



**Port of Stockton**  
**GS-6 Electric Rate Schedule Modification**

**8/17/20**

# Background

- Large electric load tenants (greater than 2MW) are starting to become reality
- These tenants present a unique challenge to the Port financially because on the contractual commitment the utility enters into on their behalf
- In anticipation of this, the Board adopted an Electric Interconnection Policy in October 2018
- The policy provides tenants with an understanding of the terms, conditions and processes, the electric utility rate schedules implement these requirements



# Challenges

- Balancing Port risk with tenant deposit requirements
  - Deposit requirements will be substantial for large load tenants (in the millions of dollars)
- Rate shock from “test energy” requirements
  - Penalties for large short-term energy draws
  - Resource Adequacy contracts now require a 3-yr commitment
- Long-term state Renewable Portfolio Standard (RPS) req's
  - 100% renewable energy by 2045
  - Starting in 2021, 10-yr RPS contracts required
  - RPS regs not finalized as of yet by CEC



# Solutions (through the GS-6 rate modifications)

- Balancing Port risk with tenant deposit requirements
  - Deposit equal to 4 months of energy & CAISO charges
  - Prepay of the 3-yr RA and 10-yr RPS charges
  - Deposit remains on-hand, prepay is drawn down over the term
  - Look at developing a variable rate as a direct pass through & reduce the overall deposit amount (would req. a GS-6 rate mod)
- Rate shock from “test energy” requirements
  - Tenant is financially responsible for short-term high demand peak charges and penalties – “Short Duration Loads”
- Long-term state Renewable Portfolio Standard (RPS) req’s
  - Tenant prepay required for 10-yr contract



# Deposit & Prepay Examples

## 3MW load:

Deposit - \$828,171 - 4 months energy & CAISO charges

Prepay - \$3,038,077 - 3-yr RA \$1,166,400

10-yr RPS \$1,871,677

Total - \$3,866,249

## 6MW load:

Deposit - \$1,442,599 - 4 months energy & CAISO charges

Prepay - \$5,784,555 - 3-yr RA \$2,041,200

10-yr RPS \$3,743,355

Total - \$7,227,154



# Recommendation

The Board is asked to approve a modified GS-6 electric rate schedule in order to address the significant state mandated electric market changes that will take effect January 1, 2021.

The recommended changes to the GS-6 rate will apply to any new large electric load tenants and will subsequently terminate the current GS-6 rate for any existing tenants by the end of 2020.





**QUESTIONS**



# On Call Engineering, Program Management and Advisory Services

August 17, 2020



***Port of Stockton***  
CALIFORNIA



# BACKGROUND

**January, 2000:** Rough & Ready Island Conveyance



**Experienced Tremendous Growth:**  
Maritime, Real Estate, Rail Activity



**Past Five Years:**  
Record-setting Maritime Tonnage, Warehouse Occupancy



**Growth Potential:**  
Rail Master Plan

# OVERVIEW

*JMA Civil provides on-call engineering services to the Port*

✓ Rail Master Plan under development to support long term growth needs

## **Proposed On Call Contract Services**

- Planning and conceptual design for rail, utility, facility expansions and improvements
- Final design of rail, facility expansions and improvements
- Bid and construction support for design-build and final design packages
- Program management and advisory services

# BENEFIT TO THE PORT

## *PROPOSED ON CALL ENGINEERING CONTRACT*

- Budgetary cost estimates for proposed improvements
- Detailed site investigations
- Technical narratives and exhibits for environmental staff
- Engineering services:
  - Structural / Traffic / Electrical / Mechanical / Fire Protection
- Fire hazard analysis
- Planning, conceptual, and final design
- Construction management
- Advisory service for railroad stakeholders

# FINANCING / DURATION

## FINANCING

Port staff proposes that the Port pay for this project using the Port general fund.

## CONTRACT DURATION

Port staff proposes a Master Professional Services Agreement for JMA Civil for on call engineering, program management and advisory services for a total amount of \$100,000.

*Thank you*



# West Complex Substation Power Transformer Contract No. 3-20-8

August 17, 2020



***Port of Stockton***  
CALIFORNIA

# PROJECT OVERVIEW

## *WEST COMPLEX SUBSTATION POWER TRANSFORMER*

- Substation originally constructed for 2 transformers to accommodate growth
  - One power transformer currently in operation
- Purchase and installation of transformer
  - Procurement of equipment and materials
  - Required protection testing and energizing the substation
  - Improvements to distribution controls and protection system

# PROJECT LOCATION





# BENEFIT TO THE PORT

- Substation provides power to West Complex facilities and tenants
- Addition of second transformer aligns with planned growth
- More robust power supply to tenants
- Increases substation capacity

