



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. 3

Dated: October 10, 2025

- The following revisions, additions, corrections, and/or clarifications shall apply to the CUC-RFP-25-021.

The following highlighted item has been changed on page **23 of 31**, of the Scope of Work for CUC-RFP-25-021 Independent Power Producer for Solar Photovoltaic with Battery Energy Storage System (BESS):

7.5 Recommended Locations for Solar Farms

The following locations have been identified by CUC and GHD as potential sites for Solar Farm Development:

Table 7.5 Potential Site Locations for Solar PV with Estimated Areas per island.

Location	Estimated Solar Farm Capacity	Estimated Area (Hectares)
Naftan, Saipan	20 MW	44 Ha.
Kalabera, Saipan	52 MW	115 Ha.
Tinian	10 MW	22 Ha.
Rota	3 MW	6.6 Ha.

Part of proponent's deliverable is to secure the above sites in coordination with the Department of Public Lands and other CNMI or Federal government agencies. CUC will assist the proponent in accordance with CUC administrative mandate.



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With the following:

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The following locations have been identified by CUC and GHD as potential sites for Solar Farm Development:

Location	Estimated Solar Farm Capacity	Estimated Area (Hectares)
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<u>Kalabera</u> , Saipan	52 MW	115 Ha.
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~~Part of proponent's deliverable is to secure the above sites in coordination with the Department of Public Lands and other CNMI or Federal government agencies. CUC will assist the proponent in accordance with CUC administrative mandate.~~

CUC has initiated the public lands designation requests with the CNMI Department of Public Lands (DPL) for the properties listed in Table 7.5 above. DPL has already issued CUC a grant of public domain for public lands located in the Kalabera area. In addition, DPL is reviewing CUC's requests for designation of public lands in the other identified areas, including the Naftan area. Designation of public lands in the other identified areas, including the Naftan area, is expected by October 31, 2025. Other public lands may also be available for designation to CUC, although DPL will consider any competing requests for use of the land, including requests for leases of those public lands directly to proponents or to other potential lessees for purposes unrelated to this project.

Proponents may choose whether to submit cost proposals for public lands designated to CUC, public lands the proponent will directly lease from DPL, or leased private lands.

For projects on public lands designated to CUC, DPL will not charge base rent for a lease or otherwise collect rental payments from CUC or CUC's contractor selected for this project. In addition, DPL will not charge CUC or CUC's contractor any percentage of any revenue or business gross receipts from this project. As a result, for projects on public lands designated to CUC, there should be no pass-through costs to CUC.¹ The only right DPL retains after designating public land(s) to CUC is the right to cancel the designation if CUC is not using the public land(s) for its designated purpose. Grounds for cancellation of the designation include private commercial use of the designated land by the contractor, including the contractor's direct sales of electricity to consumers (bypassing CUC). In addition, after the contract term for this project has ended, ownership and control of the project must revert to CUC.

¹ Please note that DPL's intent in designating public lands to CUC is to facilitate lower cost proposals, with the expected result of an associated reduction in utility costs for CUC's consumers, which include persons of Northern Marianas Descent. All proposals for projects on lands designated to CUC should reflect these savings.



Commonwealth Utilities Corporation Office of the Executive Director



For projects on public lands not designated to CUC, other uses of the public land, including the contractor's direct sales of electricity to consumers (bypassing CUC), are permitted as agreed by DPL. Public land leases entered directly between the contractor and DPL are subject to all DPL regulations governing the temporary occupancy of public lands, including the fee structure base rent and additional rent for new leases. Any land lease costs associated with public lands the proponent plans to directly lease from DPL, or associated with leased private lands, should be included in the proponent's cost proposal as a pass-through cost. All inquiries regarding public land acquisition should be directed to the CNMI Department of Public Lands Secretary, Mr. Sixto Igisomar.

All other terms and conditions in the Scope of Work shall remain unchanged and in full force, subject to any changes listed in any other addenda issued by CUC for this project.

A handwritten signature in blue ink, appearing to read "Kevin O. Watson".

KEVIN O. WATSON, MPA
Executive Director