

Appendix A – Bidder Response Form
PUBLIC VERSION

Section 83E

Request for Proposal

Application Form

Applicant Information

Applicant: Agawam Energy Center, LLC

Contact: Sam Johnson

Address: 125 High Street, 17th Floor High Street Tower, Suite 1705

Phone: 339-222-1903

Email: sam.johnson@longroadenergy.com

**** For Existing Resources, please complete the following information request fully but note where questions do not apply because the system exists or is operating.**

Section A-1: Certification, Project, and Pricing Data

The Certification, Project and Pricing Data (“CPPD”) document is a Microsoft Excel workbook that is provided on the website at www.MACleanEnergy.com.

The CPPD is provided as Longroad_Agawam_2025_DOER83E_RFP_CPPD.

Section A-2: Executive Summary of the Proposal

The bidder is required to provide an executive summary of the project proposal that includes a complete description of the proposed Energy Storage System bid, the proposed contract term and pricing schedule, interconnection plan, the overall project schedule and other factors the bidder deems to be important. A table summarizing proposal(s) including details such as storage project location, interconnection location(s), capacity (MW), duration (hours), projected annual average CPECs or Environmental Attributes, energy storage technology to be deployed, commercial operation date, pricing (\$/CPEC or environmental attribute), etc. is encouraged.

Agawam Energy Center LLC (“Agawam”, “Agawam Energy Center”, “Seller”, or “Bidder”) appreciates the opportunity to respond to the 2025 Section 83E Request for Proposals issued by the Commonwealth of Massachusetts and the Distribution Companies (“Companies”, “Buyers”) for long-term contracts for energy storage projects (the “RFP”).

Agawam Energy Center, LLC is a fully owned subsidiary of Longroad Energy Holdings, LLC (“Longroad”). Based in Boston, MA, Longroad is focused on the development, construction and operation of utility-scale wind and solar energy projects throughout the United States. Longroad was founded by the former executive team of First Wind Holdings, LLC (“First Wind”). While at First Wind and later at SunEdison (following its acquisition of First Wind), the core members of the Longroad team successfully developed and built over 33 utility-scale solar and wind energy projects totaling more than 3,300 MW of installed generation capacity, including 664 MW in ISO New England (“ISO-NE”). Of the 664 MW of projects in ISO-NE, 333 MW of utility-scale wind capacity was selected for power purchase agreements under Section 83 A (“83A Projects”). Additionally, the Longroad team developed 21 MW of solar energy facilities sited in Massachusetts. All of the referenced projects in ISO-NE were successfully developed, constructed and operated by the Longroad team.

As described further in this proposal, the Project will contribute to the objectives of the Energy Storage Initiative the Clean Peak Energy Standard, and the Global Warming Solutions Act (“GWSA”) by:

- Providing storage benefits to clean energy integration, grid reliability, system wide efficiency, and peak demand reduction;
- Increasing access to clean energy during the periods when Net Demand of electricity is the highest;
- Mobilizing significant investment in New England-based supply chain and local communities;
- Reducing development and contracting risk for the Commonwealth through Longroad’s proven track record of successfully developing projects in New England.

These highlights, described in further detail throughout the proposal, demonstrate that Longroad has the development assets, industry expertise, financial resources, local experience and the established supply chain needed to help the Commonwealth capture the intended environmental, financial, and reliability benefits of this RFP.

Introduction to the Agawam Energy Center Project

The Agawam project is located in Agawam, Massachusetts.

The Project will be comprised of lithium-ion batteries that will use lithium iron phosphate (“LFP”) chemistry. The Project will interconnect at Eversource’s South Agawam 115 kV switchyard. The following development attributes demonstrate the Project’s viability and its ability to satisfy the objectives of this RFP:

- **Site Control:** Longroad has an exclusive option to purchase the proposed project parcel. The property directly abuts the point of interconnection at Eversource’s South Agawam switchyard.
- **Permitting:** The project is located in the Industrial District B zoning district which allows for the proposed project subject to Planning Board Site Plan Review. The project complies with applicable zoning, including recent amendments to Chapter 180 of the Agawam city code that specifically include provisions for Battery Energy Storage Systems.
- **Technical and Financial Ability:** The Longroad team has constructed, financed and operated projects comparable to Agawam in size and scope.
- **Interconnection status:** The project has a completed Feasibility Study as of March 2025 outlining interconnection facility requirements at the South Agawam Point of Interconnection switchyard and will participate in the ISO-NE Transitional Cluster Study including CNR Group Study kicking off in Fall 2025.

Pricing Summary

Longroad is offering the following [REDACTED] for the Project, consistent with the RFP requirements for minimum nameplate capacity, associated environmental attributes, and contract term:

Project	Nameplate Capacity	Duration	Price (Fixed)	COD	Term
Agawam Energy Center	250MW	4-hour	[REDACTED]	[REDACTED]	[REDACTED]

Project and Proposal Eligibility

The Project and this proposal conform to the following RFP Eligibility Requirements:

- Agawam Energy Center, LLC is the owner of development rights to and assets of Agawam (the Project).
- The Project is not currently contracted through Section 83A or Net Metering.
- The Project intends to qualify as Qualified Energy Storage System (“QESS”) under the Clean Peak Energy Standard (“CPS”) by being an energy storage system located in Massachusetts commencing commercial operation after January 1, 2019 and charging coincident with periods of typically high renewable energy production. As a QESS, the

BESS will produce Clean Peak Energy Credits ("CPEC").

- The Project's proposed pricing structure [REDACTED] The proposed \$/CPEC price for each year of the contract is lower than 97.75% of the Alternative Contract Price, as published in the Clean Peak Portfolio Standard Regulation, dated January 3, 2025, section 225 CMR 21.08(3)(a)2.
- Bidder's affiliations are disclosed in Section 5 of the proposal.
- An eligible contract term [REDACTED] has been proposed.
- The Project's nameplate capacity exceeds the minimum contract size of 40 MW.
- The proposal provides for a schedule that will allow the project to come online before January 1, 2030 [REDACTED]

[REDACTED]

[REDACTED]

- In addition to this proposal document conforming to Appendix B of the RFP, Bidder has submitted:
 - CPPD file
 - Redlined Appendix B Form Long Term Contracts,
 - Appendix C, signed
 - Other relevant appendices and materials needed to deliver a complete proposal.
- Bid fees have been delivered according to the instructions and terms described in Section 1.10 of the RFP.

About Longroad

Longroad was founded by the former executive team of First Wind. In addition to the executive team, numerous other former First Wind senior leaders and development professionals are now a part of the Longroad team and directly involved in the development of the Project. For this reason, the experience, track record and assignment of certain development successes of First Wind are often used interchangeably with the experience and credentials of Longroad.

Longroad has the capital needed to complete development, fund long-term contract security requirements, and construct Agawam. A company organizational chart is included in Section 13.1.

Longroad is owned and principally funded by four separate entities: Infratil US Renewables, Inc. ("Infratil"), NZSF US Renewables, Inc. ("NZSF"), Longroad Energy Partners, LLC ("LEP"), and MR Hunu LP, a subsidiary of MEAG MUNICH ERGO GmbH Asset Management ("MEAG"). Together, the owners of LEH manage over \$400 billion in assets.

Section A-3: Operational Parameters and Operational Schedule

3.1 Energy Storage System Operations Project Summary

- i. Identify if New or Existing Facility, or an upgrade to Existing Facility:
New Facility
- ii. Technology Type (e.g., mechanical, chemical, thermal):
Chemical
- iii. Technology Description (e.g., battery chemistry, thermal storage medium):
Li-ion battery, Lithium Iron Phosphate (LFP) chemistry
- iv. Point of Interconnection Deliverability Restrictions (if any):
None identified
- v. Nameplate MW AC (at 100% project completion):
250 MW-AC
- vi. Net Contract MW AC (at 100% project completion):
250 MW-AC
- vii. Charge rate (MW):
0 MW - 250 MW
- viii. Discharge rate (MW):
0 MW – 250 MW
- ix. Storage Energy (MWh):
1000 MWh
- x. Discharge Duration at Full-Rated Capacity (hours):
4 hours
- xi. Round Trip Efficiency (%):
[REDACTED]
[REDACTED]
- xii. Other Characteristics of your system, including, if applicable, but not limited to: Depth of Discharge (%), Full Duty Cycle, etc.:
Other operational characteristics are described in Sections 3.2 and 3.10 of this proposal [REDACTED]
[REDACTED]

xiii. Max/ Min cycles per year, season, and per day:

3.2 Describe the operation of the proposed Energy Storage System: (i.e. run hour limitations, ramp rates, spinning reserves, regulation up, regulation down). Please provide proposed operational management terms that memorialize the operational commitments of the facility.

The BESS will be dispatchable at rated power for four hours. Battery will charge at full rated power until [REDACTED]
[REDACTED] Charge time will vary due to efficiencies and losses. [REDACTED]
[REDACTED] The system will ramp to full power in less than three seconds from the commencement of charge or discharge.

3.3 Describe the location of the Energy Storage System, the anticipated interconnection point, and the value of the relative proximity of the system to any clean energy generation facility, including any decreased risk of curtailment and/or deferred investment for the generation facility. If applicable, describe how the location of the Energy Storage System may impact the operation of fossil-fuel based generators.

The project will interconnect to Eversource's South Agawam 115 kV switchyard [REDACTED]
[REDACTED]
[REDACTED] the incentive to maximize CPEC production and contract revenue, the Agawam BESS is expected to be discharged in most 4-hour seasonal peak periods and likely monthly peak hours [REDACTED]
[REDACTED] displacing fossil-fuel generation in ISO-NE, thereby reducing the carbon intensity of generation serving load in the Commonwealth of Massachusetts.

3.4 Describe the proposed technology and equipment manufacturer by name and model (include inverter characteristics if applicable).

The proposed technology is [REDACTED] an AC-integrated solution using LFP batteries, or an equivalent BESS solution from a Tier-1 supplier. This product integrates non-entry BESS enclosures with a skid containing string inverters, a liquid cooling system, and controls. The system also includes safety features such as sensors, alarms, deflagration system and venting system.

3.5 Describe the viability and operational reliability of the proposed technology and track record of the manufacturer. Provide examples of similar applications of the same size and scope.

[REDACTED]
[REDACTED]
[REDACTED] The BESS will utilize LFP technology, which offers a balanced optimization of cost, energy density, cycle life, safety and stability for stationary energy storage applications. This technology is the most prevalent in the stationary storage market and has significant deployment globally.

3.6 Please provide an Environmental Attribute delivery plan and a charge/discharge profile for the proposed project, including supporting documentation. This documentation may be either an hourly storage use schedule or planned charge and discharge schedule. In your plan please

account for forecasted weather data and market assumptions over the life of the proposed contract. The energy production/delivery profile must provide the expected Generation to be delivered into the ISO-NE market settlement system by the Energy Storage System to allow the Evaluation Team to determine the reasonableness of your projections. Such information should be consistent with the charge/discharge profile provided above and also considering any and all constraints to physical delivery into ISO-NE. Describe the operation of the Energy Storage System, including whether the proposed Energy Storage System will be classified as a Binary Storage Facility or Continuous Storage Facility, the designation of the ISO-NE Markets that the Energy Storage System would participate in, and the plan to operate in multiple ISO-NE Markets.

[REDACTED]

3.7 Please describe how, as a Qualified Energy Storage System as defined in 225 CMR 21.00 Clean Peak Energy Standard (CPS), the storage system will meet the CPS requirements to operate primarily to store and discharge renewable energy. Specifically, please describe any co-location or contractual pairing with an RPS qualified resource, describe/include plans for charging coincident with periods of typically high renewable energy production, or include an operational schedule in the Qualified Energy Storage System's Interconnection Service Agreement demonstrating that the Qualified Energy Storage System serves to resolve load flow or power quality concerns otherwise associated with intermittent renewable energy resources.

In order to be a Qualified Energy Storage System per 225 CMR 21.02 of the Clean Peak Energy Portfolio Standard, an Energy Storage System must come online after January 1, 2019, have a Statement of Qualification ("SOQ") from the DOER, and operate primarily to store and discharge renewable energy. Agawam will meet all three of these qualifications when it comes online and receives the SOQ from the DOER closer to commercial operations in 2029. Furthermore, the project will charge coincident with periods of typically high renewable energy production as a percent of the grid generation mix as defined per 225 CMR 21.05. Specifically, the Project will charge during the following times:

- Spring: 2:00 A.M. until 6:00 A.M. and 8:00 A.M. until 4:00 P.M.
- Summer: 12:00 A.M. until 6:00 A.M. and 7:00 A.M. until 2:00 P.M.

- Fall: 2:00 A.M. until 6:00 A.M. and 9:00 A.M. until 3:00 P.M.
- Winter: 12:00 A.M. until 6:00 A.M. and 10:00 A.M. until 3:00 P.M.

3.8 Please list and describe all anticipated revenue streams associated with the Energy Storage System, including, but not limited to, the designation of the ISO-NE Markets that the Energy Storage System would participate in, the plan to operate in multiple ISO-NE Markets, and revenue streams from other third-party contracts/arrangements. For existing facilities, describe existing operations, revenues, and participation in ISO-NE Markets and describe any planned changes in operation, participation in ISO-NE Markets, and revenue streams.

