



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. 018: INTERNATIONAL WASTE INDUSTRIES

Date: September 26, 2025

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

1. **Grid Integration & System Studies**

“Can CUC provide more details on the existing SCADA infrastructure and communication protocols that the IPP systems will need to integrate with? What specific data points and control signals are expected beyond the IEEE 2800 requirements?”

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.

2. **Site Access & Development Timeline**

“For the identified sites at Naftan (44 ha) and Kalabera (115 ha) on Saipan, what is the current status of environmental assessments and permitting with the Department of Public Lands? Are there any known cultural or archaeological considerations that could impact development timelines?”

CUC RESPONSE: Both sites are subject to Department of Public Lands (DPL) approvals and Bureau of Environmental & Coastal Quality (BECQ) permitting. Proponents must complete Phase I ESA (and Phase II if warranted), cultural/archaeological surveys, biological assessments, and secure zoning/land-use approvals. Portions of Saipan have high cultural



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sensitivity; if cultural resources are discovered, a stop-work and mitigation protocol will apply. CUC will coordinate access, but the Proponent is responsible for all studies, permits, and schedule contingencies.

3. Interconnection Point Specifications

“Can CUC provide preliminary electrical one-line diagrams and fault current levels at the proposed Points of Connection? What are the expected system upgrade costs that the IPP will be responsible for at each island’s interconnection point?”

CUC RESPONSE: The point of interconnection (POC) will be defined for each island as part of the System Integration Study, based on proximity to existing CUC substations and the capacity of the transmission and distribution network. Final values will be confirmed by the System Integration Study, including fault current levels. The single-line diagrams for Saipan, Tinian, and Rota are attached at the end of this document. The IPP will be responsible for shouldering upgrade costs from their facilities up to the CUC point of interconnection.

4. Grid-Forming BESS Requirements

“The RFP requires grid-forming control for BESS. Can CUC clarify the specific grid-forming test procedures they will accept beyond the ERCOT framework mentioned? Will parallel operation testing with existing diesel generators be required during commissioning?”

CUC RESPONSE: Refer to Page 25 of 31 of the Scope of Work, Section 7.10.

5. Typhoon Resilience Design Standards

“For the 210-250 mph wind resistance requirement, are there specific structural engineering standards or certifications that CUC prefers? Can you provide historical typhoon data and expected recovery procedures for post-storm events?”

CUC RESPONSE: The design and structural requirements are based on ASCE 7-16 (Minimum Design Loads and Associated Criteria for Buildings and Other Structures) with basic wind speeds ranging from 210 to 250 mph (3-second gust) as applicable to Typhoon Zone 5 (CNMI). This wind standard applies to all project components, including PV modules, mounting systems, switchgear, BESS enclosures, and ancillary structures. At this time, CUC does not have historical typhoon data to provide.

6. Fuel Supply Coordination

“How will dispatch coordination work between the IPP renewable systems and CUC’s existing diesel generators? Will there be advance notice for planned maintenance shutdowns that could affect renewable output requirements?”



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CUC RESPONSE: Dispatch will be coordinated through CUC’s operations center using day-ahead schedules with intra-day updates, AGC/ED participation where applicable, and curtailment instructions when required for system security. CUC will publish planned maintenance windows at least two weeks in advance when practicable.

7. Performance Guarantees & Penalties

“Can CUC clarify the minimum guaranteed offtake volumes referenced in the sample contract? How will force majeure events (like typhoons) affect availability calculations and liquidated damages?”

CUC RESPONSE: These terms will be discussed and addressed between the Proponent and CUC during the Negotiation Phase, should the Proposal reach that stage.

8. End-of-Life & Decommissioning

“What are CUC’s expectations for the End-of-Life disposal plan, particularly for battery systems? Are there specific recycling facilities or procedures preferred in the Pacific region?”

CUC RESPONSE: Refer to Page 28 of 31 of the Scope of Work, Section 7.16.

9. Land Use & Community Engagement

“What is CUC’s preferred approach for community engagement, particularly on Tinian and Rota? Are there existing community solar programs or precedents that could inform stakeholder outreach strategies?”

