

NCORPE Wind/Solar Energy RFP

1. Introduction

Nebraska Cooperative Republican Platte Enhancement Project (NCORPE) has approximately 19,000 acres of land that is currently being used as part of water management procedures in Lincoln County, Nebraska. The land primarily consists of rangeland and approximately 1,000 acres of irrigated cropland which is expected to be converted to rangeland. Annual or seasonal grazing management agreements and cropland leases exist on some acres. NCORPE is considering allowing the property to be additionally leased for the development, construction and operation of a wind/solar generation facility by a third party. Existing land uses shall generally remain the same albeit with the addition of wind/solar generation on site.

A constraints map is included with this RFP to identify the land areas potentially available for lease is in Appendix A.

NCORPE has elected to solicit a Request for Proposals concerning Wind/solar Energy Leasing on this land. NCORPE may further pursue several options, including: acceptance of multiple offers for multiple portions of land, accept one offer for all or part of the land, or reject all offers.

The objectives of NCORPE in issuing this RFP are:

- To lease lands for wind/solar exploration and new commercial-scale wind/solar facilities;
- To generate income for NCORPE that reflects fair market value of the use of lands for wind/solar energy development;
- To achieve commercial operation of the wind/solar projects as soon as possible, with minimal impacts to the environment and usable lands

2. RFP Schedule

The schedule for this RFP is as follows:

June 22, 2017	Publish Request for Proposals. RFP sent to known interested parties, and published on the Office's website, http://NCORPE.org .
June 30, 2017	Deadline to submit questions and request RFP clarification to NCORPE.
July 7, 2017	NCORPE provides answers to questions to the entire distribution list and revises the RFP if necessary.
July 14, 2017	Proposals are due by 4:00 p.m. CDT.
July 31, 2017	Deadline for internal review, successful

	applicant notification postmarked by this date.
September 15, 2017	Applicant(s) lease and notifications to be finalized by September 15, 2017 for inclusion

All proposals must be received by the deadline in order to be considered. Applicants are expected to follow the ordinary schedule of submissions in order to be prepared to enter a lease upon selection. Applicants who do not finalize all negotiations and submissions by the final opportunity shall forfeit all rights and benefits granted as the winning bidder.

3. Lands Offered for Wind/Solar Energy Lease

Land is located in Lincoln County, Nebraska

Location:

Parcel Legal Descriptions
PT.W1/2W1/21-11-30LYINGW. OFCENTERLINEOFCOUNTYRD 13.45A.1MWMTP
PT.2-11-30625.54A.1MWM TP
ALL11-30640A.
PT.N1/2SW1/4LYINGSW BURLINGTONNORTH R.R.13-10 3410.28A.
ALL21-11-31640A.
ALLEXC.PT.W1/226-10-32 619.50A.
ALL17-11-32640A.
PT.S1/2,LYINGS.W. BURLINGTON-NORTH R.R.&N.E. HWY2313-10-3467.31A.
ALL19-11-31627.20A.
ALL20-11-31640A.
ALL27-11-31640A.
N1/228-11-31320A.
S1/2NE1/4NE1/430-11-3120A.
ALL34-11-31640A.
ALL22-11-32640A.
ALL23-11-32640A.
ALL24-11-32640A.
W1/2&PT.E1/2(AKATRACTA) 25-11-32322.88A.
PT.S1/226-11-32127.56A.
PT.E1/226-11-32157.72A.
PT.S1/227-11-3277.24A.
NE1/434-11-32160.12A.
NE1/4&PT.NW1/435-11-32 294.87A.
NW1/41-9-32161.80A.
ALL3-9-32641.24A.
W1/2NW1/425-10-3280A.
NE1/427-10-32160A.
NW1/427-10-32160A.
NE1/434-10-32160A.
NW1/4&S1/234-10-32480A.
N1/235-10-32320A.
SW1/435-10-32160A.
SE1/435-10-32160A.
ALL21-11-32640A.
N1/229-11-32320A.
E1/2&NW1/435-11-31480A.
ALL18-11-31625.34A.
ALL13-11-32640A.
ALL14-11-32640A.
ALL15-11-32640A.
ALL16-11-32640A.
SE1/428-10-30159.36A.

