



# 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. 013: PKM Corp.**

Date: September 25, 2025

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

1. Is CUC responsible for all government permits or this will be the proponent’s responsibility?

**CUC RESPONSE:** The proponent shall be responsible for securing all necessary permits, licenses, and clearances required for the design, construction, and operation of the Solar PV + BESS facilities. CUC will provide coordination and support letters when required for permit applications with other government agencies but will not be the primary permit applicant for proponent-related works.

2. Will there be a public hearing conducted for this project by zoning?

**CUC RESPONSE:** Yes. The Zoning Office may require a public hearing as part of the Zoning Permit or Conditional Use Permit process, depending on the project site and land classification. The proponent will be responsible for complying with all zoning requirements, including participation in any required public hearings or community consultations.

3. Shipping to Tinian and Rota, since this is part CUC project, will there be a wharfage fee assessed entering those seaports?

**CUC RESPONSE:** Yes. Wharfage and port handling fees are assessed by the Commonwealth Ports Authority (CPA) for all cargo entering the seaports on Tinian and Rota. These fees are applicable to all shipments, including those related to CUC projects, and should be included by the proponent as part of their logistics and shipping cost estimates.

4. Upon approval by DPL, is the proponent required to provide an Environmental Impact Assessment (EIA) report?



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**CUC RESPONSE:** Yes. Depending on the project scale and site location, the Division of Environmental Quality (DEQ) may require an Environmental Impact Assessment (EIA) or Environmental Assessment (EA) in accordance with CNMI environmental regulations. The proponent shall be responsible for preparing and submitting the EIA/EA as part of the permitting process.

5. Approved property, will there be a potential underground distribution line (layout) between the Solar farm facility and CUC main grid system or connecting point?

**CUC RESPONSE:** It is anticipated that an underground distribution line may be required between the solar PV facility and the CUC point of interconnection, depending on the selected site, site-specific conditions, and interconnection design. The final layout and configuration will be determined via the System Integration Study conducted by the selected proponent and coordinated with CUC for CUC's approval.

6. Finally, hope DPL can come up with an estimated number/figure (land fee)... pass-thru cost, with CUC since it is required in the submittal as part of the costing..

**CUC RESPONSE:** 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.<sup>1</sup> 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.

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<sup>1</sup> 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.



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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 Department of Public Lands Secretary, Mr. Sixto Igisomar.

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. 013\*\*\***