DRAFT

REQUEST FOR PROPOSALS

FOR

COMMUNITY-BASED RENEWABLE ENERGY PROJECTS

ISLAND OF MOLOKA'I

~~MARCH 30~~AUGUST 31, 2021

Docket No. 2015-0389

Appendix F – Description of Available Sites

Maui Electric

MAUI ELECTRIC
COMMUNITY-BASED RENEWABLE ENERGY RFP
DESCRIPTION OF AVAILABLE SITES

Land Request for Information

On June 15, 2020, the Hawaiian Electric Companies issued a Land Request for Information ("Land RFI") seeking information on available land and rooftop space for potentially siting future utility scale renewable energy projects on the islands of O'ahu, Maui, Moloka'i, and Hawai'i. This effort is a completely new solicitation from the previous Land RFI that was issued on December 12, 2016 in advance of the Company's Stage 1 and Stage 2 RFPs. The information that has been gathered through this RFI is available upon request by following the instructions at http://hawaiianelectric.com/landrfi.

This information is being provided for proposers' consideration only. Project proposals submitted in response to this RFP are not required to be sited at a location identified through the Land RFI. Maui Electric also makes no representations as to the suitability of the listed sites for renewable energy production with regard to resource quality, interconnection constraints, zoning and permitting issues, community support, or other issues. Proposers should perform their own evaluation of these factors in determining whether a site is suitable for renewable energy project development. After further evaluation, proposers that are interested in any of the identified sites are invited to engage in further discussions directly with landowners to negotiate any required rights to use the property.

Company Owned Site – Pala'au Site

The Company is offering use of the Pala'au Site for nominal consideration to site a renewable generation and paired energy storage facility. Any Proposer proposing to use the Pala'au Site shall be required to agree to specific terms and conditions for such use as provided for in ~~the Terms and Conditions for Use ("TCU"), a proposed form of~~Attachment COS which is attached as ~~Attachment~~Appendix K ~~to the Mid-Tier SFC.~~-4. Limited sections of ~~the TCU~~Attachment COS relating to use restrictions, security and infrastructure requirements, compliance with laws, lien restrictions, and end of term obligations shall be non-negotiable.

The site, available to Proposers under this RFP, is approximately 7.2 acres, provided that any Proposer shall only be permitted to use as much acreage as is necessary for its Project. Projects ~~interconnecting~~sited at the ~~Pala'au~~Pala'au Generating Station must be 1 MW or larger, up to and including 2.5 MW. The interconnection point would be the Pala'au Generating Station switchyard. Proposers must include the cost for interconnecting into the switchyard in their Proposals.

The approximately 7.2 acre available land (located on a portion of TMK (2)5-2-011:031) is comprised of 3 separate areas, as identified in Appendix F Attachment 2 and further defined below:

1. Area A is approximately 5.7 acres
    a. Ground mount photovoltaic and BESS is acceptable
    ~~b. Proposers must provide clearances around existing power lines as directed by the Company, per the applicable requirements 4.b-4.h described below~~
    ~~c.~~b. Proposer must avoid any underground utilities, as identified and directed by the Company. There may be an existing underground water line crossing the area, pending confirmation of the as-built drawings and/or ground penetrating scans.
    ~~d.~~c. Proposers must build around or relocate the existing telecommunications pole noted on Appendix F Attachment 2. ~~Lease agreement of~~The Company ~~Site may~~shall have the right to require Proposer to co-~~location with Company~~locate its fiber communication link on the same pole as Company's fiber communication.
    ~~e.~~d. Proposer must avoid all capped wells. There is at least one well located near the water tank in the northeast corner, pending final confirmation.
    ~~f.~~e. Proposer can develop the existing paved area and utilize the gate at the northeast end for site access, if desired. Proposers should provide their own site access from the road.
2. Area B is approximately 1 acre and contains the visitor parking lot
    a. Ground mount photovoltaic and BESS is acceptable
    b. If ~~proposer~~the Proposer utilizes this ~~site~~area, the visitor parking lot must be relocated to area 'C'.
    c. The existing security gate to access secured area of plant must be moved to the South, and employee parking lot 'C' must be converted to a combination of open lot for public access and a fenced employee lot, as directed by the Company.
    d. ~~Number~~The number of public and employee stalls and vegetation requirements to be determined by the Company
3. Area C is approximately 0.5 acre
    a. If this area is utilized, only a covered parking PV canopy is acceptable
    b. Reference the additional applicable requirements 2.c & 2.d