SW1/419-11-30157.01A.
NW1/419-11-30157.01A.
W1/2SW1/4,W1/2NE1/4& NW1/430-11-30315.38A.
ALL25-11-31640A.
ALL16-11-31640A.
ALL17-11-31640A.
PT.SW1/428-10-30153.25A.

A map is provided with this request (Appendix A). Additions or deletions to the lands offered in the RFP are allowed but not encouraged. Such changes may strengthen or weaken a proposal as determined by NCORPE management goals for currently owned lands.

Permitted Uses:

Respondent's uses of the above described lands shall be for wind/solar energy conversion, the collection and transmission of wind/solar generated electricity, and the construction and operation of all wind/solar power facilities (see the note below). Such uses would include the determination of the feasibility of wind/solar energy conversion comprising such studies as wind speed, wind direction, and other meteorological data, and construction, installation, operation, repair, replacement, and use of power distribution and utility lines for wind/solar energy conversion. Lessee shall have the sole and exclusive right to use the described lands for wind/solar energy conversion.

4. Existing Leases on Lands Offered:

Grazing Management Agreements - The lands offered for proposal with few exceptions have existing grazing management agreements or irrigated agricultural crop leases. The individuals associated with grazing management agreements will be notified of this RFP, however, they are not required to comment until a lease is in negotiations. A wind/solar energy lease would be subject to the grazing management agreement.

Special Use Leases, Temporary Use Permits, Rights of Way- Many of the tracts offered for proposal have existing special use leases for industrial, commercial, and recreational purposes. A wind/solar energy lease would be subject to those leases. See constraints map in Appendix A for potential constraints areas.

Subsurface Rights- In most cases, the NCORPE owns both the surface and subsurface rights. A wind/solar energy lease would be subject to any existing subsurface lease and the wind/solar energy lessee shall not unreasonably interfere with the subsurface use. In such instances where the State does not own the subsurface for state lands offered in this RFP, Nebraska State Law would apply.

Subsequent Leases- Any lease subsequent to a wind/solar energy lease would be subject to the wind/solar energy lease.

5. General Information

5.1. No Expectation of Confidentiality

All responses to this RFP will remain sealed until the due date specified, at which point all submissions will be reviewed by an internal review team and third party consultant hired by NCORPE and judged based on a standardized matrix at a time and place that is convenient for the team. Proposal information is restricted and not publicly available until after the opening. It is important to note that **all documents submitted relative to this RFP, as well as all communications with the Office may be subject to Nebraska Public Records Statute.** The Nebraska Public Records Statutes provide citizens of this state and all other interested persons the right to obtain access to, and copies of, public records in the custody of public agencies in the state. (Neb. Rev. Stat. §§ 84-712 through 84-712.09 (2014, Cum. Supp. 2016)) and may be disclosed to Third Parties in certain scenarios. This includes competing bidders and other interested parties. If the applicant wishes to submit information which they feel is proprietary or commercially confidential or otherwise complies with the list of exemptions contained in the Statute, it is at the applicant's sole risk and discretion whether to submit such documents. If so submitted, the applicant is to clearly mark, by watermark or page header, the specific portions of the proposal which the applicant feels are exempt. Any and all proposals which contain a "blanket" confidentiality agreement shall be voided from consideration, unless the applicant waives all claims of confidentiality.

5.2. Legal Access to Property Restrictions

Applicants should be advised that access to the property can be secured through NCORPE representatives. There is site access from public roads for future equipment deliveries and installation.

5.3. Withdrawal and Modification of Proposals

Respondents may withdraw their proposal and submit a revised proposal prior to the response deadline. After the response deadline, respondent-initiated changes will not be accepted.

Respondents proposals will be considered binding for 90 days

A proposal that is in the possession of NCORPE may be altered by letter bearing the signature or name of the authorized person, provided it is received PRIOR to the date and time of the opening. Any correspondence should be sent in a sealed envelope. FAX, e-mail, or verbal alterations will not be accepted.

No proposal will be considered which significantly modifies any of the provisions, specifications or minimum requirements of this Request for Proposal.