[REDACTED]

3.9 Maintenance Outage Requirements – Specify partial and complete planned outage requirements in weeks or days for all generation facilities and associated facilities required for the delivery of energy from the generation facilities to the delivery point. Also, list the number of months required for the cycle to repeat (e.g., list time interval of minor and major overhauls, and the duration of overhauls).

Longroad will coordinate with the buyer to schedule planned maintenance and associated outages to minimize downtime. The schedule will be determined in advance on an annual or sub-annual basis to as best suited to Longroad and the buyer.

Planned outages will occur for regular maintenance and BESS augmentation. Longroad will work with the Buyers to minimize the impact of maintenance by scheduling during periods of low demand if possible.

[REDACTED]

[REDACTED]

3.10 Operating Constraints – Specify all the expected operating constraints and operational restrictions for the project (e.g., limits on the number of hours a unit may be operated per

year or unit of time or charge / discharge cycles per year).

The BESS can operate between 0% to 100% useable [REDACTED]
[REDACTED]
[REDACTED] when the BESS
is non-operational. Energy delivered to or received at the delivery point must not exceed the
nameplate power capacity. Dispatch of the BESS will be subject to constraints set forth in the
Interconnection Agreement. [REDACTED]
[REDACTED]

3.11 Degradation mitigation plan – If applicable to the proposal’s technology type, specify the
anticipated degradation rate (absent any mitigation) and plan for mitigation of output
degradation (e.g., augmentation schedules or over build plans).

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

Section A-4: Environmental Attribute Delivery Plan

- 4.1 Please provide documentation and information demonstrating that the project will deliver into the EDCs NEPOOL GIS accounts, GIS Certificates representing CPECs and any other Environmental Attributes, as applicable associated with the energy storage project. Please describe whether transfer of all GIS Certificates is authorized under the current ISO-NE GIS rules and protocols, or if a rule or protocol change is required. To the extent such change is required, please provide details regarding the proposal and the process for implementing the change.

To facilitate CPEC production and delivery to the EDCs, we expect to receive a CPS statement of qualification for the project from the MA DOER and register the project with the NEPOOL GIS in the normal course prior to the start of test energy discharge. We have performed such routine processes for multiple large Class I RPS resources (solar and wind), and do not anticipate any issues, as the project is clearly expected to qualify for the CPS based on its technology, location, COD and dispatch profile.

Section A-5: Financial and Legal

5.1 Please submit information and documentation that demonstrates that long term contracts resulting from this RFP Process would either permit the bidder to finance, or refinance, its proposal that would otherwise not be financeable or assist the bidder in obtaining financing of its proposal. Existing projects are not required to make a statement that demonstrates how a long-term contract would permit financing; however, existing projects should complete the sections below to the best of their ability.

A letter of support from [REDACTED] has been attached as Longroad_Agawam_2025_DOER83E_RFP_Letter_of_Support [REDACTED].

5.2 Please provide a description of the business entity structure of the bidder's organization from a financial and legal perspective, including all general and limited partners, officers, directors, managers, members and shareholders, involvement of any subsidiaries supporting the project, and the providers of equity and debt during project development. Provide an organization chart showing the relationship between the equity and debt participants and an explanation of the relationships. For jointly owned facilities, identify all owners and their respective interests, and document the Bidder's right to submit a binding proposal.

Longroad is owned and principally funded by four separate entities: Infratil US Renewables, Inc. ("Infratil"), NZSF US Renewables, Inc. ("NZSF"), Longroad Energy Partners, LLC ("LEP"), and MR Hunu LP, a subsidiary of MEAG MUNICH ERGO GmbH Asset Management ("MEAG"). Together, the owners of LEH manage close to \$440 billion in assets.



Infratil is an active global infrastructure investor established in 1994 that owns and operates business across Renewable Energy (hydro, wind and solar power), Digital Infrastructure (communications, connectivity and data centres) Healthcare (diagnostic imaging and retirement living) and Airports (airports and transport infrastructure). Infratil is listed on both the New Zealand and Australian Stock Exchanges (IFT.NZ, IFZ.AX) and currently owns assets in excess of NZ\$15.6 billion.



The New Zealand Superannuation Fund is a NZ\$76.6 billion sovereign wealth fund established by the New Zealand Government to partially pre-fund the future cost of universal pension payments. A long-term, growth-oriented investor, the Fund has returned 10.44% p.a. since inception in 2003. The Fund is managed by the Guardians of New Zealand Superannuation, a Crown entity. The Fund is a 50:50 shareholder in RetireAustralia, alongside Infratil.

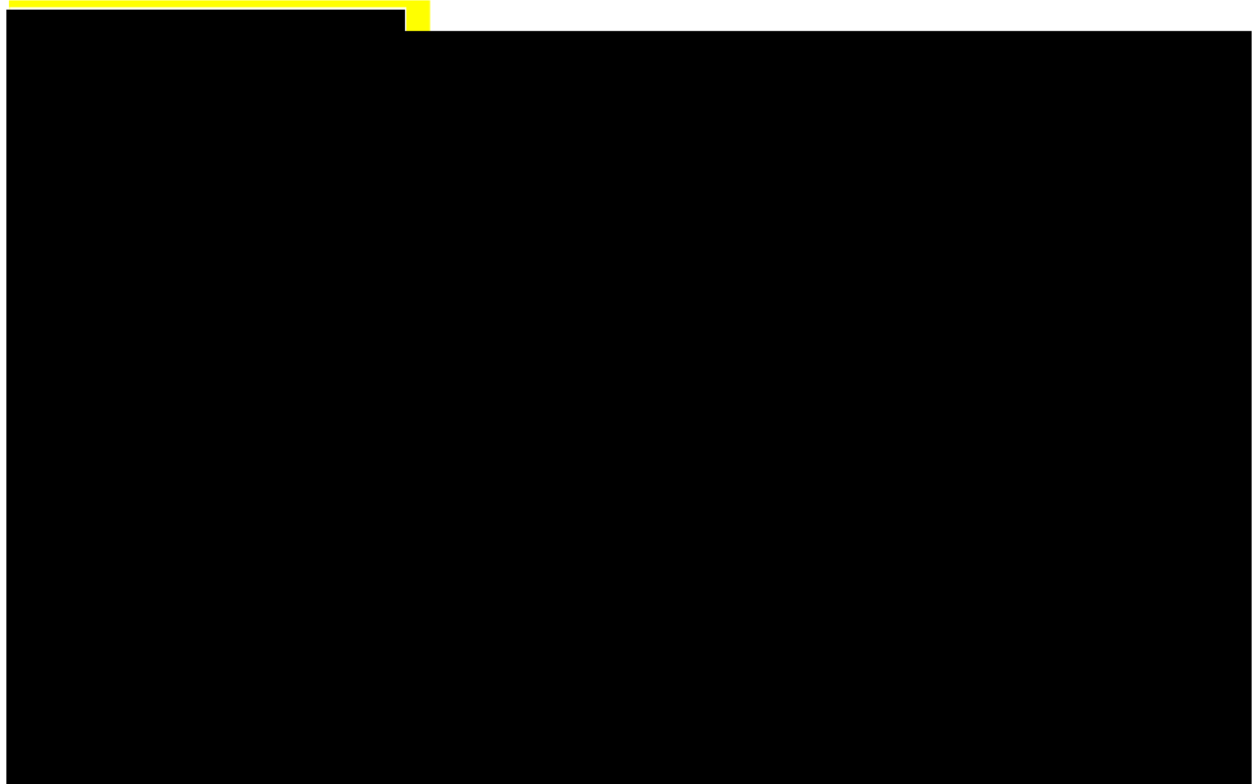


MEAG manages the assets of Munich Re and ERGO. It has representations in Europe, Asia, and North America and currently manages assets to the value of around € 354 billion.



Longroad Energy Partners, which was founded in 2016, is a Delaware limited liability company that is indirectly owned by four individuals: Paul Gaynor, Michael Alvarez, Peter Keel, and Charles Spiliotis, who are the executives of LEH. The four are the previous executives of First Wind, LLC.

The following diagram shows the relationship between the proposed Project and the parent companies. LEH will continue to own and operate the Project following COD through its subsidiary, LES.



The officers of the bidder will be as follows:

- Paul Gaynor – Chief Executive Officer
- Peter Keel – Chief Financial Officer

- Michael Alvarez – Chief Operating Officer
- Charles Spiliotis – Chief Investment Officer

Information about the professional history and development experience of the officers can be found in section A-13 of this Appendix.

5.3 Please provide a description of the financing plan for the project, including construction and term financing. The financing plan should address the following:

- Who will finance the project (or are being considered to finance the project) and the related financing mechanism or mechanisms that will be used (i.e. convertible debenture, equity or other) including repayment schedules and conversion features

The Longroad team is an industry leader in raising development and construction capital as evidenced by the \$17.3 billion it secured via construction and permanent project debt, tax equity, sale leasebacks, mezzanine financings, corporate bonds, portfolio subordinated debt, joint ventures and equity investment.

Development Funding

[REDACTED]

Construction Funding

[REDACTED]

Permanent Funding

[REDACTED]

Tax Credit Monetization

[REDACTED]

[REDACTED]

- i. The project's existing initial financial structure and projected financial structure

[REDACTED]

- ii. Expected sources of debt and equity financing

[REDACTED]

- iii. Estimated construction and other costs to develop and operate the project

[REDACTED]

- iv. The projected capital structure

[REDACTED]

- v. Describe any agreements, both pre and post commercial operation date, entered into with respect to equity ownership in the proposed project and any other financing arrangement.

[REDACTED]

- i. In addition, the financing plan should address the status of the above activities as well as the financing of development and permitting costs. All bidders are required to provide this information.

[REDACTED]

5.4 Please describe any financial commitments to enter into long-term contracts with businesses, nonprofit organizations, a municipality or group of municipalities, or other sources of long-term revenue.

[REDACTED]

5.5 Please describe the status of the commitments with any off takers, including any executed agreements, provided that such agreements may be contingent on the project being selected

for contracting under this RFP

5.6 Provide documentation illustrating the experience of the bidder in securing financing for projects of similar size and technology. For each project previously financed provide the following information:

- i. Project name and location
- ii. Project type and size
- iii. Date of construction and permanent financing
- iv. Form of debt and equity financing
- v. Current status of the project

The following are the four storage projects that Longroad has developed to date. Sun Pond is still under construction. For a complete list of all projects developed by Longroad, see sub-section 13.4 of this Appendix.

Name	Location	Configuration	Construction Financing Date	Permanent Financing Date	Form of Financing	Current Status
Sun Streams 3	Maricopa, County	285MWdc Solar + 215MWac/860MWh BESS	December 2022	June 2024	Debt and Tax Equity	Operating
Sun Streams 4	Maricopa, County	337MWdc Solar + 300MWac/1200MWh BESS	October 2023	April 2025	Debt and Tax Equity	Operating
Serrano	Maricopa, County	220MWdc Solar + 214MWac/856MWh BESS	February 2024	May 2025	Debt and Tax Equity	Operating
Sun Pond	Maricopa, County	220MWdc Solar + 214MWac/856MWh BESS	November 2024	Est. Q1 2026	Debt and Tax Equity	Late-stage Construction

5.7 Please provide evidence that the bidder has the financial resources and financial strength to complete and operate the project as planned, including contingencies for project delays or cost overruns.

Longroad's development activities are supported by the capital commitments of its long-term investors described in section 13.1

These resources provide Longroad with the required cash and securities to see the project through development and operations. Longroad has a proven track record raising construction financing through its debt and tax equity relationships and has budgeted adequate contingency to

address timeline and cost overrun risks.

5.8 Please provide details of any financial difficulties by the bidder or any of its past or present affiliates which impaired the viability and/or financing of the development and construction of projects of similar type, size, and complexity of the proposed eligible project or other large scale renewable energy project, including any past terminated projects and claims of financial difficulties. Bidders must demonstrate how the proposed eligible project materially differs from any past projects and demonstrate fully the financial viability of the project as bid.

[REDACTED]

5.9 Describe the assumptions applied by Bidder regarding forecast changes in project costs during the contract term, interest rates over the development period, key input commodity prices, and the methodology used to establish the project contingency amount. Additionally, describe the assumptions made regarding forecasted revenue from other sources (including but not limited to energy arbitrage, capacity and ancillary services markets, or other contractual arrangements) as well as the measure of discount applied to the value of these other revenue streams. Bidder must explain why these assumptions are reasonable and describe and quantify how the project as proposed is designed to absorb sufficient risk to ensure the project can be successfully financed at the proposed price.

[REDACTED]

[REDACTED]

[REDACTED]

5.10 Provide complete copies of the most recent audited financial statement and annual report for each bidder for each of the past three years; including affiliates of the bidder (if audited statements are not available, reviewed or compiled statements are to be provided). Also,

provide the credit ratings from Standard & Poor's and Moody's (the senior unsecured long term debt rating or if not available, the corporate rating) of the bidder and any affiliates and partners.

5.11 Please also include a list of the board of directors, officers and trustees for the past three years and any persons who the bidder knows will become officers, board members or trustees.

