From: Phan, Johnny

**Downtown West Project** To:

Subject: FW: Draft DW Electric Service Work Plan Date: Tuesday, October 6, 2020 10:06:57 AM

Attachments: Draft Work Plan Presentation - City Electric Service for the Downtown West Project.pptx

From: Phan, Johnny

Sent: Friday, April 17, 2020 8:27 AM

To: Miller, J. Gregg <gmiller@coblentzlaw.com> Subject: Draft DW Electric Service Work Plan

Hi Gregg – Attached is a draft work plan for the District Utility team - Cindy Muller, Paul Dunne, and Andrew Breyer.

Thanks. Johnny

#### Johnny V. Phan

**Senior Deputy City Attorney** Office of the City Attorney City of San Jose 200 East Santa Clara Street San Jose, CA 95113-1905 Main Ph: (408) 535-1900 Direct No.: (408) 535-1981

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# City Electric Service for the DW Project

# **Contemplates:**

- ✓ High-Level Schedule of Work Plan Items & Milestones through Project Approval
- ✓ Work Plan Item Analysis
  - List of Tasks
  - Considerations, questions and issues

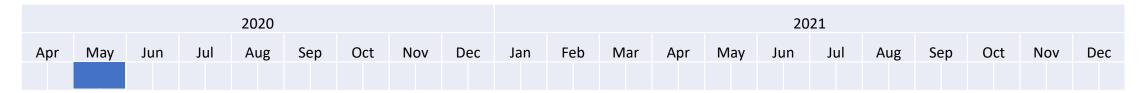
# Currently excludes work plan items, milestones and analysis for:

- ✓ The engineering and construction of Google/City Electric Infrastructure
- ✓ The practical establishment of a City-owned and operated electric utility

# **City Electric Service for Downtown West Mixed-Use Project**

Work Plan Items & Milestones		2020									2021										
	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	
PG&E System Studies, Agreements & Projects																					
Submit Interconnection Application																					
Complete System Impact Study																					
Complete Facilities Study																					
Negotiate Interconnection Agreement																					
File Interconnection Agreement with FERC																					
Commence PG&E Facilities Engineering Process								Î													
											Construction of PG&E facilities June 2023-June 2025 Construction of Google/City substation in 2024-25										
Electric Service Analysis, Agreements & Approvals											Co	nstruci 	1011 01	Google	/City S	ubstat 	ion in 2	2024-2	5		
Develop "Framework" for City-Provided Electric Service																					
Perform Electric Service Business Analysis																					
Council Approval of I.A. & City Service Recommendations								<b>♦</b>													
Negotiate Infrastructure & Service Agreements																					
Council Approval of Infrastructure & Service Agreements			`							Aligne	d with	DA Re	ading								

# Submit Interconnection Application

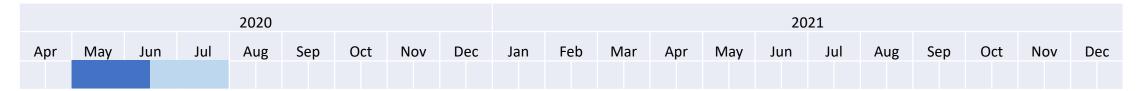


#### **Tasks**

- Obtain load projections
- Confirm interconnection & substation location/configuration
- Prepare application

- Basis of load projections? Time horizon? construction load to be served from new substation? other?
- Is there additional information from PG&E regarding Google's application that would be helpful?

# Complete System Impact Study

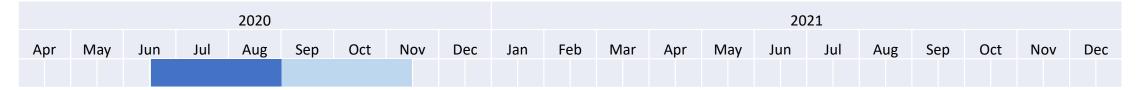


#### **Tasks**

- Prepare for potential questions & concerns raised by PG&E, e.g. precedent, design variations, etc.
- Establish a coordinated approach for engaging PG&E
- If needed, negotiate/execute SIS agreement with PG&E

- To what extent is the SIS performed for Google's application applicable to CSJ's? This is a factor in the timeline and cost.
- Responsibility and mechanism to fund new SIS, if needed
- What are the specific fallback options should PG&E not support?

