DRAFT

REQUEST FOR PROPOSALS

FOR

RENEWABLE DISPATCHABLE GENERATION

AND

ENERGY STORAGE

June 27, 2025

Appendix F – Department of Navy, Marine Corps Base Hawaii Energy Resilience Project

Hawaiian Electric

APPENDIX F
VARIABLE RENEWABLE DISPATCHABLE GENERATION
DESCRIPTION OF THE MARINE CORPS BASE HAWAIʻI OFFERING

Offered Site – Marine Corps Base Hawaiʻi

The Department of the Navy ("Navy") has made two sites (6.08 acres and 4.21 acres) and a parking lot available at the Marine Corps Base Hawaiʻi ("MCBH" and the offered sites, the "MCBH Sites") for interested Proposers to develop, build, and operate a project to contract with Hawaiian Electric Company, Inc. ("Hawaiian Electric" or "Company") for energy generation and selling electrical power to Hawaiian Electric. The Navy seeks a project to utilize the MCBH Sites that can provide energy resilience to MCBH by providing microgrid capabilities at times when the Company system is unable to serve MCBH or during certain national security conditions necessitating the microgrid. Additional details of the terms of the Navy's offering are included as Attachment 1 to this Appendix F.

A map of the available areas is included as Attachment 2 to this Appendix F. A draft copy of the proposed form of the lease will be provided by the Navy upon request. The terms of the lease will be negotiated between the Proposer and the Navy. If a Proposal selected by the Company is to utilize the MCBH Sites, such Proposer shall be solely responsible for meeting all requirements of the Navy to utilize the MCBH Sites and develop its project in conformance with the Navy's requirements, the requirements of this RFP and the resulting PPA between the Company and the selected Proposer. In addition to conditions that may be required in the PPA, at a minimum, the lease for the MCBH Sites must be executed prior to the proposed project becomes operational, i.e., prior to achieving "Commercial Operations" under the applicable PPA. Proposers must account for all potential costs that may be associated with meeting the Navy requirements to use the MCBH Sites, including but not limited to the costs for interconnecting their project to the Company system, in their Proposals as provided in the RFP.

Any drawings, reports, or any other information or data relating to the MCBH Sites ("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 MCBH 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 MCBH Site. Proposers must satisfy itself through its own investigation as to conditions to be encountered at the MCBH Site.

Additional Information

Additionally, the following links to a few publicly available resources relating to renewable energy project permitting and collaboration 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.

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.

The Company is providing these links as a convenience only and makes no representation and assumes no responsibility with respect to the accuracy or sufficiency of the information provided in the above links.

Attachment 1: Department of Navy, Marine Corps Base Hawaii Energy Resilience Project

The Department of the Navy ("DON") is making available for lease, non-excess real property at Marine Corps Base Hawaii ("MCBH" or "Installation"), under the authority of Title 10, United States Code (U.S.C.) § 2667. The offering for potential outlease of non-excess property aboard MCBH is for an Energy Resilience Project in accordance with Secretary of the Navy Instruction ("SECNAVINST") 4101.3A.

Overview:

Two (2) parcels and a parking lot at MCBH (the parcels and parking lot shall be collectively referred to as the "Sites") are available for developer use for energy generation and selling electrical power to Hawaiian Electric Company, Inc. ("Hawaiian Electric" or "Utility") for distribution to its electrical grid and to provide energy resilience to MCBH in times of utility grid outage and/or power quality events to include power outage, voltage and frequency disturbance with a minimum of 14-day* fuel storage capability and uninterrupted power supply. MCBH requires innovative designs to maximize the energy production, storage capacity, and transmission/distribution capabilities at the parcels and parking lot, compatible with the Installation's operational mission.

*(*multifuel capability option that could decrease mandatory storage capacity is for the plant to be capable of burning F24 (Jet AA) Fuel for emergency use).*

Vision:

The Sites at MCBH, see Attachment (2) are being made available for potential lease to one qualified non-Federal user(s) ("Lessee" or "Developer") for their consideration to plan, finance, construct, own, operate and maintain a firm renewable generation capability with a required minimum of thirty (30) megawatt (MW) capacity and variable renewable and energy storage generation systems (MCBH requires full use of existing parking lot) connected to the Hawaiian Electric distribution system, but able to employ a fast-switching and control design which, during a grid disruption, provides the Installation with resilient dispatchable generation and continuous access to reliable and quality power with islanding and black start capabilities. Interconnection to Hawaiian Electric infrastructure and mitigation requirements identified during Interconnection Requirement Study (IRS) are the responsibility of the Developer. The term "energy security" means having assured access to reliable supplies of energy and the ability to protect and deliver sufficient energy to meet mission essential requirements as provided in 10 U.S.C. § 101(e)(7). The term "energy resilience", as defined in 10 U.S.C. § 101(e)(6), is "the ability to avoid, prepare for, minimize, adapt to, and recover from anticipated and unanticipated energy disruptions in

order to ensure energy availability and reliability sufficient to provide for mission assurance and readiness, including task critical assets and other mission essential operations related to readiness, and to execute or rapidly reestablish mission essential requirements."

