Georgia Power

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

August 15, 2025

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

RE: Georgia Power Company's Second 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 Second 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 Second 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 2nd 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 2nd 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 15th day of August, 2025.

Notary Public

My Commission expires:

LATRICIA MONIQUE CURTIS WRAY
NOTARY PUBLIC
DOUGLAS COUNTY, GEORGIA
COMMISSION EXPIRES APRIL 18, 2027

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
2nd Semi-Annual Construction Monitoring Report

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Yates 8 - 10 Site Aerial

As of June 2025





EXECUTIVE SUMMARY

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

  Site leadership continues to promote a safety-first culture. Through the first half of 2025, there have been over 500,000 of work performed safely on Plant Yates Units 8-10 (the "Project"), and there have been zero OSHA recordables.

- **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. Site construction continues to make significant progress, with major equipment such as Combustion Turbines, Combustion Turbine Generators, and Hot Selective Catalytic Reactor Components for Units 8 and 9 expected to arrive onsite during the next Reporting Period.

- **Based on expenditures incurred through June 30, 2025, 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: 2nd Yates Construction Monitoring Expenditures During Reporting Period (Jan – Jun 2025)	
($ in thousands)	
EPC Contract	**REDACTED**
Owner's Cost	**REDACTED**
Certified Project Subtotal	**REDACTED**
Ad Valorem	**REDACTED**
AFUDC	**REDACTED**
Total Reporting Period Expenditures	**REDACTED**

Details may not add due to rounding.

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

- **The Company is evaluating potential cost impacts outside its reasonable control through June 30, 2025.**

  As discussed in the 1st Semi-Annual Report, the Company has received a force majeure claim from the Consortium arising from Hurricane Helene could result in a delay to the Guaranteed Substantial Completion dates. The Company is still evaluating the merits of the claim and what implications such delay could have on the Project's overall cost and schedule. Additionally, the Company continues to monitor potential impacts to the Project associated with federally mandated import tariffs.

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 June 30, 2025

$ in Thousands	1st Semi-Annual 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 Consortium continues to progress with engineering and procurement activities to support construction needs. On January 28, 2025, the Consortium completed a 90% review of the 3D model at Plant Yates. Engineering efforts are primarily focused on developing and awarding equipment procurement packages, issuing construction drawings, and advancing mechanical system designs and aboveground piping routing. Additional engineering activities include the development of the instrument list, input/ output (I/O) database, logic diagrams for programming, schematic and wiring diagrams, and typical elementary diagrams for medium voltage ("MV") and low voltage ("LV") switchgear.

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 as of July 2025

Construction

The Consortium made significant construction progress during the Reporting Period, completing piling installation on all units and underground duct bank in Unit 8 and 9.

The Consortium awarded the field erected tanks subcontract to Fisher Tank, who mobilized in February 2025. Major activities that occurred during the Reporting Period include:

- Completed all Unit 8 centerline foundations
- Began demineralized water storage tank erection in February 2025
- Began Fuel Oil tank erection in March 2025
- Began Unit 8 SCR erection in May 2025
- Began structural steel erection for LV & MV Power Distribution Centers in May 2025
- Began administrative building erection in June 2025

Additionally, the Consortium awarded the aboveground electrical subcontract to Beltline in June 2025 and mobilization began in July 2025.

3. Owner's Scope Progress

Interconnection

Work to support transmission interconnection activities is ongoing. During the Reporting Period, construction power was fully established for all Units. Units 8 and 9 transmission construction is expected to start in December 2025 and Unit 10 construction is scheduled for 2nd quarter of 2026.

Engineering and Procurement

Engineering and procurement for the Company's Generator Step-up ("GSU") transformers are progressing. Unit 8 GSU passed Factory Acceptance Testing and is set to arrive onsite in early October 2025, while Units 9 and 10 are expected in early December 2025.

Gas Lateral

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. Pond completed the engineering design in February 2025 and awarded the contract to Southeast Connections for pipeline construction, which began in June 2025 with completion expected by November 2025.

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 June 30, 2025, the total Project is approximately 36% complete.

Table 5: Total Project Percent Complete

Project Scope	**Weighted Overall Percent Complete**
EPC Scope	
Black & Veatch	**15.26%**
Mitsubishi Power	**16.89%**
Owner's Scope	
Project Management	**0.80%**
Permitting	**0.05%**
Transmission	**0.08%**
Gas Lateral	**0.84%**
Generator Step Up Transformer	**1.10%**
Engineering & Procurement	**0.72%**
Startup	**0.01%**
Total	**35.74%**

5. Project Risks

The Company is actively managing risks on the Project, focusing on schedule adherence, timely engineering and manufacturing productivity, subcontract management, import tariffs, 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 Company 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 import tariffs and fuel burn volumes and associated costs during startup and commissioning.