q4 2025.
	STG-5	In Service		52	Oct 3, 2025		Oct 21, 2025	Unit in service. Combustors Inspection Outage planned for Q4 2025.
	CT-6	Out of Service		0 (160)	August 20, 2024		April 30, 2025	Major overhaul finished. Collector ring forced outage works completed. Strategy in place to return to service CT on April 30, 2025. Critical tasks to be finished: HRSG, by-pass valves, turbine control valves, CTG battery bank, condenser discharge piping replacement & closing turbine casing.
	STG-6	Out of Service		0 (60)	June 12, 2024		May 30, 2025	Major overhaul in progress. Notice to Proceed was issued for STG Contractor to start works on 01/20/25, with a 105-calendar day duration. New strategy to put CT in service in April will cause delays in STG major completion. Later a 4-week outage will be needed, with possible RTS July 30, 2025, depending on electric system generation power needs of CTG 6.
	7	Out of Service		0 (100)	October 2, 2024		May 30, 2025	Forced Outage. RTS depends on contracts to be signed (as per today, Turbine overhaul and Cooling Tower contracts hasn't been approved by FOMB).
	9	In Service		100	----		----	Next outage date TBD. Scope of major inspection & overhaul continues under planning and procurement for readiness of the required services.
Costa Sur	5	Out of Service		0 (385)	February 28, 2025		May 10, 2025	Outage in progress for Environmental Maintenance and APH baskets/Trunnion replacement.
	6	In Service		370	November 2025		Jan 2026	Unit in service. Planning in progress for environmental maintenance.



● In Service ● Out of Service

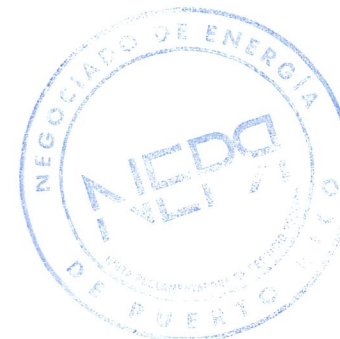
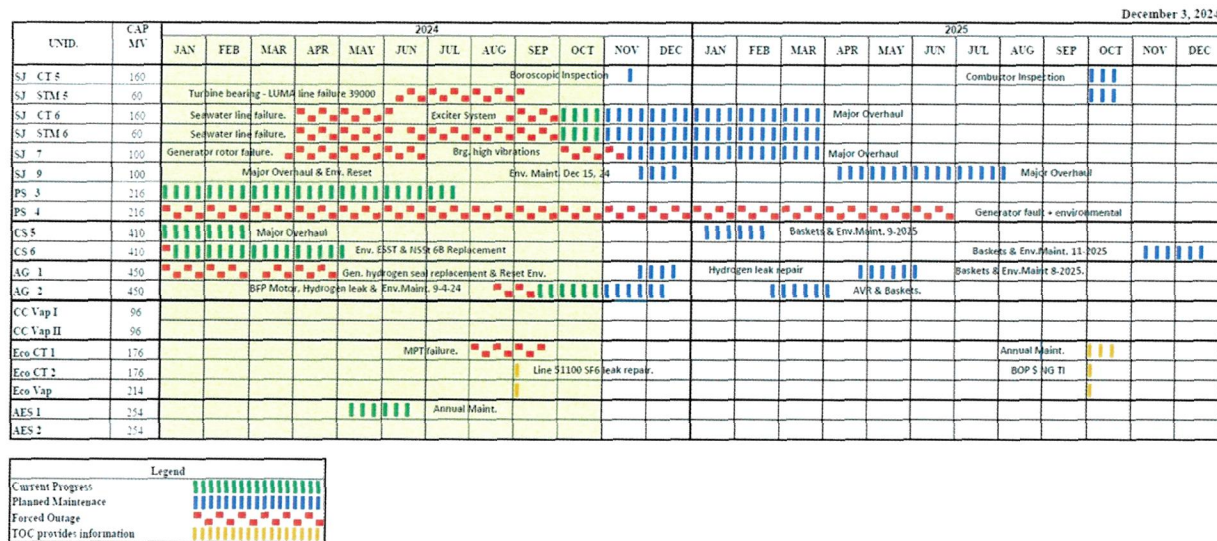


