Public Disclosure

Georgia Power

Bin 10230
241 Ralph McGill Boulevard, NE
Atlanta, GA 30308-3374

February 14, 2025

Ms. Sallie Tanner
Executive Secretary
Georgia Public Service Commission
244 Washington Street, SW
Atlanta, GA 30334-5701

RE: Georgia Power Company's First Semi-annual Construction Monitoring Report for Plant Yates Units 8-10; Docket No. 55931

Dear Ms. Tanner:

Enclosed for filing is Georgia Power Company's First Semi-annual Construction Monitoring Report for Plant Yates 8-10 pursuant to O.C.G.A. § 46-3A-7(b), Georgia Public Service Commission ("Commission") Rule 515-3-4-.07(2)(b), and the Commission's Order in Docket No. 55378.

There is trade secret information included in this First Semi-annual Report.

Should you have any questions, please call me at 404-506-7106.

Sincerely,

Jeremiah C. Haswell
Director, Regulatory Affairs
jhaswell@southernco.com

STATE OF GEORGIA

BEFORE THE GEORGIA PUBLIC SERVICE COMMISSION

IN RE:	)	
	)	
Georgia Power Company	)	Docket No. 55931
Plant Yates Units 8-10 1st Semi-Annual	)	
Construction Monitoring Report	)	

AFFIDAVIT AND VERIFICATION

Joshua L. Andrews, first being duly sworn, deposes and states that he has reviewed Georgia Power Company's Plant Yates Units 8-10 1st Semi-Annual Construction Monitoring Report and the information contained in the report is accurate to the best of his knowledge and the specific information designated as trade secret constitute trade secrets pursuant to Article 27 of Chapter 1 of Title 10 of the Official Code of Georgia.

Joshua L. Andrews
Business Operations
Southern Company Services

Subscribed and sworn to before me this 14th day of February 2025.

Notary Public

My Commission expires:

DANA L MCLEAN NOTARY PUBLIC COWETA COUNTY GEORGIA EXPIRES APRIL 26, 2026

BEFORE THE GEORGIA PUBLIC SERVICE COMMISSION

GEORGIA POWER COMPANY
DOCKET NO. 55931

BASIS FOR THE ASSERTION THAT REDACTED PORTIONS OF GEORGIA POWER COMPANY'S SEMI-ANNUAL CONSTRUCTION MONITORING REPORT ARE PROTECTED AS TRADE SECRETS

Pursuant to the Order Granting Certification of Plant Yates Units 8-10 in Docket No. 55378, Georgia Power Company ("Georgia Power" or the "Company") submits to the Georgia Public Service Commission (the "Commission") its Semi-Annual Construction Monitoring Report for the Plant Yates Units 8-10 Project (the ""Report"") in Docket No. 55931. Certain provisions of the Report are trade secrets of Georgia Power, Southern Company, and their affiliates and contractors and are therefore protected from disclosure under Commission Rule 515-3-1-.11.

The trade secret portions of the Information derive economic value from not being generally known to, and not being readily ascertainable by proper means by other persons who can obtain economic value from their disclosure or use. Public disclosure of the Information could give the Company's competitors, contractors, vendors, or suppliers an unfair advantage by showing the Company's cost, schedule, and project configuration, and that harm could in turn impair Georgia Power and its customers. More specifically, the Information pertains to financial, commercial, planning, strategy, construction, schedule, and cost information related to the development of Plant Yates Units 8-10 that is considered confidential and proprietary by the Company and is not generally known by the public. Potential competitors of the Company could use the trade secret portions of the Information to obtain a detailed picture of the Company's costs and project configuration and thereby gain a competitive advantage over the Company to the detriment of the Company's customers. Further, contractors, vendors, or suppliers could use the Company's projected costs and assumptions to tailor future bid proposals to create an artificial floor in pricing that could prevent the Company from procuring equipment and services at the best cost for customers. Finally, the Company's competitors are not required to disclosure similar information and to require the Company to do so would place it at an economic disadvantage.

