

From: [Phan, Johnny](#)
To: [Downtown West Project](#)
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 <gmliller@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

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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

[illegible]

Submit Interconnection Application

2020									2021											
Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec

Tasks

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

Considerations, Questions & Issues

- 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

2020										2021											
Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec

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

Considerations, Questions & Issues

- 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

2020									2021											
Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec

Tasks

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

Considerations, Questions & Issues

- 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

2020									2021											
Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec

Tasks

- Full review of FS
- Negotiate IA

Considerations, Questions & Issues

- 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

2020									2021											
Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec

Tasks

- Prepare filing

Considerations, Questions & Issues

- Timeline dependent on “uncontested” filing

Commence PG&E Facilities Engineering Process

2020									2021											
Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec

Tasks

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

Considerations, Questions & Issues

- 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

2020									2021											
Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec

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

Considerations, Questions & Issues

- 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

2020									2021											
Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec

Tasks

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

Considerations, Questions & Issues

- 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

2020									2021											
Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec

Tasks

- Prepare for Council Action

Considerations, Questions & Issues

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