



Periodic Update #6

April 25, 2023

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I. Overview

In accordance with Section 4.2(i) *Periodic Reports* of the Operation and Maintenance Agreement (OMA), Genera PR LLC (Genera) hereby submits to the Puerto Rico Public-Private Partnership Authority (P3A) the Periodic Report #6 which includes updates on the Mobilization Plan, completed obligation and provides updates on the Handover Checklist per Section 4.2(b) *Handover Checklist* of the OMA. Information regarding the Handover Checklist and Media Communications is in the appendices.

II. Executive Summary

The Periodic Report #6 for April 25, 2023, includes Genera's progress through the mobilization phase. Genera has kept engaging the media and all the Genera transition team functional areas continue to engage their respective counterparts in PREPA, LUMA Energy LLC (LUMA), Central Office for Recovery, Reconstruction and Resiliency (COR3) & P3A.

III. Commercial Report

Completed Mobilization Period OMA Obligations

This section shows the OMA obligations completed in the past two weeks only. All previous weeks' completed OMA obligations have been removed to minimize the length of the report.

Section	Description	Responsible Party	Status
4.2 (p)	Procurement Manual	Genera PR LLC (Operator)	Initial Submission Completed
4.2 (n)	Safety and Hazardous Materials Procedures Manual	Genera PR LLC (Operator)	Initial Submission Completed
4.2 (m)	O&M Procedures	Genera PR LLC (Operator)	Initial Submission Completed

IV. Mobilization Process Update

Personnel and Training

- Genera has extended 802 offers to existing PREPA employees across all the plants and corporate. Employees have 30 days to respond. At the time this report was written, 510 counter proposals had been received and 220 have been responded to with the balance currently being reviewed. 106 acceptances and 1 non-acceptance have also been received with the balance having no response.
- Genera has started posting positions for external recruitment to the Genera website.
- Personnel assessments of critical positions have been completed.

Stakeholder Engagement

- Genera has made presentations to PR Chamber of Commerce and participated in the Energy panel at the National Hispanic Caucus of State Legislators/Spring Meeting.
- Genera has met with leaders in the Senate as well as Mayors.
- Genera is participating in weekly meetings with PR Power Stabilization Task Force/FEMA.

Information Technology

- Application Separation RFP responses are in the process of being reviewed. Initial evaluation led to two vendors being short-listed for additional review.
- IT and Operations defined CMMS use cases and business requirements. Plan to implement and increase functionality of existing systems is in progress. Focus on limiting unnecessary cost exposure and implementing system best fit for Generation' needs.
- Day 1 "Commencement Script" Draft was developed and is being refined. This will be shared with LUMA & PREPA during the next reporting window for feedback and collaboration.
- Genera is in the process of developing its own web-based content for display of ongoing generation sites public information.
- Genera IT/OT began site visits for assessments and documentation of existing physical infrastructure at generation facilities to prepare separation and cyber security strategy for post-commencement and segregation.
 - Sites reviewed:
 - Palo Seco, San Juan, Aguirre, Costa Sur, Cambalache, Mayagüez
 - Documentation drafted:
 - Palo Seco, San Juan, Aguirre, Costa Sur, Cambalache, Mayagüez

Genera received initial proposals for the video-conferencing systems at its main facilities and generation sites to enhance communications and training abilities in pursuit of additional efficiencies. Genera selected ADP as its partner for Payroll and HR processing platform for commencement date.

Inventory

- Revising approach and modified schedules while adding resources to ensure accuracy in the counts and conditions.
- Through the review process, Genera has started classifying the spare parts and is working to review and assign parts accordingly.

Finance, Procurement & Accounting

- Submission of FY2024 GenCo budget to PREPA and P3.
 - Reviewing update of labor costs for on-going job offers.
- Focus on initiatives to build team resources:
 - Posted JD's for: Controller, Director, FP&A, Director, Treasury and Project Controls roles.
 - Meet and greet potential candidates.
- Finalizing documentation for internal review of Genera back-office operating model from commencement – TSA transition, focusing on:
 - Cash management, reconciliation, and reporting
 - Integration with asset suite and management of PO's
 - P&L separation by cost center for budget to actual reporting
 - Update to Oracle "canned reports" to be able to properly report on the component pieces.
 - User access/profile security
- Internal discussions with support teams to establish operating model for transactions post commencement (i.e., technical accounting, tax, procurement).
- Focusing on cash flow/mvmt for various transactions to develop Day 1 desktop procedures.
- Gathering master data requirements for Genera and GenCo systems for integration with our third-party payroll service provider
- On-going discussions with LUMA and Ankura for post shared-services environment
 - Provided the process mapping that we developed for as-is processes to Ankura to reduce double work amongst teams.