CUC RESPONSE: CUC does not have a preferred approach for community engagement. At this time, CUC is not aware of existing community solar programs or precedents that could inform stakeholder outreach strategies.

10. Contract Structure & Financing

“Given the 25-year minimum contract term, is CUC open to discussing alternative financing structures beyond traditional IPP arrangements, such as build-own-operate-transfer models or hybrid ownership structures that could optimize project economics?”

CUC RESPONSE: Yes. CUC is open to IPP/PPA, build-own-operate-transfer, tolling, and hybrid structures provided they meet least-cost, reliability, and risk-transfer objectives and are compliant with CNMI law. Proponents may submit alternatives with clear commercial, risk, and tariff impacts for evaluation.

11. Does CUC want all three islands solar farms to be completed simultaneously, or concurrently?



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CUC RESPONSE: CUC will consider proposals proposing phased/concurrent delivery. Proponents should propose schedules that reflect site readiness, interconnection constraints, and supply-chain realities, with priority to system reliability and overall least-cost outcomes.

12. CNMI Investment Incentive Act

Does the CNMI Investment Incentive Act apply to this project? Is it known at this time how much the tax rebate will be up to the referenced 100% tax relief for up to 25 years?

CUC RESPONSE: Tax incentives are administered by the CNMI government (e.g., Department of Finance and relevant boards) and are outside CUC's authority. Proponents are responsible for confirming eligibility and benefit levels with the appropriate agencies. Any assumed tax incentives should be transparently identified in proposals.

13. Currently the proposed sites are completely covered in trees and foliage. Who is responsible for excavating, clearing, and grading the proposed sites?

CUC RESPONSE: With regard to the chosen project site, site clearing, grading, and civil works are the Proponent's responsibility, including erosion controls and haul/traffic management.

14. Who is responsible for drainage and BMP off the proposed sites?

CUC RESPONSE: The Proponent is responsible for design, permitting, construction, and maintenance of site drainage and BMPs consistent with BECQ stormwater and land-disturbance requirements. Off-site tie-ins must be coordinated with the relevant land managers and agencies.

15. Will CUC be managing and providing the grid connection up to the point of contact at the solar farm sites?

CUC RESPONSE: The Proponent is responsible for all facilities up to and including the Point of Interconnection equipment (e.g., breaker, transformers). CUC will own/operate the utility-side network.

16. The appendix forms and worksheets to be filled out are not dynamic PDF's, meaning we can't fill it out on the computer. We request that the forms and worksheets be provided in dynamic PDF or in the original so that they may be filled out on the computer. Thank you.

CUC RESPONSE: CUC will provide the worksheets in a fillable format. The fillable worksheets will be uploaded to the CUC website. In the meantime, Proponents are



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encouraged to fill out the worksheets in whatever format is available to them, using the worksheets as already provided by CUC in PDF format.

17. CUC Response to RFI/C No. 001 has a lot of data provided in charts and spreadsheets that are hard to read and difficult to analyze in its current form. We request that all the charts and spreadsheets to be provided in their raw file excel form so that the information can be easily and thoroughly analyzed. Thank you.

CUC RESPONSE: Refer to the attached six (6) excel files.

18. What has been the average cost per kWh annually from 2022 to 2025?

CUC RESPONSE: Refer to the CUC Rates and Tariff posted on the CUC website: <https://www.cucgov.org/rates-and-tariffs/#electric>

19. Who is responsible for the point of contact to the grid?

CUC RESPONSE: The Proponent is responsible for all facilities up to and including the Point of Interconnection equipment (e.g., breaker, transformers). CUC is responsible for the utility-side network.

20. What are the size of the electrical lines on the island for distribution?

CUC RESPONSE: Refer to CUC Responses to RFI/C No. 001: https://www.cucgov.org/cuc_content/uploads/2025/09/CUC-Response-No.1-re-CUC-RFP-25-021-9.19.25.pdf

21. We are requesting a second round of questions because of the magnitude of this project and the depth and number of questions that have already been asked. It is necessary to allow us some time to process all the answers and have the ability to ask follow up questions. Can a second round of questions, with a deadline of two weeks after all the answers to the first round of questions are answered, please be provided? Thank you.

