

# Exhibit #1:

# LSR Expansion Proposal

## PROJECT INFORMATION TEMPLATE

To facilitate initial screening and evaluation of proposals, PSE suggests the use of this standard Project Information Template. The template should serve as a general summary of the proposal, including the information specified below, to the extent it is applicable to the proposal. Please be as brief as practicable.

Bidders shall complete and submit other detailed project cost and performance worksheets for a complete proposal.

### Bidder Introduction & Project Overview

- Provide an overview and high-level description of the Project features, equipment, performance, proposed ownership structure, long-term operations and maintenance assumptions, and other information that the prospective bidder deems useful to PSE's evaluation.
- Provide a general description of the prospective bidder's organization (size, history, locations, # of employees, annual revenue, organizational overview, etc.).
- Provide the prospective bidder's organizational chart with résumés for key staff members and a description of how the prospective bidder plans to structure a team to drive a successful result.
- Describe major project development experience qualifying the prospective bidder to co-develop the Project with PSE (e.g., list of projects over 100 MW planned, in construction, or operational in the last five years).
  - Types/technologies for each project
  - Project locations for each project
  - Counterparty or offtaker for each project
  - Aggregate MW capacity installed and in service by the prospective bidder over the past five years
  - Largest capacity of a single project (in MW) installed and in service by the prospective bidder
  - Experience of the prospective bidder in working with regulated utilities on renewable energy projects

- Prospective bidders shall provide a written diversity commitment, policy, or plan.
- Prospective bidders shall identify whether it is a women-, minority-, disabled-, or veteran-owned business.
- Describe the prospective bidder's reasonable efforts to utilize and adopt a subcontracting plan to use small and diverse suppliers as subcontractors for work associated with the Project. PSE will give preference to proposals constructed with high labor standards, including family-level wages, benefits, and opportunities for local workers and businesses.<sup>1</sup>
  - Description of any apprenticeship programs associated with the prospective bidder.
  - Description of any association of the prospective bidder with minority supporting institutions
  - Listing of subcontractors or consultants the prospective bidder plans to use

### Technical Details

- Provide descriptions of major equipment (e.g., wind turbines, transformers, controls, etc.) for the Project, and include:
  - OEM, model, and quantity of major equipment
  - Specify the country of origin for all major equipment
  - Provide a description of the configuration of equipment
  - Provide operational/reliability history of the proposed equipment (e.g., year first entered service, number of units produced, approximate MWh produced in the fleet, fleet wide availability (if known), etc.
  - Reasons and rationales for the use of this equipment for the Project
- Provide the proposed Project capacity (MW) and annual energy (MWh), with an 8760 production matrix
  - Include the prospective bidder's energy assessment analysis and calculations for PSE review
- Provide documentation of a turbine site-suitability review performed by the prospective bidder's in-house site assessment team, a qualified third -party, or by the turbine OEM, including preliminary layouts and the OEM developer package information for the

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<sup>1</sup> PSE prefers projects that utilize a Project Labor Agreement or Community Workforce Agreement for major construction activities associated with the construction of the project. Bidders shall make commercially reasonable efforts to ensure that such Project Labor Agreement or Community Workforce Agreement is eligible to be certified by the Washington Department of Labor and Industries under the standards of the Washington State Clean Energy Transformation Act (RCW 19.405).

proposed turbines. Proposals shall document proposed turbines as being suitable for the site including, without limitation, the following factors:

- average wind speed;
  - turbulence;
  - extreme wind speeds (gusts); and
  - extreme temperature ratings (both high and low).
- Provide a description of the overall project design, including, without limitation, a summary of the following:
    - configuration description with conceptual or schematic diagrams, and
    - overview of the Facility Control Systems – central control or resource-level control
  - Provide a technical summary of the proposed capability of the Project to meet the performance standards of BPA for interconnection, including, without limitation, the following:
    - reactive power control capability;
    - allowable ramp rate;
    - under voltage ride-through;
    - over voltage ride-through;
    - transient stability ride-through;
    - under frequency ride-through;
    - over frequency ride-through;
    - frequency response characteristics; and
    - expected maximum station service load.
  - Proposed commercial arrangement and ownership model (if submitting proposals for more than one ownership model, please provide a detailed description of the similarities and differences of each ownership model).

### Ownership Structure, Project Schedule, & Pricing

As noted above, the Project will include, without limitation, power generation equipment, balance of plant equipment, SCADA, controls, all facilities required to deliver energy to the Point of Interconnection, and construction and commissioning services.

- Describe the assumed ownership structure at Commercial Operations Date and any proposed or assumed changes in ownership (if any) that would occur over the life of the Project.

