



# Commonwealth Utilities Corporation

## Office of the Executive Director



### Request for Proposals

**CUC-RFP-25-021**

## Independent Power Producer-Solar Photovoltaic with Battery Energy Storage System (BESS) for All Islands, CNMI

### Addendum No. 1

Dated: September 8, 2025

- The following revisions, additions, corrections, and/or clarifications shall apply to the scope of work. Failure to acknowledge this Addendum in accordance with instructions may subject your proposal to rejection on the affected item(s)/service(s).

The following highlighted item has been changed on page 14 of the Scope of Work, Table 3.2: cont'd:

Table 3.2: cont'd

Document/Form/Template/Worksheet	Required in printed hardcopy format?	Allowable Submittal Methods	Deadline for Submittal	Additional instructions
Cost Proposal Form	No	Must be submitted with other proposal materials as part of "Cost Proposal."	Proposal Submittal Deadline, <b>October 30, 2025</b>	Located in Appendix C.
Cover Letter	No	Must be submitted with other proposal materials as part of the "Technical Proposal."	Proposal Submittal Deadline, <b>October 30, 2025</b>	
Environmental Attributes, Permits, and Related Issues Template	No	Information requested must be submitted with other proposal materials as part of "Technical Proposal."	Proposal Submittal Deadline, <b>October 30, 2025</b>	Located in Appendix B.
Equal Employment Opportunity Statement	No	Must be submitted with other proposal materials as part of "Technical Proposal."	Proposal Submittal Deadline, <b>October 30, 2025</b>	Located in Appendix A.
Equipment and EPC Template	No	Information requested must be submitted with other proposal materials as part of "Technical Proposal."	Proposal Submittal Deadline, <b>October 30, 2025</b>	Located in Appendix B.
Expected Production Worksheet	No	Must be submitted with other proposal materials as part of "Technical Proposal."	Proposal Submittal Deadline, <b>October 30, 2025</b>	Located in Appendix B.
Major Shareholders Disclosure Affidavit	Yes	Must be submitted with other proposal materials as part of the "Technical Proposal."	Proposal Submittal Deadline, <b>October 30, 2025</b>	Located in Appendix A. Signature must be made by hand in ink and notarized.
Non-Collusion Affidavit	Yes	Must be submitted with other proposal materials as part of the "Technical Proposal."	Proposal Submittal Deadline, <b>October 30, 2025</b>	Located in Appendix A. Signature must be made by hand in ink and notarized.
Outstanding Legal Claims Statement	No	Must be submitted with other proposal materials as part of "Technical Proposal."	Proposal Submittal Deadline, <b>October 30, 2025</b>	Located in Appendix B.
Performance Bond and Payment Bond Form	Yes	Must be submitted with other proposal materials as part of "Technical Proposal."	Proposal Submittal Deadline, <b>October 30, 2025</b>	Located in Appendix A.
Project Financing and Credit Worthiness Template	No	Information requested must be submitted with other proposal materials as part of "Technical Proposal."	Proposal Submittal Deadline, <b>October 30, 2025</b>	Located in Appendix B.


**With the following:**

CUC-RFP-25-021  
Independent Power Producer for Solar Photovoltaic with  
Battery Energy Storage System (BESS)