5.4. Indemnification

Respondents shall indemnify and hold harmless the State, its officers, and employees from all suits, actions, or claims of any character brought because of injuries or damage received or sustained by any person, persons, or property; on account of the operations of the said respondent or on account of or in consequence of any neglect in safeguarding the work; or because of any act or omission, neglect, or misconduct of said respondent or from any claims or amounts arising or recovered under the Workers' Compensation Act, or any other law, ordinance, order or decree.

5.5. Laws To Be Observed

Respondents shall keep fully informed of all federal and state laws, all local bylaws, regulations and all orders and decrees of bodies or tribunals having any jurisdiction or authority which in any manner affect those engaged or employed on the work or which in any way affect the conduct of the work. Respondents shall at all times observe and comply with all such laws, bylaws, ordinances, regulations, orders and decrees in force at the time of award. Respondents shall protect and indemnify NCORPE and its representatives against any claim or liability arising from or based on the violation of any such law, bylaw, ordinance, regulation, order or decree whether by himself or his/their employees.

5.6. Responsiveness

Respondents are expected to examine specifications, schedules and instructions included in this package and conform to all requirements herein. Failure to do so will be at the respondent's risk.

5.7. Conflict of Interest

Respondents warrant that no kickbacks, gratuities, or contingency fees have been paid in connection with the RFP or promised contingent upon the outcome of the RFP. Respondent warrants that no one being paid pursuant to the RFP is engaged in any activities which would constitute a conflict of interest with respect to the purposes of the RFP. Respondents should specify by location number which lands are included in a proposal. Additions or deletions to the state lands offered in the RFP are allowed. Such changes may strengthen or weaken a proposal as determined by NCORPE management objectives.

6. RESPONSE- GENERAL

6.1. Introduction

This section contains the instructions for preparing the response to this RFP. If more than one proposal is submitted, each must be submitted as a separate proposal that includes the requested project information. A minimum set of mandatory information is required to ensure an adequate description of the proposed work. A prescribed format for the proposal is given to facilitate

preparation and evaluation.

The merits of a proposal depend on:

- How well the proposal demonstrates understanding of and meets NCORPE's objectives and requirements as described in the Project Description;
- The respondent's qualifications; and
- The respondent's responsiveness to the technical proposal preparation instructions, which follow below.
- Additional material may be presented beyond that requested only if it is necessary for clarification of the proposal. Elaborate proposals, lengthy discussions, and non-critical attachments are discouraged.

6.2. Where to send Proposals

Please submit proposals to the individual identified below by hand delivery, Registered or Certified Mail, Return Receipt Requested, or overnight carrier. Proposals must be received by the due date at 4PM Central Time, and should be submitted in a sealed envelope or package to include the original, a paper copy, and an electronic copy. Please send to the address shown below:

RE: Wind/solar RFP
NCORPE
24871 S. Lone Star Rd.
North Platte, NE 69101
Attn: Kyle Shepherd, General Manager

The files must be in PDF, or Microsoft Word and Excel formats. Any pre-submittal questions should be directed to Kyle Shepherd, General Manager at: kshepherd@urnrd.org. *Telephone calls are discouraged.* Any and all questions may become public record, and subject to the Nebraska Public Records Act.

6.3. Proposal Details and Format

The proposal presents the respondent's plans for the project based on the concepts given in the Project Description, the details requested below, and how the respondent expects the project to proceed.

The proposal must be organized and have the requested information in the sequence presented below. Sections must be numbered and identified as given below. Additional subsections may be defined if they will help present and identify important material. If a requested item is not known or is not applicable, please indicate that in the applicable section of the proposal. Please note that if an applicant has questions or seeks clarification regarding this RFP, there is a question and answer period in which all questions from applicants will be collected and the answers provided to all RFP applicants per the schedule above. Relevant documents may be cited, but copies are not expected to be included as part of the proposal at this time unless specifically requested.

Proposals must be typed single spaced on 8.5x11 inch white paper with each page numbered. Proposals must also be submitted as computer files in PDF, Microsoft Word or Excel.

The cover letter must contain the signature of a duly authorized officer or agent of the company submitting the proposal indicating that the proposal is valid and the term of validity.

6.4. Response Detail

Responses should be clear and concise, designed to convey intent and the basic concept of supporting documentation.