The DON requires innovative designs to maximize the energy production, storage capacity, and transmission/distribution capabilities at the Sites, compatible with the Installation's operational mission. The Offeror's proposal shall develop on-base generation facilities for off-base consumption (i.e., utility (Hawaiian Electric) purchase).

In accordance with 10 U.S.C. § 2667, the DON is required to receive value in the form of cash or In-Kind Consideration ("IKC") for the outlease of Sites and/or Facilities in an amount not less than the Fair Market Rental Value. With a focus on energy security and resilience to enhance energy security, in lieu of Lessee paying rent in cash, Lessee shall provide DON IKC through the development, delivery, and performance of all necessary electrical infrastructure upgrades or other measures to increase the DON energy resilience and islanding posture and any additional IKC required by the DON. DON may seek compensation in the form of other energy and nonenergy maintenance and infrastructure projects aboard the installation.

Specifically, the DON requires innovative IKC technologies from past projects or existing technologies that employ a fast-switching and control design which, during a grid disruption, provides the Installation with continuous access to reliable and quality power with islanding and black start capabilities. The Developer and Utility would enjoy mutual benefit of this design connection, which can reduce or eliminate curtailment with an available and islanded load during times of grid outage. Offerors are encouraged to provide innovative approaches that leverage resilient dispatch-able generation and/or storage on the leased premises to increase Installation energy availability during planned or unplanned disruptions. Other potential IKC (e.g., substation equipment repair by replacement) may be submitted by the DON in addition to those focused on energy resilience described above. Generation that is not desired by DON includes: wind turbines, Nuclear, Waste to Energy, Fossil Fuel Peaker Generation and Geothermal.

Business Opportunity:

Hawaiian Electric shall competitively select one Offeror to negotiate with the DON to lease the Sites at MCBH. The selected Offeror will be required to meet Hawaiian Electric requirements set forth in the Hawaiian Electric RFP and the terms and conditions as set forth in the DON Lease, Attachment (3). [1]

[1] If interested in the Federal Site, prospective Proposers can request a copy of the draft lease via the RFP Email Address in Section 1.7 of the RFP.

The selected Offeror will work with the DON, through formal negotiations of the lease terms, IKC projects, and schedule, to develop, finance, operate, and maintain a System within the Sites for the term of the Lease (not to exceed 37 years). The term of the Lease must cover the entire term of the Agreement with Hawaiian Electric and account for any related activities (e.g. site restoration). As consideration, the selected Offeror/Lessee will provide IKC projects that directly provide energy resilience and enhance the Installation's energy resilience posture, as well as provide the DON with administrative expense reimbursement to enter into the transaction in accordance with 10 U.S.C § 2695 (Acceptance of funds to cover administrative expenses relating to certain real property transactions). Offerors shall refer to Attachments (3) and (4)[2], "Draft Lease" and "National Security and Cybersecurity", for DON Lease contract terms and conditions.

Site Improvements

It is anticipated that infrastructure upgrades may be required for successful performance of a System and should be included in any Proposal. An interconnection study, site and/or facility and 2 infrastructure studies of the installation's systems is required at sole cost to the Offeror/Lessee to ensure no adverse impact for all islanding scenarios. The study(ies) shall include, but not be limited to, load flow, short circuit and relay coordination studies, and describe the impact of lower short circuit current from the new energy project while operating in island mode. Site improvements to mitigate the findings will be required.

Site improvements must comply with applicable Installation Appearance Plans, Installation Development Plans, and be context sensitive (i.e., blend with the surrounding area). System plans will be provided during exclusive lease negotiations. Development must comply with applicable county, State, and Federal environmental laws and Navy policies, and Lessee shall maintain adherence to existing permit requirements at specific locations.

Historical, Cultural, and Archeological

Consultation with the State Historic Preservation Division ("SHPD"), Native Hawaiian Organizations, and other interested parties regarding any proposed action shall be required under Section 106 of the National Historic Preservation Act. The result of such consultation may require mitigation for which the lessee(s) shall be responsible at the lessee(s)' expense.