Environmental Permitting/ Safety Programs

- Genera has completed and submitted to the P3A for formal review, the Worker Health & Safety and Hazardous Materials Management Manual. This manual outlines the structured approach to compliance management and provided the minimum standards by which Genera will operate as it relates the various elements of worker health and safety as well as hazardous materials management.
- Progress continues on the Legacy Generation Emergency Response Plan. A working draft of the plan has been submitted for comment as well as a session held to discuss feedback.
- All permits and plans which have been provided to Genera from PREPA have been reviewed and current compliance status assessed. Outcomes from these reviews will be transitioned into the compliance action management calendar which has been under development for several weeks. The calendar will provide an automated means of driving compliance and timely reporting. Permits which have been reviewed are also being deconstructed into compliance actions, which will also be uploaded into the calendar.
- Site visits have been held across the generating facilities wherein environmental conditions noted in the baseline environmental studies have been validated and further investigated. Additional observations were able to be made to help shape priorities of actions associated with the findings during the visits.



V. Expenditures Update

Note to report: Genera recognizes the requirements to report on mobilization budget analysis as outlined in Appendix IX Section V(B)(3) Accounting and Reporting and will provide monthly reports as required. Below is the budget and analysis to date.

Genera - Mobilization Phase | Weekly Finance Summary

ID #	Budget Category	Budget		Paid to Date		Remaining (Unpaid)	
		Orig Budget	Forecast	Actual Paid	%	Committed (via PO)	Uncomm. (no PO)
100	Communications	250,000	249,740	–	0.0%	216,975	32,765
200	Facilities	200,000	200,000	–	0.0%	29,265	170,735
300	Finance	360,000	360,000	48,636	13.5%	527,364	(216,000)
400	HSSEQ	790,000	822,537	–	0.0%	639,548	182,989
500	Human Resources	1,420,000	1,580,254	11,009	0.7%	66,924	1,502,321
600	Insurance	50,000	45,000	–	0.0%	–	45,000
700	IT	900,000	838,000	–	0.0%	535,193	302,807
800	Legal & Compliance	3,600,000	3,600,000	–	0.0%	192,021	3,407,979
900	Power	6,100,000	6,521,727	734,366	11.3%	5,787,361	–
1000	Procurement	530,000	521,080	–	0.0%	400,000	121,080
1100	T&E	300,000	261,661	–	0.0%	–	261,661
1200	Project Management Fees	500,000	0	–	0.0%	–	0
Total		15,000,000	15,000,000	794,011	5.3%	8,394,652	5,811,337



VI. Submissions Update

Transmittals – April 11, 2023, to April 25, 2023

Name	Description	Sending Org.	Receiving Org.	Genera Dept.	Created
GENERA-P3A-00011	Response to P3A Spares Inquiry	Genera	P3A	PM	4/10/2023
P3A-GENERA-00007	Email re FW: Genera PR Letter to P3A/PREB re. Section 4.2 (j) of the OMA	P3A	Genera	PM	4/10/2023
P3A-GENERA-00008	Email: Requested Pending Supporting Documentation	P3A	Genera	PM	4/10/2023
GENERA-PREPA-P3A-00003	Genera SUT Exemption Certificate	Genera	PREPA/P3A	PM	4/11/2023
GENERA-P3A-00012	Response Regarding PREPA Proposed FY24 Allocation and GenCo Budget	Genera	P3A	PM	4/17/2023
GENERA-PREPA-P3A-00004	General Request for Information #6	Genera	PREPA/P3A	PM	4/17/2023
P3A-GENERA-00009	Response regarding FY2024 Proposed GenCo Budget	P3A	Genera	PM	4/18/2023
PREPA-Genera-00004	PREPA’s Response to Genera PR’s Letter Related to Proposed FY24 Allocation and GenCo Budget	PREPA	Genera	PM	4/18/2023
GENERA-P3A-00013	O&M Procedures Submission	P3A	Genera	PM	4/24/2023
GENERA-P3A-00014	Procurement Manual Submission	P3A	Genera	PM	4/24/2023
GENERA-P3A-00015	Safety and Hazardous Materials Procedure Manual Submission	P3A	Genera	PM	4/24/2023



VII. Areas of Concern / Items of Interest

Genera recognizes the requirements to advise on items of interest and potential areas for concern as outlined in Section 4.2(i) Periodic Reports. There are no particular areas of concern for this report.

