

1 Q. **Reference: 2025 Build Application, Schedule 5 Avalon Combustion Turbine Project Evidence,**
2 **page 4, lines 12-17.**

3 Operation support and administration facilities include office and meeting room space;
4 lunchroom, first-aid facilities, washrooms, and a locker room; warehousing space for materials
5 handling, parts and tool storage; hazardous materials storage area; and workshop for minor
6 operations and maintenance activities.

7 a) Do any of these facilities currently exist at the Holyrood site, either at the Thermal
8 Generating Station or the existing Combustion Turbine? If yes, explain why these new
9 facilities necessary.

10 b) Provide the contribution to the overall base cost for the Avalon CT project for each of
11 these facilities.
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14 A. a) Newfoundland and Labrador Hydro ("Hydro") is still evaluating the long-term overall staffing
15 plan for the Holyrood site, including the Avalon Combustion Turbine ("CT") operational
16 interface. For the purposes of the FEED¹ estimate used in the 2025 Build Application, the
17 facilities described were assumed at this stage to represent the least-cost approach for
18 providing the required worker amenities and support facilities. The final approach, including
19 the extent to which the existing Holyrood facilities can be used or shared, will be further
20 assessed and confirmed during detailed design. Only approximately 40% of the overall
21 design has been completed at the FEED stage; specifically, the facilities remain to be further
22 developed as the project advances.

23 For the FEED estimate, it was assumed the new facility would complement the existing CT
24 facility by functioning as an operating asset with a dedicated workforce, maintenance
25 activities, emergency response procedures, work permitting processes, and security

¹ Front-End Engineering Design ("FEED").

controls; essential worker amenities and emergency facilities should be readily accessible within the facility itself. Hazardous materials storage is necessary to safely manage plant-specific materials and equipment in accordance with applicable codes and to minimize the risks associated with transporting hazardous materials between facilities. Employee amenities, including washrooms, a lunchroom, lockers, and first-aid facilities, are provided to meet occupational health and safety expectations² and to support the safe and efficient operation of the facility. Locating these amenities within the plant allows personnel to remain readily available for operational duties, reduces unnecessary travel between facilities, supports timely emergency response, and minimizes movement through active industrial areas. These facilities are particularly important during periods of construction, commissioning, outages, and maintenance activities, when staffing levels may be significantly higher than during routine operations. They also allow for self-sufficiency in the event of adverse weather.

Hydro will continue to assess opportunities to reduce costs and identify savings throughout the remaining design and execution phases of the project, while ensuring that safety, operational readiness, and regulatory requirements are maintained.

b) The estimated base cost for the kitchen, offices, boardroom, locker room, washrooms, and maintenance shop is approximately \$[REDACTED] million. The cost breakdown, based on building floor space, is as follows:

- Kitchen/Lunchroom with appliances, table(s), chairs, etc. – [REDACTED];
- Offices and Boardroom with furnishings, computers, electronics – [REDACTED];
- Locker Room and Washrooms – [REDACTED];
- Workshop with storage for parts and tool storage – [REDACTED]; and
- Foyer and staircase area – [REDACTED].

Note that there is no warehousing space in the FEED estimates design.

² For example, *Occupational Health and Safety Regulations, 2012*, N.L.R. 5/12, s. 61.

- 1 The estimated cost for each of the listed facility spaces includes all materials such as exterior
- 2 roofing materials, exterior cladding, hallways, staircase, insulation, HVAC,³ structural beams,
- 3 fire protection systems, lighting, exterior windows, exterior doors, concrete floor, building
- 4 foundations, etc.

³ Heating, Ventilation, and Air Conditioning ("HVAC").