~~4. General Requirements~~

~~All utilized areas require fencing~~

~~a.~~ **The use of Area A, Area B and** ~~separation from the~~ **Area C is subject to certain restrictions as a result of the Company's existing power plant**~~. Fencing~~ **and** ~~security will require Company review and approval.~~

~~b. Vehicular access (for the Company's bucket/boom trucks) and working clearances should be provided to all existing~~ **overhead** ~~Company~~ **line and other facilities. Proposers should refer to** ~~allow~~**Section 1.B.1 of Attachment COS for** ~~safe and efficient maintenance and replacement of those facilities.~~

~~c. PV panels may not be installed under existing lines for safety and operational reasons.~~

~~d. NESC 2002 clearances are required at a minimum, but those clearances may need to be larger to account for working clearances.~~

~~e. On one side of~~ **the** ~~12kV line, provide at least 25ft horizontal working clearance to the nearest energized facility (typically the edge of the crossarm or outside conductor). This clearance space shall extend at least 40ft past any dead-end pole. This space is for the Company's large vehicles to set up and operate to perform work on the lines.~~

~~f. On the other side of the 12kV line, provide at least 10ft horizontal working clearance to the nearest energized facility. This clearance shall extend at least 10ft past any dead-end pole.~~

~~g. Guy wires should have at least 2.5ft clearance on each side of the guy and should extend at least 3ft past the anchor.~~

~~h. Please note that the clearances provided above are typical clearances and do not account for site-specific details. They are to be used for planning purposes only and are subject to change depending on the specific circumstances once the Company reviews any proposed layout. The larger clearance between the NESC required clearances and the working clearances described above shall be used~~**requirements.**

Upfront costs to the Proposer associated with the use of the Pala'au Site include the following: (1) baseline assessments of the Pala'au Site, either a Phase 1 or Phase 2 environmental assessment and, as necessary, archaeological study; and (2) applicable physical and data security requirements. Ongoing costs are customary and will be reserved in ~~the TCU~~Attachment COS (insurance costs, security costs, etc.) or the Mid-Tier SFC, as applicable. See Attachment ~~K~~COS of the Mid-Tier SFC for details on these upfront and ongoing use costs.

The specified costs above are not exhaustive, and the Proposer is encouraged to review the ~~TCU~~Attachment COS to determine all associated use costs. Proposers should perform their own evaluation and account for all possible costs and should not rely solely on the identified costs noted above. Proposer also shall be responsible, at its sole cost and expense, for all site improvements, utilities, permits, and other required infrastructure and regulatory requirements that are necessary for use of the Pala'au Site for Proposer's Project.

The Proposer may permit public access to the community on an invitation-only basis to the Company-Owned Site subject to the terms and conditions of Attachment COS of the Mid-Tier SFC. Access to the Company-Owned Site shall be through the Subscriber Organization-controlled access gate only. Invitees should be advised not to attempt access to the Company-Owned Site through Company-controlled gates.

Projects at the Pala'au Site must interconnect at the existing Company switchgear. Work within the switchyard may include, but is not limited to, the installation of one (1) new 12 kV

vacuum circuit breaker for each interconnecting line within an existing Company switchgear, new relaying and control equipment for the 12 kV vacuum circuit breaker within the Company's switchgear enclosure building, transitioning the new 12 kV overhead interconnection to underground within the switchyard, and underground 12 kV duct lines and cable trenching within the switchyard to an existing handhole. A grounding study may be needed to determine if the existing ground grid is sufficient. The IRS will confirm all necessary interconnection facilities.