Appendixes

A. Mobilization Stakeholder Engagement

	Mobilization Stakeholder Engagement	In Contact	Initial Briefing	Regular Dialogue	Notes
1	Federal Agencies				
2	FEMA	Yes	Yes	Yes	Multiple Meetings
3	DOE	Yes	Yes	Yes	Met with DOE Secretary, engaging in PR100
4	US Army Corps	Yes	Yes	Yes	Multiple Meetings
5	EPA	Yes	Yes	No	Meeting with PR Director
6	White House	Yes	No	No	
7	FBI	No	No	No	Meeting to be scheduled
8	Homeland Security	No	No	No	Meeting to be scheduled
9	OSHA	No	No	No	
10	DOJ	No	No	No	
11	FOMB	Yes	Yes	Yes	Meeting to be scheduled with Executive Director
12	Puerto Rico Agencies / Energy Stakeholders				
13	P3A	Yes	Yes	Yes	Weekly Coordination Meetings
14	Governor Pedro Pierluisi	Yes	Yes	No	Meeting/Briefing on progress
15	Governor's Chief of Staff	Yes	Yes	Yes	Meetings/Briefings on progress
16	Governor's Energy Affairs Office Director	Yes	Yes	Yes	Meetings/Briefings on progress
17	PR Ports Authority	Yes	Yes	Yes	Meeting/Briefing
18	PREPA	Yes	Yes	Yes	Daily Meetings, Bi-Weekly Coordination Meetings
19	LUMA	Yes	Yes	Yes	Daily Meetings, Weekly Coordination Meetings
20	AAFAF	Yes	Yes	Yes	Regular Meetings
21	COR3	Yes	Yes	Yes	Weekly Meetings
22	PREB	Yes	No	No	Outreach Began, Scheduling Meetings
23	PUBLIC SECURITY UMBRELLA COMMISSIONER	Yes	No	No	Meeting to be scheduled
24	PR Police Department	No	No	No	Meeting to be scheduled
25	AEMED (PR EMERGENCY MANAGEMENT AGENCY)	No	No	No	Meeting to be scheduled
26	PRDRNA	No	No	No	Meeting to be scheduled
27	US Congress				
28	House Committee on Natural Resources	Yes	No	No	Reached out, haven't scheduled meetings yet
29	PRAFAA	Yes	No	No	Reached out, in process to schedule in person meeting
30	Senate Committee for Energy a& Natural Resources	Yes	Yes	No	Met with individual Senators, not committee staff
31	Rep. Jennifer González Colón	Yes	No	Yes	Scheduling first briefing
32	PR Legislature				
33	President of the House	Yes	No	No	Scheduling Plants tour starting May
34	President of the Senate	Yes	Yes	No	Meeting with President of the Senate/Pending 2nd. Meeting and visit to Palo Seco
35	House Majority Leader	Yes	No	No	Initial conversations
36	Senate Majority Leader	Yes	Yes	No	Meeting/briefing with Sen. Javier Aponte Dalmau
37	House Minority Leader	Yes	No	No	Initial conversations
38	Chair of Labor Committee-House	Yes	Yes	No	Ask to be updated after offer letters process to plant employees
39	Chair of Preparation, Reconstruction and Reorganization Committee-House	Yes	Yes	No	Meeting/briefing with Rep. Luis Ortiz
40	Senate Minority Leader	Yes	Yes	No	Meeting/briefing with Sen. Thomas Rivera Schatz
41	Senate Energy Commission	Yes	No	No	Initial contact
42	House Energy Commission	Yes	Yes	Yes	Public Hearing 2/9; Responded to multiple RFI's
43	House Joint Commission Public Private Alliances	Yes	Yes	Yes	Scheduling first briefing and plant tours