The trade secret portions of the Information are subject to extensive efforts to maintain their confidentiality. Only select Georgia Power and Southern Company personnel and their legal counsel are granted access to the trade secret portions of the Information. Those personnel receive access only on a "need to know" basis. Before a party outside of Georgia Power and Southern Company and their legal counsel are granted access to the trade secret portions of the Information, the party is required to sign a confidentiality agreement with respect to the trade secret portions of the Information.

Yates Units 8 – 10
Simple Cycle Project
1st Construction Monitoring Report

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Yates 8 - 10 Site Aerial

As of December 2024





EXECUTIVE SUMMARY

- **Georgia Power, Black & Veatch, and Mitsubishi Power are committed to safety.**

  Site leadership continues to promote a safety-first culture. Through the end of 2024, Plant Yates Units 8-10 (the "Project") has incurred one OSHA recordable and has worked nearly 120,000 hours safely on the Project. The OSHA recordable was related to the use of a skill saw. Black & Veatch conducted an incident review and reinforced proper work practices among craft and has subsequently added additional onsite supervision.

- **Units 8, 9, and 10 are on track to be commercially available in December 2026, May 2027, and August 2027, respectively.**

  The Project remains on schedule to provide reliable electricity for customers. Black and Veatch & Mitsubishi Power (the "Consortium") continues to advance engineering, procurement, and site development activities, with major equipment deliveries on track to meet the need dates of the current construction sequence.

- **Based on expenditures incurred through December 31, 2024, and the most recent forecast, the Company is on track to complete the Project within the certified in-service cost estimates agreed to during the Plant Yates Units 8 - 10 Certification Proceedings.**

Table 1: 1st Yates Construction Monitoring Report Expenditures ($ in thousands)	
EPC Contract	**REDACTED**
Owner's Cost	**REDACTED**
Certified Project Subtotal	**REDACTED**
Ad Valorem	**REDACTED**
AFUDC	**REDACTED**
Total Expenditures through December 31, 2024	**REDACTED**

Details may not add due to rounding.

  Please see Table 2 below for detailed information regarding expenditures to date and forecasted amounts.

- **The Project is evaluating potential cost impacts outside its reasonable control through December 31, 2024.**

  The Company has received a force majeure claim from the Consortium due to Hurricane Helene that could result in a delay to the Guaranteed Substantial Completion dates. The Company is evaluating the merits of the notice and what implications such delay could have to the overall cost and schedule of the Project.

Project Specific Updates

1. Financial Update

The certified Project capital cost estimate remains approximately **REDACTED**. The details of the current total Project capital cost estimate are provided in Table 2 below.

Table 2: Through Period Ending December 31, 2024

$ in Thousands	Certification Budget	Current Forecast	Variance	Budget to Date	Actuals to Date*	Variance to Date
EPC Contract	**REDACTED**	**REDACTED**	**REDACTED**	**REDACTED**	**REDACTED**	**REDACTED**
Owner's Cost	**REDACTED**	**REDACTED**	**REDACTED**	**REDACTED**	**REDACTED**	**REDACTED**
Project Management & Pre-COD Operations	REDACTED	REDACTED	REDACTED	REDACTED	REDACTED	REDACTED
Permitting	REDACTED	REDACTED	REDACTED	REDACTED	REDACTED	REDACTED
Interconnection (Transmission & Gas)	REDACTED	REDACTED	REDACTED	REDACTED	REDACTED	REDACTED
Engineering & Procurement	REDACTED	REDACTED	REDACTED	REDACTED	REDACTED	REDACTED
Startup	REDACTED	REDACTED	REDACTED	REDACTED	REDACTED	REDACTED
Contingency	**REDACTED**	**REDACTED**	**REDACTED**	**REDACTED**	**REDACTED**	**REDACTED**
Certified Project Total	**REDACTED**	**REDACTED**	**REDACTED**	**REDACTED**	**REDACTED**	**REDACTED**
Ad Valorem Tax	**REDACTED**	**REDACTED**	**REDACTED**	**REDACTED**	**REDACTED**	**REDACTED**
AFUDC	**REDACTED**	**REDACTED**	**REDACTED**	**REDACTED**	**REDACTED**	**REDACTED**
Total Project Estimate	**REDACTED**	**REDACTED**	**REDACTED**	**REDACTED**	**REDACTED**	**REDACTED**

*Accrual Basis
Details may not add due to rounding.