For example, if a statement was made indicating that officials from the State Game and Fish Department believe the proposed wind/solar project will have little or no avian impact, include specific information and supporting documentation from the Agency clearly supporting that statement.

6.5. Proposal Evaluation Process

Each proposal received on time will be reviewed and evaluated by a proposal evaluation panel composed of NCORPE Officials and their third party consultant. Proposals will be screened to determine if they contain the requested information in the required format. As a result of this screening review, NCORPE will eliminate proposals that do not meet the requirements described in this RFP from further consideration. Notification of eliminated proposals will be delivered to those bidders at a time convenient to NCORPE based on review cycles. NCORPE will limit follow-up contacts to clarify proposals or request additional information only to those proposals that meet the requirements described in this RFP. Those proposals that are deemed to have met the requirements will be evaluated and ranked according to the established criteria.

6.6. Developer Selection and Proposal Award Process

The proposal with the best overall score will move into lease negotiations through the NCORPE application process for wind/solar energy leasing. If no proposals are deemed satisfactory, NCORPE may return all proposals and issue a new solicitation.

The top ranking respondent will be contacted to confirm details relative to their technical proposal, development schedule, and compatibility with NCORPE's decision-making schedule. A letter of intent to enter into a lease agreement will be sent to the successful respondent, if any. The successful respondent will be required to enter into and sign a formal lease agreement with NCORPE. Suggested terms for the lease can be submitted with the RFP Proposal.

NCORPE hereby notifies all respondents that it will affirmatively insure that minority business

enterprises will be afforded full opportunity to submit proposals in response to this invitation and will not be discriminated against on the grounds of age, race, color, sex, creed, national origin, or disability. The respondent, also, agrees that should this firm be awarded a lease agreement that the firm will not discriminate against any person who performs work there under because of age, race, color, sex, creed, national origin, or disability.

The respondent expressly warrants to NCORPE that it has the ability and expertise to perform its responsibilities hereunder and in doing so shall use the highest standards of professional workmanship.

The terms and conditions offered in the RFP response shall be incorporated in the lease agreement and will be in effect for the duration of the lease agreement period. The lease agreement language will control over any language contained within this RFP that conflicts with the signed and fully executed lease agreement.

6.7. Threshold Requirements

Proposed projects must meet the following threshold requirements. **Proposals that do not meet these requirements will be rejected.**

The proposal must be received before the response deadline, adhere to the Response Format, and contain all of the requested information.

- The developer must demonstrate site control for any non-NCORPE properties intended for use by providing copies of wind/solar land options/leases on adjacent lands or other evidence that the developer has secured or is negotiating to secure all land and access rights needed to construct and operate the facility for the term of this lease if lands beyond those being offered by NCORPE are necessary.
- Output from the facility must be delivered to a transmission line that has sufficient capacity to transmit it and has firm or non-firm transmission rights available. The applicant must demonstrate that the above is possible or that necessary steps will be taken to acquire and accomplish this requirement.
- The developer must provide estimates of monthly and annual power production, as further discussed in the Requirement portion of this RFP
- The developer should indicate any economic development activities tied to the installation of the facility in the surrounding area.

7. RESPONSE REQUIREMENTS

7.1. Cover and Title Page

Put the name of the project, company name, date of the proposal, the person(s) responsible for the

proposal preparation, and all co-sponsors currently in the project. The title page shall include the legend and other information required for document navigation.

7.2. Developer Experience and Project Participants

Include background information indicating why the respondent is qualified to bid on the RFP. Identify previously completed projects by the Developer. Include the following information regarding each project:

- Project name
- Project location
- Power purchaser (if other than Developer)
- Facility size
- Facility Type: wind/PV solar/CSP solar/etc.
- Facility completion date/Duration of facility operations (how long has facility been in service)
- Average machine availability on site.

7.3. Organizational Information

Identify the organizations and key personnel responsible for implementing the project, including an organization chart showing these parties and associated responsibilities and relationships. Identify the project manager, his/her tenure, and scope of responsibility. Identify the management structure and key managers who will be responsible for the following technical work:

- Project wind/solar resource assessment and energy projections
- PPA/Asset sale negotiation & acquisition
- Wind/solar Energy Facility design, engineering and construction specifications
- Interconnection studies and coordination with Utility/RTO
- Project environmental assessments
- Permits and related approvals
- Wind/solar Energy Facility construction and commissioning
- Wind/solar Energy Facility operations
- Wind/solar Energy Facility maintenance.

