



Commonwealth Utilities Corporation



REQUEST FOR PROPOSALS

CUC-RFP-25-021

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

Question (RFI/C) No. 012: IP&E SOLAR

Date: September 25, 2025

CUC provides the following responses to the Request for Information/Clarification (RFI/C):

1. Will the CUC consider extending the Proposal Submittal Deadline from October 30th, 2025 to November 13th, 2025 to allow for detailed review and incorporation of the technical specifications received as part of the RFI responses?

CUC RESPONSE: CUC is unable to extend the Proposal Submittal Deadline. The Proposal Submittal Deadline remains as **10:00 AM (CHST) on October 30, 2025.**

2. Is the CUC aware of any grants or programs that can provide financial support of the proposed project? (Ref: Q#7 – 3. Environmental Attributes, Permits, and Related Issues Template)

CUC RESPONSE: CUC is not aware of any grants or programs that can provide financial support of the proposed project at this time.

3. “Appendix A: An updated RFP Document Receipt Checklist and Affirmation document will be posted to the website in early August prior to the Proposal Submittal Deadline.”
 - a. Has this been uploaded to the site yet?

CUC RESPONSE: No, the “RFP Document Receipt Checklist and Affirmation” document for this RFP has not been uploaded to the CUC website yet. This is forthcoming. Once it has been provided, this document should be completed and included with the proponent’s proposal.

4. Appendix E: Contract Form: The note on pages 1 and 15 indicate the contract can be adjusted. Please confirming that all sections are considered modifiable for negotiation/discussion.

CUC RESPONSE: Not all sections of the Form Contract in Appendix E are modifiable or open for negotiation/discussion, such as the sections under ARTICLE 12. GENERAL AND MANDATORY TERMS AND CONDITIONS. Some sections are modifiable and open for



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negotiation/discussion, such as Article 2. Consideration (e.g., payment terms) and Article 5: Liquidated Damages, among others.

5. Appendix E: Contract Form: Article 1, Section B: Contract Time: Can you provide clarification of the definition of “delivery of services”? Is this referring to beginning the project planning/construction process? Or is it referring to the actual delivery of power to the grid?

CUC RESPONSE: Article 1, Section B: Contract Time distinguishes between two different phases of the contract. In the first phase, the contractor will be expected to organize, mobilize, and construct the solar power plant within a certain agreed-upon number of days. In the second phase, the contractor will be expected to produce and sell energy to CUC for a certain agreed-upon number of years. For the first phase, “delivery of services” refers to the mobilization and construction of the solar power plant as agreed upon between contractor and CUC. For the second phase, “delivery of services” refers to the production and sale of energy from the contractor to CUC as agreed upon between the contractor and CUC.

6. How will scoring be applied to proponents bidding for an individual island vs. all three islands?

CUC RESPONSE: Each proposal will be scored independently, following the two-phase evaluation process outlined on page 19 of 31 of the Scope of Work: Section 5 Evaluation of Proposal. Proposals covering an individual island will be given as much consideration as proposals covering all three islands.

7. For the suggested public lands, considering there will likely be multiple parties interested in suggested sites, will there be an established approach with DPL to determine acquisition, use, and valuation process of these sites?

CUC RESPONSE: CUC has initiated the public lands designation requests with the CNMI Department of Public Lands (DPL) for the properties listed in the RFP. Refer to page 23 of 31 of the Scope of Work. 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.



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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. 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.

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.

8. For the System Integration Study, does the CUC have pre-qualified/pre-approved engineering firms that the proponent should choose from? (reference: 7.9 Point of connection – 7.13 System Integration Study)
 - a. If not, does the proponent's identified firm require CUC's approval prior to contracting the proposed engineering firm?

CUC RESPONSE: CUC does not have any pre-qualified or pre-approved engineering firms for the System Integration Study. Proponents may select their own qualified engineering firm to perform the study. However, the selected firm and the study scope are subject to CUC's review and approval to ensure alignment with CUC's technical requirements and grid standards prior to commencement of the work.

