

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

NEPR

Received:

Nov 14, 2025

8:19 PM

IN RE: 10-YEAR PLAN FEDERALLY
FUNDED COMPETITIVE PROCESS

Case No.: NEPR-MI-2022-0005

Motion to Submit Monthly Report on the
Status of Emergency Generation and Black-
Start Generation Procurement in Compliance
with *Resolution and Order* of July 30, 2024

**MOTION TO SUBMIT MONTHLY REPORT ON THE STATUS OF EMERGENCY
GENERATION AND BLACK-START GENERATION PROCUREMENT IN
COMPLIANCE WITH RESOLUTION AND ORDER OF JULY 30, 2024**

TO THE ENERGY BUREAU:

COMES NOW, GENERA PR, LLC (“Genera”), through its undersigned counsel and,
very respectfully, states and prays as follows:

1. On January 23, 2023, the Puerto Rico Energy Bureau (“PREB”) issued a *Resolution and Order* (“January 23 Order”) that conditionally approved PREPA’s RFP process for the procurement of emergency peaker generation systems at Jobos, Dagua, and Palo Seco (“the Projects”), subject to various conditions.

2. On November 8, 2023, the PREB issued another *Resolution and Order* (“November 8 Order”) approving the RFP package submitted by Genera for the procurement of black start and emergency generation services.

3. On February 29, 2024, Genera filed a document titled *Motion to Submit Bi-weekly Report on the Status of Emergency Generation and Black-Start Generation Procurement in Compliance with Resolution and Order Dated January 23, 2023* (“February 29 Motion”), in which Genera stated that initial award was scheduled for March 2024.

4. On July 1, 2024, Genera filed a document titled *Motion to Submit Bi-weekly Report on the Status of Emergency Generation and Black-Start Generation Procurement in Compliance with Resolution and Order Dated January 23, 2023* (“July 1 Motion”), in which Genera included as Exhibit A the Bi-Weekly report describing the status of the Emergency Generation and Black-Start Generation Procurement. Genera also informed that starting on July 1, 2024, pursuant to Footnote 16 of the January 23 Order, reports would be submitted on a quarterly basis, consistent with the fiscal year’s quarters (*e.g.*, July 1 to September 30 for Q1, October 1 to December 31 for Q2, and so forth), and that their next report was due by October 9, 2024.

5. On July 30, 2024, the PREB issued a *Resolution and Order* (“July 30 Resolution”) in which, in relevant part, denied Genera’s request to submit quarterly reports instead of bimonthly reports, and ordered Genera to submit monthly reports beginning on August 15, 2024.

6. In compliance with the July 30 Resolution, Genera respectfully submits its monthly report on the status of Emergency Generation and Black-Start Generation Procurement for the month of October 2025, included herein as Exhibit A.

WHEREFORE, Genera respectfully requests that the PREB **take notice** of the above; **accept** Genera’s report on the status of Emergency Generation and Black-Start Generation Procurement for the month of October 2025, included herein as Exhibit A; and **deem** Genera in compliance with the July 30 Resolution.

RESPECTFULLY SUBMITTED.

In San Juan, Puerto Rico, this 14th day of November, 2025.

It is hereby certified that this motion was filed using the electronic filing system of this Energy Bureau, and that electronic copies of this Motion will be notified to the following attorneys who have filed a notice of appearance in this case: **Lcdo. Alexis Rivera**, arivera@gmlex.net;

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Exhibit A – Monthly Report (October 2025)
Emergency Generation and Black-Start Generation Procurement

Docket Number: NEPR-MI-2022-0005

In Re: 10 YEAR PLAN FEDERALLY FUNDED COMPETITIVE PROCESS

Re: Monthly Progress Report – October 2025

In the July 30TH Resolution and Order the Energy Bureau ordered Genera to submit monthly reports instead of bi-weekly reports on the status of emergency generation and black-start generation procurement, commencing August 15, 2024. Additionally, the Energy Bureau ordered Genera to include, as part of the next and subsequent monthly progress reports, at a minimum, the following:

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- a. breakdown of each task, estimated cost, cost amount consumed, and timeline for completion of such task.