Include a brief description of the direct wind/solar power and other relevant experience of the key personnel for their responsibility area listed above.

Identify contacts and references (name, title, address, telephone and fax numbers, and email addresses) knowledgeable about the previous wind/solar project experience of the key participants in the project. Discuss any known and planned relationships with other utilities, developers, vendors, subsidiaries, and others that will participate in the planning, development or operational phases of the project. This does not include ad-hoc project consultants or contractors.

Identify the wind/solar power related consultants and contractors you expect to use on the project.

Consultants and contractors do not need to be contractually agreed upon at the time of proposal. Discuss who will be responsible for the routine operation and control of the wind/solar plant, their qualifications, and when they will assume that responsibility.

Identify any NCORPE assumed responsibilities during all phases of the work such as project development, permitting, construction, operations and decommissioning.

Identify third parties, if any, which will be used to finance the project. Discuss the assurance of such support including Memorandum(s) of Understanding/Agreement as applicable.

7.4. Project Summary

Describe the project to the extent possible. Describe the project's anticipated features and project implementation plan. Describe the wind/solar data collection program for the site beyond the use of data that can be purchased by Nebraska Public Power District (NPPD). Discuss how the long-term annual expected energy from the project would be established.

Indicate if requested information is not known. Include the following information (this list is indicative, not exhaustive):

- *Project location.* Provide a map showing the conceptual locations of key sites for facilities, including the approximate location of the towers on the site.
- *Project size in acreage and future expansion.* If the project can be expanded, please describe. Describe the size of the wind/solar power plant (number of units, nameplate capacity, and estimated annual output) to be installed as part of the proposed project. If additional wind turbines could be installed in the future, estimate the potential total installed nameplate capacity of wind turbines that could be installed at the site *Expected annual and monthly output (in kilowatt-hours) of the facility.* Describe an estimate, in tabular form, of annual and monthly projections in kilowatt-hours of the facility. Provide this information separately as an Excel file. Describe how the estimate was derived.
- *The make and model of wind turbines that will be used.* If a final wind turbine selection has not been made, list the candidates under consideration. Please include additional information such as the technical specifications and examples, if any, of the turbine operating in weather conditions similar to those expected for the proposed site.
- *Transmission.* Where the facility will connect to a transmission system, and any new transmission facilities that will be required.
- *Schedule.* The schedule for permitting and construction, and expected date of commercial operation

7.5. Site Control / Access

Provide documentation of site control, including wind/solar rights, access roads, and transmission corridor easements needed beyond NCORPE property limits to construct and operate a facility on site. Provide evidence that the respondent has secured or is negotiating to secure access across any

private or public properties beyond NCORPE lands needed for facility development. An example of such documentation would be copies of lease agreements with landowners for any transmission that might be outside of NCORPE lands. Intention to locate facilities adjacent to the property or for transmission purposes should be indicated if routing and easement are not yet secured.

7.6. Wind Resources

Describe the source and basis of the wind speed data used in the development of the proposal. Include the purpose and location of the data collection, period of record, levels of measurements and seasonal data recovery, and the organization responsible for the data collection. Additionally, explain the ownership of the data, retention of data, and the value of this information to NCORPE.

7.7. Solar Resources

Describe the source and basis of the solar irradiance and other weather data used in the development of the proposal. Include the purpose and location of the data collection, period of record, levels of measurements and seasonal data recovery, and the organization responsible for the data collection. Additionally, explain the ownership of the data, retention of data, and the value of this information to NCORPE.

7.8. Major Equipment

Describe the selection criteria and process that was used to select the wind turbine(s) or those under consideration (solar panels, racks and inverters). Describe past operating experience, if any, with the selected equipment and manufacturer. Provide technical specifications for the selected equipment.

Describe the other major wind/solar plant components, such as towers/racking systems, controllers, major electrical components, and software. Identify the suppliers and provide technical specifications. Include the schedule for procurement and delivery of the turbines and other key components of the project.

