



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. 020: HDF Energy

Date: September 26, 2025

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

1. **CUC-RFP-25-021 Submittal: Technical Proposal**

Can CUC provide a detailed load profile for Saipan? (ideally hourly step)

CUC RESPONSE: Refer to CUC Responses to RFI/C No. 001 and Attachments:

https://www.cucgov.org/cuc_content/uploads/2025/09/CUC-Response-No.1-re-CUC-RFP-25-021-9.19.25.pdf

2. **Site Control Template**

Can CUC provide more details regarding the proposed solar farm sites (location, map...)?

CUC RESPONSE: For public land lot parcel map of the proposed Kalabera site, refer to CUC Responses to RFI/C No. 002 and Attachment:

https://www.cucgov.org/cuc_content/uploads/2025/09/CUC-Response-to-RFI-RFC-No.2-re-CUC-RFP-25-021-9.23.25.pdf

CUC has initiated the public lands designation requests with the CNMI Department of Public Lands (DPL) for the properties listed in Table 7.5 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.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.

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.

3. **Environmental Attributes, Permits, and Related issues Template**

Please confirm that project environmental and social impact assessments are responsibility of the proponent; will CUC assist on implementation?

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.

4. **Performance Bond and Payment Bond Form**

Please confirm if the proponent will have opportunity to discuss about timeline upon notice to proceed? Particularly, in relation to question 4, impact assessments may take several months,

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.



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with construction only possible upon completion, hence affecting the operation commencement target of 24 months.

CUC RESPONSE: During the Negotiations Phase, prior to the signing of any agreement, the Parties will establish a detailed baseline construction schedule. The executed agreement will define allowable schedule relief (e.g., documented agency-caused delays and Force Majeure) and associated adjustments to milestone dates. Performance and Payment Bond requirements remain as stated in the RFP.

5. Project Financing and Credit Worthiness Template

Can CUC provide more information on existing PPA price in CNMI or what is targeted? Could proponent negotiate annual indexation to the price?

CUC RESPONSE: CUC does not publish confidential PPA rates and does not set a public “target price.” Evaluation will consider total cost of energy and value to customers over the contract term. Proponents may propose prudent indexation mechanisms with clear formulas and caps.

6. Expected Production Worksheet

ToR mentions power production in MWh/day, would excess power be incorporated/bought by CUC?

CUC RESPONSE: Daily MWh projections are for planning and evaluation. CUC’s intent is to accept all compliant, scheduled energy subject to system conditions and curtailment instructions for reliability. Purchase/payment terms will be defined in the PPA. Energy delivered above contracted limits may be uncompensated or compensated at a secondary rate if expressly agreed in the PPA; curtailment treatment (if any) will be specified in the PPA.

KEVIN O. WATSON, MPA

Executive Director

Commonwealth Utilities Corporation

END OF RFI/C Response No. 020