Response:

Timelines are detailed in responses #1(b). A comprehensive overview of the tasks, along with their estimated costs and the amounts consumed to date are provided in the following charts:

	Budget	Costs Incurred	Remaining
Equipment Purchase	\$ 461,512,077.72	\$ 266,319,906.17	\$ 195,192,171.55
Site Development & Construction	\$ 452,996,936.67		\$ 431,323,660.54
Project Development		\$ 21,431,151.45	
Permitting		\$ 242,124.68	
Decommissioning & Demolition		\$ -	
Construction		\$ -	
Commissioning		\$ -	
Interconnection		\$ -	
	\$ 914,509,014.39	\$ 287,993,182.30	\$ 626,515,832.09

Activity	Scope	Costs Incurred
Project Management	Project Development	\$ 2,713,998.31
Design	Project Development	\$ 17,831,234.48
Site Surveys	Project Development	\$ 885,918.66
Permitting	Permitting	\$ 242,124.68
Equipment Purchase	Equipment Purchase	\$ 266,319,906.17
	Total:	\$ 287,993,182.30

Executive Summary

The project is progressing through its preconstruction phase, with ongoing efforts focused on demolition planning, interconnection development, and coordination with key stakeholders. LUMA's approval of the unit retirement checklist is crucial, as the project's critical path depends on this step to move forward as planned.

On October 29, 2025, a meeting took place between Genera and LUMA regarding the Unit Retirement Checklist. Genera will provide an updated spreadsheet showing the expected decommissioning dates and the Commercial Operation Dates (CODs) for both the Battery Energy Storage System (BESS) and Peaker units, allowing LUMA to review and conditionally approve them. Once approved, Genera will submit the decommissioning plan for all Peaker sites to the Puerto Rico Energy Bureau (PREB).

FEMA funding has been obligated for the Peakers installation, associated demolition, and the control room. Additionally, Genera is preparing documentation to issue a Request for Proposals (RFP) for the Engineering, Procurement, and Construction (EPC) contract covering the Peaker sites at Jobos, Yabucoa, and Dagua. The EPC approach is expected to optimize project schedules and potentially accelerate the COD targets for these sites.

At the program level, the FEMA Environmental and Historic Preservation (EHP) review is ongoing, with updated emissions data submitted. Genera remains aligned with the project timeline and continues to proactively address external risks and regulatory requirements.

Progress Overview by Site –

Costa Sur

- For RFP #231161, awarded to Homeca Recycling, Genera has completed the evaluation and is waiting for Homeca's signature to finalize the contract. Demolition activities are expected to begin in November 2025.
- LUMA's impact study is expected to be received by December 2025, while the facility study date remains pending confirmation.
- Genera's Legal department continues working on the contract amendment with Siemens under Change Order #2, which includes a cost-reduction credit of \$226,241.00. The modification affects the balance of plant equipment to be supplied by Siemens, and both parties are aligned on its implementation approach.
- Genera published RFP #5069 for civil and structural works on October 30, 2025. The site visit with proponents is scheduled for November 12, 2025.

Jobs, Yabucoa, and Dagua

- Regarding the land transfer request, Genera has been awaiting LUMA's response or comments, which were initially expected in October for the Jobs and Dagua sites. However, this timeline has since shifted, and a response is now expected by November 2025. Genera is also awaiting confirmation from LUMA on the target date for the Yabucoa site.
- LUMA's impact study is expected by December 2025, while the facility study date remains unconfirmed.
- Genera is preparing documentation to issue an RFP for the Engineering, Procurement, and Construction (EPC) contract covering these three sites. The RFP is planned to be issued by November 2025, with contract approval expected from P3A and FOMB by May 2026.

Issues that might delay the COD

Issue	
Environmental Assessments and Permits	• Changes in environmental law and environmentally related permits. • Denial or delays in obtaining necessary environmental permits or approvals. • Unforeseen environmental contamination requires additional remediation efforts.
Regulatory Compliance	• Denial or delay in obtaining necessary permits or approvals (including, but not limited to, those needed from the T&D System Operator) • Changes in applicable law or regulatory requirements or additional compliance measures imposed by authorities. • Changes in regulatory interpretation. • Changes in regulatory enforcement. • Extended review periods by regulatory agencies.