CUC RESPONSE: CUC acknowledges and appreciates the proponent's request. After careful consideration of the project's overall timeline and implementation schedule, CUC must maintain the current deadlines as stated in the RFP and cannot grant additional time for a second round of questions. This timeline has been established to ensure timely evaluation, selection, and award in alignment with CUC's project milestones and funding requirements. Proponents are therefore encouraged to proceed with their submissions to the best of their



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ability within the existing deadline. For fairness to all prospective proponents, no proponent will be granted an extension. Thank you for your understanding.

22. Given the depth and scale of this project, and to ensure the best and most cost-effective proposed solutions, an extension of the proposal due date is prudent. Can you provide a 90-day extension of your October 30th deadline? Thank you.

CUC RESPONSE: CUC acknowledges and appreciates the proponent's request for an extension to the proposal submission deadline. However, after careful consideration of the project's overall timeline and implementation schedule, **CUC must maintain the current submission deadline of October 30, 2025, as stated in the RFP.** This timeline has been established to ensure timely evaluation, selection, and award in alignment with CUC's project milestones and funding requirements. Proponents are therefore encouraged to proceed with their submissions to the best of their ability within the existing deadline. **For fairness to all prospective proponents, no proponent will be granted an extension.** Thank you for your understanding.

KEVIN O. WATSON, MPA
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Commonwealth Utilities Corporation