Mobilization Stakeholder Engagement		In Contact	Initial Briefing	Regular Dialogue	Notes
44	Puerto Rico Municipalities				
45	Association of Mayors	Yes	No	No	Scheduling first briefing
46	Federation of Mayors	Yes	No	No	Scheduled meeting-April 17
47	Mayor of Salinas	Yes	Yes	No	Scheduling 2nd Meeting with Ops team on Aguirre
48	Mayor of Naguabo	Yes	Yes	No	Meeting and briefing
49	Mayor of Vega Alta	Yes	Yes	No	Agreed on keeping constant communication on plant operation
50	Mayor of Toa Baja	Yes	Yes	No	Agreed on keeping constant communication on Palo Seco and will address issue of plant water pumps
51	Mayor of Loiza	Yes	Yes	No	Meeting and briefing
52	Mayor of San Juan	Yes	Yes	Yes	Meeting and briefing
53	Private Sector Organizations and Universities				
54	PR Manufacturers Association	Yes	Yes	Yes	Official Genera Presentation
55	PR Pharmaceutical Industry Association (PIA)	Yes	No	No	Scheduled presentation on April 27
56	PR Colegio de Ingenieros y Agrimensores	No	No	No	
57	PR Colegio de Contadores Publicos Autorizados	Yes	No	No	
58	PR Colegio de Peritos Electricistas	No	No	No	
59	PR Telecommunications Alliance	Yes	No	No	Presentation to be scheduled
60	PR Chamber of Commerce	Yes	Yes	Yes	Official Genera Presentation
61	PR Navieros Association	Yes	Yes	No	Official Genera Presentation
62	PR Retailers Association	Yes	Yes	No	Official Genera Presentation
63	PR Bankers Association	Yes	No	No	Initial contact and scheduling presentation to the board
64	PR Hotels & Tourism Association	Yes	Yes	No	Official Genera Presentation
65	Colegio de Ingenieros y Agrimesores	Yes	No	No	
66	PR Automobile Industry Association	Yes	No	No	
67	PR Hospital Association	Yes	No	No	
68	PR Farm Bureau	Yes	No	No	
69	PR Construction Materials Association	Yes	Yes	No	Official Genera Presentation
70	Justicia Energetica	Yes	Yes	No	Official Genera Presentation
71	PR Restaurants Association	Yes	Yes	Yes	Official Genera Presentation
72	Made in PR Association	Yes	No	No	Initial team contact at their montly event
73	PR Small Business Association	Yes	No	No	
74	PR Builders Association	Yes	No	No	Participation in Energy Panel on March 28, Scheduled presentation to the board on May 3
75	Associated General Contractors (AGC) PR Chapter	Yes	Yes	No	Meeting and briefing with President and Executive Committee
76	PR Food Wholesalers and Supermakets Association	Yes	No	No	
77	PR Coalition for Food Security	Yes	No	No	
78	SESA Solar & Energy Storage Association	Yes	No	No	
79	National Hispanic Caucus of State Legislators (NHCSL)	Yes	No	No	Scheduled energy panel for spring meeting April 22
80	PR Energy System Recovery & Resilience Advisory Group	Yes	No	No	
81	South East & Caribbean Disaster Resilience Partnership	Yes	No	No	
82	BEOC (PR Business Emergency Operations Center	Yes	No	No	Attended FEMA/BEOC Energy & Fuel Sector Meeting
83	University of PR (Mayaguez Engineering School)	Yes	No	No	
84	Ana G. Mendez University (Engineering School)	No	No	No	
85	Politechnical Universty (Engineering School)	Yes	Yes	No	Working on MOU for engineering students practice
86	Invest PR	Yes	Yes	No	Official Genera Presentation



B. Handover Checklist Update

SITE: General Compliance (all sites)

PRELIMINARY CHECKLIST ITEM	Required for O&M Services? (Y / N)	Start Date	Due Date	Progress (% Complete)	Completed? (Y / N)	Amt Spent (US\$)	Status Notes
1 People Management (Applicable to Critical Positions Only)							
Staffing completed	N	2/13/2023	5/30/2023	60%	N		Following the completion of interviews and skills assessments, 802 offers were made to existing PREPA employees across all the plants and corporate. Employees have 30 days to respond. 510 counter proposals have been received and are currently being reviewed. 106 acceptances and 1 non-acceptance have also be received with the balance having no response. Additionally, Genera has started posting positions for external recruitment to the Genera website.
Orientation to Genera PR completed (incl training on role & responsibility)	Y		5/30/2023		N		Will commence after offer accepted
Skill Assessment Completed	Y		4/24/2023	100%	Y		All technical assessments of leagcy staff completed, with focus on the Critical Positions
Training and Development Plan created	Y	2/15/2023	5/24/2023	50%	N		Training plans under development, ESP3 accounts for employee self assesment, and training program deplyment.
Training commenced (progam in place)	Y	5/24/2023			N		Program will be implemented after Training and Development plan is created and approved.
All new personnel have completed applicable training program	Y	6/24/2023			N		Prerequisite items to be addressed first
8 Procedures							
New Procedures created (if applicable)	Y		4/24/2023		N		Initial set of O&M standards and procedures submitted on 4/24/2023 for formal review by P3A.
All new personnel have completed applicable training program	Y	2/1/2023	6/24/2023	15%	N		To be commenced once training program is approved and implemented
11 Contracts							
Review of applicable contracts	N	2/15/2023	6/30/2023	25%	N		Currently reviewing LTSA contracts with the aim of aligning on post-service commencement utilization.
Determinations of contracts - Retention of existing contracts - New contracts entered	N	2/15/2023	6/30/2023	15%	N		Taking place in parallel with the review where possible
Contractor partners in place to support O&M needs	Y		6/30/2023		N		

