Georgia Power

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

February 16, 2026

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

RE: Georgia Power Company's Third 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 Third 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 Third 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 3rd Semi-Annual	)	
Construction Monitoring Report	)	
	)	

AFFIDAVIT AND VERIFICATION

Frederick H. Willis, first being duly sworn, deposes and states that he has reviewed Georgia Power Company's Plant Yates Units 8-10 3rd 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.

Frederick H. Willis
Project Shared Services
Southern Company Services

Subscribed and sworn to before me this 16 day of February, 2026.

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
3rd Semi-Annual Construction Monitoring Report

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Yates 8 - 10 Site Aerial

As of December 2025





EXECUTIVE SUMMARY

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

  Site leadership continues to promote a safety-first culture. During the Reporting Period of July 1, 2025 through December 31, 2025 (the "Reporting Period"), Plant Yates Units 8-10 (the "Project") has experienced six OSHA recordable incidents, including two resulting in lost time in August 2025. Both Company and contractor leadership continue to emphasize the importance of and to encourage renewed focus on safety. Site leadership continues to evaluate opportunities to enhance and cultivate a culture that promotes safety first. Since those incidents, over 300,000 man-hours have been performed safely on the Project.

- **Risks could impact the in-service dates for Unit 8, Unit 9, and Unit 10, currently scheduled for December 2026, May 2027, and August 2027, respectively.**

  Based on the current construction progress, the Company recognizes risks that could affect the Unit 8, Unit 9, and Unit 10 Guaranteed Substantial Completion dates, particularly related to rate of commodity installation as well as craft labor. The Company continues to work with Black & Veatch and Mitsubishi Power (the "Consortium") to address project scheduling challenges and expects the Consortium to use all necessary measures to meet the current EPC schedule targets.

  Additionally, Georgia Power customers continue to be protected by the fixed and firm nature of the EPC Agreement, which assigns significant construction cost risks to the Contractor, such as Contractor's increased construction costs, including lower production rates and productivity, increased cost of bulk materials and commodities, and Contractor's own cost of delays.

  During the Reporting Period, the Consortium continues to advance engineering, procurement, and site development activities, with major equipment being delivered to the site. 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, 9, and 10 set onsite. Additionally, Unit 8 Mechanical Completion is expected later this year along with the Commissioning of the Unit.

- **Based on expenditures incurred from July 1, 2025 through December 31, 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: 3rd Yates Construction Monitoring Expenditures During Reporting Period (Jul – Dec 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 December 31, 2025.**

As discussed in the 1st Semi-Annual Report, the Company has received a force majeure claim from the Consortium arising from Hurricane Helene that 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 December 31, 2025

$ in Thousands	2nd 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. The team is working to close out design issues and update documentation. Remaining documents are related to Commissioning and site testing. Additional engineering activities include the development of relay setting calculations, continuing development of the instrument list, I/O database, and issuing logic diagrams for programming.

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 January 2026

Construction

The Consortium made significant construction progress during the Reporting Period, including

- Unit 8 SCR installation continues to make progress and is expected to complete during the next Reporting Period
- Units 9 & 10 CT and CTG delivered and set
- Unit 9 SCR erection began.
- All Units 9 & 10 foundations and underground piping have been completed
- Fuel Oil Tank installation completed and successfully hydrotested

Additionally, the aboveground electrical subcontractor, Beltline, mobilized in July 2025 and made significant progress in electrical installation.

3. Owner's Scope Progress

Interconnection

Work to support transmission interconnection activities is ongoing. 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

Unit 8, 9, and 10 Generator Step-up ("GSU") transformer installations were completed.

Gas Lateral

Mechanical completion for the gas lateral was achieved in December 2025. Commissioning is expected to complete in February 2026 to support fuel gas availability in March 2026.

4. Project Schedule and Performance

As stated previously, there are risks to the in-service dates for Units 8, 9, and 10.

The primary critical path for Unit 8 runs through CT piping and pipe module installation, structural steel for turbine enclosure followed by HVAC testing, generator air leak test, and combustion turbine spin blows, leading into First Fire through Performance Testing followed by Substantial Completion of Unit 8.

The primary critical path for Unit 9 is through SCR/Exhaust Duct erection, weld out, and internal components followed by TA Duct Rig Set & Weld, commissioning of TA & Ammonia Blower Fans, generator air leak test, and combustion turbine spin blows, leading into First Fire through Performance Testing followed by Planned Substantial Completion of Unit 9.

Figure 1: Critical Paths

Unit 8: REDACTED

Unit 9: 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, 2025, the total Project is approximately 60.40% complete.

Table 5: Total Project Percent Complete

Project Scope	**Weighted Overall Percent Complete**
EPC Scope	
Black & Veatch	**46.60%**
Mitsubishi Power	**86.83%**
Owner's Scope	
Project Management	**39.59%**
Permitting	**79.90%**
Transmission	**55.76%**
Gas Lateral	**80.38%**
Generator Step Up Transformer	**97.69%**
Engineering & Procurement	**62.65%**
Startup	**0.65%**
Total	**60.40%**

5. Project Risks

The Company is actively managing risks on the Project, focusing on schedule adherence, construction progress, craft availability 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 production rates and craft 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.