Issue	
Site Conditions	• Need of additional space for any reason, including project development entailing an acquisition process. • Unforeseen technical difficulties in dismantling equipment or infrastructure. • Unanticipated structural issues or site conditions that complicate demolition. • Unforeseen site conditions, whether subsurface or otherwise concealed. • Changes in the site conditions due to weather or otherwise.
Technical Challenges	• Unforeseen technical difficulties in decommissioning or dismantling equipment or infrastructure. • Delays due to the unforeseen need for specialized equipment or expertise.
Weather and Natural Events	• Adverse weather conditions impacting demolition activities. • Natural disasters (e.g., earthquakes, floods) causing delays.

Issue	
Contractor and Resource Availability	• Limited availability or delay in obtaining qualified contractors or specialized personnel for whatever reason. • Limited availability or delays in delivering necessary equipment, materials, or other supply chain constraints. • Exceeding capacity limits of approved dumps for disposal of debris. • Unavailability of labor or subcontractors.
Health and Safety Concerns	• Unanticipated health and safety risks requiring additional precautions. • Implementation of HSE measures by a governmental authority for whatever reasons. • Incidents or accidents on-site necessitating work stoppages or investigations.

Issue	
Stakeholder and Community Engagement	• Delays due to the need for additional stakeholder consultations or community engagement. • Public opposition to the project. • Interference from environmental, community, or social justice organizations. • Legal challenge seeking to contest the validity of the RFP, the demolition agreement, permits, or other transaction contemplated in the demolition contract.
Change Order Risk / Financial Constraints	• Unexpected cost overruns require additional financial planning and consulting with regulatory agencies to increase budget and funding. • Change Order risk.

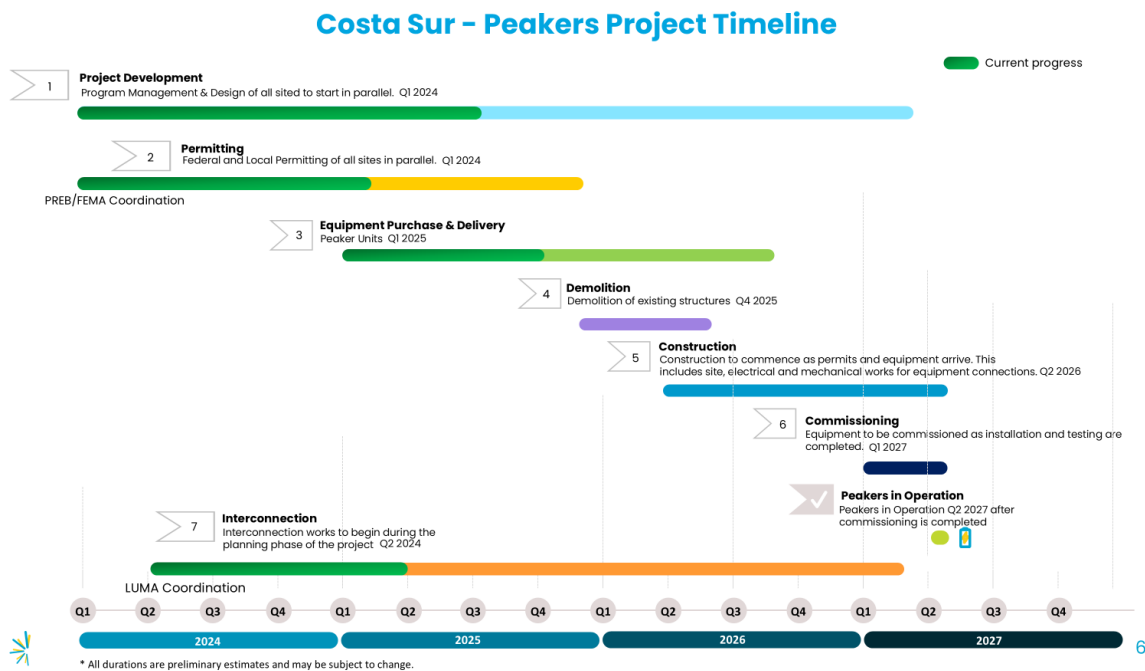
Issue	
Logistical Issues	• Unforeseen changes concerning the transportation permits and the means of transportation of debris. • Transportation, logistics, or access issues affecting the movement of materials, equipment, and labor. • Issues that affect the availability and condition of roads, bridges, or other transportation infrastructure required to mobilize equipment, materials, and labor in and out of the site. • Coordination challenges with other ongoing projects or site activities.
Contractor Delays	• Failure of contractors and their subcontractors to execute tasks within the timeframes established in their contracts or subcontracts (including delivery times¹). • Delays caused by the contractor and subcontractor's performance issues.