Table 3.2: cont'd

Document/Form/ Template/Worksheet	Required in printed hardcopy format?	Allowable Submittal Methods	Deadline for Submittal	Additional instructions
Cost Proposal Form	No	Must be submitted with other proposal materials as part of "Cost Proposal."	Proposal Submittal Deadline, October 30, 2025	Located in Appendix C.
Cover Letter	No	Must be submitted with other proposal materials as part of the "Technical Proposal."	Proposal Submittal Deadline, October 30, 2025	
Environmental Attributes, Permits, and Related Issues Template	No	Information requested must be submitted with other proposal materials as part of "Technical Proposal."	Proposal Submittal Deadline, October 30, 2025	Located in Appendix B.
Equal Employment Opportunity Statement	No	Must be submitted with other proposal materials as part of "Technical Proposal."	Proposal Submittal Deadline, October 30, 2025	Located in Appendix A.
Equipment and EPC Template	No	Information requested must be submitted with other proposal materials as part of "Technical Proposal."	Proposal Submittal Deadline, October 30, 2025	Located in Appendix B.
Expected Production Worksheet	No	Must be submitted with other proposal materials as part of "Technical Proposal."	Proposal Submittal Deadline, October 30, 2025	Located in Appendix B.
Major Shareholders Disclosure Affidavit	Yes	Must be submitted with other proposal materials as part of the "Technical Proposal."	Proposal Submittal Deadline, October 30, 2025	Located in Appendix A. Signature must be made by hand in ink and notarized.
Non-Collusion Affidavit	Yes	Must be submitted with other proposal materials as part of the "Technical Proposal."	Proposal Submittal Deadline, October 30, 2025	Located in Appendix A. Signature must be made by hand in ink and notarized.
Outstanding Legal Claims Statement	No	Must be submitted with other proposal materials as part of "Technical Proposal."	Proposal Submittal Deadline, October 30, 2025	Located in Appendix B.
Performance Bond and Payment Bond Form	Yes	Must be submitted with other proposal materials as part of "Technical Proposal." Upon Execution of the Contract.	Proposal Submittal Deadline, October 30, 2025 Upon Execution of the Contract.	Located in Appendix A.
Project Financing and Credit Worthiness Template	No	Information requested must be submitted with other proposal materials as part of "Technical Proposal."	Proposal Submittal Deadline, October 30, 2025	Located in Appendix B.

*All other terms and conditions in the Scope of Work shall remain unchanged and in full force.*

  
KEVIN O. WATSON, MPA  
Executive Director



# Commonwealth Utilities Corporation Office of the Executive Director



## PRE-PROPOSAL CONFERENCE AGENDA

### CUC-RFP-25-021

#### INDEPENDENT POWER PRODUCER-SOLAR PHOTOVOLTAIC WITH BATTERY ENERGY STORAGE SYSTEM (BESS) FOR ALL ISLANDS, CNMI

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**Date: September 9, 2025**

**Time: 10:00 AM (ChST)**

**Location: CUC Conference Room No. 17, 3<sup>rd</sup> Floor, Joeten Dandan Commercial Building  
and Webinar**

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To join the Conference, please see link below and login your company name so we can identify all participants. Thank you.

[https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_YWEzYmE1M2EtYmI4NC00YThmLTNmYtNzIxNDgwYjEyMWYz%40thread.v2/0?context=%7b%22Tid%22%3a%220ee15a07-7bad-45b5-a2a5-0ce2d85e9a28%22%2c%22Oid%22%3a%22e7d92ea1-81c5-4afa-9f90-c4c3cafc3513%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_YWEzYmE1M2EtYmI4NC00YThmLTNmYtNzIxNDgwYjEyMWYz%40thread.v2/0?context=%7b%22Tid%22%3a%220ee15a07-7bad-45b5-a2a5-0ce2d85e9a28%22%2c%22Oid%22%3a%22e7d92ea1-81c5-4afa-9f90-c4c3cafc3513%22%7d)

Meeting ID: 488 451 643 149 5  
Passcode: xz9tf22d

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The Office of the Executive Director, Commonwealth Utilities Corporation (CUC) is soliciting competitive sealed proposals from qualified firms for the Independent Power Producer - Solar Photovoltaic with Battery Energy Storage System (BESS) for all Islands, Commonwealth of the Northern Mariana Islands.

#### **I. Introduction**

- a. Purchasing: Manny B. Sablan, CUC Purchasing Administrator
- b. Kevin O. Watson, Executive Director
- c. Project Manager’s/COTR: Magdaleno M. Baclay Jr., Renewable Energy Manager
- d. Technical Team: Yvonne C. Ogunoro, Renewable Energy Engineer; Richard V. Cano, Power Generation Manager; Ernesto P. Dagsan, Electrical Engineer; Lee Lieto, Power Division Manager; Rey Darag, Acting Chief Electrical Engineer T&D, Evelyn Manglona, Tinian Resident Manager, Alvin Kin, Rota Resident Manager
- e. Third Party Technical Experts: National Renewable Energy Laboratory (NREL)
- f. Contracting: John Mafnas, CUC’s Contracting Administrator; Elsa Pangelinan, Acting Contracting Administrator