9. Regarding the PV / Distribution system interconnection: Is there a specific type of protection devices or protection scheme CUC is looking for the interconnection? (reference: 1.4 Operation Philosophy pg. 3 – item 1)



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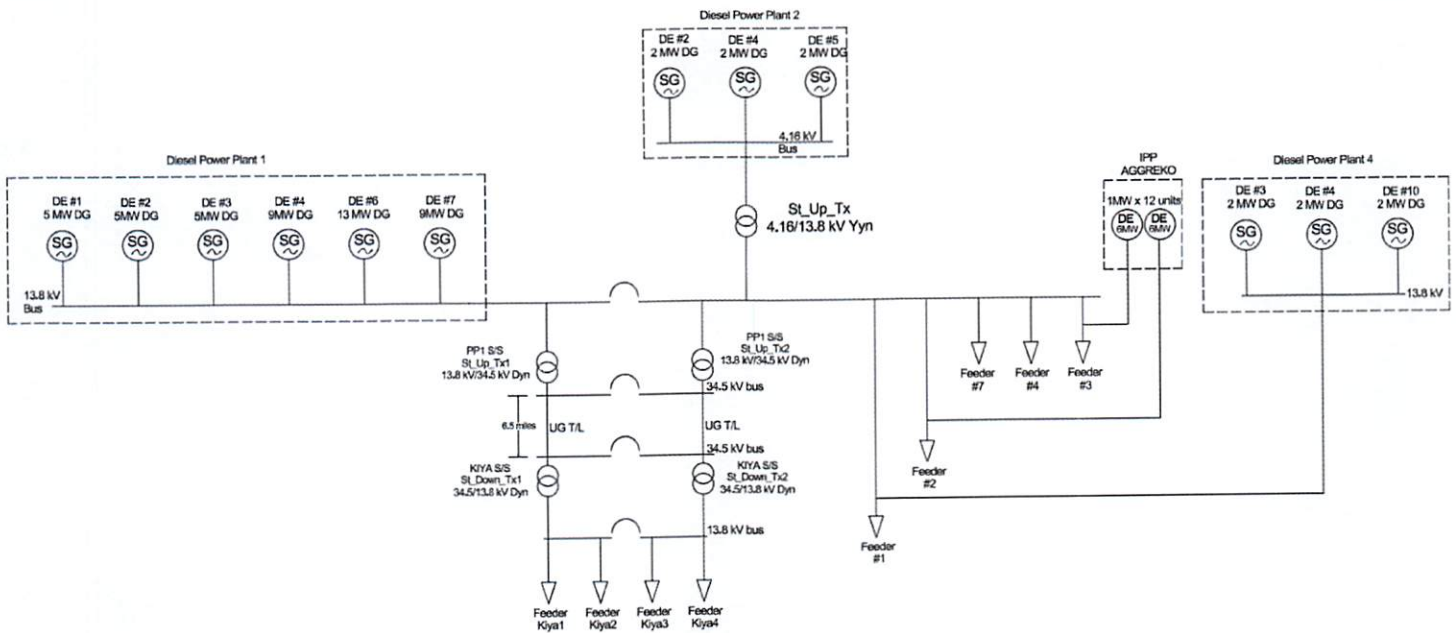


CUC RESPONSE: CUC does not prescribe a specific type of protection device or protection scheme for the PV and distribution system interconnection. However, proponents are required to design and propose a comprehensive protection scheme that meets industry standards (i.e., IEEE 1547 2018) and best practices for grid-connected renewable energy systems. The proposed protection scheme must ensure system stability, reliability, personnel safety, and equipment protection, and will be subject to CUC's review and approval to verify compatibility with existing system protection and operational requirements.

10. What is the generator make up of each powerplant on each island? How many generators by location and what is their generating capacity? Please share single-line diagram up to and including interconnection point (reference: Table 1.7.1).

CUC RESPONSE:

SAIPAN SINGLE LINE DIAGRAM





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SAIPAN POWER PLANTS

A. PP1

GENERATOR NO.	COMMISSIONING DATE	RATING (MW)	STATUS
DE1	Mar-80	7.2	OPERATIONAL
DE2	Mar-80	7.2	OPERATIONAL
DE3	Mar-83	7.2	OPERATIONAL
DE4	25-Apr	8.7	OPERATIONAL
DE5	Apr-90	13	DECOMMISSIONED
DE6	May-90	13	FOR FOUNDATION REPAIR
DE7	Mar-92	13	OPERATIONAL
DE8	Mar-92	13	DECOMMISSIONED

B. PP2

DE1	1986	2.5	DECOMMISSIONED
DE2	1986	2.5	OPERATIONAL
DE3	1986	2.5	DECOMMISSIONED
DE4	1986	2.5	OPERATIONAL
DE5	1986	2.5	OPERATIONAL
DE6	1986	2.5	DECOMMISSIONED