2. Consortium Scope Progress

The Project consists of a 3 x 0 simple cycle combustion turbine facility on a brownfield site at existing Plant Yates in Newnan, Georgia. Each unit is nominally 463 MW and is dual fuel (natural gas and fuel oil) fired, with a gas lateral for gas operation and fuel oil as back up fuel.

The Engineering, Procurement, and Construction ("EPC") Contract scope with the Consortium is lump sum turnkey for engineering, design, manufacturing, procurement of all materials and equipment, construction, startup and commissioning, and performance testing for the facility. The EPC Contract scope includes a 230 kV collector yard for each unit, as well as tie-ins: roads, stormwater, wastewater, natural gas, raw water, and potable water to the existing Plant Yates systems.

Engineering & Procurement
The official project kick-off meeting with the Consortium was held on May 16, 2024, at Georgia Power Headquarters in Atlanta.

A conceptual design, model and constructability review with the Consortium was held on June 25 and 26, 2024, at Black & Veatch's office in Raleigh, NC. During this review, the Company was updated on the status of design, reviewed the current version of the plant 3D model, evaluated the general arrangement for process safety management ("PSM") compliance and maintenance access, and performed a constructability review.

The Consortium continues to perform and manage engineering and major equipment manufacturing at various domestic and international vendors. Manufacturing of the combustion turbines began April 15, 2024, and is ongoing. Manufacturing of the combustion turbine generators ("CTGs") began on June 6, 2024, and work is ongoing.

Balance of Plant ("BOP") Engineering design is ongoing.

Table 3: Major Equipment Chart

Component	Unit	Current Project Delivery Date*	Supports Schedule
Combustion Turbine	8	REDACTED	Yes
Combustion Turbine Generator	8	REDACTED	Yes
Hot Selective Catalytic Reactor Component Deliveries	8	REDACTED	Yes
Combustion Turbine	9	REDACTED	Yes
Combustion Turbine Generator	9	REDACTED	Yes
Hot Selective Catalytic Reactor Component Deliveries	9	REDACTED	Yes
Combustion Turbine	10	REDACTED	Yes
Combustion Turbine Generator	10	REDACTED	Yes
Hot Selective Catalytic Reactor Component Deliveries	10	REDACTED	Yes

*Data date as of January 4, 2025

Construction

The Consortium completed initial mobilization to site in mid-April and broke ground on the site development scope with the installation of environmental best management practices ("BMPs") on April 17, 2024. Site development activities continued in May with the removal of topsoil in the power block area, and in June, with clearing and grubbing activities, topsoil removal, cut to fill of the power block area, demolition of any impactful underground structures, and reinforcement of the heavy haul road.

The Consortium performed an Initial Site Assessment in Q1 2024 to inspect, test, evaluate, sample, and analyze the soil and subsurface conditions at the plant site along with data provided by Georgia Power. The Consortium did not identify any scope impacts based on the results to the Initial Site Assessment.

Hydro excavation of the site perimeter for identification of unknown underground utilities was completed in May 2024.

The Consortium awarded the substructures subcontract to Brasfield & Gorrie ("B&G") in June 2024 who subsequently mobilized on July 22, 2024.

Civil site work is ongoing and expected to continue throughout 2025. Permanent construction activities commenced in August 2024 with the initial concrete pour for the underground utility duct bank. Additional substructure work for Units 8, 9, and 10 also began during this time, with B&G installing the utility duct bank, piling, and drainage systems in these areas. Major civil site work completed during the reporting period includes: first foundation concrete pour for the demineralized water tank ring in November 2024; installation of the oil-water separator tank in November 2024 as the first piece of permanent equipment; and completion of Unit 8 foundation piling in December 2024.

3. Owner's Scope Progress

Environmental Permitting

The Company has received all necessary environmental permitting to support current construction activities. Notably, the Georgia Environmental Protection Division issued the Project's air permit, which was received and is now in effect, allowing permanent construction activities to commence.

