

IDL Energy Consultant RFP - Questions Received 12/19/2025 and IDL Responses (in blue)

1. Can you clarify the expected format and depth of financial data and property value analyses required for deliverables? - **We are looking for financial analysis at a basic level. At a minimum we would expect to have some analysis at the estimated rate of return compared to land value (to ensure we are meeting our established hurdle rates). We are looking to an advisor to confirm that pro-formas submitted by our applicants are accurate and sustainable. Mostly we are looking for confirmation that the rates we are receiving in negotiated leases are at a fair market value and have a good chance of staying that way through the life of our leases (typically 49 years) as our goal is to maximize revenue.**
2. Are there specific energy project types (e.g., solar, wind, geothermal) the Land Board wants prioritized? - **We have not been given direction to prioritize specific energy project types. Expertise in all energy project types is preferred. However, the energy leasing policy only covers wind and solar. Of the two, wind gets the most pushback in the state, so our latest projects have been geared towards solar, but we aren't ruling out wind. Geothermal interest is growing significantly in the state, so some focus on that source is also desired.**
3. What is the expected frequency and format for presentations to the Land Board or Investment Subcommittee? **We (IDL Staff) typically handle presentations to the Board, but there are times when it may be beneficial to have an expert in the field educate the Board on project specifics, primarily as it relates to revenue generation and protections that the lease draft offers (bonding, decommissioning and reclamation), etc. Currently we are bringing roughly 1-2 projects before the Board per year. The format is typically in person presentations of a memo submitted by IDL, with optional slides/attachments. Remote options for presentations are available.**
4. To what extent is the consultant expected to review and recommend decommissioning and reclamation plans, including bonding and insurance requirements? **To the fullest, reasonable extent. This is an area where extensive review is expected for both D&R plans and bonding/insurance requirements. Less so for insurance, because we do have a Risk Management department at the State that can assist with many insurance related reviews/questions. But when we get into construction/production, we will absolutely need assistance in evaluating D&R plans, particularly ensuring that the bonding required under the lease is sufficient.**
5. How flexible is the Department regarding modifications to the scope of services, if additional deliverables or deletions are identified during the engagement? - **Fairly flexible. If both parties agree, it is a relatively simple matter to initiate a contract modification.**
6. What specific conflicts of interest does the Department consider material or disqualifying regarding work with Idaho energy developers? - **Conflicts most seen are where our consultant/advisor is also performing work for a developer that has applied for a lease with IDL. Generally financial ties and/or personal relationships with our applicants/developers would be of concern.**
7. How should firms disclose relationships or ownership interests with Idaho energy projects? **Up front and in writing with submission of proposal. If conflict arises while working for the Board, verbal or written disclosure as soon as the conflict is known.**

8. Are there restrictions or guidelines on consultants advising multiple parties in the Idaho energy sector to avoid conflicts? – **No, but any efforts to eliminate conflict of interest should be outlined in your proposal.**
9. Is ongoing disclosure or a mitigation plan required for potential conflicts during the contract term? – **Disclosure is required as soon as conflict is known, or potential for conflict is known. A mitigation plan (or course of action in the event of conflict) is recommended.**
10. What key performance indicators or success metrics will the Land Board use to evaluate consultant performance? – **Responsiveness, quality of reviews of energy projects, accuracy in assessment of financial returns, any increases in rent due to your assistance in lease provision negotiations.**
11. Is there an anticipated budget range or preferred fee structure for this engagement? – We are open to your proposed fee structure. - **Generally, our consultants charge an hourly rate, submitting periodic bills (monthly or quarterly).**
12. What role does the Department envision for the consultant in coordinating with other state agencies or stakeholders? - **There is a possibility of some coordination with other state agencies, as we try to coordinate with the Office of Species Conservation and the Idaho Department of Fish and Game. There may be coordination with other NGO's as well. We may ask for assistance, especially in more politically sensitive projects, with consultation with County Commissioners and public hearings (we are required to hold one for leases over 20 years in length).**
13. Are there anticipated changes to the Land Board's Energy Leasing Policy or statutory requirements that could impact the scope during the contract period? – **Currently, no. Legislation can change and the energy sector has been receiving some attention from legislators.**
14. What level of detail is expected in the proposed timeline for contracting, onboarding, and completing asset management plans? **We would expect a basic to moderate level of detail in a proposed timeline. We want to know estimates of when these key steps can likely be completed.**
15. Will the Department provide access to existing data, reports, or prior analyses to support the consultant's work? - **Once a contract is in place, we expect to provide all information/data we have to support our consultant, with an expectation of confidentiality.**
16. Are there preferred or required software platforms/tools for data submission and reporting? - **No, we generally receive/generate data and reports in standard MS Office formats, PDF, etc.**