C. PP4

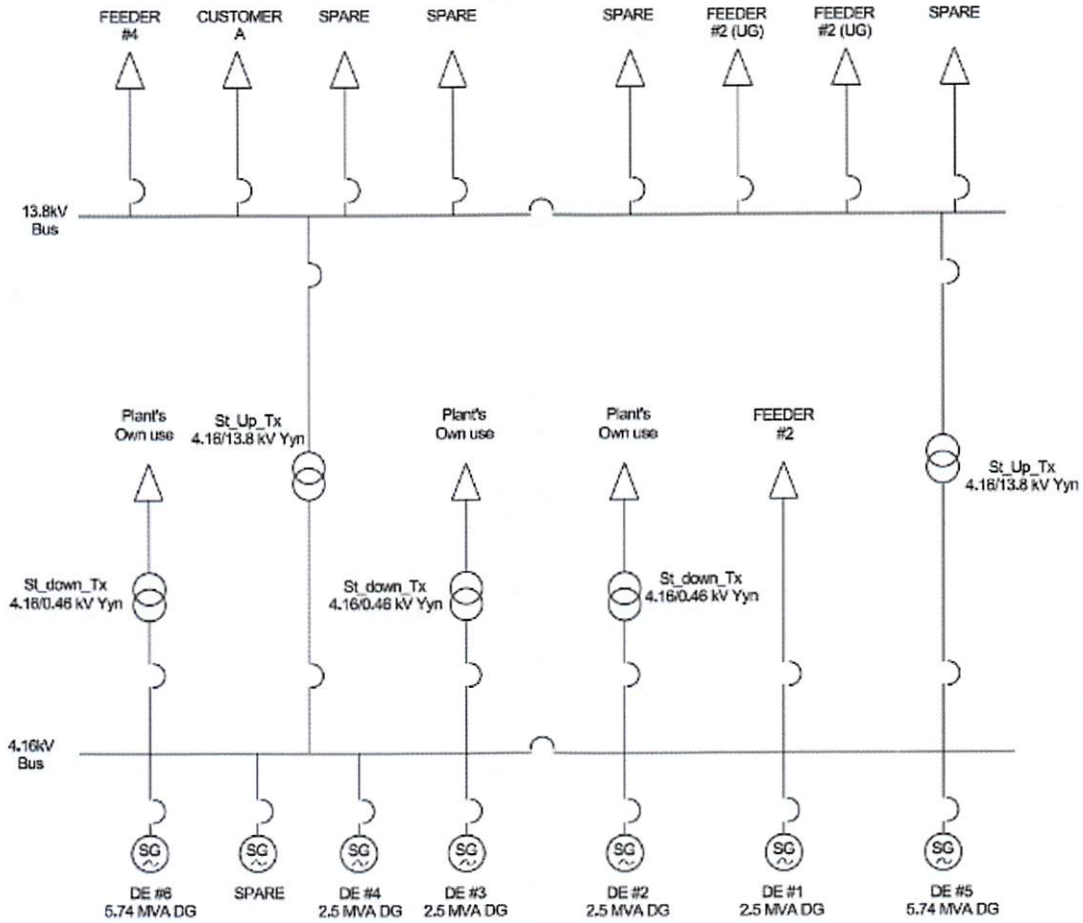
DE2	1968	2.1	UNDER MAINTENANCE
DE3	1968	2.1	OPERATIONAL
DE4	1992	2.5	OPERATIONAL
DE5	1992	2.5	UNDER MAINTENANCE
DE10	2005	2.5	OPERATIONAL



