



# 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. 001: Martech Services, Inc.

Date: September 5, 2025

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CUC provides the following **REVISED** responses to the following Requests for Information/Clarification (RFI/C):

3. CUC has selected several DPL properties on the three islands – has CUC confirmed site use plans with DPL for selected 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.**

5. Has CUC negotiated with DPL favorable terms in advance for bidder consideration?

**CUC RESPONSE:** ~~CUC has not negotiated with DPL terms in advance for the proponents.~~

~~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~~



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revenue or business gross receipts from this project. As a result, for projects on public lands designated to CUC, there are no terms to negotiate with DPL. 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. CUC has not negotiated with DPL regarding terms for direct leases between DPL and the proponent. All inquiries regarding the CNMI DPL fee structure for public land use shall be directed to the Department of Public Land Secretary, Mr. Sixto Igisomar.

6. Due to current submittal schedule – can we indicate DPL site payments as a pass-thru so we may prepare our submittal with known numbers?

**CUC RESPONSE:** ~~The DPL site payment as a pass-thru should be included in the proponents cost proposal. Please indicate this pass-thru cost in the cost proposal submittal.~~

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.

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.

Please note that there should be no pass-through costs in relation to any public lands designated to CUC for the purpose of this project, as use of public land(s) designated to CUC will be free of based rent or additional rent expenses. Refer to CUC's revised response to Item No. 5 above. 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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7. If no predetermined costs for the land has been determined – however sites have been selected – can Proposal provide a Pass-Thru Clause for (currently unknown) land lease costs?

**CUC RESPONSE:** ~~Refer to CUC's response to Item No. 6 above.~~

Refer to CUC's revised response to Item No. 6 above. There should be no pass-through costs in relation to any public lands designated to CUC, or to be designated to CUC, for the purpose of this project.

However, any land lease costs associated with public lands that 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.

**KEVIN O. WATSON, MPA**  
Executive Director  
Commonwealth Utilities Corporation

\*\*\* END OF **REVISED** RESPONSE TO RFI/C No. 001\*\*\*