- Provide indicative pricing for the Project including CapEx and OpEx estimates through Commercial Operations Date using the data forms provided in Exhibit 5. Pricing shall include a funding schedule that reflects overall project schedule completion assumptions.
  - Proposals for full ownership of the Project by PSE shall include indicative CapEx pricing for the Project and a funding schedule consistent with the project completion schedule
  - Proposals for co-ownership of the Project shall include the proposed percentage of co-ownership share and indicative CapEx pricing for the Project (clearly identifying PSE's share) and a funding schedule consistent with the percentage ownership share and completion schedule.
  - Proposals for power purchase agreements for the output of the Project shall include a 25-year price forecast for the Project, including assumed escalation (if any).
  - Prospective bidders submitting proposals for both ownership and power purchase agreement options shall clearly identify differences (if any) in pricing for power purchase agreement for proposals for co-ownership of the Project by PSE and the prospective bidder and proposals for full ownership by the prospective bidder.
  - Prospective bidders shall indicate how and where federal tax credits benefit pricing of each proposal.
  - Prospective bidders shall provide a proposal for indicative maintenance services for the Project. Including, without limitation, all labor, parts, and supplies to perform routine maintenance, major maintenance, and forced outage recovery for a period not less than five years.
  - Prospective bidders shall provide major equipment for the Project with a minimum of two-year comprehensive warranty from a creditworthy entity
  - Prospective bidders shall include post-commercial operation power curve testing activities and associated costs, including, without limitation, the installation and removal of any temporary test measurement equipment.
- Provide a description of any deviation from requirements set forth in the RFP that the prospective believes would result in greater efficiencies or cost-effectiveness of its proposal.
  - Provide any proposed pricing reductions that would result from such deviations.
- Provide a project milestone completion schedule from contract execution with PSE to Commercial Operations Date.
  - Knowing the current and estimated milestone dates, does the prospective bidder foresee any risks in co-developing and executing a competitive Project in the indicated timeline? What mitigations might the prospective bidder consider to reduce those risks?

- What key considerations may affect the project schedule for the Project?
- Description of the prospective bidder's major equipment sourcing strategy to qualify the Project for enhanced tax credits based on domestic content requirements in the Inflation Reduction Act.
- A completed Exhibit 2 - Bidder Credit Information.
- An acknowledgement of Exhibit 3 – PSE's Information Security Requirements
- A completed Exhibit 4 – Mutual Non-Disclosure Agreement (may be executed earlier to allow access to the virtual data room)
- A completed Exhibit 5 - Proposal Data Sheet

### Financial & Tax Strategy

- Provide a description of the proposed financing plan for the Project, including, without limitation, sources of debt and equity financing and recent experience financing similar projects
- Provide a detailed description of prospective bidder's overall strategy to monetize the [WA1]any tax credits for the Project
- Does the prospective bidder assume the need for a tax equity investor for project financing or anticipate an alternative strategy for tax benefit monetization? If so, please provide a diagram of the proposed transaction structure.

### Safety

- Provide a description of the prospective bidder's strategy for ensuring employee, worker, and public safety at its project sites.
- Provide a summary of the prospective bidder's current OSHA 300A safety statistics. Please see Exhibit 5 for the data sheet.

### Description of Bidder Capabilities

- Has the prospective bidder submitted a previous proposal in response to PSE's All-Resource RFP process? If yes, please generally describe the project (e.g., size, technology, when the submittal occurred, current status, and why the project did or didn't move forward, etc.)
- What in-house development capabilities (EPC, wind analysis, finance, operations) of the prospective bidder would be beneficial to the co-development of the Project? Does the prospective bidder have long-term relationships with third parties that will be beneficial to the co-development of the Project?
- What experience does the prospective bidder have working with various project ownership models (e.g., fully owned, co-owned, build-transfer, inverted lease, joint venture, etc.)? Is the prospective bidder aware of any other ownership models that may be advantageous for PSE's consideration?

- All proposals must state that all environmental attributes, including, without limitation, renewable energy credits (RECs) associated with the Project will transfer to PSE regardless of the ownership structure for the Project.<sup>2</sup>
- Each proposal shall state that such proposal will not be assigned during the evaluation or negotiation stage of this RFP and that, in the event the prospective bidder and PSE negotiate and execute definitive agreements based on that proposal, the definitive agreements and obligations thereunder shall not be sold, transferred, or assigned, or pledged as security or collateral for any obligation, without the prior written permission of PSE. Any project lender who takes an assignment of the definitive agreements for security and exercises any rights under such agreements will be bound to perform such agreements to the same extent.

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<sup>2</sup> “Environmental attributes” means generally credits, benefits, reductions, offsets and other beneficial allowances with respect to fuel, emissions, air quality, or other environmental characteristics, resulting from the use of certain generation resources or the avoidance of emissions.