# Commonwealth Utilities Corporation

## Office of the Executive Director



### II. Important Dates / Deadlines

Milestones	Estimated Dates
Issue RFP Advertisement	August 26, 2025
Pre-Proposal Conference and Webinar	September 9, 2025
<b>Registration Deadline</b>	The Proponent Registration Form must be submitted prior to 5:00 PM (ChST) on September 26, 2025
Proponents' Questions (RFI) Deadline	September 26, 2025
<b>CUC Responses to Questions Deadline</b>	Responses from CUC will be submitted within 10 working days
<b>Proposal Submittal Deadline</b>	Proposals must be submitted prior to 10:00AM (ChST) on October 30, 2025
Notification of Qualified Proponents	November 19, 2025
Begin Negotiations of Contract(s)	November 26, 2025
CPUC Review and Approval of Contract(s)	December 12, 2025
Execution of Contract(s) – Notice to Proceed	December 23, 2025

### III. Project Description

The Commonwealth Utilities Corporation (CUC) in the U.S. Commonwealth of the Northern Mariana Islands (CNMI) is inviting power plant developers to submit proposals to supply the power needs of CUC’s electrical systems. CUC has three separate power systems operating on the three populated islands of the CNMI: Saipan, Tinian, and Rota. This Request for Proposals (RFP) process is being executed in accordance with the provisions of Title 50, Chapter 50 Northern Mariana Islands Administrative Code: Procurement Regulations of the Commonwealth Utilities Corporation. Based on the results of a two-phased proposal evaluation process, proponents will be selected to negotiate power supply agreements with CUC.

With the exception of small renewable energy systems, primarily roof top solar systems, all of the electric power plants on CUC’s system are powered by imported diesel fuel. As a result, the electric rates are among the highest in the United States and subject to the volatility of fuel prices in the market. In addition, the power plants on Saipan, the largest and most populated CNMI island, have met the end of their economic life. As such, CUC is faced with deciding among costly options to replace the current generating infrastructure or augment it with Renewable Energy using Solar Photovoltaic with Battery Energy Storage System (BESS). CUC expects that the development of large-scale solar power generation will result in environmentally friendly power, reduce dependence on fossil fuels, reduce operating costs, and ultimately result in greater reliability and long-term cost savings for customers.

(Refer to RFP, page 3)



# Commonwealth Utilities Corporation Office of the Executive Director



**Table 1.3: Energy Resources and Future Need by Island**

Island	Current Available Diesel Generating Capacity (MW)	Year 2025 Power Requirement (MW)	Within 25 years Contract Solar + BESS Energy Requirement (MWh)
Saipan	44.0	Minimum – 26.0 Maximum – 40.0 <sup>1</sup>	Min. 240 MWh/day <sup>2</sup> Max. 300 MWh/day
Tinian	8.8	Minimum – 1.8 Maximum – 2.2 <sup>3</sup>	Minimum – 18 MWh/day <sup>4</sup> Maximum – 22.5 MWh/day
Rota	3.7	Minimum – 1.0 Maximum – 1.6 <sup>5</sup>	Minimum – 12 MWh/day <sup>6</sup> Maximum – 15 MWh/day

**IV. Proposal Documents**

- Proposal Submittal Checklist
- Evaluation Criteria
- Technical Proposal Requirements
- Cost Proposal

**V. Technical Details of RFP**

- Refer to Page 2 of RFP:

**Table 1.2: System Configuration Proposed for Each Island.**

Island	Option	Solar PV (MW)	BESS (MW)	BESS (MWh)	Hours of BESS
Saipan	Solar PV + BESS	60	48	192	4
Tinian	Solar PV + BESS	10	8	32	4
Rota	Solar PV + BESS	3	2	8	4

- Further technical details, please refer to Section 7 of RFP, pages 21 to 28

**VI. Questions or Concerns**

**VII. Site Visit Schedule:** Please September 10 to October 10, 2025

**VIII. Adjournment**

**\*\* END OF AGENDA \*\***