DON Environmental Documentation

[2] If interested in the Federal Site, prospective Proposers can request a copy of the national security and cybersecurity document via the RFP Email Address in Section 1.7 of the RFP.

An Environmental Condition of Property (ECP) Report and National Environmental Protection Act (NEPA) documentation will be completed prior to DON Lease execution. Based on the scope of the project, the DON anticipates that NEPA documentation will comprise of an Environmental Impact Statement ("EIS") or an Environmental Assessment ("EA"). Lessee shall be responsible for compliance with all Design Measures, Current Practices, Best Management Practices, Conservation and Minimization Measures, and Mitigation measures determined during the course of conducting regulatory consultations and the NEPA review, at the Lessee's expense, as the properties are offered "as is, where is" in the Lease. Lessee shall be responsible for complying with all applicable local, State, and Federal law and regulations. Lessee will cover all costs related to the preparation and approval of the NEPA and ECP documentation as administrative expenses under 10 U.S.C § 2695. Offeror/Lessee shall be responsible for scheduling and coordinating the NEPA process to achieve a Finding of No Significant Impact (FONSI) or Record of Decision prior to Lease execution.

Utilities

Hawaiian Electric provides electrical distribution service to the Installation. Interconnection to the utility grid is subject to an interconnection agreement with Hawaiian Electric. The Lessee shall be responsible for all costs for the interconnection and operation of the System, to include, but not limited to new lines, North American Electric Reliability Corporation ("NERC") compliance, and associated studies that are required. The Lessee undertakes all risk of failure to obtain all necessary permits and agreements. The Lessee is responsible for procuring access to 3 utilities for construction, which may be procured from the Installation at the Installation's sole discretion.

Easement and Encumbrances

Known third-party real estate encumbrances or constraints existing at the proposed Sites are identified in the attached Site Maps (see Attachment (2)). The Lessee is responsible for determining and coordinating its use with all easements and encumbrances. New easements and/or encumbrances in favor of the Utility for interconnection facilities shall be the responsibility of the Lessee.

MCBH is encumbered by Inhabited Building Distance ("IBD") or Public Traffic Route ("PTR") Explosives Safety Quantity Distance ("ESQD") arcs from surrounding explosives ordnance operations.

Building Codes & Other Requirements

Lessee and its contractor shall complete the IKC projects in accordance with the commercial State and Local codes and standards and per the requirements of Hawaiian Electric Power Purchase Agreement (PPA).

In addition, the Lessee and its contractors must coordinate and comply with Federal, State, and Local codes and standards, and criteria, to include, but not limited to, the following:

a) Facilities Criteria (FC) as applicable;
b) Unified Facility Criteria (UFC) as applicable;
c) Unified Facilities Guide Specifications (UFGS) as applicable;
d) National Electrical Code – NEC;
e) National Electrical Safety Code – NESC;
f) Institute of Electrical and Electronic Engineers – IEEE;
g) National Fire Protection Association – NFPA;
h) State and local codes and ordinances as applicable;
i) Hawaiian Electric and DON Cybersecurity requirement that conforms with NIST, NERC, FERC and CIP requirements as applicable;
j) Tsunami Inundation Zone requirements;
k) MCBH aesthetic, noise, and any functional limitations as appropriate to ensure MCBH architectural and environmental compliance;
l) EM 385-1: U.S. Army Corps of Engineers' Safety and Health Requirements Manual;
m) Mission Assurance and National Security Considerations;
n) Naval Ordinance Safety and Security Activity (NOSSA)

Site Tour and Questions

DON will coordinate Site Tours to view the parcels of land and sites through Hawaiian Electric in accordance with the Hawaiian Electric RFP. Site Tours are not required to bid on MCBH parcels.

If interested in attending a Site Tour, please schedule in accordance with the Hawaiian Electric RFP. The following information will be required in order to obtain installation access:

1) Company Name
2) Name(s) of personnel attending (limit 2 per company), attendees must be U.S. citizen
3) Email Addresses
4) Phone Number

5) SECNAV Form 5512/1 Department of the Navy Local Population ID Card/Base Access Pass Registration Form
6) Confirmed participants must pick up their MCBH visitor base pass at the Installation Pass/ID office.
7) All participants must bring a valid form of government ID and all required U.S. citizen documents.

[END]

Attachment 2

Attachment 2: Parcels

Figure 3-1: Available Parcels – Overall Site Plan