

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

NEPR

Received:

Jun 15, 2026

7:11 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 biweekly 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 May 2026, 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 May 2026, included herein as Exhibit A; and **deem** Genera in compliance with the July 30 Resolution.

RESPECTFULLY SUBMITTED.

In San Juan, Puerto Rico, this 15th day of June, 2026.

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: **Lcda. Mirelis Valle Cancel**, mvalle@gmlex.net; **Lcda. María Teresa Bustelo-García**, mbustelo@gmlex.net.

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s/Luis R. Román Negrón
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Exhibit A – Monthly Report (May 2026)
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 – May 2026

In the July 30, 2024, Resolution and Order the Puerto Rico Energy Bureau (PREB) ordered Genera to submit monthly 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 response #1(b). A comprehensive overview of the tasks, along with their estimated costs and the amounts consumed to date, is provided in the following charts:

	Budget	Costs Incurred	Remaining
Equipment Purchase	\$ 513,478,819.97	\$ 428,178,364.76	\$ 85,300,455.21
Site Development & Construction			
Project Development		\$ 24,322,382.95	
Permitting		\$ 288,279.68	
Decommissioning & Demolition	\$ 452,996,936.67	\$ 365,400.00	\$ 428,020,874.04
Construction		\$ -	
Commissioning		\$ -	
Interconnection		\$ -	
	\$ 966,475,756.64	\$ 453,154,427.39	\$ 513,321,329.25

Equipment Purchase Budget includes an additional \$51,966,742.25 from obligated V8 Equipment Funding. These funds have been incorporated into the budget to support the procurement of electrical infrastructure components, including switchgears, transformers, and Balance of Plant (BOP) equipment. The additional funding ensures adequate financial resources are available for the acquisition of these essential systems, which are required to support overall plant operations, reliability, and project execution objectives.

Activity	Scope	Costs Incurred
Project Management	Project Development	\$ 3,545,577.80
Design	Project Development	\$ 19,854,386.49
Site Surveys	Project Development	\$ 922,418.66
Permitting	Permitting	\$ 288,279.68
Equipment Purchase	Equipment Purchase	\$ 428,178,364.76
Demolition	Decommissioning and Demolition	\$ 365,400.00
	Total:	\$ 453,154,427.39

Executive Summary

All four Peaker projects advanced during this period: Phase 1 demolition activities were completed at Costa Sur, FEMA environmental approval was obtained, and LUMA issued the Facility Studies for all project sites. The critical path remains the decommissioning of the existing peaker units, which LUMA has conditioned on the prior commissioning of the BESS facilities for two of the four sites (Daguao and Jobos). In addition, the supporting 800 MW of temporary emergency generation remains pending procurement by 3PPO.

Upcoming milestones include the commencement of Phase 2 demolition activities and the receipt of EPC proposals in July 2026, with P3A and FOMB contract approvals targeted for September 2026. Key open items include the Yabucoa decommissioning approval by P3A currently pending before the P3A and the land transfer for this same site pending coordination with LUMA.

Progress Overview by Site:

Costa Sur

- Phase 1 demolition activities have been completed at the site. Phase 2 demolition activities, which comprise the work associated with Change Order No. 1, are ongoing and are projected to be completed by June 2026. The ongoing demolition activities are not anticipated to impact the schedule of subsequent project phases.
- RFP #5069 for the civil and structural works at Costa Sur had to be canceled because it was determined that none of the proposals were in Genera's best interest. Genera subsequently published a new RFP #5228, which incorporates the entire scope of the prior solicitation, combining the civil and structural works with the installation of the units into a single project rather than two separate efforts.
- Genera received the Costa Sur Facility Study from LUMA Energy and is currently reviewing the requirements imposed by LUMA associated with the interconnection scope.
- The Non-PSD applicability request for the Costa Sur site was submitted to the Environmental Protection Agency (EPA) in November 2025 and was received on May 11, 2026.

