



Preliminary RFP Notice: Large-Load Capable Site and Energy Infrastructure Sale

Seller: LP&L

LP&L RFP ID: XXXX-XX-XXX

RFP Issuance Date: 05/21/2025

Initial Proposal Due Date: 07/11/2025

RFP Preview, Invitation

Enel X Advisory Services ("Enel X") is supporting Lubbock Power & Light ("LP&L") in its forthcoming efforts to solicit, evaluate, and select bid(s) from prospective buyers ("Bidders") for the sale of the Tye Cooke Generation Station site, located in Lubbock, Texas, and its associated energy infrastructure.

The unique attributes of the site, including its energy infrastructure, present a compelling siting opportunity for both large-load consuming facilities and/or energy producers.

General details regarding the site, inclusions, and attributes are outlined below. In support of this opportunity a structured, sealed bid RFP process will be conducted on the LP&L Bonfire Procurement Portal located at <https://lpandl.bonfirehub.com>. Prospective bidders are encouraged to access and review the RFP document and all associated materials, which will be hosted on the LP&L Bonfire Procurement Portal upon commencement of the RFP process on Wednesday, May 21, 2025. Additionally, a non-mandatory pre-proposal question & answer session will be held on Wednesday, June 4, 2025.

Opportunity Overview

The Tye Cooke Generation Station site consists of up to 25 acres of land, four natural gas-fired generation units, a lateral natural gas pipeline, a 230kV electric transmission line, 200 MVA transformer, transmission substation, city water, and current state and federal environmental permits.

The site can support energy import/export to/from both ERCOT and SPP (upon reenergization and installation of final span of 230kV transmission line – contingent on approval/commissioning with SPP).



Site Location: 33°31'16.0"N 101°47'26.2"W

The natural gas pipeline lateral to the site is an 8.63" diameter pipe connected to the ONEOK WesTex Transmission network (currently in-service).

The four natural gas-fired generation units on-site range in age from 1965 to 1978 and have a cumulative nameplate generation capacity of 137.10 MW. Prospective buyers may elect to maintain existing generation units or retrofit, replace, or otherwise upgrade. Maintenance records for each of the four units will be provided via the LP&L Bonfire Procurement Platform.



Site and Asset Details

Offered Site: Tye Cook Generating Station - 33°31'16.0"N 101°47'26.2"W

- **Acreage:** Up to 25 Acres
- **Utilities and Permits:** City Water, State and Federal Air Permits, State Air, Waste and Water Permits
- **Electric Transmission Line:** 230kV line from Tye Cooke substation to Xcel Jones Station (3.3 miles)
 - Note that the first span out of Jones Station is currently removed
- **Natural Gas Pipeline:** 8.63" lateral from Tye Cooke site to ONEOK WestTex Transmission (6.4 miles)
- **Natural Gas-Fired Electric Generation Equipment:**
 - **Unit 1:** Cooke 1 – 1965 – 44.5 MW – GE Lynn Steam Turbine
 - **Unit 2:** Cooke 2 – 1978 – 53.6 MW – GE Lynn Steam Turbine
 - **Unit 3:** GT 2 – 1971 – 19 MW – Pratt & Whitney GG4-7 Turbine
 - **Unit 4:** GT 3 – 1974 – 20 MW – GE MS5000 Turbine

Complete site and equipment details will be made available on the LP&L Bonfire Procurement Portal.

Black Start Services Award Preference

Note that award preference will be given to bidders with new or reconditioned generation units located at the Tye Cooke site capable of Black Start Services under ERCOT Nodal Operating Guides Section 4.6. The units could operate as Resources Entities in the ERCOT Market, however a designation of a Black Start Resource must be obtained within 1 year and remain designated for a period of 7 years in Lubbock's Transmission/Distribution System Control Area.

RFP Timeline

Please see below for a listing of pertinent RFP procedural milestones. Please note that all dates are subject to change. Prospective bidders will be notified by LP&L of any scheduling changes via the Bonfire Procurement Portal.

Preliminary RFP Notice Issued (Enel X):	Monday, April 28, 2025
RFP Issued, Materials Posted (Bonfire):	Wednesday, May 21, 2025
Pre-Proposal Conference Call:	Wednesday, June 4, 2025
Bidder Q&A Window Closes:	Friday, June 27, 2025
Initial Bidder Proposals Due:	Friday, July 11, 2025

Preliminary Questions

Preliminary questions, up until the launch of the RFP on the LP&L Bonfire Procurement Platform, may be submitted via email to LP&L via forta@lpandl.com. Following the launch of the RFP, all questions must be submitted via the LP&L Bonfire Procurement Platform.