Due to the Company's COVID-19 travel restrictions, a site visit will not be ~~considered~~available at this time. The Company will endeavor to provide as much information as possible to interested potential Proposers~~. Additional site information, beyond~~ , and if conditions related to the ~~details included~~ongoing health pandemic do not allow for an in~~ Appendix F, may be provided by~~ person visit early in the bid submittal period, the Company~~. Information on how to request~~ will provide additional information, ~~if available, will be posted on the Company's website.~~which may include photographs and/or video.

The Company is also making two reports available that were prepared in support of the Moloka'i Variable Renewable Dispatchable Generation RFP that was issued in 2019. One report is a Preliminary Subsurface Investigation, and the other is an Archaeological Literature Review and Field Inspection Report. Proposers should note that because these reports were prepared for a previous RFP, some of the information is focused on an area of the Pala'au site that is different than the portion that has been made available as part of this RFP.

Proposers interested in receiving a copy of these studies, they may request a copy through CBRERFP@hawaiianelectric.com. Please note, that any party requesting these documents must have an executed CBRE NDA with the Company, as these reports will be provided pursuant to the terms of conditions of that NDA.

The Company is including inundation maps of the Pala'au Site based on various sea level rise scenarios as Attachment 3 and 4. The Company is including a tsunami evacuation zone map as Attachment 5.

Any drawings, reports, or any other information or data relating to the Site ("Site Information") is being furnished for the Proposer's convenience only and the Company assumes no responsibility whatsoever in respect to the sufficiency or accuracy of such Site Information or of the interpretation thereof, and there is no guarantee, either expressed or implied, that the conditions indicated are representative of those existing throughout the Site. In addition, no assurance is given that conditions found at the time of any surface or subsurface explorations will be the conditions that prevail at the time of construction at the Site. The Proposer shall be solely responsible for all assumptions, deductions, or conclusions the Proposer may make or derive from the information furnished. Making such information available to the Proposer is not to be construed in any way as a waiver of the Proposer's responsibility to examine the Request

for Proposals and the Site. Proposers must satisfy itself through its own investigation as to conditions to be encountered at the Site.

Additional Information

Additionally, the following links to a few publicly available resources relating to renewable energy project siting and development from the Hawaii State Energy Office are being provided for use at proposers' sole discretion:

Project Permitting Assistance and Resources

http://energy.hawaii.gov/developer-investor/project-permitting-assistance-and-resources

Provides numerous resources to support more informed and appropriate project siting and permitting, including the Permit Guide, Renewable Energy Permitting Consultants, DOH, ePermitting Portal, Renewable EnerGIS, Permitting Wizard, and the Renewable Energy Projects Directory.

Hawaii Clean Energy Programmatic Environmental Impact Statement
http://energy.hawaii.gov/testbeds-initiatives/hawaii-clean-energy-peis/peis-overview

The Hawaii Clean Energy Programmatic Environmental Impact Statement (PEIS) analyzes, at a programmatic level, the potential environmental impacts of clean energy activities and technologies in the following clean energy categories: (1) Energy Efficiency, (2) Distributed Renewables, (3) Utility-Scale Renewables, (4) Alternative Transportation Fuels and Modes, and (5) Electrical Transmission and Distribution.

Hawaii Statewide GIS Program
http://planning.hawaii.gov/gis/

Provides Hawaii GIS data and other resources to support site identification and analysis.

Aloha Aina: A Framework for Biocultural Resource Management in Hawai'i's Anthropogenic Ecosystems
https://nmshawaiihumpbackwhale.blob.core.windows.net/hawaiihumpbackwhale-prod/media/archive/council/pdfs/aloha_aina.pdf

A framework developed by the Hawaiian Islands Humpback Whale National Marine Sanctuary Advisory Council to integrate Native Hawaiian and Western scientific management approaches toward ecosystem management. While intended for the Sanctuary, this document provides useful insight into successful collaboration in Hawaii.