Below is a list of the members of the Longroad executive team:

Paul Gaynor, CEO & Co-Founder

As Chief Executive Officer, Mr. Gaynor is responsible for the overall management and strategic direction of Longroad Energy. Prior to co-founding Longroad Energy, Mr. Gaynor served as CEO of First Wind, which he founded in 2004. Mr. Gaynor has also held various roles within Noble Power, Singapore Power, PSG International, GE Capital, and GE Power Systems.

Michael Alvarez, COO & Co-Founder

As Chief Operating Officer, Mr. Alvarez is responsible for managing Longroad Energy's operations, asset management, construction, HR, IT and facilities activities. Prior to co-founding Longroad Energy, Mr. Alvarez served as President and CFO of First Wind, which he joined in 2006. He has also served as Vice President of Strategy at EIX, a utility holding company, as well as President of energy project developer, Kenetech Energy Systems.

Peter Keel, CFO & Co-Founder

As Chief Financial Officer, Mr. Keel is responsible for managing Longroad Energy's finance-related activities. Prior to co-founding Longroad Energy, Mr. Keel served as Treasurer at First Wind, which he joined in 2006. He has also held commercial and finance roles within GE's various energy divisions and served as an Officer and Engineer in the U.S. Coast Guard.

Charles Spiliotis, CIO & Co-Founder

As Chief Investment Officer, Mr. Spiliotis is responsible for managing Longroad Energy's M&A and capital investment activities. Prior to co-founding Longroad Energy, Mr. Spiliotis served as Vice President, Corporate Development and Project Finance at First Wind, which he joined in 2007. Previously, he worked in a variety of roles spanning institutional asset management and services at State Street Corporation.

5.12 The bidder should demonstrate its ability (and/or the ability of its credit support provider) to provide the required security, including its plan for doing so.

At \$40,000 per Contract Maximum Amount in MW, the Development Security required to be posted is \$10,000,000.

[REDACTED]

5.13 Provide a description of any current or recent credit issues/ credit rating downgrade events regarding the bidder or affiliate entities raised by rating agencies, banks, or accounting firms.

[REDACTED]

5.14 Describe the role of the Federal Investment Tax Credit (ITC”), and any other incentives or awards, on the financing of the project. In your response, please describe (a) your plan to qualify for the ITC and the level of the ITC for which you plan to qualify, (b) the facilities, investment in which, the ITC is expected to apply, (c) your plan to utilize the tax credits and the relationship to your financing plan, and (d) how qualification for the ITC is reflected in your proposed pricing. Please also describe qualification plans, applicability and utilization of any other Federal incentives or awards.

Bidders must clearly state their assumptions regarding the availability of federal or state tax credits, subsidies, or grants or other incentives, including but not limited to those available under the Inflation Reduction Act of 2022, the Infrastructure Investment and Jobs Act of 2022.

Bidders should describe any plans to meet federal domestic content and labor requirements in order to maximize federal tax credits available to the project under the Inflation Reduction Act (IRA). Bidders should also describe plans to pursue state funding available to energy storage projects.

[REDACTED]

5.15 Bidders must disclose any litigation or disputes in the last three year period related to projects developed, owned or managed by Bidder or any of its affiliates in the United States, or related to any energy product sale agreement.

[REDACTED]

5.16 What is the expected operating life of the proposed project? What is the depreciation period for all substantial physical aspects of the bid, including generation facilities, delivery facilities to move power to the grid, and mandatory and voluntary transmission system

upgrades?

[REDACTED]

5.17 Has the bidder already obtained financing, or a commitment of financing, for the project? If financing has not been obtained, explain how obtaining a long-term agreement as proposed will help you in obtaining financing for the proposed project, in obtaining more favorable terms for the financing of the proposed project, or in supporting the future capital investment.

[REDACTED]

5.18 State whether the bidder or its affiliates have executed agreements with respect to energy, CPECs and/or capacity for the proposed project (including any agreements that have been terminated) and provide information regarding the associated term and quantities, and whether bidder has been alleged to have defaulted under or breached any such agreement. State whether the bidder or its affiliates have submitted proposals to other buyers, the status of consideration of such proposals, and the impact of such proposal(s), if they result in an executed contract or contracts, on the proposal(s) submitted in response to this RFP.

[REDACTED]

5.19 List all of the Bidder's affiliated entities and joint ventures transacting business in the energy sector.

Bidder is a wholly owned subsidiary of Longroad Energy Holdings. LEH is a Boston-based company focused on the development of utility-scale renewable energy projects throughout the United States. LEH owns several project company subsidiaries through which development and contracting activities are conducted.

Bidder's ownership structure is described in Section 5.2.

Bidder's affiliate lists are attached as

Longroad_Agawam_2025_DOER83E_RFP_LDC_Affiliates and

Longroad_Agawam_2025_DOER83E_RFP_Valta_Energy_LLC_Affiliates.

5.20 Has Bidder, or any affiliate of Bidder, in the last five years, (a) consented to the appointment of, or been taken in possession by, a receiver, trustee, custodian or liquidator of a substantial part of its assets, (b) filed a bankruptcy petition in any bankruptcy court proceeding, (c) answered, consented or sought relief under any bankruptcy or similar law or

failed to obtain a dismissal of an involuntary petition, (d) admitted in writing of its inability to pay its debts when due, (e) made a general assignment for the benefit of creditors, (f) been the subject of an involuntary proceeding seeking to adjudicate that Party bankrupt or insolvent, (g) sought reorganization, arrangement, adjustment, or composition of it or its debt under any law relating to bankruptcy, insolvency or reorganization or relief of debtors?

[REDACTED]

5.21 Describe any litigation, disputes, claims, complaints or notices of violation or potential violation involving the project or other energy storage projects involving the Bidder or an affiliate of the Bidder.

[REDACTED]

5.22 Describe any failures to achieve commercial operation dates under other long-term contracts. Bidders should also provide a credible description of how the current proposed project will avoid similar project delays or development issues.

[REDACTED]

[REDACTED]

5.23 Describe any litigation, disputes, claims or complaints involving the Bidder or an affiliate of Bidder, against any Distribution Company or any affiliate of any Distribution Company.

[REDACTED]

5.25 Describe any litigation, disputes, claims or complaints, or events of default or other failure to satisfy contract obligations, or failure to deliver products, involving Bidder or an affiliate of Bidder, and relating to the purchase or sale of energy, capacity or environmental attributes or products.

[REDACTED]

5.24 Confirm that neither Bidder nor any directors, employees or agents of Bidder, nor any affiliate of Bidder are currently under investigation by any governmental agency, and that none of the above have in the last four years been convicted or found liable for any act prohibited by State or Federal law in any jurisdiction involving conspiracy, collusion or other

impropriety with respect to bidding on any contract, or have been the subject of any debarment action (detail any exceptions).

5.25 Briefly describe any known conflicts of interest between Bidder or an affiliate of Bidder and any Distribution Company, or any affiliates of the foregoing.

5.26 Identify all regulatory and other approvals needed by Bidder to execute a binding sale agreement.

5.27 Describe how the project will conform to FERC's applicable regulatory requirements, including, but not limited to, FERC requirements relating to allocation of transmission capacity and open access, the justness and reasonableness of rates, the potential for undue preference or discrimination, and affiliate dealings, if any. Describe how your proposed approach is consistent with FERC precedent and ratemaking principles.

Project would comply with any applicable FERC regulatory requirements for Independent Power Producers and standalone storage.

5.28 Describe and document any and all direct and indirect affiliations and affiliate relationships, contractual, financial or otherwise in the past three years between the bidder and one or more of the Distribution Companies and their affiliates, including all relationships in which one of the Distribution Companies or their affiliates has a financial or voting interest (direct or indirect) in the bidder or the bidder's proposed project. These relationships include:

- i. Corporate or other joint arrangements, joint ventures, joint operations whether control exists or not;
- ii. Minority ownership (50% or less investee);
- iii. Joint development agreements;
- iv. Project agreements;
- v. Operating segments that are consolidated as part of the financial reporting process;
- vi. Related parties with common ownership;
- vii. Credit, debenture, and financing arrangements, whether a convertible equity feature is present or not;
- viii. Wholly owned subsidiaries; and
- ix. Commercial (including real property) relationships with any Distribution Company

Section A-6: Interconnection, Deliverability, and Reliability

6.1 Please provide documentation to show evidence of the interconnection request to ISO-NE, the applicable New England Transmission Owner, or any neighboring control areas, to interconnect at the Capacity Capability Interconnection Standard. Please describe the status of any planned interconnection to the grid.

[REDACTED]

[REDACTED]

[REDACTED]

6.2 Provide studies that describe the Project's electrical system performance, its impact to the reliability of the New England Transmission system, how the project would satisfy ISO NE's I.3.9 requirements, and how the project will interconnect at an equivalent to the Capacity Capability Interconnection Standard. Projects that do not have I.3.9 approval from ISO-NE must include technical reports or system impact studies that approximate the ISO-NE

[REDACTED]

6.5 To the extent that you provide an alternative interconnection scenario based on ISO-proposed interconnection process changes, you must also include studies using the proposed ISO-NE process. Any such studies must be accompanied with clear documentation of study technical and cost assumptions, reasoning, and justification of such assumptions.

[REDACTED]

6.6 Provide the electrical models of all energy resources supporting the proposed project in accordance with the filing requirements of the ISO-NE Tariff Schedule 22 and 23.

The current set of project electrical models are attached as
Longroad_Agawam_2025_DOER83E_RFP_Electrical_Models.

6.7 Provide a copy of an electrical one-line diagram showing the interconnection facilities, the relevant facilities of the transmission and/or distribution provider, and any required network upgrades identified in the studies required in section 6.9 of this document

The one-line diagram for the facility has been attached as
Longroad_Agawam_2025_DOER83E_RFP_Electrical_Oneline.

[REDACTED]

6.8 Specify and describe the current or new interconnection facilities (lines, transformers, switching equipment, system protection and controls, etc.) that bidder owns or is intending to construct or have constructed in order to deliver the proposed energy.

[REDACTED]

6.9 Please detail with supporting information and studies (as available) that the production/delivery profile contemplated in your proposal reflects constraints or curtailments, if any, after the upgrades that are expected to take place pursuant to interconnection at an equivalent to the CCIS. If you are planning to make voluntary upgrades

beyond those associated with the CCIS-equivalent standard, please describe the transmission network upgrades necessary, their estimated cost (for which the bidder would have cost responsibility, and the impact on the proposed generation schedule by reducing remaining constraints or curtailments.

[REDACTED]

Section A-7: Siting, Permitting and Community Support

7.1 This section addresses permitting and other regulatory issues associated with project siting, development and operations for all phases of the project (including generation, delivery, storage, interconnection, etc.), and in all jurisdictions (state, local, federal). Provide a site plan (or plans) including a map (or maps) that clearly identifies the location of the proposed project site, energy storage project locations, the assumed right-of-way width, the total acreage for the Energy Storage System, the anticipated interconnection point (or, if applicable, multiple interconnection points), the related transmission and interconnection facilities, deployment facilities, and the relationship of the site to other local infrastructure, including transmission facilities, roadways, federal and state waters, and waterways. In addition to providing the required map(s), provide a site layout plan which illustrates the location of all major equipment and facilities described above

Please refer to Longroad_Agawam_2025_DOER83E_RFP_Site_Plan for a copy of the site layout plan.

7.2 Identify any real property rights (e.g., fee-owned parcels, rights-of-way, development rights or easements or leases, or options to purchase or lease) that provide the right to use the energy storage site any rights of way needed for interconnection.

Does the project have a right to use the Eligible Facility site for the entire proposed term of the LTC (e.g., by virtue of ownership or land development rights obtained from the owner)? If not, please explain.

Yes, the project has the right to use the Eligible Facility site for the entire proposed term of the LTC.

- i. If so, please detail the Bidder's rights to control the Energy Storage System site and interconnection locations.

Rights to control the Energy Storage System site are by virtue of the Bidder's exclusive option to purchase property entered into with the relevant landowner. The property is directly adjacent to the proposed point of interconnection, having access rights to interconnection facilities governed by ISO New England's Open Access Transmission Tariff (OATT) that mandates non-discriminatory access to transmission facilities.

- ii. Describe the status of acquisition of real property rights, any options in place for the exercise of these rights and describe the plan for securing the necessary real property rights, including the proposed timeline. Include these plans and the timeline in the overall project timeline.

Bidder has entered into an Option Agreement for Purchase of Real Estate [REDACTED] pursuant to which Bidder has been granted the exclusive option to purchase the relevant real property rights at any time. Bidder will exercise its options and purchase the real property rights prior to the start of construction and the closing of construction financing [REDACTED]

- iii. Identify any joint use of existing or proposed real property rights

No joint uses of real property rights exist or are proposed.