Jobos, Yabucoa, and Daguao

- The land transfer for the Yabucoa site remains pending, and Genera continues to await LUMA's confirmation of the expected process completion date.
- Genera received the Yabucoa, Jobos, and Daguao Facility Studies from LUMA Energy and is currently evaluating the requirements imposed by LUMA associated with the interconnection scope.
- Genera issued the Engineering, Procurement, and Construction (EPC) RFP for the Jobos, Yabucoa, and Daguao sites on March 13, 2026. The pre-bid process, site visits, and bidder questions and clarifications have been completed. Genera expects to receive proposals in July 2026.

Contract approval from the Puerto Rico Public-Private Partnerships Authority and the Financial Oversight and Management Board for Puerto Rico is targeted for September 2026.

Potential Risks

As in every construction work, unforeseen circumstances may affect schedule performance, including global supply-chain constraints, required approvals from applicable authorities, legal disputes, environmental reviews, decommissioning process, and environmental permits. These factors resulted in unanticipated delays. The following is a list of some of such circumstances that have been confronted or may be experienced throughout the entire process.

Potential Risks	
1. Environmental Assessments and Permits	<ul style="list-style-type: none"> a. Changes in environmental law and environmentally related permits. b. Denial or delays in obtaining necessary environmental permits or approvals. c. Unforeseen environmental contamination requires additional remediation efforts.
2. Regulatory Compliance	<ul style="list-style-type: none"> a. Denial or delay in obtaining necessary permits or approvals (including, but not limited to, those needed from the T&D System Operator such as units decommissioning concurrence) b. Changes in applicable law or regulatory requirements or additional compliance measures imposed by authorities. c. Changes in regulatory interpretation. d. Changes in regulatory enforcement. e. Extended review periods by regulatory agencies.
3. Site Conditions	<ul style="list-style-type: none"> a. Need of additional space for any reason, including project development entailing an acquisition process. b. Unforeseen technical difficulties in dismantling equipment or infrastructure.

Potential Risks	
	<ul style="list-style-type: none"> c. Unanticipated structural issues or site conditions that complicate demolition. d. Unforeseen site conditions, whether subsurface or otherwise concealed. f. Changes in the site conditions due to weather or otherwise.
4. Technical Challenges	<ul style="list-style-type: none"> a. Unforeseen technical difficulties in decommissioning or dismantling equipment or infrastructure. b. Delays due to the unforeseen need for specialized equipment or expertise. c. LUMA may not accept the use of existing interconnection points for the new Peaker units and may require the development and construction of new interconnection points.
5. Weather and Natural Events	<ul style="list-style-type: none"> a. Adverse weather conditions (e.g., rain) impacting demolition activities. b. Natural disasters (e.g., earthquakes, floods) causing delays.
6. Contractor and Resource Availability	<ul style="list-style-type: none"> a. Limited availability or delay in obtaining qualified contractors or specialized personnel for whatever reason. b. Limited availability or delays in delivering necessary equipment, materials, or other supply chain constraints. c. Exceeding capacity limits of approved dumps for disposal of debris. d. Unavailability of labor or subcontractors. e. Proposals received in excess of federal allocated budget f. Global demand increase of generation turbines
7. Health and Safety Concerns	<ul style="list-style-type: none"> a. Unanticipated health and safety risks requiring additional precautions. b. Implementation of HSE measures by a governmental authority for whatever reasons. c. Incidents or accidents on-site necessitating work stoppages or investigations.

Potential Risks	
8. Stakeholder and Community Engagement	<ul style="list-style-type: none"> a. Delays due to the need for additional stakeholder consultations or community engagement. b. Public opposition to the project. c. Interference from environmental, community, or social justice organizations. d. Legal challenge seeking to contest the validity of the RFP, the demolition agreement, permits, or other transaction contemplated in the demolition contract.
9. Change Order Risk / Financial Constraints	<ul style="list-style-type: none"> a. Unexpected cost overruns require additional financial planning and consulting with regulatory agencies to increase budget and funding. b. Change Order risk.
10. Logistical Issues	<ul style="list-style-type: none"> a. Unforeseen changes concerning the transportation permits and the means of transportation of debris. b. Transportation, logistics, or access issues affecting the movement of materials, equipment, and labor. c. 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. d. Coordination challenges with other ongoing projects or site activities.
11. Contractor Delays	<ul style="list-style-type: none"> a. Failure of contractors and their subcontractors to execute tasks within the timeframes established in their contracts or subcontracts (including delivery times.¹). b. Delays caused by the contractor and subcontractor's performance issues.

