



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. 021: Clean Tech

Date: September 26, 2025

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

1. As we understand it, disclosure of consultants is required as part of the Technical Proposal. Could you please clarify if we are expected to have the consultants formally engaged by the time of submission, or if it would be acceptable to simply identify and list our preferred consultants? Additionally, could you clarify the level of flexibility to substitute or change consultants should they become unavailable?

CUC RESPONSE: Proponents must identify key consultants (e.g., Owner’s Engineer, Interconnection/Protection, Environmental/Cultural, Geotech, Civil) in the Technical Proposal and describe their roles and qualifications. Formal engagement (e.g., executed subcontract) at submission time is not required. Substitutions after submission are permitted with approval from CUC, provided the replacement possesses equal or superior qualifications and there is no adverse impact to schedule, scope, permitting, quality, or price.

2. With regard to the site/land options identified in the RFP, could you please provide the coordinates?

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

3. In relation to above, could you please clarify if we are limited to these specified options, or if alternative sites may also be considered?

CUC RESPONSE: Proponents may choose whether to submit cost proposals for public lands designated to CUC as identified in Table 7.5 in the Scope of Work, alternative public lands



Commonwealth Utilities Corporation



that the proponent will directly lease from DPL, or alternative private lands that the proponent will lease.

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.

4. Will you be providing geotechnical studies and historical flood data for the identified sites in the RFP?

CUC RESPONSE: CUC does not have the geotechnical studies and historical flood data for the identified sites in the RFP.

5. Will the Easement/Right of Way for the transmission line route/s be arranged/provided by CUC?

CUC RESPONSE: The Proponent is responsible for obtaining any necessary easement(s)/right(s) of way for the transmission line route(s). CUC can assist in coordinating

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.



Commonwealth Utilities Corporation



with DPL, DPW, and/or any other relevant agencies for access along public corridors; however, the primary responsibility belongs to the Proponent.

6. Do you have a ceiling value for the tariff? What is the allowed escalation rate and frequency (CPI, FOREX)?

CUC RESPONSE: CUC does not publish a tariff ceiling. Proponent needs to propose an escalation rate, if any, in the Cost Proposal Worksheet. CUC will not provide a value for the Proponent.

7. Is there a preferred list of EPC contractors (local or non-local) and OEM brands/suppliers?

CUC RESPONSE: CUC does not maintain a list of preferred EPC contractors or OEM brands/suppliers.

KEVIN O. WATSON, MPA

Executive Director

Commonwealth Utilities Corporation

*****END OF RFI/C Response No. 021*****