

**NEWFOUNDLAND AND LABRADOR
BOARD OF COMMISSIONERS OF PUBLIC UTILITIES**

AN ORDER OF THE BOARD

NO. P.U. 22(2024)

1 **IN THE MATTER OF the Electrical Power**
2 **Control Act, 1994**, SNL 1994, Chapter E-5.1
3 (the “**EPCA**”) and the **Public Utilities Act**,
4 RSNL 1990, Chapter P-47 (the “**Act**”), as
5 amended, and regulations thereunder; and
6

7 **IN THE MATTER OF** an application by
8 Newfoundland and Labrador Hydro for
9 approval of a capital expenditure for the
10 Completion of Fire Restoration - Fourth
11 Floor Hydro Place, pursuant to section 41
12 of the **Act**.
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15 **WHEREAS** Newfoundland and Labrador Hydro (“Hydro”) is a corporation continued and existing
16 under the **Hydro Corporation Act, 2007**, is a public utility within the meaning of the **Act**, and is
17 also subject to the provisions of the **EPCA**; and
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19 **WHEREAS** pursuant to section 41 of the **Act** and **Public Utilities Regulations**, NLR 40/23, a public
20 utility shall not proceed with the construction, purchase or lease of improvements or additions
21 to its property where the cost of construction or purchase is in excess of \$750,000 without prior
22 approval of the Board; and
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24 **WHEREAS** in Order No. P.U. 35(2023), the Board approved Hydro’s 2024 Capital Budget in the
25 amount of \$96,452,300; and
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27 **WHEREAS** on August 6, 2024 Hydro filed an application (the “Application”) requesting approval
28 of a supplementary capital expenditure of \$1,067,900, with approximately \$750,200 in 2024 and
29 \$317,700 in 2025, for the completion of fire restoration on the fourth floor of Hydro Place; and
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31 **WHEREAS** Hydro Place is a six-story office building located in St. John’s, Newfoundland and
32 Labrador serving as Hydro’s corporate headquarters; and
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34 **WHEREAS** the Application states on November 22, 2023 a fire ignited on the fourth floor of Hydro
35 Place which resulted in the contamination of interior finish materials, office furnishings and
36 equipment, and displaced all employees stationed on the fourth floor; and

1 **WHEREAS** the Application states extensive environmental testing and cleaning was completed
2 enabling the return to occupancy for a portion of employees; however, there is a section of the
3 fourth floor that requires capital restoration to enable full occupancy; and
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5 **WHEREAS** the Application states Hydro has determined that it is prudent to utilize the period of
6 restoration to maximize the number of workstations on the fourth floor due to increased demand
7 for office and cubicle space; and
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9 **WHEREAS** the Application further states to minimize costs Hydro intends to utilize cubicle panels
10 salvaged from the Lower Churchill Project office; and
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12 **WHEREAS** the Application was copied to: Newfoundland Power Inc.; the Consumer Advocate,
13 Dennis Browne, KC; the Island Industrial Customers Group representing Corner Brook Pulp and
14 Paper Limited, Braya Renewable Fuels (Newfoundland) GP Inc., and Vale Newfoundland and
15 Labrador Limited; and the Labrador Interconnected Group representing the communities of
16 Sheshatshiu, Happy Valley-Goose Bay, Wabush, and Labrador City; and
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18 **WHEREAS** no comments were received by the Board; and
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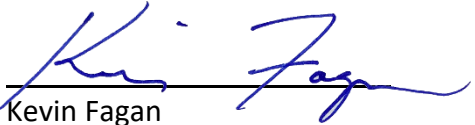
20 **WHEREAS** on August 22, 2024 Hydro requested that the Board approve the Application as
21 submitted; and
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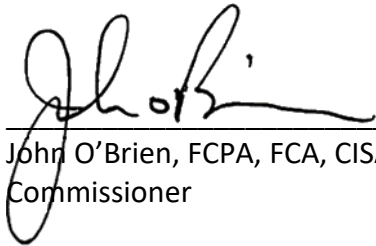
23 **WHEREAS** the Board is satisfied that the proposed supplemental capital expenditure for the
24 completion of fire restoration on the fourth floor of Hydro Place is necessary to restore the fourth
25 floor and reinstate its functionality while maximizing the available workspace for employees.
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28 **IT IS THEREFORE ORDERED THAT:**
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- 30 1. The proposed capital expenditures in the amount of \$750,200 in 2024 and \$317,700 in 2025
31 for the completion of fire restoration on the fourth floor of Hydro Place are approved.
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- 33 2. Hydro shall pay all expenses of the Board arising from this Application.

DATED at St. John's, Newfoundland and Labrador, this 29th day of August 2024.


Kevin Fagan
Chair and Chief Executive Officer


John O'Brien, FCPA, FCA, CISA
Commissioner


Christopher Pike, LL.B., FCIP
Commissioner


Jo-Anne Galarneau
Executive Director and Board Secretary