¹ These could range from, but are not limited to, delays in delivery time, defective or non-conforming equipment, and incomplete documentation. Supply chain issues and customs or import delays also fall under the seller's responsibility. Quality control failures, lack of necessary parts or components, and incorrect specifications can cause significant setbacks. Warranty issues, delays in technical support, and non-compliance with regulatory standards add to the seller's accountability. Packaging and shipping issues, inadequate training or installation support, and intellectual property disputes further complicate project timelines. Additionally, any delays in custom modifications to the equipment requested by the buyer are the seller's responsibility. All other conditions listed in the purchase agreements.

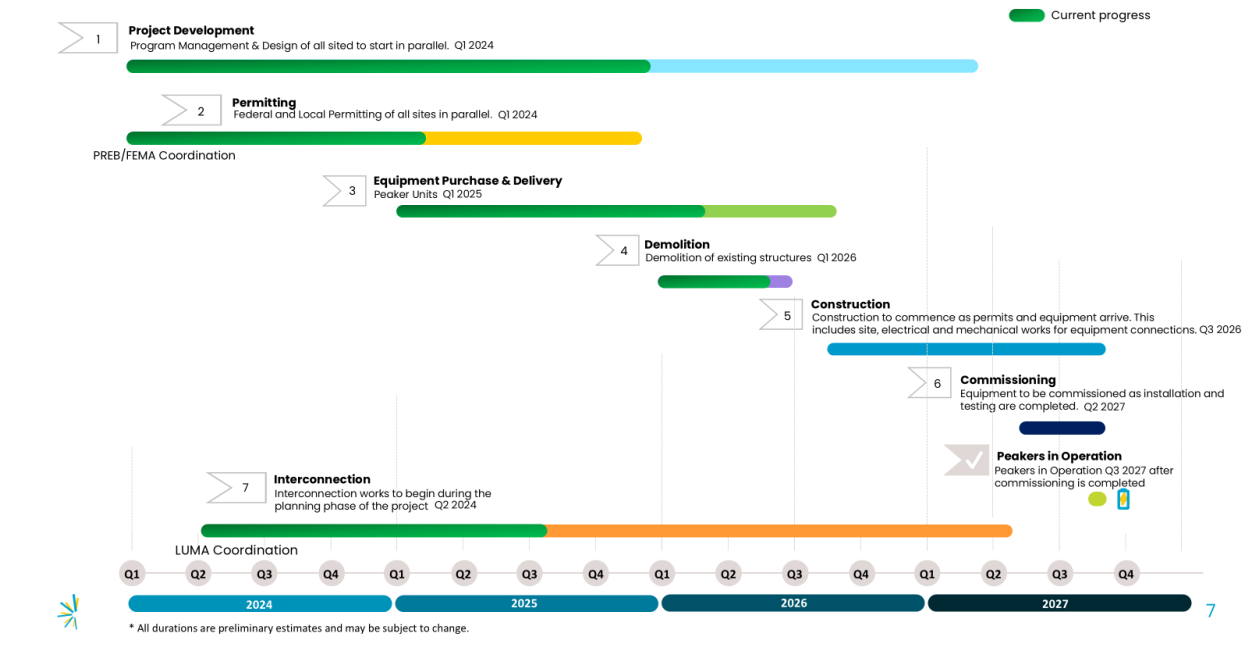
Potential Risks	
12. Labor-Related Issues:	<ul style="list-style-type: none">a. Delays due to labor strikes, work stoppages, or other union-related actions.b. Negotiation challenges with unions affecting the availability of labor or the timeline for project execution.c. Delays due to reduced productivity caused by labor disharmony.