# Complete Facilities Study

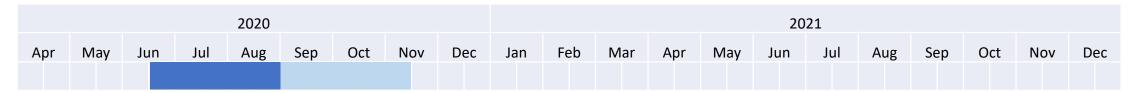


#### **Tasks**

- Full review of SIS
- Adjust application if warranted
- Negotiate/execute FS agreement

- Earlier completion contingent upon minimal scope of SIS
- Council approval of FS not contemplated in schedule based on expected cost range of study
- Responsibility and mechanism to fund new SIS, if needed

# Negotiate Interconnection Agreement

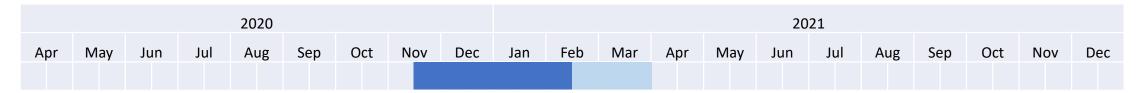


#### **Tasks**

- Full review of FS
- Negotiate IA

- Schedule and terms depend on timeframe for completion and results of FS, respectively
- To be negotiated with subsequent approval by Council; option for prior Council approval to negotiate and execute is an option
- Council action coordinated with Service Analysis/Business Plan completion & Council action

# File Interconnection Agreement with FERC



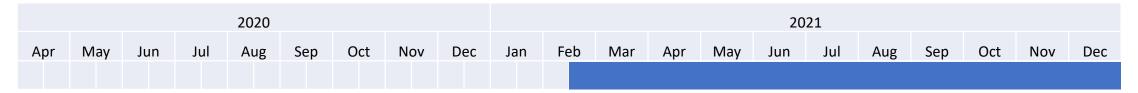
### **Tasks**

Prepare filing

# **Considerations, Questions & Issues**

• Timeline dependent on "uncontested" filing

# Commence PG&E Facilities Engineering Process

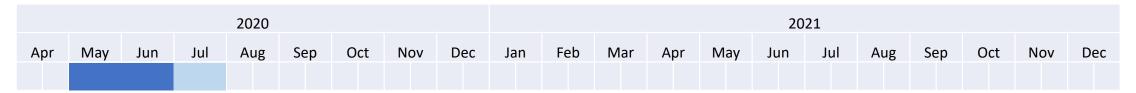


#### **Tasks**

- Negotiate/execute Engineering Agreement (up to six months)
- Construction of PG&E facilities 6/23-6/25 (Google)

- Negotiation of an Engineering Agreement could be done in parallel with IA and FERC filing
- Is this a CSJ or Google agreement?
- Council approval?
- Separate process and arrangements for City/Google facilities
- Substation construction 2024-25

# Develop "Framework" for City-Provided Electric Service

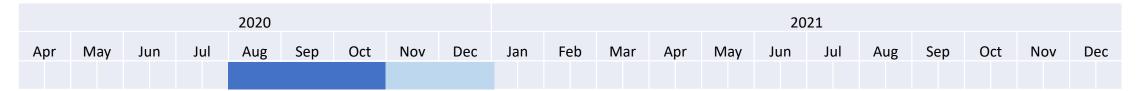


#### **Tasks**

- Identify framework elements for developing DW microgrid and establishing City service
- Discuss and reach agreement on elements (e.g. guiding language, "heads of terms", schedule for development) and content
- Prepare for Council action

- Framework to include:
  - vision, objectives, principles, etc.
  - Head of terms to address performance requirements & obligations (e.g. system design, engineering & construction; land and facility ownership, control & access; microgrid design and functionality; power supply; service delivery/rates; operations, etc.)
  - Mechanisms & schedule for establishing terms

# Perform Electric Service Business Case Analysis

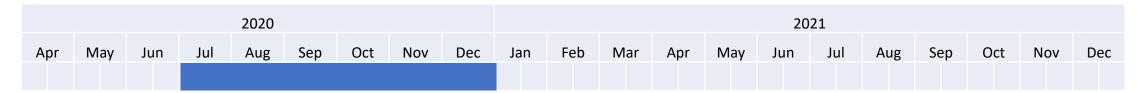


#### **Tasks**

- Secure consulting services to perform
- Perform key stakeholder outreach
- Prepare for November or December Council action with Recommendation on IA & he establishment of a City-owned and operated electric system

- Interdependence with several pending work plan items and considerations (e.g. FS results; alignment on "heads of terms", etc.)
- Who are key stakeholders and how do we effectively coordinate? (council, community, regulators; unions, etc.)

# Negotiate Infrastructure & Service Agreements



### **Tasks**

Prepare for Council Action

### **Considerations, Questions & Issues**

 Timing of any Council Approval and alignment with Entitlement process/DA