Field-testing of new turbine designs is not an objective of this RFP, and proven designs will be preferred. Advanced wind tower designs or important modifications to previous versions of the same turbine or auxiliary equipment components will be considered, provided other requirements of this RFP are met.

Major equipment must be appropriate for utility-grade operations and designed to have an expected life commensurate with the terms of the lease. Wind turbines must be procured from an established vendor of commercial wind turbines. Solar panels and Inverters must be procured from an established vendor of commercial solar equipment.

7.9. Project Design

The developer must design, engineer, procure, construct, install, and provide all support necessary to build a wind/solar energy facility and deliver the output to an available transmission system.

Developer obligations include, but are not limited to:

- Securing all land rights, easements, and rights-of-way needed to construct and operate the facility beyond land secured through this solicitation.
- Obtaining or updating any permits or agreements required for the project, including any wheeling agreements necessary to deliver project output to existing transmission systems. Local Conditional/Special Use Permits and zoning impacts are included in the Developer's scope of work.
- Paying the costs for environmental impact mitigation, monitoring, and studies required for the project.
- Secure all project financing required for the project.
- Operating, maintaining, and decommissioning the facility, and the associated costs.

7.10. Transmission Availability and Electrical Interconnection

Identify the expected interconnection point to the available transmission system. The developer will need to request an interconnection study from the appropriate owner of the transmission line in coordination with the appropriate Regional Transmission Organization (RTO), in any.

Discuss any new pole lines, line upgrades, switchyards, and substation work anticipated to be required to complete the interconnection.

Discuss the distribution or transmission grid capacity at the interconnection now, after planned upgrade work, and then after the project is in full operation.

Discuss the availability of transformers and other long-lead electrical equipment that will be required to support the project.

Describe plans for metering the energy from the project and calibration methods. Describe facilities necessary to deliver the output to the transmission line and cost of hardware and engineering services needed to connect to the system, those costs being the responsibility of the project developer.

7.11. Environmental Review, Key Permits

Discuss known environmental issues relative to the development and operation of the project, including avian and bat issues and baseline noise levels. If possible, provide a copy of an up-to-date listing of candidate, listed and proposed endangered or threatened species habitat in the proximity of the project of concern. This listing can be obtained from the U.S. Fish and Wildlife Service.

Describe measures that will be taken to minimize the potential for avian and bat mortality, noise, and

visual impacts of the facility.

Identify the key permits (such as a conditional use permit or site certificate) required to build and operate the project. Discuss the schedule for obtaining key permits and approvals, and the approach to be used.

7.12. Decommissioning Plan

The respondent must identify plans for decommissioning the facility at the end of the lease life. The level of installed equipment removal (foundation removal depth, electrical collection cable removals, etc.) should be generally identified to confirm conformance with permitting requirements. Detailed decommissioning cost analysis is not required for this Proposal.

7.13. Local Impact Considerations

Describe your strategic communications plan for stakeholders. Identify the steps taken to minimize opposition and increase support.

Provide summary information on the types of local subcontractors to be used in the construction of the project, estimated value of such local subcontractors, and the status of any on-going construction by these local firms.

Describe the opportunities presented to local investors to invest equity in the proposed project and the type and amount of such participation, if offered.

Provide an estimate of the number of local permanent employees, both part-time and full-time, that will be required to operate the project when placed in commercial operation.

Provide a summary of anticipated benefits to other local and state tax entities (County, School Districts, etc.) resulting from the project as proposed.

7.14. Economic Development Considerations

Due to current transmission limitations in the area, an ability to co-locate additional load in the area is desired by local and regional economic development and utility organizations. Developers who could secure renewable energy purchase agreements with third parties existing or coming to the area would be favored for developer selection.

Note: The Nebraska Public Power District (NPPD) has an economic development rate schedule (Economic Development Rate Schedule Resolution No. 16-75, Approved 12/8/2016) that is available for new load facilities.

7.15. Schedule

The respondent shall provide a schedule of tasks in a graphic form, such as a Gantt chart, detailing the length of time required for each task. Include the time lines requested in other sections of this Technical Proposal such that all schedules are charted together comprehensively.