- iv. Provide a copy of each of the leases, agreements, including option agreements, easements, rights of way and related documents granting the right to use the energy storage system site and transmission and interconnection locations (and applicable letters of intent if formal agreements have not been executed)

Rights to acquire real property rights are provided through the following executed agreements:

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

The proposed Energy Storage System is located in Industrial B (IB) zone with one property line adjacent to Industrial A (IA) zone. An Ordinance to Amend Chapter 180 of the Code of the City of Agawam Regarding Battery Energy Storage Systems, approved on April 22, 2025, designates in §180-169 the project as allowed by right in any industrial zone, subject to “applicable provisions of the State Building Code, the State Electrical Code, the State Fire Code, and other applicable codes, and subject to site plan review as outlined in §180-13 of the Code of the Town of Agawam and such provision of this Article as are applicable”. Please refer to Longroad_Agawam_2025_DOER83E_RFP_Zoning_Map, Longroad_Agawam_2025_DOER83E_RFP_Zoning_Memo, and Longroad_Agawam_2025_DOER83E_RFP_BEES_Ordinance for copies of Agawam zoning map and reference ordinance.

Country	Region	Year	Value
Algeria	North	2010	1.2
Algeria	North	2011	1.2
Algeria	North	2012	1.2
Algeria	North	2013	1.2
Algeria	North	2014	1.2
Algeria	North	2015	1.2
Algeria	North	2016	1.2
Algeria	North	2017	1.2
Algeria	North	2018	1.2
Algeria	North	2019	1.2
Algeria	North	2020	1.2
Algeria	North	2021	1.2
Algeria	North	2022	1.2
Algeria	North	2023	1.2
Algeria	North	2024	1.2
Algeria	North	2025	1.2
Algeria	North	2026	1.2
Algeria	North	2027	1.2
Algeria	North	2028	1.2
Algeria	North	2029	1.2
Algeria	North	2030	1.2
Algeria	North	2031	1.2
Algeria	North	2032	1.2
Algeria	North	2033	1.2
Algeria	North	2034	1.2
Algeria	North	2035	1.2
Algeria	North	2036	1.2
Algeria	North	2037	1.2
Algeria	North	2038	1.2
Algeria	North	2039	1.2
Algeria	North	2040	1.2
Algeria	North	2041	1.2
Algeria	North	2042	1.2
Algeria	North	2043	1.2
Algeria	North	2044	1.2
Algeria	North	2045	1.2
Algeria	North	2046	1.2
Algeria	North	2047	1.2
Algeria	North	2048	1.2
Algeria	North	2049	1.2
Algeria	North	2050	1.2
Algeria	North	2051	1.2
Algeria	North	2052	1.2
Algeria	North	2053	1.2
Algeria	North	2054	1.2
Algeria	North	2055	1.2
Algeria	North	2056	1.2
Algeria	North	2057	1.2
Algeria	North	2058	1.2
Algeria	North	2059	1.2
Algeria	North	2060	1.2
Algeria	North	2061	1.2
Algeria	North	2062	1.2
Algeria	North	2063	1.2
Algeria	North	2064	1.2
Algeria	North	2065	1.2
Algeria	North	2066	1.2
Algeria	North	2067	1.2
Algeria	North	2068	1.2
Algeria	North	2069	1.2
Algeria	North	2070	1.2
Algeria	North	2071	1.2
Algeria	North	2072	1.2
Algeria	North	2073	1.2
Algeria	North	2074	1.2
Algeria	North	2075	1.2
Algeria	North	2076	1.2
Algeria	North	2077	1.2
Algeria	North	2078	1.2
Algeria	North	2079	1.2
Algeria	North	2080	1.2
Algeria	North	2081	1.2
Algeria	North	2082	1.2
Algeria	North	2083	1.2
Algeria	North	2084	1.2
Algeria	North	2085	1.2
Algeria	North	2086	1.2
Algeria	North	2087	1.2
Algeria	North	2088	1.2
Algeria	North	2089	1.2
Algeria	North	2090	1.2
Algeria	North	2091	1.2
Algeria	North	2092	1.2
Algeria	North	2093	1.2
Algeria	North	2094	1.2
Algeria	North	2095	1.2
Algeria	North	2096	1.2
Algeria	North	2097	1.2
Algeria	North	2098	1.2
Algeria	North	2099	1.2
Algeria	North	2100	1.2
Algeria	North	2101	1.2
Algeria	North	2102	1.2
Algeria	North	2103	1.2
Algeria	North	2104	1.2
Algeria	North	2105	1.2
Algeria	North	2106	1.2
Algeria	North	2107	1.2
Algeria	North	2108	1.2
Algeria	North	2109	1.2
Algeria	North	2110	1.2
Algeria	North	2111	1.2
Algeria	North	2112	1.2
Algeria	North	2113	1.2
Algeria	North	2114	1.2
Algeria	North	2115	1.2
Algeria	North	2116	1.2
Algeria	North	2117	1.2
Algeria	North	2118	1.2
Algeria	North		

Response	Percentage
Yes, the current government is responsible	85%
No, the current government is not responsible	15%

[REDACTED]

Wetlands are present along the eastern boundary of the site, and an impounded pond with a concrete retaining wall is situated to the southeast. Tarkill Brook lies approximately 1,000 feet to the east of the parcel, and the site is located approximately two miles from the Connecticut River. Review of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) indicates that the site is not within the 100-year or 500-year floodplains. A desktop review of publicly available data indicates the site is not located within any mapped aquifers, areas of high, medium, or low groundwater yield, public water supply watersheds, or public wellhead areas.

Sensitive areas are being avoided and/or impacts minimized including forests, wetlands, streams, ponds, and NHESP priority and Estimated Mapped Habitat for rare species, all located along the eastern boundary of the site. The trees adjacent to the proposed Energy Storage System site along the eastern boundary of the site consist primarily of eastern cottonwood (*Populus deltoides*), American beech (*Fagus grandifolia*), quaking aspen (*Populus tremuloides*), and northern red oak (*Quercus rubra*).

The site contains one pond, which was confirmed through field investigations by two environmental consultants not to be a vernal pool. No vernal pool obligate, or facultative species were observed, and the pond appears to hold water year-round, indicated by the presence of duckweed and green frog tadpoles (see attached Wetland and Vernal Pool Report, Longroad_Agawam_2025_DOER83E_RFP_Wetland_VernalPool_Report).

Invasive plant species are present both on-site and in adjacent areas. The maintained grass areas are dominated by the invasive plant mugwort (*Artemisia vulgaris*) as well as evening primrose (*Oenothera biennis*) and other ruderal grasses. Additional invasive species observed on or adjacent to the site include garlic mustard (*Alliaria petiolata*), black locust (*Robinia pseudoacacia*), multiflora rose (*Rosa multiflora*), Asiatic bittersweet (*Celastrus orbiculatus*), autumn olive (*Elaeagnus umbellata*), Morrow's honeysuckle (*Lonicera morrowii*), whorled bedstraw (*Galium mollugo*), orange daylily (*Heemerocallis fulva*), honey locust (*Gleditsia triacanthos*), Callery pear (*Pyrus calleryana*), and purple deadnettle (*Lamium purpureum*).

The northeastern portion of the parcel contains the outer edge of mapped NHESP Priority and Estimated Habitat for Rare Species. The proposed site plan has development avoiding these areas or the majority of the mapped habitat is off-site. The small portion of mapped habitat on-site can be considered disturbed and not high quality or suitable rare species habitat given the mowing that periodically occurs, the invasive and ruderal species present, and other past uses.

7.6 If the bidder does not have interconnection facilities site control describe the status of the plan to obtain that control.

The project has an active interconnection queue position [REDACTED] with ISO New England and

will be entering into the ISO-NE Transition Cluster in October 2025. The project entered the queue on [REDACTED]. The project proposes to interconnect to Eversource's South Agawam 115kV switchyard, located directly adjacent to the project property. Access rights to interconnection facilities are governed by ISO New England's Open Access Transmission Tariff (OATT) that mandates non-discriminatory access to transmission facilities.

7.7 Provide a list of all the permits, licenses, and environmental assessments and/or environmental impact statements required to construct and operate the project. Along with this list, identify the governmental agencies and municipalities that are responsible for issuing approval of all the permits, licenses, and environmental assessments and/or environmental impact statements. If a bidder has secured any permit or has applied for a permit, please indicate this in the response.

[REDACTED]		
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]

7.8 Provide the anticipated timeline for seeking and receiving the required permits, licenses, and environmental assessments and/or environmental impact statements. Include a project approval assessment which describes, in narrative form, each segment of the process, the required permit or approval, the status of the request or application and the basis for projection of success by the milestone date. All requirements should be included in the project schedule in Section 10.

The Project requires several permits and approvals at the local, state, and federal levels. The anticipated timeline for seeking and receiving these approvals is outlined below, along with a narrative assessment of each process, its current or anticipated status, and the basis for projection of success.

[REDACTED]			
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

7.9 Provide information (a) demonstrating past and current productive relationships with host communities, federally recognized and state acknowledged tribes, Environmental Justice communities and other stakeholders; and (b) demonstrating your track record of avoiding, minimizing, and mitigating environmental, tribal, and environmental justice impacts from energy storage projects similar to the proposed project.

Community outreach and support is an integral element of Longroad's development strategy and operational plans. We understand the value of positive community relations and support, having built strong, collaborative relationships with local communities on our past projects by engaging openly, addressing concerns, and acting as a trusted neighbor. These partnerships, grounded in transparency and mutual respect, have ensured that our projects are not only successful in advancing clean energy goals but are also embraced as lasting community assets.

Longroad is proud that our projects often become symbols of local leadership and strives to help communities promote the projects for educational purposes and as examples of environmental stewardship. We have established a reputation for engaging with community members early, being accountable in communicating, and soliciting feedback from first responders in the project design process.

Over the past two years, Longroad has contributed nearly [REDACTED] in direct support to the communities where its projects operate. These contributions in states such as Texas, California, Arizona, and Maine reflect a commitment to strengthening local networks through charitable donations, volunteer partnerships, and support for organizations that align with our values. Highlights include more than [REDACTED] to food banks and pantries to help address food insecurity through projects including Titan solar in Imperial County, California; [REDACTED] to volunteer fire departments that serve as critical first responders in partnership with projects such as Prospero 2 solar in Andrews County, Texas; and [REDACTED] to schools and education programs to invest in the next generation through projects such as Maine DG Solar in Augusta, Maine.

Our commitment to education is highlighted by the Longroad Scholars Program which reflects our commitment to Diversity, Equity, and Inclusion (DEI) by supporting students from historically underrepresented groups in pursuing careers in engineering, technology, and science. Open to high school seniors attending public schools in host communities, the program provides

annual scholarships to students who plan to study environmental sciences, general sciences (excluding health sciences), engineering, or technology at accredited two- or four-year colleges. Eligible applicants must identify as part of an underrepresented group—including but not limited to women, minorities, students with disabilities, and first-generation college students—and demonstrate a minimum GPA of 2.5. By directly funding award recipients' tuition, the program aims to expand educational and career opportunities while advancing representation in STEM fields.

An example of successful collaboration with stakeholders across host communities was during the permitting of the Three Corners Solar project in Kennebec County, Maine. Longroad, in addition to generating approximately \$8 million in property taxes for host communities and the state, committed to several community contributions, including:

- \$100,000 (\$5,000 per year) to fund local scholarship programs and charitable organizations operating term of the project.
- \$25,000 to Sebasticook Regional Land Trust to support conservation efforts.
- The project has conserved approximately 1,875 acres of predominately forested lands, protecting high value wetlands, deer wintering areas, inland waterfowl wading bird habitat, and critical terrestrial habitat.

Also in Maine in 2022, Longroad was one of 28 renewable energy companies that teamed up with 10 Maine Community Action Agencies that administer the Home Energy Assistance Program (HEAP) for Maine Housing. For those residents who are above the federal HEAP income guidelines, choices are often difficult and few. That's why Longroad and their partners contributed approximately \$300,000 to provide assistance to families across the state.

In Massachusetts, consultation with Tribal Nations is required when a project involves federal action and has the potential to affect historic or archaeological resources, including those of religious or cultural significance to federally recognized tribes. This coordination is triggered under Section 106 of the National Historic Preservation Act ("NHPA"). For this project, the most likely trigger for coordination with Tribal Nations is the need for a USEPA Construction General Permit (CGP). If the Project triggers the need in accordance with NHPA and the State Historic Preservation Office will be notified and consulted appropriately¹.

In order to avoid, minimize, or mitigate tribal impacts from the Project if needed, Longroad has engaged a cultural resources consultant who conducted a due diligence assessment of the property for potential cultural and/or historic impacts that would prompt consultation with Tribal Nations. The report for the Project site concluded that the site is disturbed and supports no cultural resources that could be discussed in consultations; therefore, future investigations were determined unwarranted unless work is proposed in the undisturbed, forested areas of the site. Current plans do not include construction in these areas, so there is no potential for additional cultural investigations. If the work were to trigger the need for consultation in accordance with the NHPA, the four recognized tribes that would be notified would be the Mashpee Wampanoag

¹The Hassanamisco Band of the Nipmuc Nation and the Herring Pond Wampanoag Tribe are state-recognized by the Commonwealth of Massachusetts. Additionally, there are two federally recognized tribes in Massachusetts: the Mashpee Wampanoag Tribe and the Wampanoag Tribe of Gay Head (Aquinnah). Pursuant to the requirements of the MA General Permits, THPO coordination must include notification to 4 tribes in Massachusetts: the Mashpee Wampanoag Tribe, the Wampanoag Tribe of Gay Head (Aquinnah), the Narragansett Indian Tribe, and the Stockbridge-Munsee Community Band of Mohican Indians.