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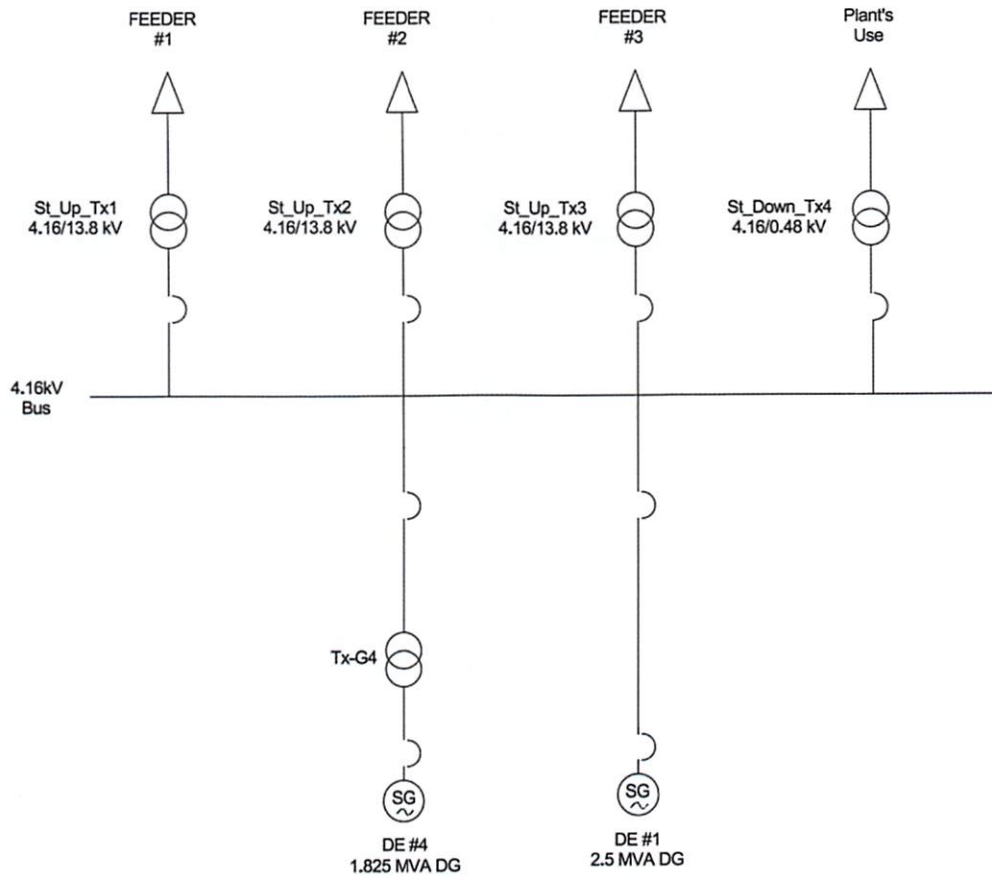
TINIAN SINGLE LINE DIAGRAM



TINIAN POWER PLANT			
GENERATOR NUMBER	COMMISSIONING DATE	RATING (MW)	STATUS
EMD 1	1999	2.5	Operational
EMD 2	1999	2.5	Operational
EMD 3	1999	2.5	Operational
EMD 4	1999	2.5	Non-Operational, Pending Full Repair and Maintenance
WARTSILA 5	2000	5	Operational
WARTSILA 6	2000	5	Non-Operational, Pending Overhaul, Repair and Maintenance



ROTA SINGLE LINE DIAGRAM



ROTA POWER PLANT

GENERATOR NUMBER	COMMISSIONING DATE	RATING (MW)	STATUS
Mitsui #1	1987	2.5	Operational
Cummins #3	2011	1.825	Decommissioned
Caterpillar	2019	1.8	Undergoing major rehabilitation
Mitsui #2	1987	2.5	Decommissioned
Cummins #1	2004	1	Decommissioned
Cummins #2	2004	1	Decommissioned
Cummins #4	2011	1.825	Operational



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11. Comparing the power output of the PV+BESS vs the diesel generating capacity in table 1.3, the PV+BESS plant output would cover the full load. And we note that in section 7.10 that the BESS is expected to be running in grid forming mode. We seek your kind clarification if the PV+BESS plant is expected to be running the island independently without the diesel generating facility when it is able to cover the full load. (reference: Table 1.2 / Table 1.3 / Sec. 7.10)
 - a. If yes, kindly provide more information on the diesel generating facility on whether it can synchronize and rejoin the grid seamlessly, and what kind of communication protocol is available on the diesel generating facility for the grid controller to utilize for remote command.
 - b. If no, would the diesel generating facility be running on 0 load standby or a minimum load needs to be provided by the diesel gen?

CUC RESPONSE:

Short answer: No. While Table 1.2/1.3 show PV+BESS nameplate/output capable of meeting forecast load, the RFP envisions PV+BESS operating in conjunction with diesel generation for reliability and energy adequacy. Section 1.2 explicitly frames the resource mix as “PV + BESS in conjunction with diesel generation,” and Table 1.2 includes “hours of BESS...for contingencies to allow CUC to turn on a diesel unit,” i.e., diesel remains part of normal/contingency operations rather than being eliminated.

- a. Diesel re-synchronization & communications: Yes, diesel units are expected to synchronize and rejoin the grid seamlessly under the grid-forming BESS. Section 7.10 requires the PV-BESS plant to present a single controllable interface and accept active/reactive power commands and AGC via SCADA, and Section 7.12 requires the grid-controller/EMS integration through machine-readable APIs (REST/JSON or ICCC) for real-time reliability/AGC and BESS control. These requirements enable coordinated resynchronization and dispatch between PV+BESS, grid controller, and diesel units. (7.10 & 7.12).
- b. Diesel online posture (0-load vs minimum load): The RFP does not prescribe a fixed diesel loading setpoint. With BESS operating grid-forming at all times (7.10), CUC may keep diesel offline and start it when needed (the “hours of BESS” in Table 1.2 are specifically to cover the window to bring a diesel online). If diesel is held online, minimum stable load and cycling strategy must follow OEM/plant constraints and will be finalized through the System Integration Study and operating procedures under CUC’s EMS/SCADA control.