# BID PROCESS & RESULTS

- **ADVERTISEMENT:** June 3, 2020
- **PRE-BID MEETING:** June 20, 2020
- **BID OPENING:** July 22, 2020

## BID RESULTS

1.	Bockmon and Woody Electric Co., Inc.	Stockton, CA	\$ 1,287,720
2.	National High Voltage Services, Inc.	Sacramento, CA	\$ 1,442,355
3.	Summit Line Construction	Heber City, UT	\$ 1,822,920
4.	Tri-Technic, Inc.	Sonora, CA	\$ 1,906,095

# FINANCING & COMPLETION TIME

## FINANCING:

Port staff proposes that the Port pay for this project with funds as follows:

- Capital Budget FY 2020-2021 Maintenance Project:
  - Substation Improvement (Capacity Upgrade)

If authorization is given, the project shall be completed within fourteen (14) months from the Port's Notice to Proceed.

# ENVIRONMENTAL & RECOMMENDATIONS

Construction and operation of the transformer was assessed pursuant to CEQA in an EIR approved by the Board in 2008. The proposed action does not involve expansion of use beyond what was previously approved.

- A. Adoption of CEQA Categorical Exemption 15301, Existing Facilities.
- B. Authorize the Port Director to award the contract to the lowest responsive, responsible bidder as required by Section 20751 of the public contract code of the State of California, to Bockmon and Woody Electric Company, Inc. for \$1,287,720.00.

*Thank you*



PG&E Easement

August 17, 2020



***Port of Stockton***  
CALIFORNIA

# • PG&E EV Fleet Program

- EVs are efficient
- Significant fuel cost savings.
- Electric vehicles have fewer and less complex parts
- Largest source of climate-related pollution
- Zero tailpipe emissions

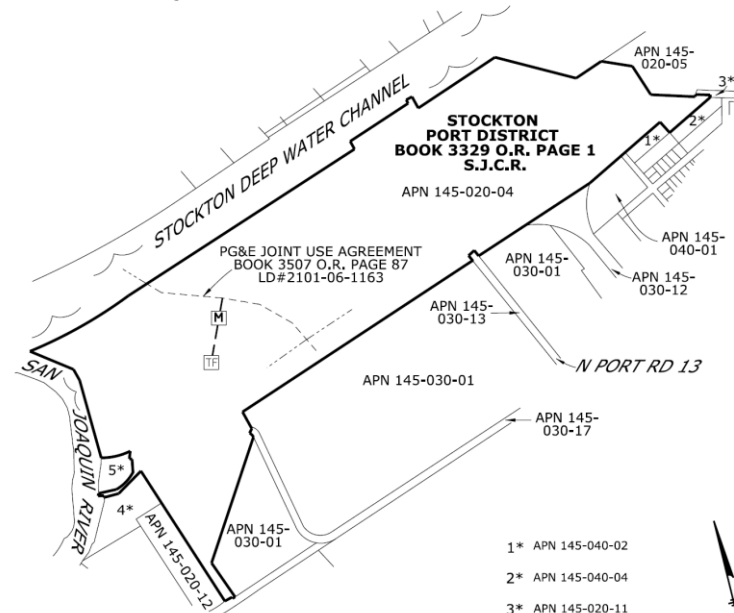
# • Benefit to Port

- Rebates
- Reduced electricity rates



**LEGEND**

- ELECTRIC FACILITIES
- SUBJECT PARCEL
- [M] ELECTRIC METER
- [TF] ELECTRIC TRANSFORMER
- PG&E JOINT USE AGREEMENT  
BOOK 3507 O.R. PAGE 87  
LD#2101-06-1163
- CENTERLINE OF ALIGNMENT OF FACILITIES  
S.J.C.R. SAN JOAQUIN COUNTY RECORDS



- 1\* APN 145-040-02
- 2\* APN 145-040-04
- 3\* APN 145-020-11
- 4\* APN 145-020-13
- 5\* APN 145-020-09

UNLESS OTHERWISE SHOWN ALL COURSES  
EXTEND TO OR ALONG ALL BOUNDARIES OR LINES

Applicant: **PORT OF STOCKTON**  
**1950 PORT ROAD A, STOCKTON**

SCALE  
NOT TO  
SCALE

DATE  
07/05/20

SECTION SE/NE/08 SW/NW/09	TOWNSHIP 1N	RANGE 6E	MERIDIAN MDM	COUNTY OF: SAN JOAQUIN	CITY OF: STOCKTON	
PLAT MAP REFERENCES				F.B.: N/A	DR. BY: LC	CH. BY: PRFB
ELECTRIC U0924				PG&E	STOCKTON DIVISION	31493653 AUTHORIZ
						31493653 DRAWING NO.







# Questions