Tribe, the Wampanoag Tribe of Gay Head (Aquinnah), the Narragansett Indian Tribe, and the Stockbridge-Munsee Community Band of Mohican Indians. While cultural resources are not expected to occur on the Project site, Longroad will prepare an Unanticipated Discoveries Plan, which is a Longroad standard construction practice. This plan will detail the steps to be taken in the unlikely event that a potential cultural resource is discovered during construction activities.

Below, you can find brief narrative on Longroad's track record of avoiding, minimizing, and mitigating environmental, tribal, and environmental justice impacts from three projects with an energy storage component.

- a. Three Corners (ME): A natural resource assessment and impact avoidance and minimization was conducted over four years of intensive field survey and design interaction. The project site was relocated three times before the final location was identified, with more than 40 design plans created to avoid wetlands, vernal pools, sensitive species habitat, community concerns, visual concerns, and many other variables. The final design had minimal impact to wetlands and vernal pools and was fully mitigated through perpetual conservation of [REDACTED] acres of lands with wetlands and vernal pools among other high-value natural resource habitats. Ongoing research of natural resource use at the site is confirming successful implementation of habitat creation plans at the site, which is supporting an abundance of birds, amphibians, reptiles, and mammals.
- b. Weaver (ME): Weaver Wind required a state permit for the project, that had special emphasis on the natural resource impacts anticipated from the project. Frequent meetings with the state Inland Fisheries and Wildlife staff throughout development and permitting led to development of a conservation plan that preserved thousands of acres of land *in perpetuity*, which is held and managed by a land trust for wildlife protection. For this project, the lands selected included wetlands, forested areas, a coastal estuary, and stream habitats ideal for breeding and migrating birds.
- c. Sun Streams (AZ): The Sun Streams Solar complex in Arizona is hosting research into production of the Western Burrowing Owl and stabilization of soils through acceleration of biocrust generation on site. Burrowing owls breed and find refuge underground, so the project team installed 40 burrows around the paneled area and translocated owls to these areas. This year (2025), the team saw fledging of more than a dozen owl chicks that hatched from eggs raised in the artificial burrows. With Arizona State University ("ASU"), the team enrolled students in a biocrust research course and then studied biocrust growth at test plots and in the lab to learn better how to optimize biocrust growth at the solar site. The work has built a strong relationship with ASU and contributes to the research around new ways to reduce dust production and reduce erosion in desert environments.

7.10 Provide documentation identifying the level of public support for the project including letters from public officials, newspaper articles, etc. Include information on specific host community and localized support and/or opposition to the project of which the bidder is aware. Provide copies of any agreements with communities and other constituencies impacted by the project. Provide a stakeholder map and a plan for community engagement

activities and targeted stakeholder outreach.

As project planning continues, Longroad will continue to conduct outreach with public officials, residents, and businesses in the community and hold public meetings at the appropriate times. Longroad is aligning the progression of project development with the below stakeholder engagement plan to lead to productive engagement.



Community Outreach Plan Elements

Elements of Longroad's Community Outreach Plan include the following:

Individual and Small-Group Stakeholder Conversations

Longroad will provide project briefings individually and in small groups to share details and facts about the project, answer questions, and provide an opportunity for feedback. Longroad will continue to communicate with stakeholders through a combination of in-person, phone, videoconference, and email.

Questions, concerns and comments are logged for later follow up as needed and generate ideas for benefits to be discussed more broadly with communities.

Community Meetings

As part of Longroad's commitment to a transparent and thorough permitting process, we anticipate presenting the project at multiple public meetings in Agawam. This will include sessions with the Conservation Commission to review the Abbreviated Notice of Resource Area Delineation, pre-application project information sessions, and meetings via the Planning Board's review of the project's site plan approval application under the town's BESS ordinance.

Longroad is committed to regulatory compliance and maintaining open dialogue with local boards and the community. By showing up consistently and constructively, we aim to foster trust, address concerns in real time, and demonstrate that the project is being advanced with care, transparency, and responsiveness to Agawam's expectations.

Website and Email

Longroad will host a project website and continue to post information regarding project updates to this website – including an email address for inquiries.

Public Comments

Supportive and opposing comments and feedback will be gathered throughout the outreach process.

Stakeholder Outreach Plan

Agawam City Officials

- Unanimous passage of a storage ordinance in early 2025, with public support for the ordinance by the mayor and fire chief.

- Project briefings with elected and non-elected officials

Business Leaders

- Individual and small group meetings with business leaders.
- Provide ongoing updates via Chamber of Commerce or business associations.

State Delegation

- Project briefings with local representatives.

Schools such as The Lower Pioneer Valley Career and Technical Education Center

- Partner with faculty and administrators on STEM programs.
- Schedule student site visits once construction is underway.

Community Members

- Host public meeting(s) prior to submission of site plan review application. Additional public meetings will occur through the permitting process.
- Maintain website with updates throughout planning, permitting, and construction.

STAKEHOLDER MAP

<u>Stakeholder Group</u>	<u>Interests / Concerns</u>	<u>Engagement Approach</u>
Agawam Mayor	Constituent concerns, economic development, employment opportunities, community safety	Project briefings, facilitate PILOT/community benefits package.
City Councilors	Constituent concerns, economic development, employment opportunities, community safety	Project briefings, Q&A sessions, provide fact sheets for community meetings
Business Owners	Impact on property values, traffic, potential for lower energy costs, local economic opportunities	Project briefings, open channels for Q&A
State Representatives & Senators	Energy policy & goals, workforce development, economic development, constituent concerns	Project briefings, open channels for Q&A
Local Schools	STEM education, workforce pipeline, internships	Partnerships for curriculum development, site tours for students
Agawam Residents	Safety, noise, aesthetics, property values, environmental	Town hall meetings, open house events, fact sheets, online FAQs,

impact, transparency

ongoing community liaison

Section A-8: Safety Plan

8.1 Please attach a detailed safety plan that demonstrates compliance with all relevant federal, state, and local laws, codes, and standards.

The Longroad Environmental, Health, and Safety (“EHS”) plan has been attached as Longroad_Agawam_2025_DOER83E_RFP_EHS_Plan. This is a more general version of the safety plan that all projects under Longroad Energy Holdings follow, including Agawam Energy Center. A more detailed, site-specific safety plan has also been contracted for Agawam and is currently being developed. This document can be made available to the DOER and Distribution Companies upon finalization and will be shared as part of community stakeholder engagement.

8.2 Please include a discussion on incident preparedness and address all steps the project has taken to avoid potential safety issues, mitigate safety issues when they occur, and protect property, personnel, and the surrounding community.

All project locations under Longroad Energy Holdings complete a specific Emergency Preparedness and Emergency Response Plan before project construction. This plan includes incident response plans for emergencies including medical, acts of violence, natural disasters, and catastrophic equipment failure. Until this plan is developed for each individual site, Longroad Energy also has a company-wide EHS plan that applies to all projects and contains information on reporting, emergency response, and training protocol. This plan is reviewed annually and updated as needed to keep the incident response plans and training materials up-to-date and aligned with industry BMPs. The Longroad EHS plan is attached as Longroad_Agawam_2025_DOER83E_RFP_EHS_Plan, and Longroad can provide an example project-specific Emergency Preparedness and Emergency Response Plan upon request.

Incident preparedness is at the forefront of development at Longroad, as is aligned with our value of making projects Safe & Sustainable. To avoid and mitigate potential safety issues, all projects are required to have an individual site safety plan, designate a location EHS coordinator, conduct appropriate EHS inspections and audits, train every employee on-site on the EHS plan and reporting, and maintain a hard copy of the site-specific plan at the facility. The plan must be reviewed annually and updated accordingly, and more information on the cadence of audits and trainings is included in Section 8.5 of this response. More information on safety training materials, incidents covered under the Emergency Preparedness and Emergency Response Plan, hazardous waste protocol, emergency contacts, and PPE can be found in the EHS plan, attached as Longroad_Agawam_2025_DOER83E_RFP_EHS_Plan.

While this safety plan is thorough, the intention of the site-specific plan is to incorporate any components that are unique to the project and local community. In order to incorporate feedback from the local community and any concerns they might have, the site-specific version of the safety plan is what will be shared as part of community stakeholder engagement.

To avoid potential safety issues, the BESS has been designed using existing industry standards and safety guidelines. The Project will adhere to NFPA Standard 855 and UL 9540 and 9540A, and has been designed with lithium iron phosphate batteries, which are the safest on the market. While installing the battery, Longroad will comply with all state and local requirements regarding safety and suitability and have considered all aspects of manufacturing, quality checks, and design from a lens of safety.

8.3 Please describe plans and measures to operate the facility safely, including but not limited to monitoring and maintenance procedures, mitigation features and potential failure modes.

All operating facilities are monitored 24/7 by our Remote Operations Center who will call out to the local site team or emergency responders as required by the site-specific call tree. Equipment maintenance is performed as required by OEM and industry consensus standards.

8.4 Please describe consequences resulting from various levels of potential failures and safety events.

There are different failure modes equipment can suffer, ranging from manufacturing defects to intentional destruction caused by members of the public and each may have a different severity level. Consequences can range from a simple failed part to thermal runaway of battery modules. Per NFPA 855, a Hazard Mitigation Analysis with a supporting Failure Modes and Effects Analysis (FMEA) will be conducted for this site. These analyses will be used to detail potential failures and recommend mitigation measures.

8.5 Please discuss intentions to continuously improve the safety practices while operating the facility, such as plans for regular safety audits and feedback mechanisms.

Longroad EHS will provide annual safety training to Agawam Energy Center site employees and tailor this training to the conditions and lessons learned at the site. Monthly, the facility will perform their own audit, and annually, the EHS Department will conduct an additional audit. The findings from both types of audits are tracked to closure within our EHS reporting system and incorporated into future safety planning and training. In addition to annual safety training for site employees, Longroad will offer safety training to local first responders.

8.6 Please describe reporting protocols, both internally and externally.

Reporting of EHS incidents is performed using a web-based system which automatically sends a notification to EHS, Asset and Operations management. Depending on the type of incident, HR, Environmental and Project Controls may also be notified. Any High-Risk Incident is also reported via immediate telephone call. Reporting externally is dependent on the incident, but as required, incidents may be reported to OSHA, DEP, USFWS, and other business partners, as examples.

8.7 The project is encouraged to include testimonials and statements of support from local governments and first responder organizations to demonstrate robust stakeholder communication and participation in the project's safety plan.

Longroad has not included testimonials or statements of support for first responder organizations. At this time, statements of support will not be requested to enable a more wholesome and non-biased review of the safety plans for the site.

A letter of support from the Mayer Fire District for a Solar + BESS Longroad project, Agua Fria, has been attached as demonstration of productive engagement with local first responder organizations. This document is attached as Longroad_Agawam_2025_DOER83E_RFP_Mayer_Fire_District_Support_Letter.

Section A-9: Engineering and Technology; Commercial Access to Equipment

This section includes questions pertinent to the engineering design and project technology. This section must be completed for all aspects of a project including but not limited to the Energy Storage System and associated operational plan and interconnection facilities. Bidders should provide information about the specific technology or equipment including the track record of the technology and equipment and other information as necessary to demonstrate that the technology is viable.

9.1 Provide a reasonable but preliminary engineering plan which includes the following information:

- i. Type of energy storage technology (e.g., mechanical, chemical, thermal) and the specific details of the energy storage technology and how it works

The proposed energy storage system uses lithium-ion batteries to store electrical energy as chemical potential energy in electrochemical cells. The lithium-ion batteries will utilize lithium iron phosphate (“LFP”) chemistry. Due to superior chemical stability compared to other Li-ion chemistries, LFP battery systems are the safest Li-ion systems on the market. LFP technology offers a balanced optimization of cost, energy density, cycle life, safety and stability for stationary energy storage applications.

- ii. Major equipment to be used including the components of the energy storage technology itself and surrounding system (e.g., inverter, enclosures, HVAC, meters, electrical and communication equipment, fire suppression).

The major components of the energy storage system will be the power conversion system (“PCS”), PCS MV transformer, DC protection, and battery enclosures. The battery storage modules and racks will be installed in non-entry enclosures, integrated with a skid that will be equipped with the PCS and appropriate cooling, safety systems, and controls. The cooling system will be designed to keep battery modules within their proper environmental operating limits. The safety systems will include applicable smoke, heat, and/or gas sensors based on technology and design. The system will be designed to NFPA68 or NFPA 69 and will be UL9540a tested and UL9540 certified. Communication equipment will be industrial grade equipment and will be designed to meet applicable codes and standards. The control system will consist of industrial/server grade PLCs, switches, RTU, and servers. A battery management system (“BMS”) will be provided by the battery system integrator or battery OEM. The BMS will be designed and tested/certified to ensure the entire BESS can be certified to UL9540 and designed to NFPA855. The battery + inverter system will be paired with an MV transformer.

- iii. Manufacturer of each of the equipment components listed above as well as the location of where each component will be manufactured.