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12. Is there a current grid model (relevant basic data sets per grid sector) for each island that can be shared with the system integration study consultant?
 - a. If so, in what format is it available?

CUC RESPONSE:

Yes. CUC maintains existing grid models for Saipan, Tinian, and Rota that include the electrical network configuration, generation resources, and load data. These models have been developed and are periodically updated by CUC's Power Generation and T&D Divisions to support system planning and protection studies.

For the System Integration Study, the models and relevant datasets can be made available to the selected consultant upon execution of a non-disclosure agreement (NDA) and coordination with CUC.

The models are available primarily in DlgSILENT PowerFactory and Excel formats, which include single-line diagrams, load flow data, and generation parameters. Supplementary files may also be available in AutoCAD (DWG) and PDF formats for reference to substation layouts and distribution system schematics.

13. Can CUC advise of the existing SCADA systems currently in use on each island? (reference: 1.4 Operation Philosophy pg. 4 – paragraph 1)

CUC RESPONSE: Currently, CUC does not have a fully integrated SCADA system in operation across Saipan, Tinian, and Rota. Each island presently operates its power generation facilities and distribution systems manually or with limited local monitoring.

CUC has initiated the implementation of a centralized SCADA system under the U.S. Department of Energy (DOE) Grid Resiliency and Modernization Grant Program, which will establish a unified SCADA platform for all power generation (PG) facilities. This project is presently under subgrant award review and approval.

Once implemented, the SCADA system will serve as the foundation for future grid automation and integration, enabling real-time monitoring, control, and coordination between the PV+BESS plants, diesel generation facilities, and distribution networks on all three islands

14. Can CUC advise on the existing grid controller system currently in use on each island?
 - a. If so, what system is currently being utilized?
 - b. If there is not currently a system in use, understanding that the grid control system needs to be in place prior to off-taking of the renewable energy from the IPP, can



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the CUC advise of the planned system, including brand and specification, and the timeline for grid controller installation? (reference: 1.4 Operation Philosophy pg.4 -d)

CUC RESPONSE: At present, CUC does not have an existing grid controller system in operation on Saipan, Tinian, or Rota. Each island's power system is currently operated manually, with coordination performed through local power plant operators and distribution system control personnel.

CUC, however, has planned the installation of an advanced grid controller system as part of the DOE Grid Resiliency and Modernization Grant Program, which also includes the implementation of a comprehensive SCADA platform for all islands. The planned grid controller will serve as the central supervisory control and coordination system for integrating renewable energy, battery energy storage systems, and conventional diesel generation assets.

The system specification and brand selection will be determined through CUC's forthcoming SCADA and Grid Controller procurement process, which will be conducted in compliance with federal and local procurement requirements. The installation and commissioning of the grid controller are targeted to be completed prior to the commercial operation of the IPP PV+BESS facilities, ensuring operational readiness and full grid integration capability.

15. Is there any other legacy equipment other than existing gensets that are required to be used with the new system?

CUC RESPONSE: No. Other than the existing diesel generating units (gensets), CUC does not require the use or integration of any other legacy equipment with the new PV+BESS system.

However, the new system must be compatible with existing transmission and distribution infrastructure, including substation switchgear, protection relays, and communication interfaces, to ensure seamless grid integration and reliability. Any additional interfacing or upgrades necessary to achieve compatibility will be coordinated through the System Integration Study and reviewed by CUC's Engineering and Power Generation Divisions prior to implementation.

16. Beyond the functions of the controllers, are there any other restrictions on the country of origin or company for the software?



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CUC RESPONSE: Yes. All software and control systems proposed for the project must comply with U.S. federal procurement regulations and cybersecurity standards. CUC requires that the software and associated control hardware be manufactured, supported, and maintained by companies from countries that are not restricted under U.S. federal law, including but not limited to the Federal Acquisition Regulation (FAR) and Executive Orders pertaining to supply chain security.

Additionally, the software must not originate from or depend on entities listed under U.S. trade restrictions or sanctions, and must be capable of ongoing technical support and updates within U.S. jurisdiction.

There are no restrictions on specific brands or companies, provided they meet these compliance, security, and interoperability requirements as outlined in the RFP and applicable federal standards.

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

KEVIN O. WATSON, MPA
Executive Director
Commonwealth Utilities Corporation

*****END OF RFI/C Response No. 012*****