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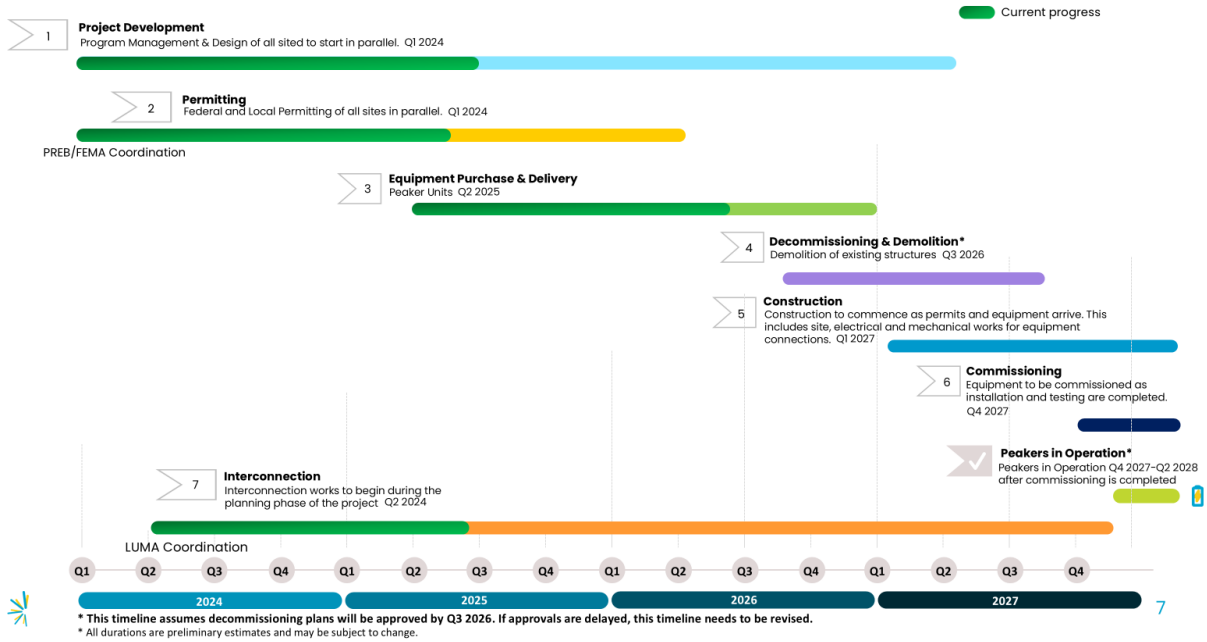
b. The stages of each task, timeline, present status, and estimated time for completion.

Response:

Costa Sur – Peakers Project Timeline



Jobs, Yabucoa & Daguao – Peakers Project Timeline



Key Factors Impacting Schedule:

- 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 has not authorized the decommissioning of all existing peaker units. LUMA opposed Genera's decommissioning plan and requested all MW capacity substitution along with an operational reserve of 810MW in order to concur with the decommissioning request. Genera had anticipated that the 800MW emergency generation project would be implemented but is still pending procurement by 3PPO. The new peaking units cannot be installed without first removing the existing units in Yabucoa, Daguao and Jobos, some of which are currently out of service. Genera received formal conditioned concurrence letter from LUMA regarding the third decommissioning plan on January 26, 2026. However, as part of the conditions, Genera must place the BESS units into service before beginning decommissioning of the existing peaker units. Only Yabucoa unit was authorized by LUMA to be decommissioned. However, P3A hasn't approved the decommissioning yet.
- c. The Non-PSD applicability request for Costa Sur was received on May 11, 2026. Under existing regulatory framework, no new emission source construction work can be started unless EPA's Non-PSD applicability process is completed.
- d. The Impact Study and the Facility Studies for Costa Sur, Yabucoa, Jobos, and Daguao have been received from LUMA in April 2026. Genera is currently evaluating the requirements from LUMA for using existing or new interconnection points, including long-lead items, and is holding meetings with LUMA before the studies are finalized.