In creating strong relationships with Tier-1 vendors, Longroad maintains the optionality to source domestically or internationally manufactured equipment. We work with our vendors to blend equipment from various sources to minimize tariff risk and ensure a stable supply chain.

- iv. Status of acquisition of the equipment components, including whether orders are in place

and/ or production slots secured

Longroad procures equipment according to a schedule that optimizes for timely deliveries to meet project COD. We will begin to finalize procurement contracts approximately two years prior to project COD for equipment with long lead times such as the main power transformer and batteries.

- v. Whether the bidder has a contract for the equipment. If not, describe the bidder's plan for securing equipment and the status of any pertinent commercial arrangements

Longroad engages in active negotiations with Tier-1 equipment suppliers, allowing for effective transition into procurement efforts when appropriate for the project timeline.

- vi. Equipment vendors selected/considered

Longroad is considering [REDACTED] BESS solution or equivalent technologies from Tier-1 suppliers.

- vii. Track record of equipment operations, including safety record

Longroad's suppliers have proven operational reliance with large fleets of LFP BESS systems installed globally. Risk of safety-related incidents has declined drastically in recent years, as improvements to safety design and regulations have resulted in a 98% reduction of BESS failure rate from 2018 to 2024.

- viii. Include all UL certifications and other relevant industry codes and standards for key equipment including but not limited to storage modules, power conversion system, and/or integrated product certifications

The BESS will be designed and certified to applicable codes and standards, including: UL9540, UL9540a, UL1741, UL1973, NFPA855, NFPA68, NFPA69, NFPA72, and CSA800

- ix. Description of equipment warranties and guarantees, including terms and expiration

[REDACTED]

- x. If the equipment manufacturer has not yet been selected, identify in the equipment procurement strategy the factors under consideration for selecting the preferred equipment

Longroad procures equipment according to a schedule that optimizes for timely deliveries to meet project COD. Equipment will be selected based on technical capabilities, vendor experience, and most importantly, safety.

9.2 If the bidder has not yet selected the major equipment for a project, please provide a list of the key equipment suppliers under consideration.

Longroad is considering [REDACTED] BESS solution or equivalent technologies from Tier-1 suppliers.

9.3 Please identify the same or similar equipment by the same manufacturer that are presently in

[REDACTED]

Section A-10: Project Schedule

A bidder must demonstrate that its proposal can be developed, permitted, financed, and constructed and be technically viable within a commercially reasonable timeframe. The bidder is required to provide sufficient information and documentation that shows that the bidder's resources, process and schedule are adequate for the acquisition of all rights, permits and approvals for all aspects of the project and for the financing of the project consistent with the proposed project milestone dates.

Bidders are required to provide a complete critical path schedule for the project from the notice of selection of the project for contract consideration to the start of commercial operations. For each project element, list the start and end date. The proposal must include a schedule with reasonable detail that demonstrates that the bidder has provided sufficient time for the application for, and receipt of, necessary permits, approvals, other commitments, project financing, completion of design work, and equipment procurement and construction in order to credibly complete the project reasonably consistent with the proposed Commercial Operation Date, meaning that the project is more likely than not to come online by the date that is projected within the proposal. The bidder should include critical milestones in its markup to the Form LTC that are consistent with its proposal and are reasonably achievable.

10.1 Identify the elements on the critical path. The schedule should include, at a minimum, preliminary engineering, financing, acquisition of real property rights, Federal, state and/or local permits, licenses, environmental assessments and/or environmental impact statements (including anticipated permit submittal and approval dates), completion of interconnection studies and approvals, procurement, facility contracts, start of construction, construction schedule, and any other requirements that could influence the project schedule and the commercial operation date.

Please refer to Longroad Agawam 2025 DOER83E RFP Agawam Project Schedule for the project schedule. [REDACTED]

[REDACTED], In an ISO New England Webex broadcast on August 28, 2025, transitional cluster study will commence on October 10, 2025 with final study reports expected August 6, 2026 and completion of interconnection agreements October 20, 2026. ISO New England issued a feasibility study for the project on March 18, 2025 [REDACTED]

10.2 Describe and demonstrate that the project is more likely than not to come online by the commercial operation date that is projected within the proposal, as evidenced by documents filed by the bidder showing the following:

i. Commencement of permitting processes;

[REDACTED]

ii. A plan for completing all permitting processes;

iii. Environmental assessment;

The project site has been studied extensively to ensure that impacts to environmental resources are avoided or minimized. The site, an idle business property in Agawam's industrial zone contains a significant area of previously developed land that the project intends to maximize the use of. Experienced consultants have been retained to study site conditions, with the following environmental assessments completed to date. Copies of completed studies can be found as named below.

- a. Desktop Constraints analysis -
Longroad_Agawam_2025_DOER83E_RFP_Desktop_Constraints_Analysis
- b. Wetlands Report -
Longroad_Agawam_2025_DOER83E_RFP_Wetlands_Report_Memo
- c. Phase 1 ESA –
Longroad_Agawam_2025_DOER83E_RFP_Phase_I_ESA
- d. Cultural Assessment -
Longroad_Agawam_2025_DOER83E_RFP_Cultural_Resources_Assessment
- e. Habitat Assessment -
Longroad_Agawam_2025_DOER83E_RFP_Threatened_Endangered_Species_Habitat_Assessment
- f. Updated wetlands and habitat assessment -
Longroad_Agawam_2025_DOER83E_RFP_Wetland_VernalPool_Report

The following environmental assessments are underway and will be completed prior to filing permit applications.

- g. Sound study
- h. Fire hazard siting assessment and mitigation analysis

iv. Viable financing plans along with detailed information requested in Section 2.2.2.4;

Please see detailed description of financing plans in Section A-5 of this proposal along with attachment Longroad_Agawam_2025_DOER83E_RFP_Letter_of_Support_

v. Viable installation and electrical interconnection plans;

Please refer to Longroad_Agawam_2025_DOER83E_RFP_Site_Plan for a copy of the project site plan which was developed in collaboration with equipment manufacturers and our engineering and environmental consultants. Interconnection viability has been studied by ISO New England via a Feasibility Study. Please refer to Longroad_Agawam_2025_DOER83E_RFP_Feasibility_Study for a copy of the report.

vi. Material progress towards the acquisition of all real property rights; and

Please refer to Section 7.2 of this proposal for a description of property rights.

vii. Evidence of material vendor activity.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

10.3 Detail the status of all critical path items, such as receipt of all necessary siting, environmental, and ISO-NE approvals.

The following table summarizes the status of all critical path activities necessary to ensure project completion.

Milestone	Status	Planned Completion	Comments
Real Estate Acquisition	[REDACTED]	[REDACTED]	[REDACTED]
Interconnection Agreement	[REDACTED]	[REDACTED]	[REDACTED]
Project Permits	[REDACTED]	[REDACTED]	[REDACTED]
Engineering	[REDACTED]	[REDACTED]	[REDACTED]
Equipment Selection	[REDACTED]	[REDACTED]	[REDACTED]
Contractor Selection	[REDACTED]	[REDACTED]	[REDACTED]

Section A-11: Construction and Logistics

This section of the proposal addresses necessary arrangements and processes for assembly, and deployment of major project components, including the Energy Storage System and all equipment required for the system to fulfill its operational plan, and other major components associated with delivery facilities. Please provide a construction plan that captures the following

objectives:

11.1 Please list the major tasks or steps associated with deployment of the proposed project and any necessary specialized equipment.

Longroad's contracting strategy is to partner with an Engineering, Procurement, and Construction ("EPC") firm early in the project lifecycle and manage the engineering, procurement of most equipment, and all construction through the contractor. The Longroad team has strong relationships with top-tier EPCs and equipment suppliers in the industry and has completed numerous large-scale renewable projects with these vendors. We value long-term relationships with our contractors and have developed a teaming approach to deliver our projects on time and within budget. Above contract price, we value safety record, quality of work, preconstruction value, teamwork, track record, and relevant experience.

Longroad completes preliminary design and resource analysis in-house. Prior to executing a Power Purchase Agreement ("PPA"), Longroad engages prequalified EPC contractors via a Request for Proposal ("RFP") to solicit project interest, pricing, and schedule proposals for the full-wrap design, engineering, and construction of the Project. Once Longroad has secured a successful PPA and progressed preliminary design and project permitting, Longroad will seek best and final proposals. Ultimately, an award will be made based on the EPC that is cost-competitive and best positioned to ensure project success.

The selected EPC will then take the in-house engineering work product and advance the designs to Issued for Construction ("IFC") status. Longroad will review the detailed designs at each step. As the design is progressed, the full EPC contract and technical exhibits will be negotiated and executed no later than financial close. During construction, Longroad will have a dedicated project manager and on-site personnel to manage the EPC contractor and major suppliers. Longroad will remain the main point of contact to the lenders, utilities, landowners, and any other external parties. Longroad develops detailed plans required for construction of a project, which address safety, partnering, contracting and subcontracting, management, labor availability, procurement, quality control, and construction.

As the controlling contractor on site, the selected EPC will manage the on-site safety plan, quality plan, and labor availability. Longroad, as the project owner and developer, will review each plan prior to contract award and monitor implementation throughout the course of construction. Labor availability will be a key determining factor for the eventual contract award to an EPC. Longroad will work with each contractor to ensure opportunities for local employment.

After a PPA is executed, the procurement planning process will proceed, and logistics such as vendor contracting, manufacturing locations, selection of shippers will be based on final logistic/procurement plans, considering best value and schedule. Longroad has developed strong working relationships with key suppliers.

Once all development milestones are complete and construction financing is in place, a full notice to proceed to the EPC contractor can be issued. Longroad's methodology has been proven successful on close to 5 GW of projects that have achieved COD.

Since the property has been previously developed, access to the site currently exists. Immediately upon mobilizing equipment, crews, and construction infrastructure (temporary offices, power, safety signage), erosion and sediment control features will be installed to ensure

protection of sensitive resources and project boundaries from the discharge of surface water and contaminants from the site. There are multiple buildings on site that will be demolished, removed, and properly disposed. Existing site topography is relatively flat; however, some grading is expected. A combination of permanent and/or temporary fencing will be installed following grading and work to install foundations and underground electrical/utilities will also follow. Once foundations are complete, BESS equipment can be set followed by final electrical terminations. A similar sequence will be followed to complete the project substation, while the transmission owner will complete upgrades at the south Agawam switchyard.

A number of existing buildings onsite are planned to be repurposed for operations and maintenance facilities.

Once the project is substantially complete, testing and commissioning can commence and will continue until the project achieves COD. Seasonally dependent installation of final gravel, stone, and paving surfaces, in addition to landscaping features, will occur after the majority of the construction work is finished.

11.2 Please describe the proposed approach for staging and deployment of major project components to the project site.

The goal for delivery of major project components to site is to limit onsite storage and multiple handling. Longroad coordinates with manufacturers, shipping companies, and the selected EPC such that components are delivered and immediately set to their final resting place.

11.3 List the party (e.g. the bidder, or equipment/service providers under contract to the bidder) responsible for each deployment activity and describe the role of each party. Describe the status of bidder's contractual agreements with third-party equipment/service providers.

Longroad has issued RFPs to prequalified equipment suppliers and EPCs to solicit availability, pricing, and capacity to support the project. Final selections will be made following award of a PPA and receipt of project permits.

Section A-12: Operations and Maintenance

Projects that can demonstrate that the operation and maintenance (“O&M”) plan, level of funding, and mechanism for funding will ensure reliable operations of all aspects of the project during the term of the contract are preferred.

12.1 Provide an O&M plan for the project that demonstrates the long term operational viability of the proposed project. The plan should include the location of the O&M base, a discussion of the staffing levels proposed for the project, the expected role of the project sponsor or equipment manufacturer/outside contractor, scheduling of major maintenance activity, and the plan for testing equipment.

Longroad will continue to own and operate the Project following COD through its subsidiary, Longroad Energy Services (“LES”). LES’s O&M plan is designed to manage all operational and commercial matters related to the facility. Longroad will provide the following resources at or for the Project facility to ensure safety and complete readiness by COD:

- Permanent staff recruiting;
- Staff training and safety;
- Policy and procedure guidance and manuals;
- Operations and engineering readiness;
- Maintenance services readiness; and
- Install Supervisory Control and Data Acquisition (“SCADA”) and asset management systems.

LES employs a fully integrated, data-driven operations and maintenance strategy that maximizes project value. LES’s in-house operations capabilities include real-time resource monitoring and analysis, on-site O&M personnel, and regional Commercial Asset Management staff.

A key to our success is early engagement in the development and construction process to ensure seamless transition to operations. During the operations phase, we combine advanced performance monitoring and analysis from our Remote Operations Center (ROC) with project financial data from our Asset Management team to continually optimize site performance. Decisions are made with a complete understanding of the short- and long-term financial implications to our projects. In addition to our experienced in-house staff, we partner with Tier-1 suppliers of major equipment to ensure high performance of the project throughout its expected life.