Issue	
Labor-Related Issues:	• Delays due to labor strikes, work stoppages, or other union-related actions. • Negotiation challenges with unions affecting the availability of labor or the timeline for project execution. • Delays due to reduced productivity caused by labor disharmony.

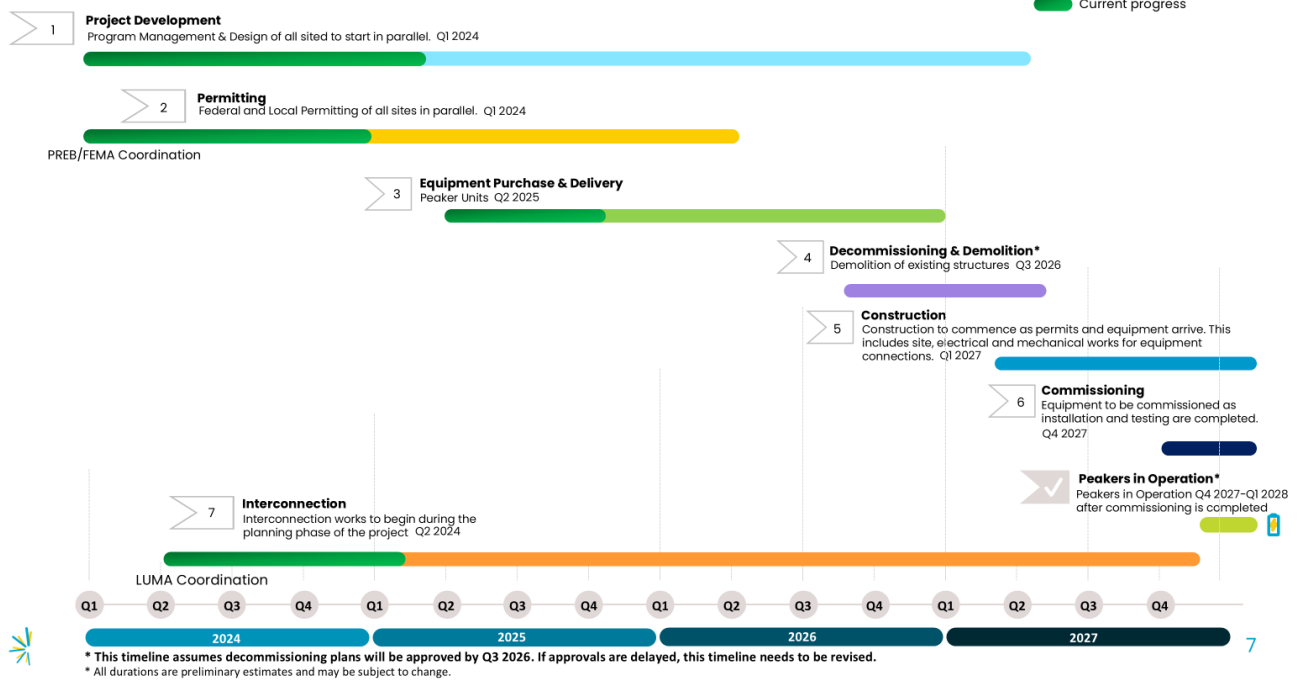
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b. The stages of each task, timeline, present status, and estimated time for completion.

Response:



Jobs, Yabucoa & Daguao – Peakers Project Timeline



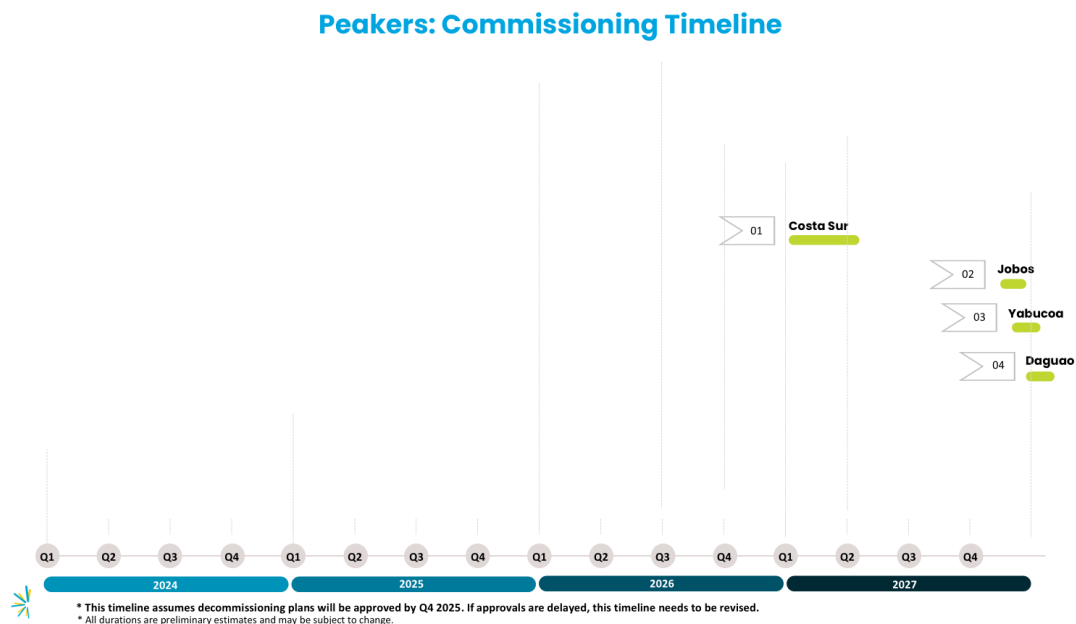
Unforeseen Circumstances:

- a. This project was submitted to FEMA on September 20, 2024. After FEMA began evaluating the Project, multiple RFIs were received, especially from environmental teams. Extensive negotiations with FEMA EHP were held to avoid triggering a higher-level NEPA review, which would have potentially delayed the project for over a year. After 13 months, the project received approval from FEMA on October 30, 2025.
- b. LUMA hasn't authorized the decommissioning of existing Peaker units. In a letter dated January 7, 2025, LUMA opposed Genera's decommissioning plan and requested all MW capacity substitution and an operational reserve of 810MW to concur with the unit's decommissioning request. Genera was expecting for the 800MW emergency generation project to be implemented but is still pending procurement by 3PPO. Further, the October 29, 2025, meeting with LUMA's representatives Genera developed a new decommissioning plan to be presented to LUMA within the following 30 days. The new peaking units cannot be installed without prior removal of the existing units, some of which are currently out of service.
- c. The Non-PSD applicability request was submitted to the Environmental Protection Agency (EPA) in November 2024 for the Yabucoa, Dagua, and Jobos sites. An amendment was submitted to EPA on July 28, 2025. On November 12, 2025, three RFIs from the EPA were received and responses will be addressed by Genera. Once a final determination from EPA is issued Genera will be able to begin construction. These Non-PSD determinations are required by environmental agencies for Genera to be able to begin construction work.

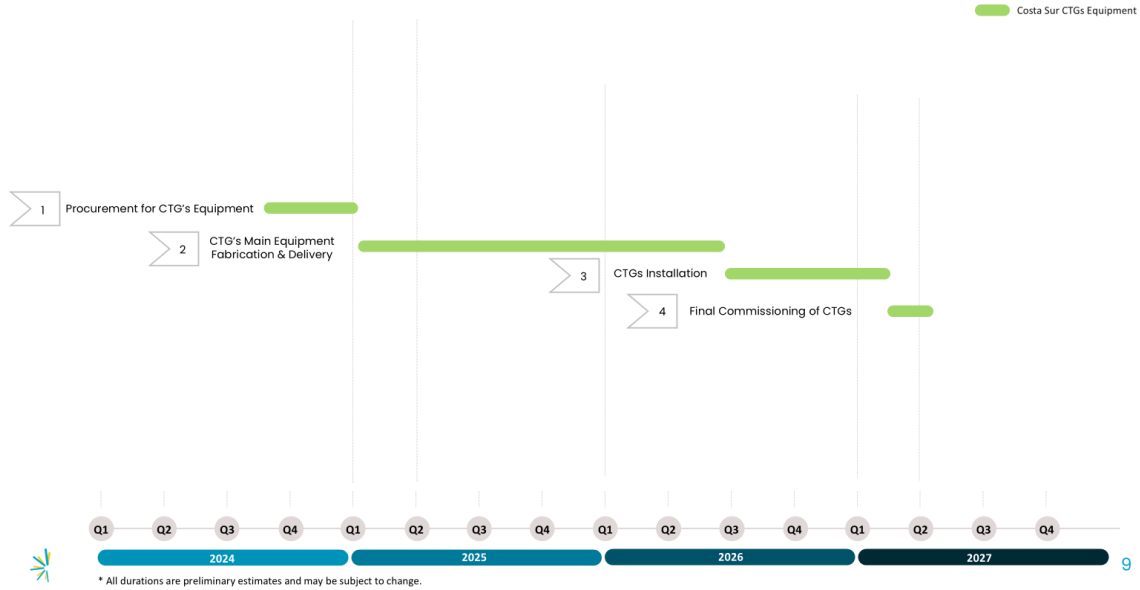
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- d. Project timeline chart (e.g. Gantt Chart) with critical path for the Commercial Operation Date ("COD") of the project.