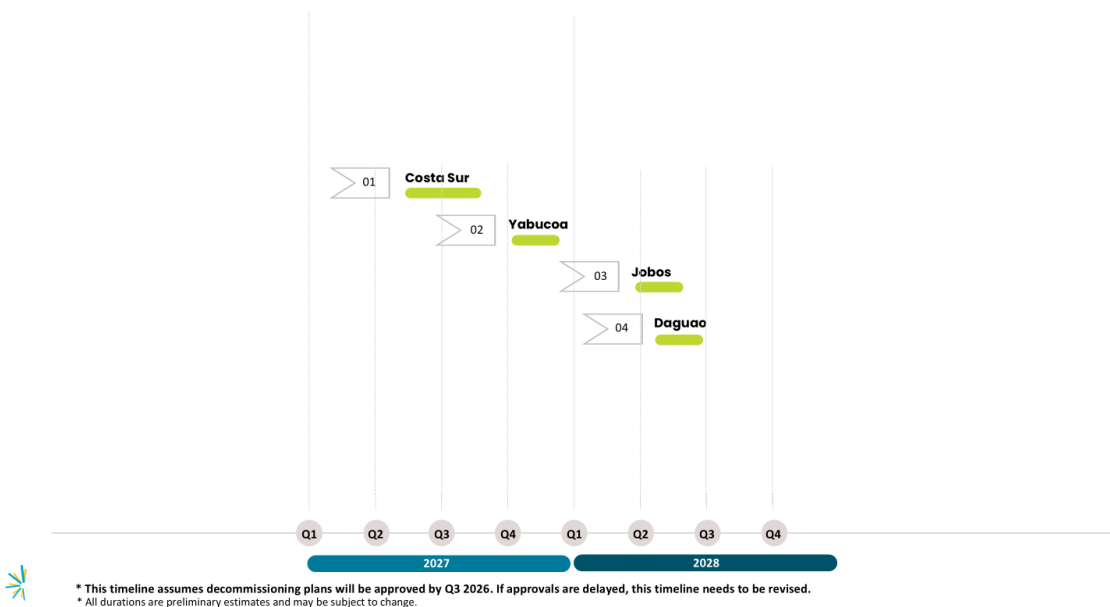
GPR-PREB- NEPRMI20220005 -20240730 #1(c)

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

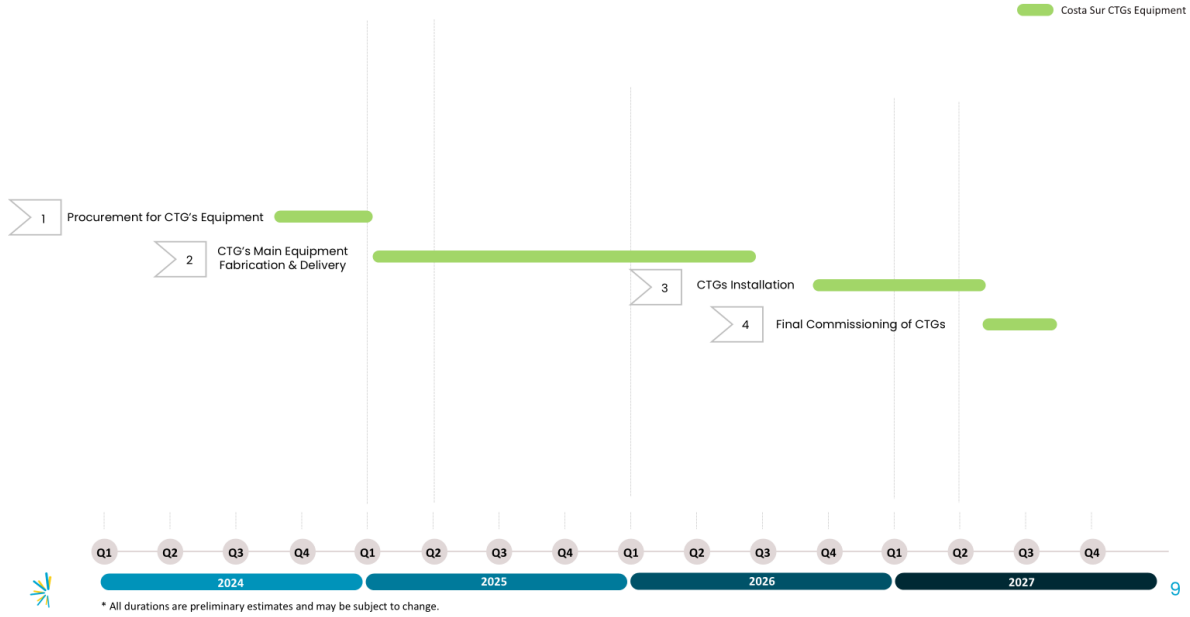
Response:

Consistent with widely recognized construction industry practice, projected schedules are inherently dependent on predecessor activities and regulatory or operational milestones, many of which fall outside the owner’s direct control, and, as such, all projected timelines must be adjusted as necessary to reflect delays arising from these external dependencies.

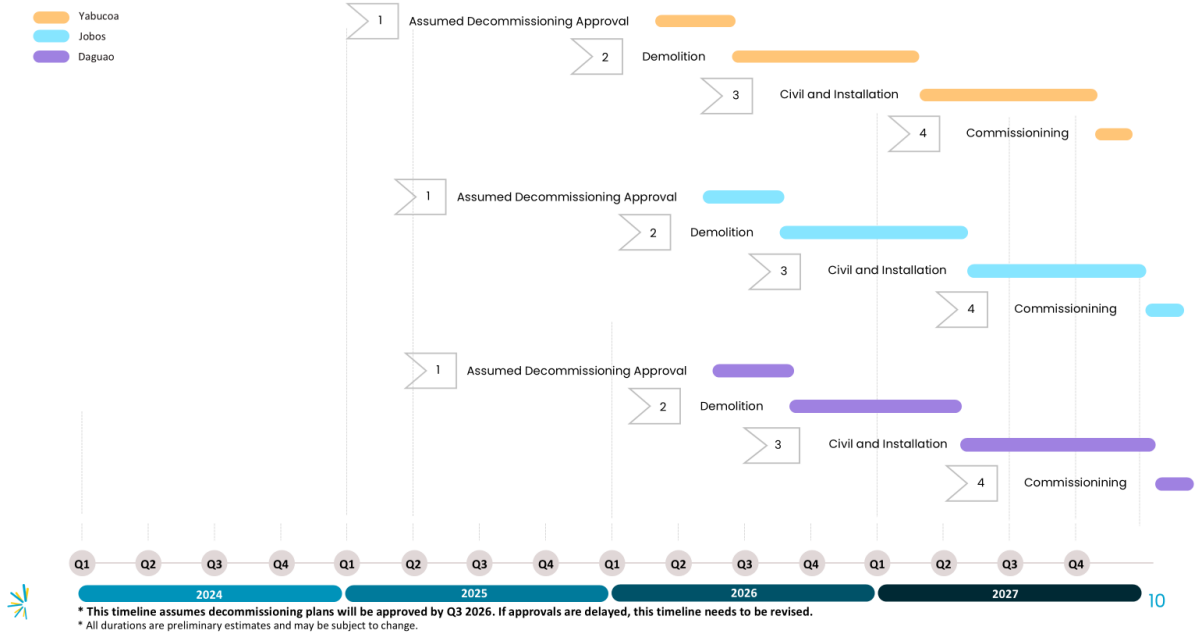
Peakers: Commissioning Timeline