Safety

Longroad’s first priority is the safety of our personnel and those who work on our projects. Each operational review meeting begins with a review of safety lessons learned and every operating decision is made within the framework of the LES Safety Program and Site Safety Plan. Our safety culture begins with the hiring decisions made in staffing our teams and continues through each phase of development, construction and operation of our projects. All new employees must complete Longroad’s onboarding safety training before reporting to their duties. We continually update our employee safety training. Annual safety refresher training of all site employees is accomplished through monthly or as-needed safety meetings, tailgate meetings, and formal

[illegible]

[illegible]

<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>		<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>		
		<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>		
		<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>		
		<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>		
		<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>		
		<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>		
		<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>		
		<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>		
		<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>		
		<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>		
		<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>		
		<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>		
		<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>		
		<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>		
		<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>		
		<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>		
		<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>		
		<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>		
		<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>		
	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>	
<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>		<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>		
<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>		<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>		
<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>		<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>		
<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>		<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>		
<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>		<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>		
<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>		<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>		
<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>		<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>		
<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>		<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>		
<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>		<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>		
<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>			
<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>		
	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>		
	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>		

[illegible]

12.2 Describe in detail the proposed O&M funding mechanism and funding levels to support planned and unplanned O&M requirements.

12.3 Describe the terms (or expected terms) of the warranties and/or guarantees on major equipment that the bidder is utilizing or proposing to utilize.

[REDACTED]

[REDACTED]

12.4 Describe the status of the project sponsor in securing any O&M agreements or contracts. Include a discussion of the sponsor's plan for securing a medium-term or long-term O&M contract, including the expected provider of O&M services.

O&M will be provided by Longroad Energy Services ("LES"), a subsidiary of Agawam's ultimate parent company, as described in detail in Section A-13. LES has experience with the management of BESS, currently providing O&M services for over 700 MW of operational storage projects.

12.5 Provide examples of the bidder's experience with O&M services for other similar projects.

Longroad Energy Services provides O&M services for the Sun Streams 3 215 MW BESS, the Sun Streams 4 300 MW BESS, and the Serrano 214 MW BESS. In total, LES provides O&M services for over 6 GW of wind, solar, and storage projects.

Section A-13: Project Management and Experience

Bidders are required to demonstrate project experience and management capability to successfully develop and operate all aspects of the project proposed. The Evaluation Team is particularly interested in project teams that have demonstrated success in projects of similar type, size and technology and can demonstrate an ability to work together effectively to bring the project to commercial operation in a timely fashion.

13.1 Provide an organizational chart for the project that lists the project participants and identifies the corporate structure, including general and limited partners.

Founded by industry veterans in 2016 with headquarters in Boston, MA (and offices in San Francisco, CA and Scarborough, ME), Longroad is a developer, owner, and operator of wind, solar, and storage projects. Since its inception, Longroad has developed over 6 GW of wind, solar, and storage projects. The Longroad team also has significant experience owning and operating utility-scale wind, solar, and storage projects. Through its subsidiary LES, Longroad is contracted to operate and manage 6.1 GW of operating or under-construction solar and wind projects across the United States, of which Longroad owns 4.1 GW. Plant operations are managed out of a secure operations and asset management ROC at Longroad's corporate office in Scarborough, Maine.

The Longroad team responsible for financing the Company's projects has a long track record of financing renewable energy projects. The team has successfully raised over \$17 billion in capital via permanent project debt, project construction debt, corporate debt, tax equity, sale leasebacks, portfolio subordinated debt, partnership/JV equity, project equity and corporate-level equity. The Longroad team has experience with over 20 different financial counterparties through a variety of structures including unlevered tax equity, levered tax equity, sale leasebacks, subordinated debt, etc.

Longroad is owned and principally funded by four separate entities: Infratil US Renewables, Inc. ("Infratil"), NZSF US Renewables, Inc. ("NZSF"), Longroad Energy Partners, LLC ("LEP"), and MR Hunu LP, a subsidiary of MEAG MUNICH ERGO GmbH Asset Management ("MEAG"). Together, the owners of LEH manage close to \$440 billion in assets.



Infratil is an active global infrastructure investor established in 1994 that owns and operates business across Renewable Energy (hydro, wind and solar power), Digital Infrastructure (communications, connectivity and data centres) Healthcare (diagnostic imaging and retirement living) and Airports (airports and transport infrastructure). Infratil is listed on both the New Zealand and Australian Stock Exchanges (IFT.NZ, IFZ.AX) and currently owns assets in excess of NZ\$15.6 billion.



The New Zealand Superannuation Fund is a NZ\$76.6 billion sovereign wealth fund established by the New Zealand Government to partially pre-fund the future cost of universal pension payments. A long-term, growth-oriented investor, the Fund has returned 10.44% p.a. since inception in 2003. The Fund is managed by the Guardians of New Zealand Superannuation, a Crown entity. The Fund is a 50:50 shareholder in RetireAustralia, alongside Infratil.



MEAG manages the assets of Munich Re and ERGO. It has representations in Europe, Asia, and North America and currently manages assets to the value of around € 354 billion.



Longroad Energy Partners, which was founded in 2016, is a Delaware limited liability company that is indirectly owned by four individuals: Paul Gaynor, Michael Alvarez, Peter Keel, and Charles Spiliotis, who are the executives of LEH. The four are the previous executives of First Wind, LLC.

The following diagram shows the relationship between the proposed Project and the parent companies. LEH will continue to own and operate the Project following COD through its subsidiary, LES.



13.2 Provide statements that list the specific experience of the bidder and each of the project participants (including, when applicable, the bidder, partners, and proposed contractors), in developing, financing, owning, and operating generating and delivery facilities, other projects of similar type, size and technology, and any evidence that the project participants have worked jointly on other projects.

The statement of qualifications for Longroad can be found in Section 13.1.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

13.3 Provide a management chart that lists the key personnel dedicated to this project and provide resumes of the key personnel. Key personnel of the bidder's development team having substantial project management responsibilities must have:

- i. Successfully developed and/or operated one or more projects of similar size or complexity or requiring similar skill sets; and
- ii. Experience in financing power generation projects (or have the financial means to finance the project on the bidder's balance sheet).

Key Personnel	Title	Resume Attached As
Charles Spiliotis	Chief Investment Officer	Longroad_Agawam_2025_2025_DOER83E_RFP_Resume_Charles_Spiliotis
Chad Allen	Director, Development	Longroad_Agawam_2025_2025_DOER83E_RFP_Resume_Chad_Allen
Charlie McClelland	Director, Development and Transmission	Longroad_Agawam_2025_DOER83E_RFP_Resume_Charlie_McClelland
Bilgehan Donmez	Director, Transmission Engineering	Longroad_Agawam_2025_DOER83E_RFP_Resume_Bilgehan_Donmez
Kevin Hutchison	Senior Manager, Energy Storage	Longroad_Agawam_2025_DOER83E_RFP_Resume_Kevin_Hutchison
Donald Wardwell	Environmental Manager	Longroad_Agawam_2025_DOER83E_RFP_Resume_Donald_Wardwell
Sheila Kilkelly	Transaction Counsel	Longroad_Agawam_2025_DOER83E_RFP_Resume_Sheila_Kilkelly
Jed Daily	Vice President, EPC	Longroad_Agawam_2025_DOER83E_RFP_Resume_Jed_Daily
EJ Martin	Vice President, Operations	Longroad_Agawam_2025_DOER83E_RFP_Resume_EJ_Martin
Jeremy Law	Vice President, Asset Management	Longroad_Agawam_2025_DOER83E_RFP_Resume_Jeremy_Law











13.4 Provide a listing of all projects the project sponsor has successfully developed or that are

currently under construction. Provide the following information as part of the response:

- i. Name of the project
- ii. Location of the project
- iii. Project type, size and technology
- iv. Commercial operation date
- v. Availability factor of the project for the past three years
- vi. Safety record
- vii. References, including the names and current addresses and telephone numbers of individuals to contact for each reference.

Longroad has extensive experience developing, financing, and operating utility-scale wind, solar, and storage projects. Longroad has developed over 5 GW of wind, solar, and storage projects. The Longroad team also has significant experience owning and operating utility-scale wind, solar, and storage projects. Through its subsidiary, Longroad Energy Services (LES), Longroad is currently contracted to operate and manage 6 GW of operating or under-construction solar and wind projects across the United States, of which Longroad owns 4.1 GW. Over the past five years, Longroad has developed and delivered 4.1 GW of solar, wind, and storage projects to COD.

The following table lists the projects developed by Longroad. These projects are all operational except for the two starred projects that are still under construction. All of the projects listed below that have completed construction have been developed on time, if not early, in line with the original contractually agreed upon COD. Note that we do not have data for some projects that were sold, and others have been online for less than three years and so have insufficient data available.

Project	Technology	State	COD	Availability factor (3 yrs)	MWdc
Rio Bravo	Wind	TX	2019		237.6
Phoebe	Solar	TX	2019		312.0
Prospero	Solar	TX	2020		379.0
El Campo	Wind	TX	2020		242.8
Milford Solar	Solar	UT	2020		127.7
Weaver	Wind	ME	2020		72.6
MN Wind Repower	Wind	MN	2020		70.4
Little Bear	Solar	CA	2020		215.5
Muscle Shoals	Solar	AL	2021		293.6
Prospero 2	Solar	TX	2021		331.2

[illegible]

[REDACTED]

viii. Legal Counsel

[REDACTED]

13.6 Describe the experience and expertise of the bidder and project team needed to successfully develop, finance, construct, and operate and maintain its proposed eligible project on schedule and according to the bidder's commitments to a competitive procurement process. Describe the Bidder's continuity of corporate management through successful project development.

As detailed in Sections 13.4 and 13.5 above, the team behind the Agawam Energy Center has an extensive history of developing projects. More information on the successful financing of similar projects to the Agawam Energy Center can be found in Section 5.6 of this proposal. The development, financing, and construction management of the Project will be conducted by the Longroad Development Company, LLC team. LDC works closely with Longroad Energy Services to ensure a smooth transition and continuous corporate management from construction to operations. Longroad Energy Services will manage market operations and O&M.

13.7 Describe the Bidder's track record developing similar projects, including consideration of any project delays, amendments, defaults, and performance issues, including on prior long-term contracts. Describe any prior failures to achieve commercial operation dates under other contracts and provide a credible description of how the current proposed project will avoid similar project delays or development issues if applicable.

Longroad has a proven track record of developing Energy Storage Systems, as is shown by the successful development, construction, and operation of the Sun Streams 3 project, Sun Streams 4 project, Serrano project, and Sun Pond project. These projects, except for Sun Pond (under construction), are fully operational and have long-term revenue contracts with credible offtakers. There have been no prior failures to achieve commercial operation dates for these projects.

13.8 Describe the bidder's relevant experience supporting similar projects in a state or federal regulatory or judicial forum. This experience can be established with examples of one or more key member(s) of the development team advocating in favor of a similar project in a regulatory proceeding, before a court, or in another tribunal.

The following provides a brief summary of key members' relevant experience:

Chad Allen:

- Three Corners Solar Project, Maine: Project representative for state and local public hearings and permit proceedings.
- Harmony Solar Project, Maine: Project representative for state and local public hearings and permit proceedings
- Baldwin Solar Project, Maine: Project representative for state and local public hearings and permit proceedings

- Pittsfield Solar Project, Maine: Project representative for state and local public hearings and permit proceedings
- Monmouth Solar Project, Maine: Project representative for state and local public hearings and permit proceedings

Kevin Hutchison:

- Serrano Solar + BESS Project, Arizona: Project representative and BESS safety expert in Planning and Zoning commissioning meetings
- Multiple utility-scale Solar + BESS Projects, Arizona: Design, permitting, and training for Authorities Having Jurisdiction (fire department) for four (4) Solar + BESS projects

13.9 If the bidder or any of its past or present affiliates has either (1) been involved with a complex development project that failed, was withdrawn, or otherwise did not proceed, or (2) defaulted under, or agreed to terminate a contract for a complex development project, then the bidder should provide relevant details.

[REDACTED]

[REDACTED]

Section A-14: Economic Development and Employment Benefits, Transitioning Fossil Fuel Communities, Benefits to Low Income Ratepayers and Environmental Justice Communities, and Other Benefits

14.1 Please provide an estimate of the number of jobs to be created directly during project development and construction, and during operations, and a general description of the types of jobs created, duration of employment, estimated annual compensation, the employer(s) for such jobs, and the location. Employment impacts should be broken out by state and the region as a whole and highlight any impacts in economically distressed areas, including former fossil fuel communities. Please treat the development, construction, and operation and maintenance periods separately in your response. All information provided must be measurable.

During development, project spending is estimated to support [REDACTED] direct full-time equivalents (FTEs) statewide, with [REDACTED] FTEs supported in Hampden County. These jobs will largely be comprised of design, environment, legal, and other professional service jobs. The jobs will be temporary throughout the development phase of the project, but the project will support additional jobs through indirect and induced impacts. An additional [REDACTED] FTEs will be supported in Hampden County and [REDACTED] FTEs statewide from indirect and induced spending impacts. Direct earnings are estimated to total [REDACTED] in Hampden County and [REDACTED] statewide, which will support another [REDACTED] in Hampden County and [REDACTED] statewide from indirect and induced spending.