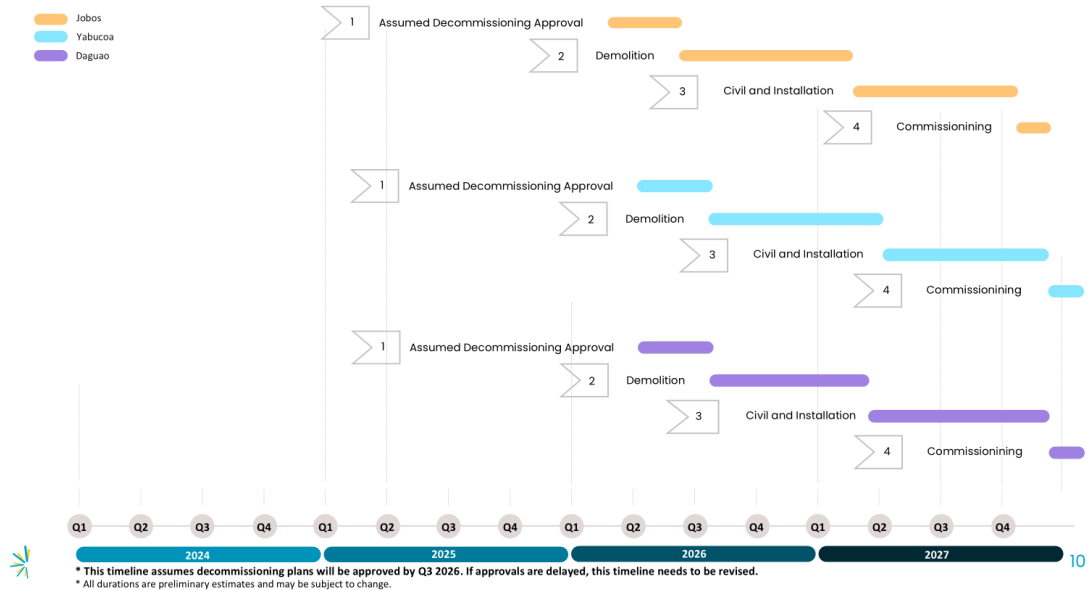
Response:



Peakers – Critical Path Timeline: Costa Sur

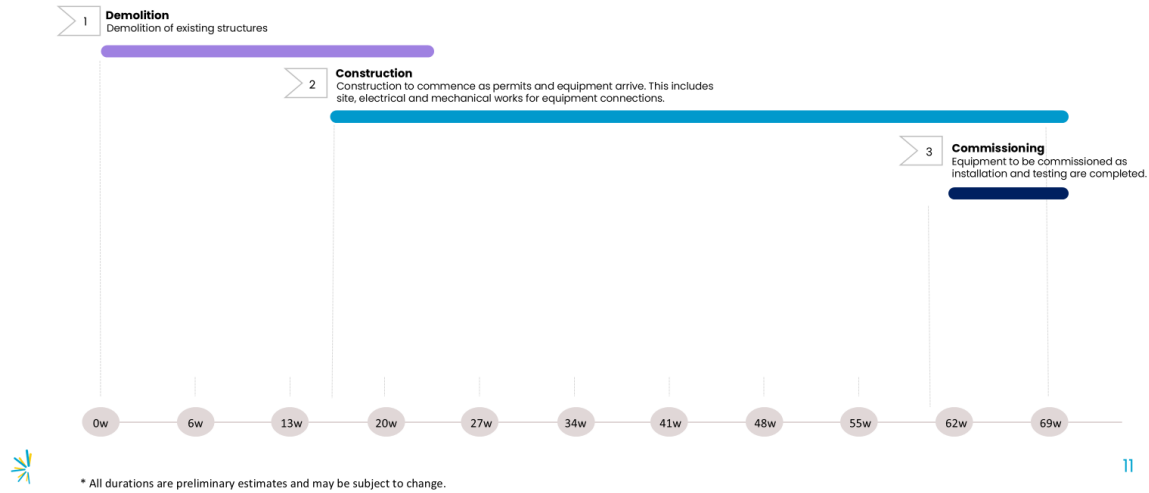


Peakers – Critical Path Timeline: Jobos, Yabucoa & Dagua



Costa Sur – Peakers Project Duration*

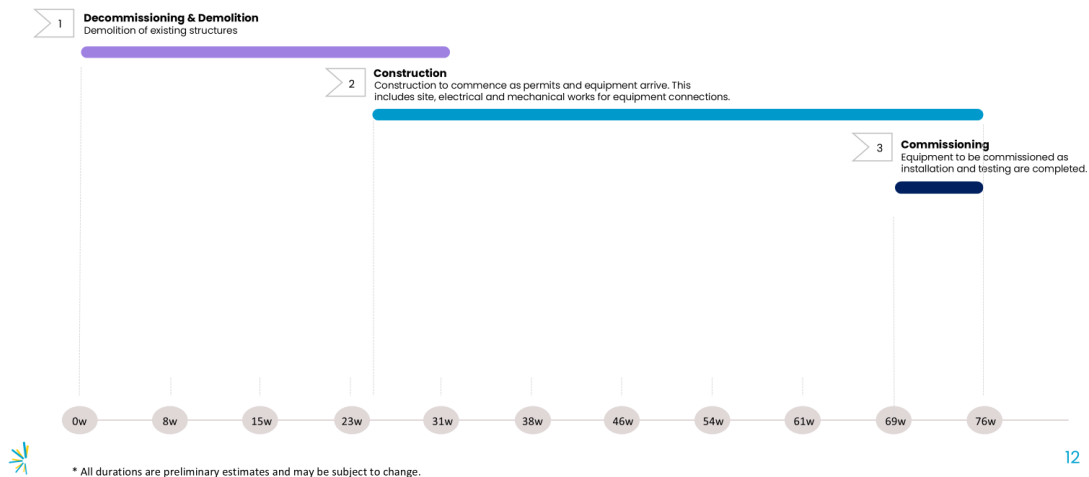
(Assuming approvals for the LUMA Unit Retirement Checklist, Decommissioning Plan, FEMA, and EPA)



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Jobs, Yabucoa & Dagua – Peakers Project Duration*

(Assuming approvals for the LUMA Unit Retirement Checklist, Decommissioning Plan, FEMA, and EPA)



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e. Permit list, permits obtained, estimated timeline for each permit and status of such permit.

Response:

NEPA Permit Status

Permit	Applicable Sites	Status	Submittal Date	Estimated Approval
EHP NEPA Review (Record of Environmental Consideration expected)	All Peaker projects	DSOW submitted 9/18/24. Initial FEMA RFI was responded. Amendment to air emissions was sent to FEMA.	May 2025	25Sep25
Coastal Zone Consistency Certification	Costa Sur	Peakers expected to be covered under FEMA and PRPB's existing blanket Coastal Certification (in effect until 2028)	To be completed by FEMA	TBD *assumed to be covered under FEMA's blanket Coastal Certification*
Biological Resources Endangered Species Act (ESA) Section 7	All Peaker projects	Information submitted with DSOW.	To be completed by FEMA	TBD *no effects assumed*
National Historic Preservation Act Consultation	All Peaker projects	Archaeological reports submitted with DSOW	To be completed by FEMA	TBD



Note: All dates are preliminary estimates and are subject to change

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Federal Permit Status – Yabucoa, Dagua and Jobos