PRELIMINARY CHECKLIST ITEM	Required for O&M Services? (Y / N)	Start Date	Due Date	Progress (% Complete)	Completed? (Y / N)	Amt Spent (US\$)	Status Notes
15 Project and Workload Management							
16 Work Management System implemented	Y		6/30/2023		N		Work relating to this section of the handover checklist will commence at a later date after prerequisite work is completed (hiring of positions, finalization of procedures)
17 Project teams in place with training items 4+ weeks out	N		6/30/2023		N		
18 Work plans for first 4 weeks identified	Y		6/30/2023		N		
19 Introductory meeting with Plant Technical Services lead and the Pod Manager supporting the specific plant	Y		5/30/2023		N		
20 Plant Manager and Pod Manager agreed on formed project teams	Y		5/30/2023		N		
21 HSSE and Regulatory Compliance							
22 Permit and current status of compliance reviewed with PREPA functional area leads (with HSSE Support)	Y	2/8/2023	4/30/2023	100%	Y		All permits have been reviewed. There are some minor gaps which will require further investigation and review, however, based on what has been provided, the review is materially complete. A report to back up the status is under development
23 Risk assessments reviewed with PREPA functional area leads and updated where necessary	Y	2/22/2023	5/19/2023	25%	N		Working sessions with PREPA continue. Site visits held over the last two weeks to allow for further assessment and context.
24 Safety and HazMat Manual implemented and trained on	Y	2/8/2023	6/24/2023	90%	N		H&S and Haz Mat Manual has been submitted for formal review by P3A. Once review is completed and any feedback addressed, will commence training.
25 Permits reviewed and deconstructed with HSSE support	Y	2/8/2023	6/1/2023	60%	N		Review and deconstruction continues. There are gaps noted around a portion of the permit list provided which Genera is actively following up on. All Title V/PSD air permits and NPDES water permits have been fully assessed and deconstructed.
26 Authorized Operator/Signatory changed to Genera PR on applicable permits	N	2/23/2023	5/5/2023	70%	N		Genera has commenced engagement with EPA around the Consent Decree. Genera is working with PREPA to commence the process of sending out notifications to issuing agencies. There will be no transfer of permits but rather notification appointing Genera as the operator of record and authorized reporter/signatory to the permit for compliance matters.
27 For sites under jurisdiction of the Consent Decree, EPA has authorized Genera as Operator	Y	2/7/2023	5/19/2023	10%	N		Genera held initial meeting with EPA to socialize our team, strategy, and discuss priorities. Working with PREPA to appoint Genera as the Operator of Record.



PRELIMINARY CHECKLIST ITEM	Required for O&M Services? (Y / N)	Start Date	Due Date	Progress (% Complete)	Completed? (Y / N)	Amt Spent (US\$)	Status Notes
IT							
28 Transition of FCC licenses							
29	Y		5/19/2023	90%	N		Genera has completed the FCC registration process and FRN has been granted. Genera has linked accounts with PREPA to allow for full utilization. License association is currently in progress.
30	Y		5/31/2023	35%	N		Established process for access requirements & DOA for Core Systems (ERP & EAM). Detailed plan pending confirmation of organizational structure and requisite system access. Meetings to review initial access requirements are being scheduled with PREPA & LUMA for alignment.
LUMA Coordination							
31							
32	Y		4/30/2023		N		Work relating to this section of the handover checklist will commence at a later date after prerequisite work is completed
33	Y		5/1/2023	20%	N		
34	Y		4/30/2023		N		
Fuel Management							
35							
36	Y		5/31/2023		N		Inventories to be verified at a later date
37	Y		5/31/2023		N		Delivery schedule will be verified at a later date
Spare Parts							
38							
39	Y		6/30/2023		N		Revising approach and modified schedules while adding resources to ensure accuracy in the counts and conditions
40	Y		6/30/2023		N		Through review process, Genera has started classifying the spare parts and are working to review and assign parts accordingly
41	Y		5/31/2023	50%	Y		P3A has provided feedback to Genera requesting additional detail and effort. Currently addressing the noted comments and reworking the
Relations and Communications							
42							
43	Y		6/30/2023		N		Strategy is under internal review.
Finalization							
44							
45	Y		6/30/2023		N		This line item will only be available for completion once all other required line items of this checklist are complete