7.16. Demonstration of Financial Ability

Information submitted must include a balance sheet (pro-forma) for leasing and developing the property. This must include a summary of projected income and costs for the first 5 – 10 years of the operation of the lease along with a discussion of the economic assumptions upon which the projections are based. The summary must include an analysis of the annual minimum cash flow requirements for the applicant to break even.

For each party participating in the proposal, provide:

- Current annual report (or a listing of assets, liabilities, and cash flow);
- Current quarter profit and loss statement;
- Description of project financing.

7.17. Compensation to NCORPE

The respondent must detail the annual planned compensation to NCORPE for the surface lease of NCORPE land. There is flexibility to propose lease terms different from the format included in this RFP. Suggested terms could include the following:

7.17.1. Initial Payments

From the Effective Date of the Lease up to and including the calendar month before the Operations Date, a payment of \$_____per acre per year, payable annually in advance.

7.17.2. Installation Fees

A one-time installation fee equal to \$_____per megawatt (MW) of installed capacity of any WTG or other power generation facilities to be built in any particular phase of construction, based on such facilities' Name Plate Capacity, including any Repowering of such facilities. Each Installation Fee shall be paid fifty percent (50%) upon Commencement of Construction of such facilities and fifty percent (50%) at the Operations Date.

7.17.3. Operating Fees

From the Operations Date and until any Wind/solar power Facilities installed on the Property are completely removed from the Property, Lessee shall pay to Owner a quarterly operating fee which shall be the greater of:

Gross Revenue Operating Fee. percent (_%) of Lessee's Gross Revenues until the 10-year anniversary of the Operations Date, and percent (_%) from the 10-year anniversary of the Operations Date until the 15-year anniversary of the Operations Date, and percent (%) from the 15-year anniversary of the Operations Date until the 20-year anniversary of the Operations Date, and percent (%) from the 20-year anniversary of the Operations Date until the expiration of the Lease Term,

Or

Base Operating Fee. \$ * per calendar quarter for each MW of installed capacity of WTG or other power generation facilities so installed in or prior to such calendar quarter, adjusted for inflation. For the purposes of calculating the Base Operating Fee under this Paragraph, the Base Operating Fee shall be adjusted triennially by the increase or decrease in the Consumer Price Index ("CPI") as follows: The base for computing the increase or decrease in the CPI for purposes of this paragraph shall be the Consumer Price Index - All Urban Consumers, U.S. City Average, All Items (1982-84 Base = 100) published by the United States Department of Labor, Bureau of Labor Statistics (the "Index") for the month prior to the Effective Date of this Lease Agreement (the "Beginning Index"). The adjustment periods shall begin on January 1 of the calendar year starting with the Operations Date and shall be determined by multiplying \$ * by a fraction, the numerator of which is the Index published for the month of December prior to each triennial adjustment and the denominator of which is the Beginning Index. If the Index is changed so that the base year differs from that used to calculate the Beginning Index, the Index shall be converted in accordance with the conversion factor published by the United States Department of Labor, Bureau of Labor Statistics. If the Index is discontinued or revised during the Lease Term, such other government Index or computation by which it is replaced shall be used in order to obtain substantially the same result as would be obtained if the Index had not been discontinued or revised. The amounts payable hereunder for a calendar quarter shall be prorated for each MW of installed capacity of Wind/solar power Facilities for which the Operations Date or Removal Date occurs during such quarter, based on the number of days in such quarter following the Operations Date or prior to the Removal Date.

7.18. Additional Information

Provide additional information, with appropriate headings, that will help describe the project and plans.