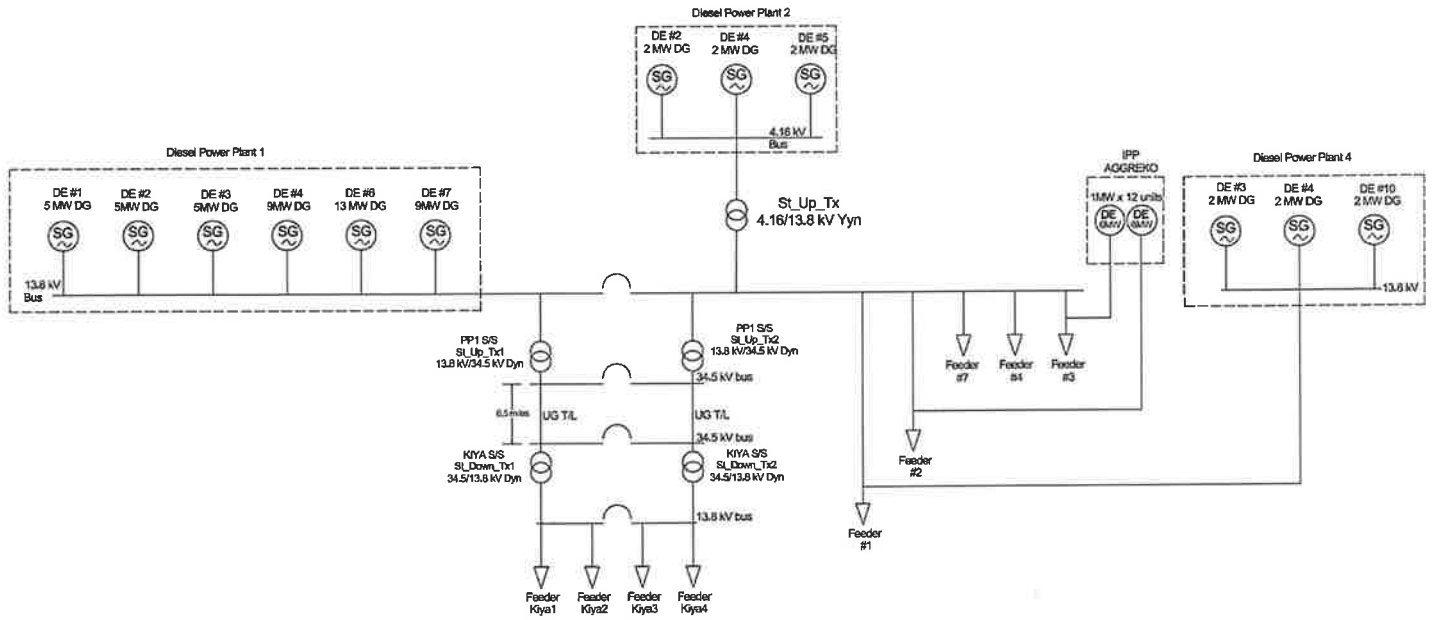
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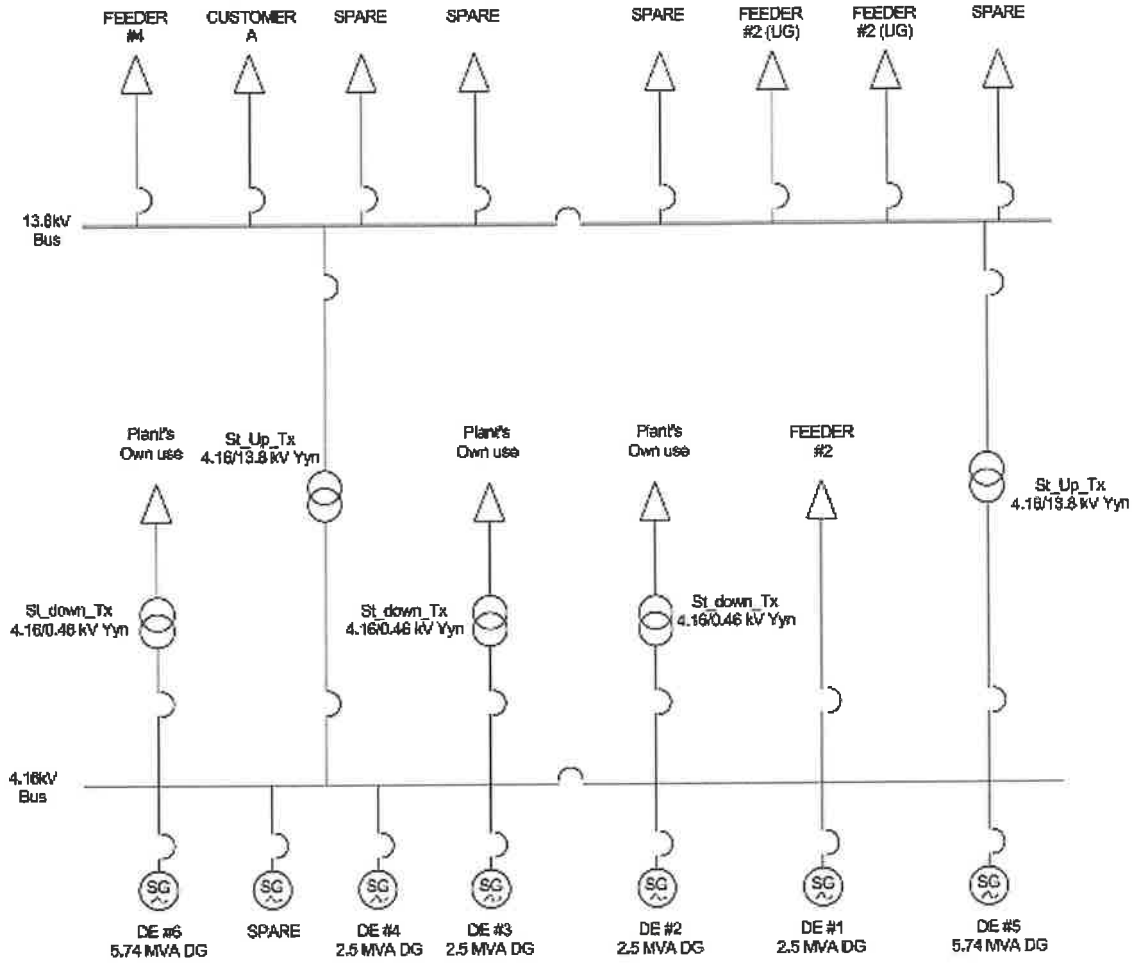


SAIPAN SINGLE LINE DIAGRAM





TINIAN SINGLE LINE DIAGRAM





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ROTA SINGLE LINE DIAGRAM