## Appendix B:

Example: Units Programmed outage Schedule

# 2025 Unit Outage Schedule

### UNIT MAINTENANCE PLAN BOILERS AND TURBO-GENERATORS





## Appendix C:

Example: Plant Project Status (PMO Team)

## Plant Projects Status

Projects Status Table - Aguirre									
Project #	Project Name	Project Description	Start	Finish	Progress	Phase	Type	Comments	Budget
1	Aguirre Unit 2 - Environmental Maintenance Project	Consent Decree Mandatory Maintenance.	11/8/2024	12/21/2024	100%	Closed	NME	Completed. Unit returned to service from this outage January 28, 2025.	\$ 4,573,694.00
2	Aguirre Unit 1 - Turb rotor and seals (HP & IP Rotor) Rehabilitation & Trip block & H2 seals replacement U 1	Turbine Spare Rotor rehabilitation & Generator H2 seals replacement	7/1/2024	2/1/2025	100%	Closed	NME	Unit returned to service from this outage on January 4, 2025	\$ 1,311,368.00
3	Replacement of Battery Banks Unit 1	Replacement of Existing Battery Banks at Unit #1 ASP	11/15/2024	9/30/2025	95%	closing	NME	Waiting for additional batteries that were broken during shipment. Arriving on July 14, 2025.	\$ 206,844.00
4	Replacement of Battery Banks Unit 2	Replacement of Existing Battery Banks For Unit #2 ASP.	11/15/2024	9/30/2025	95%	closing	NME	Waiting for additional batteries that were broken during shipment. Arriving on July 14, 2025.	\$ 206,844.00
5	Gas Turbine Generator Rotors (3) Rewind (AgCC)	Major Repair of Generator Rotor	5/1/2023	10/31/2024	100%	Completed	NME	Project will be funded with Forced Outage Account. Se completo el trabajo.	\$ 3,275,580.00
6	Hot Gas Inspection 1-4 (AgCC)	Hot Gas Path Inspection on Unit 1-4	TBD	TBD	N/A	Awarded	NME	Pending Regulatory approvals (FOMB).	\$ 2,282,742.00
7	HMI'S Replacement (AgCC)	Replacement of Human-Machine Interface for Aguirre CC Control System	TBD	TBD	N/A	Procurement	FED	Pending MSA with GE	
8	Manufacture and Delivery of Power Circuit Breaker 245KV SF6 (AgCC)	Manufacture and Delivery of Power Circuit Breaker 245KV SF6 AGCC	TBD	TBD	N/A	Awarded	NME	Evaluation memo completed and submitted.	\$ 823,006.00
9	MS 7001EA Turbine Repair (AgCC)	Inspection and Repair of a Turbine Rotor for GT	TBD	TBD	N/A	Awarded	NME	Pending approval of federal funding & contract negotiation with services provider.	\$ 1,094,955.00
10	GT 2-3 Major Repair (AgCC)	Major Repair of Gas Turbine Unit 2-3 and Replacement of Exhaust Gas Duct	TBD	TBD	N/A	Procurement	NME	Process will be reopen for bid.	\$ 6,400,000.00
12	Turbine Driven Boiler Feed Pumps Bundle Acquisition	Design, Manufacture and Delivery of a Inner Barrel Assembly for the Turbine Driven Boiler Feed Pump for either Unit 1 or 2	TBD	TBD	N/A	Procurement	NME	Contract negotiation with Siemens	\$ 500,000.00
13	Fuel Loading Arms Rehabilitation	State and Federal Regulations, Insurance and Code Compliance / Homeland Security	12/9/2024	6/30/2025	100%	Closed	NME	Completed.	\$ 22,894.00
14	Improvements to the pier and replacement of sections of lines for fuel	Compliance with Homeland Security and Coast Guard regulations and programs	TBD	TBD	N/A	Planning	NME	Planning process, developing SOW with technical specifications	\$ 375,000.00
15	Reconstruction of the discharge channel pumping station structure	Structural repairs and construction of new concrete elements to reinforce the existing concrete pool walls.	TBD	TBD	N/A	Planning	FED	Design is complete. Pending environmental permits.	\$ 300,000.00

Phases	
Planning	Preparing technical specification and contract negotiation documents.
Procurement	Currently in the bidding process.
Awarded	Bidder selection completed, waiting for contract negotiations or approval of government entities.
Issued	Contract execution ready to start.
Execution	Execution started.
Closed	Contractor completed.