8. SCORING

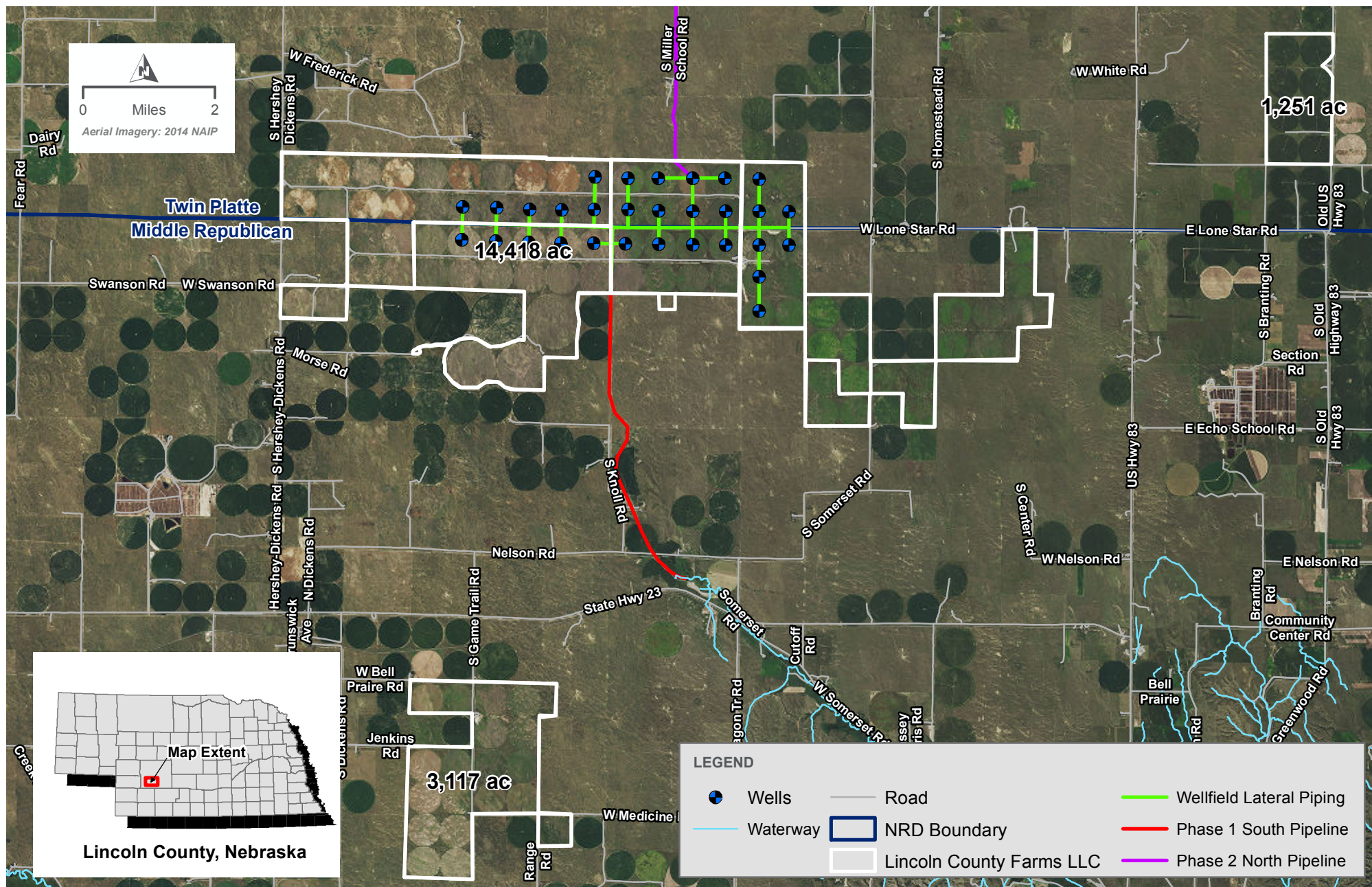
1400 points maximum:

Criteria	Points
Transmission (Maximum score requires signed transmission agreement or transmission ownership)	100
Proven capability to build and operate wind/solar energy facilities (Maximum score requires that respondent has developed and operated 2+ similar sized wind/solar energy facility)	300
Marketing Plan (Maximum score requires signed Power Purchase Agreement or similar)	150
Compensation to NCORPE	300
Site Control / Access	50
Local Impact Consideration	200
Economic Development Considerations	100
Environmental Reviews	100
Demonstration of Financial Ability	100
TOTAL:	1,400

The proposal evaluation panel may determine that additional information is needed to fully evaluate a proposal. Information or required details may be sought from the applicant in the form of additional written material or oral presentation that will expand upon the original material presented in the proposal.

APPENDIX A

SITE MAP



CONSTRAINTS MAP **NCRPE WIND FARM OE**

FIGURE 1