Permit	Applicable Sites	Status	Submittal Date	Estimated Approval
Non-PSD Applicability Determination	All Peaker projects (except Costa Sur)	Application submitted to EPA for Dagua/Yabucoa/Jobos.	Pending amendment to the Non-PSD applicability due to equipment change	TBD
NPDES Construction General Permit (CGP) for Storm Water	All Peaker projects (except Costa Sur)	Will be filed by Contractor	Likely not required due to PR Executive Order	TBD
Determination of No Hazard to Air Navigation (FAA)	All Peaker projects (when applicable)	Information submitted with DSOW.	TBD	TBD



Note: All dates are preliminary estimates and are subject to change

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Local Permit Status – Costa Sur

Permit	Status	Estimated Submittal	Estimated Approval
DNER Rule 141 – Environmental Impact Documentation	Will be filed by Genera upon finishing air emissions modeling.	Submitted July 2025	Q4 2025
PRFC Fire Review	Will be filed by Genera upon receiving final design plans.	Likely no longer required due to PR EO	60 days after submission
Permiso Unico Incidental (PUI)	Will be filed by Contractor	Likely no longer required due to PR EO	30 days after submission
DNER Asbestos/Lead Removal	Will be filed by Contractor	Likely no longer required due to PR EO	30 days after submission
Air Emissions Permit (PFE) for Construction	Will be filed by Genera after receiving Rule 141 approval.	Likely no longer required due to PR EO	Q2 2026
Air Emissions Permit (PFE) for Operation	Will be filed by Genera after receiving PFE for Construction approval and installation of emission sources completed.	Likely no longer required due to PR EO	Q4 2026

Note: All dates are preliminary estimates and are subject to change, based on PSD permit process.

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Local Permit Status – Yabucoa, Dagua and Jobos

Permit	Status	Estimated Submittal	Estimated Approval
DNER Rule 141 – Environmental Impact Documentation	Submitted on Oct. 18, 2024.	18Oct24	All sites have been approved.
PRFC Fire Review *optional*	Will be filed by Genera upon receiving final design plans.	Q4 2025	60 days after submission
Permiso Unico Incidental (PUI)	Will be filed by Contractor	Likely no longer required due to PR EO	30 days after submission
DNER Asbestos/Lead Removal	Will be filed by Contractor	Likely no longer required due to PR EO	30 days after submission
Air Emissions Permit (PFE) for Construction	Will be filed by Genera after receiving Rule 141 approval.	Likely no longer required due to PR EO	Q4 2025
Air Emissions Permit (PFE) for Operation	Will be filed by Genera after receiving PFE for Construction approval and installation of emission sources completed.	Likely no longer required due to PR EO	Q4 2025

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f. Tasks required in preparation for each site where the project shall be installed. Details on any demolition and permits required in PREPA-ration for the installation of the project.

Response:

See responses to questions a through d.

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g. Permit and cost for each site to accommodate the project.

Response:

NEPA Permit Costs

Permit	Applicable Sites	Estimated Cost
EHP/NEPA Review	All Peaker sites	\$150,000 for all sites. Includes EHP Review coordination
Coastal Zone Consistency Certification	San Juan Costa Sur	\$8,000/site
Biological Resources Endangered Species Act (ESA) Section 7	All Peaker projects	\$15,000/site
National Historic Preservation Act Consultation	All Peaker projects	\$15,000/site



Note: All costs are preliminary estimates and are subject to change

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Federal Permit Costs

Permit	Applicable Sites	Estimated Cost
Non-PSD Applicability Determination	Yabucoa, Dagua & Jobos	\$12,000/site
Air Modeling and PSD Application	Costa Sur	\$180,000
NPDES Construction General Permit (CGP) for Storm Water	All Peaker projects	\$21,000/site
Determination of No Hazard to Air Navigation (FAA)	All Peaker projects (when applicable)	Included in DSOW



Note: All costs are preliminary estimates and are subject to change

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Local Permit Costs

Permit	Applicable Sites	Estimated Cost
DNER Rule 141 – Environmental Impact Documentation	All Peaker projects	\$35,000/site
PRFC Fire Review	All Peaker projects	\$3,000/site
Permiso Unico Incidental (PUI)	All Peaker projects	\$25,000/site
DNER Asbestos/Lead Removal	All Peaker projects	\$15,000/site
Air Emissions Permit (PFE) for Construction	All Peaker projects	\$20,000/site
Air Emissions Permit (PFE) for Operation	All Peaker projects	\$10,000/site



Note: All costs are preliminary estimates and are subject to change

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