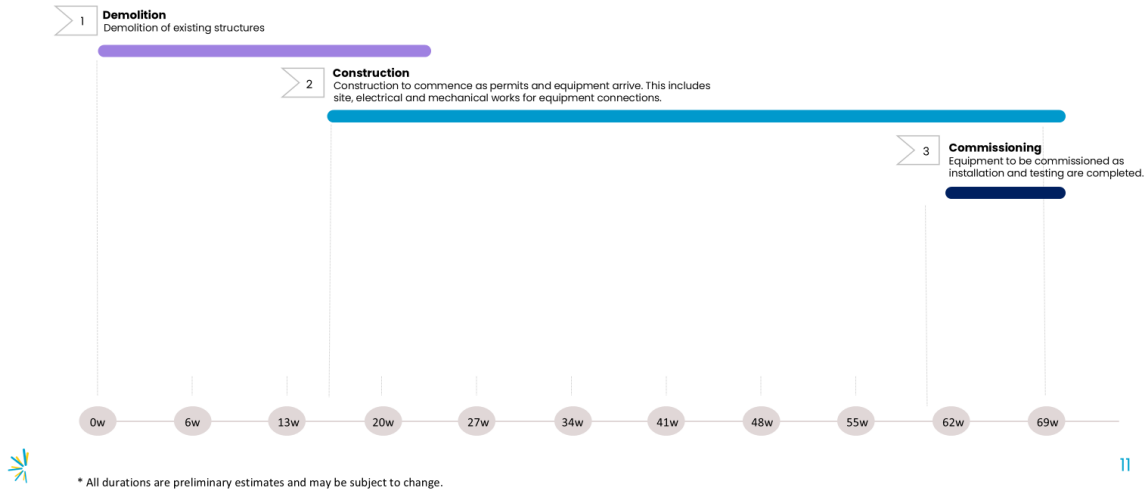
Peakers – Critical Path Timeline: Costa Sur



Peakers – Critical Path Timeline: Jobos, Yabucoa & Daguao

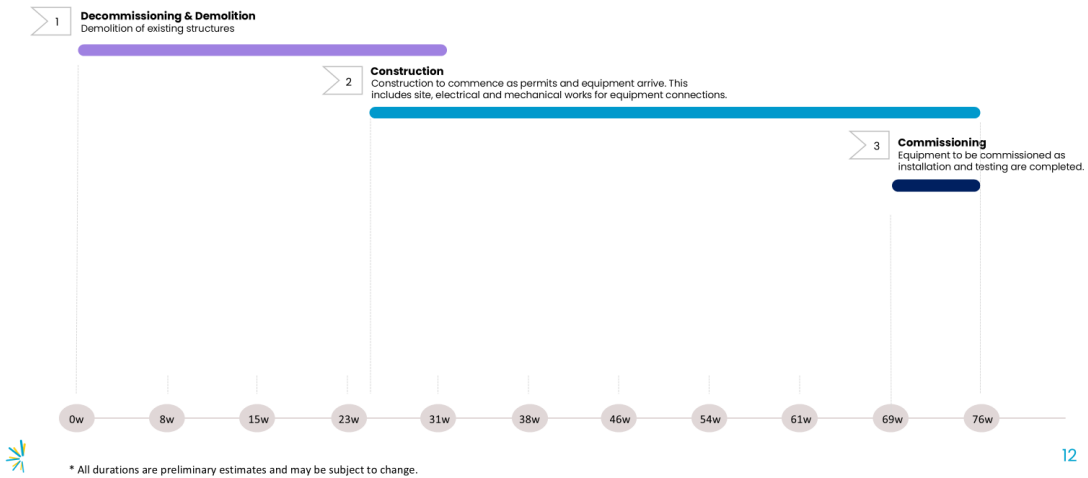


Costa Sur – Peakers Project Duration* (Assuming approvals for the LUMA Unit Retirement Checklist, Decommissioning Plan, FEMA, and EPA)



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Jobs, Yabucoa & Daguao – 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 Status²