Interconnection

Work to support transmission interconnection activities is ongoing. The Large Generator Interconnection Agreement between Georgia Power and Southern Company was signed and became effective on October 14, 2024. This agreement allows the Project to connect to Georgia's Integrated Transmission System, which is a unique 17,800-mile network covering 90% of the state that allows the efficient flow of power by eliminating the need for multiple private transmission contracts or access fees.

The Company has entered into an agreement with Pond & Company Engineering ("Pond") to design and provide project management services for the new gas lateral being constructed as part of this Project. Engineering design is progressing, with Pond reaching the 60% design complete milestone in November 2024. The land acquisition process for temporary construction and permanent access easements is ongoing, with offers issued to parcel owners along the route beginning in December 2024. Award of the long-lead large bore pipe scope was also completed during December 2024.

Engineering and Procurement

Engineering and procurement activities related to the Company-provided Generator Step-up ("GSU") transformers are progressing. Siemens was selected as the vendor to deliver these components. The GSUs are expected to be delivered to the Project site in advance of the construction need dates for installation.

4. Project Schedule and Performance

Unit 8 is on track to be commercially available in December 2026, and Unit 9 and Unit 10 are expected to be commercially available in May 2027 and August 2027, respectively.

The primary critical path for Unit 8 runs through underground utilities and piling in support of setting the combustion turbine foundation, setting/aligning/buildout of the combustion turbine generator, pipe/pipe module installation followed by checkout and commissioning of the lube and seal oil system, fire mist system, generator air leak test, and combustion turbine spin blows, leading into First Fire through Performance Testing resulting in Substantial Completion of Unit 8.

A secondary critical path (shown below as Critical Path #3) runs through the manufacturing, delivery, and installation of the Unit 8 collector yard 230 kV breakers. While not reflected in the graph below, the Company will be providing breakers to the Consortium from critical spares inventory as a schedule mitigation for Critical Path #3. The Project schedule will be updated in Q1 to reflect this mitigation.

Figure 1: Critical Paths

REDACTED

Major Milestones

An update of Major Milestones as provided by the Consortium can be found in Table 4 below.

Table 4: Major Milestones

REDACTED

Percent Complete

The Company continues to work across the Project to establish a comprehensive Earned Value Management System, with additional information and details being provided to the Georgia Public Service Commission monthly. As of December 31, 2024, the total Project is approximately 23% complete.

Table 5: Total Project Percent Complete

Project Scope	**Weighted Overall Percent Complete**
EPC Scope	
Black & Veatch	**5.73%**
Mitsubishi Power	**16.26%**
Owners Scope	
Project Management	**0.51%**
Permitting	**0.09%**
Transmission	**0.01%**
Gas Lateral	**0.27%**
Generator Step Up Transformer	**0.01%**
Engineering & Procurement	**0.01%**
Startup	**0%**
Total	**23.22%**

5. Project Risks

The Company is actively managing risks on the Project, focusing on schedule adherence, timely engineering and manufacturing productivity, subcontract management, and integration of Consortium and Owner's Scope. The ability of the Consortium to procure, manufacture, and deliver necessary components to the site on time, coupled with the ability to attract and retain sufficient craft to productively achieve the construction schedule, will be critical to minimizing impacts to the Project. The Project risk register considers threats and opportunities that are routinely monitored until the event is realized or retired. It is a living document that quantifies the potential impact of a risk event and includes mitigation plans designed to minimize the impact to the Project should the event be realized. The Project risk register is provided as a periodic update to data request PIA-3-1d-ii in the Company's Monthly Status Report.

The Project has identified and is actively managing and mitigating multiple areas of risk in its risk register. Some of these risks include the possibility of schedule delays, including impacts for delays that could be caused by craft labor productivity and availability, contractor quality, equipment issues or procurement delays, interfaces with gas lateral completion scope, transmission, GSU, or Force Majeure events. Additionally, the Project has identified cost risks associated with potential tariffs and fuel burn volumes and associated costs during startup and commissioning.

During construction there are also ongoing efforts to quantify and mitigate the risk and associated costs of unknown underground interferences encountered during the initial construction phase of the Project.