Permit	Applicable Sites	Status	Approval
EHP NEPA Review (Record of Environmental Consideration expected)	All Peaker projects	DSOW submitted 09/18/2024.	09/25/2025
Coastal Zone Consistency Certification	Costa Sur	Peakers expected to be covered under FEMA and PRPB's existing blanket Coastal Certification (in effect until 2028)	Covered under FEMA's blanket Coastal Certification.
Biological Resources Endangered Species Act (ESA)	All Peaker projects	Information submitted with DSOW.	09/25/2025
National Historic Preservation Act Consultation	All Peaker projects	Archeological reports submitted with DSOW.	09/25/2025

Federal Permits Status – Yabucoa, Dagua and Jobos³

Permit	Applicable Sites	Status	Submittal Date	Estimated Approval
Non-PSD Applicability Determination	Yabucoa, Dagua and Jobos	Application submitted to EPA for Dagua/Yabucoa/Jobos.	Amended on 11/12/2025. RFI's received on 12/05/2025 and 12/08/2025	Approved in March 2026.
NPDES Construction General Permit (CGP) for Storm Water	Yabucoa, Dagua and Jobos	Will be filed by Contractor, if applicable.	TBD	TBD
Determination of No Hazard to Air Navigation (FAA)	Yabucoa, Dagua and Jobos	Information submitted with DSOWC	TBD	TBD

² All dates are preliminary estimates and are subject to change.

³ All dates are preliminary estimates and are subject to change.

Federal Permits Status – Costa Sur⁴

Permit	Status	Submittal Date	Approval
Non-PSD Applicability Determination	Application submitted to EPA.	11/26/2025	05/11/2026
NPDES Construction General Permit (CGP) for Storm Water	Will be filed by Contractor, if applicable.	TBD	TBD
Determination of No Hazard to Air Navigation (FAA)	Information submitted with DSOWC	TBD	TBD

Local Permits Status – Yabucoa, Daguao and Jobos⁵

Permit	Status	Submittal	Estimated Approval
DNER Rule 141 – Environmental Impact Document Documentation	Submitted on Oct. 18, 2024.	10/18/2024	All sites have been approved.
PRCF Fire Review (<i>optional</i>)	Genera will file upon receiving final design plans.	2026	60 days after submission
Permiso Unico Incidental (PUI)	Contractor will file.	TBD	30 days after submission
DNER Asbestos/Lead Removal	Contractor will file.	TBD	30 days after submission
Air Emissions Permit (PFE) for Construction	Genera will file during July 2026	July 2026	Q4 2026
Air Emissions Permit (PFE) for Operation	Genera will file after receiving PFE for Construction approval and completing installation of emission sources.	TBD	Q4 2026

⁴ All dates are preliminary estimates and are subject to change.

⁵ All dates are preliminary estimates and are subject to change.

Local Permits Status – Costa Sur ⁶

Permit	Status	Estimated Submittal Date	Estimated Approval
DNER Rule 141 – Environmental Impact Documentation	Approved	July 2025	10/16/2025
PRCF Fire Review	Genera will file upon receiving final design plans.	TBD	60 days after submission
Permiso Unico Incidental (PUI)	Contractor will file.	April 2026	30 days after submission
DNER Asbestos/Lead Removal	Submitted on February 9, 2026	02/09/2026	30 days after submission
Air Emissions Permit (PFE) for Construction	Genera will file during July 2026	July 2026	Q4 2026
Air Emissions Permit (PFE) for Operation	Genera will file after receiving PFE for Construction approval and completing installation of emission sources.	TBD	Q4 2026

⁶ All dates are preliminary estimates and are subject to change.

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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 preparation 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 Costs⁷

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

Federal Permit Costs⁸

Permit	Applicable Sites	Estimated Cost
Non-PSD Applicability Determination	Yabucoa, Daguao & 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

Local Permit Costs⁹

Permit	Applicable Sites	Estimated Cost
DNER Rule 141 – Environmental Impact Documentation	All Peaker projects	\$35,000/site
PRCF 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

⁷ All costs are preliminary estimates and are subject to change.

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