Project spending on construction is estimated to support [REDACTED] direct full-time equivalents (FTEs) statewide, with [REDACTED] FTEs supported in Hampden County. These jobs will largely be comprised of site preparation, foundation, electrical technician, engineering, and other EPC related jobs. By its nature, construction and related employment for a particular project are temporary as construction businesses and workers move from one job to the next filling periodic demand for those services. Although temporary, direct spending and jobs will support additional jobs through indirect and induced impacts. An additional [REDACTED] FTEs will be supported in Hampden County and [REDACTED] FTEs statewide from indirect and induced spending impacts. Direct earnings are estimated to total [REDACTED] in Hampden County and [REDACTED] statewide, which will support another [REDACTED] in Hampden County and [REDACTED] statewide from indirect and induced spending.

During operations, project spending is estimated to support [REDACTED] direct FTEs statewide, with [REDACTED] FTEs supported in Hampden County, spread the Project's operational life [REDACTED]. This equates to [REDACTED] direct FTEs per year on average, of which [REDACTED] will be in Hampden County. Jobs during operations will primarily include occupations in technical maintenance, electrical engineers, monitoring staff, and contracted services (HVAC, security, vegetation management, etc.).

In addition to direct employment impacts, [REDACTED] FTEs will be supported in Hampden County and [REDACTED] FTEs statewide from indirect and induced spending impacts over the operational life. Direct earnings are estimated to total [REDACTED] in Hampden County and [REDACTED] statewide over the project period (in fixed 2025 \$), which will support another [REDACTED] million in Hampden County

and [REDACTED] statewide from indirect and induced spending.

As part of the development of the Agawam Energy Center, Longroad has contracted [REDACTED] [REDACTED] to prepare an analysis of the jobs and economic benefits the project will generate. More information about the geographic regions where jobs will be created and the methodology used to estimate the FTEs can be found in the complete report, attached as Longroad_Agawam_2025_DOER83E_RFP_Economic_Benefits_Report.

14.2 Please describe employment opportunities for members of federally recognized and state acknowledged tribes in the Commonwealth, workers from low-income communities and certified minority-owned and women-owned small business enterprises in the Commonwealth, as well residents of any Environmental Justice neighborhoods impacted by the project.

Longroad is committed to advancing equitable economic opportunities through the development and operation of the project. We recognize the importance of ensuring that the benefits of clean energy development are broadly shared, particularly among members of federally recognized and state acknowledged tribes in the Commonwealth, workers from low-income communities, certified Minority-owned and Women-owned small Business Enterprises (“M/WBE”), and residents of Environmental Justice neighborhoods potentially impacted by the project.

Our approach includes the following plans:

1. Engagement with Tribal Communities

- We will provide outreach to federally recognized and state acknowledged tribes in Massachusetts to identify potential workforce and subcontracting opportunities.
- We will work with tribal workforce development organizations and training programs to promote participation in construction, operations, and maintenance roles associated with the project.

2. Opportunities for Workers from Low-Income Communities

- During construction, we anticipate the creation of several hundred temporary jobs spanning civil works, electrical trades, equipment installation, and logistics. Recruitment efforts will include outreach to workforce boards and job training programs that serve low-income residents of Hampden County and surrounding areas.
- For long-term operations and maintenance, we will establish local hiring priorities to ensure sustainable employment opportunities for residents in nearby communities.

3. Partnerships with Minority- and Women-Owned Business Enterprises

- We may actively solicit participation from certified M/WBEs in Massachusetts for construction contracting, supply, and professional services. This includes procurement of materials, site services, engineering support, and community engagement services.
- We will maintain a transparent procurement process that provides fair access to bidding opportunities and will track and report M/WBE participation throughout project execution.

4. Support for Environmental Justice Neighborhoods

- We will engage with residents of any EJ neighborhoods in the project vicinity to understand community priorities and to identify meaningful employment and contracting opportunities.
- Outreach will be conducted through public meetings, partnerships with local community-based organizations, and collaboration with regional workforce training programs to facilitate participation in project-related employment.

Through these efforts, Longroad is committed to ensuring that the Agawam energy storage project not only contributes to Massachusetts' clean energy and grid reliability goals but also provides equitable economic benefits to historically underserved communities across the Commonwealth.

14.3 Please describe project support for workforce harmony and community benefits through Community Benefits Agreements and workforce agreements with appropriate labor organizations for construction, renovation, reconstruction, alteration, installation, demolition, expansion, maintenance and repair, if applicable.

The Project will support payments through a community benefits agreement ("CBA") with Agawam of over [REDACTED] over the project life. Engagement is planned with technical and vocational schools along with the Chamber of Commerce, and Longroad is looking for opportunities to execute agreements with organizations for work on all stages of the project. Any such agreements can be shared with the DOER upon request.

14.4 Please describe the status of any contractual commitments with respect to direct job creation and provide any pertinent agreements that have been executed, if applicable.

Longroad has entered into agreements with consultants who have been engaged in supporting development efforts on the project. A sample group of these consultants can be found in Section 13.2 of this proposal. Future agreements are forthcoming for continued development, construction, and operation of the project. More information on direct job creation can be found in the economic analysis, attached as Longroad_Agawam_2025_DOER83E_RFP_Economic_Benefits_Report, and pertinent agreements can be shared with the DOER as project staffing is built out.

14.5 Please describe any plans to meet federal domestic content and labor requirements in order to maximize federal tax credits available to the project under the Inflation Reduction Act (IRA).

[REDACTED]

14.6 Please describe and quantify any other economic activity or development expected to result directly from the proposed project. Impacts should be broken out by state and the region as a whole and highlight any impacts in economically distressed areas or former fossil fuel communities. Direct economic activity/development will be evaluated based on scale relative to project size, credibility and firmness. Preference will be given to commitments that secure long-term benefits; begin to provide benefits during project development,

construction, installation, and the first five years of operations; direct benefits to Environmental Justice populations and host communities.

Development

At the local level, an estimated [REDACTED] in earnings will be supported of which [REDACTED] will be from direct employment and another [REDACTED] from indirect and induced employment. Estimated value-added totals over [REDACTED], with approximately [REDACTED] resulting from direct spending. Over the entire state of Massachusetts, an estimated [REDACTED] in earnings will be supported, of which [REDACTED] will be from direct employment and another [REDACTED] from indirect and induced employment. Earnings will support estimated state and local tax revenues of approximately [REDACTED] in total. Estimated value-added totals over [REDACTED], with approximately [REDACTED] being initial capital spending (direct).

Construction

At the local level, an estimated [REDACTED] in earnings will be supported of which [REDACTED] will be from direct employment and another [REDACTED] from indirect and induced employment. Estimated value-added totals over [REDACTED], with approximately [REDACTED] from direct spending. Statewide, an estimated [REDACTED] in earnings will be supported of which [REDACTED] will be from direct employment and another [REDACTED] from indirect and induced employment. Earnings will support estimated state and local tax revenues of approximately [REDACTED] in total. Estimated value-added totals over [REDACTED], with approximately [REDACTED] being initial capital spending (direct).

Operations

During operations, an estimated [REDACTED] (2025 \$) in earnings will be supported of which approximately [REDACTED] will be from direct employment and another [REDACTED] from indirect and induced employment. Estimated value-added will total over [REDACTED] over the operations period. Statewide, an estimated [REDACTED] (2025 \$) in earnings will be supported of which [REDACTED] will be from direct employment and another [REDACTED] from indirect and induced employment. Earnings will support estimated state and local tax revenues of approximately [REDACTED] in total. Estimated value-added will total over [REDACTED] over the operations period.

The estimated value of municipal tax benefits will average [REDACTED] per year. Total payments over the project's operational life equate to more than [REDACTED]. These payments will be realized by the host community of Agawam.

Community benefits payments will total [REDACTED] over project operations. The economic benefits associated with these payments include a total of [REDACTED] FTEs and approximately [REDACTED] in earnings, contributing [REDACTED] to value-added.

As part of the development of the Agawam Energy Center, Longroad has contracted [REDACTED] to prepare an analysis of the jobs and economic benefits the project will generate. More information about the economic benefits of the project can be found in the complete report, attached as Longroad_Agawam_2025_DOER83E_RFP_Economic_Benefits_Report.

14.7 Please demonstrate any benefits to low-income ratepayers in the Commonwealth and describe how the project minimizes and mitigates, to the extent feasible, ratepayer impacts.

Benefits to low-income ratepayers may include, but are not limited to, projects that reduce the energy burden for low-income ratepayers through energy efficiency or renewable energy upgrades; direct funding of rate relief through grant programs, support of existing community programs or other funding opportunities. Describe the impact, if any, those benefits will have on the cost to the project.

The Agawam Energy Center project will provide much needed grid infrastructure to the state of Massachusetts to deliver flexibility needed to improve the reliability of the grid. In turn, this stabilization will allow more efficient use of the energy generated within the Commonwealth, which will lead to cost benefits to low-income ratepayers.

Energy storage projects can provide cost relief to low-income ratepayers by using lower cost energy that has been stored at off-peak prices and reducing the overall peak price. In a study published by the DOER and Massachusetts Clean Energy Center, it was estimated that investing in 1,766MW of energy storage would save ratepayers \$275mm through energy cost reductions, \$1093mm through reducing the need for peaking capacity, \$200mm through ancillary services, \$197mm through wholesale market cost reductions, \$305mm through T&D cost reduction, and \$219mm by integrating distributed renewable generation cost reduction. Altogether, the total modelled benefits result in \$2,288mm of ratepayer savings if the optimized amount of storage (1,766MW) is installed in Massachusetts.² This same study found that storage location in Massachusetts led to higher benefits than if installed in other states in the ISO-NE system due to the higher wholesale market prices. Agawam Energy Center, being located in Massachusetts, is poised to provide these benefits to the ratepayers of ISO-NE.

Outside of the benefits to ratepayers outlined above, Longroad is committed to working with the local communities to understand where direct funding from the project could be directed. More information about direct funding of grant programs or other funding opportunities can be found in Section 14.13. These funding programs have already been worked into the financial modeling of the project and therefore will not impact the proposed price.

14.8 Please describe benefits to transitioning fossil fuel communities, including how the community can be described as a fossil fuel community, including but not limited to hosting fossil fuel infrastructure such as fuel storage, delivery facilities, or fossil fuel generation facilities.

The Project will help facilitate the transition away from fossil fuels through supporting the integration of renewable generation sources and reduce or eliminate the need for peak power generation that typically is generated by fossil fuel powered generators.

14.9 Please provide a diversity, equity and inclusion plan that includes a Workforce Diversity Plan and the Supplier Diversity Program Plan as outlined in Section 2.2.2.13 of the RFP.

The Diversity, Equity, and Inclusion Plan is attached as Longroad_Agawam_2025_DOER83E_RFP_DEI_Plan.

² State of Charge: Massachusetts Energy Storage Initiative Study. Massachusetts Department of Energy Resources and Massachusetts Clean Energy Center, 2016. Commonwealth of Massachusetts, <https://www.mass.gov/media/6436/download>

14.10 Please describe the strategy and mechanisms to track and report on any applicable commitments, including progress in achieving promised employment and economic benefits and the goals in the diversity, equity and inclusion plan, based on the template provided in the Form MOU with DOER and any other supplemental plans for tracking and reporting.

Longroad tracks similar information for other projects in the portfolio, including hours, wages, benefits, and other data. Prior to the execution of contracts with subcontractors and other project partners, the EPC team will align with the teams working on the project to ensure the reporting requirements in the final MOU are understood. The redlined MOU, attached as Longroad_Agawam_2025_DOER83E_RFP_Appendix_H_MOU_Redline, has been reviewed and commented on by the internal Longroad EPC team and others.

14.11 Please provide a marked version of the Form MOU with DOER for this solicitation showing any specific proposed changes to the Form MOU. Bidders are discouraged from proposing any material changes or conditions to the Form MOU and any such changes will be considered in the Stage Two Qualitative Evaluation.

The marked version of the Form MOU with DOER has been provided as Longroad_Agawam_2025_DOER83E_RFP_Appendix_H_MOU_Redline.

14.12 Please propose a strategy plan to track and report on the status of environmental justice impacts, and engagement and employment (training, recruitment and hiring goals) opportunities, based on the template provided in the Form MOU with DOER and any other supplemental plans for tracking and reporting.

Longroad tracks similar information for other projects in the portfolio, including hours, wages, benefits, and other data. Prior to the execution of contracts with subcontractors and other project partners, the EPC team will align with the teams working on the project to ensure the reporting requirements in the final MOU are understood. The redlined MOU, attached as Longroad_Agawam_2025_DOER83E_RFP_Appendix_H_MOU_Redline, has been reviewed and commented on by the internal Longroad EPC team and others.

14.13 Please describe experience with stakeholder engagement showing demonstrated past and current productive relationships with environmental, commercial and residential stakeholders, federally recognized and state acknowledged tribes, Environmental Justice, and track record of avoiding, minimizing, and mitigating environmental, tribal, environmental justice, and onshore impacts from projects similar to the proposed project.

Community outreach and support is an integral element of Longroad's development strategy and operational plans. We understand the value of positive community relations and support, having built strong, collaborative relationships with local residents on our past projects by engaging openly, addressing concerns, and acting as a trusted neighbor. These partnerships, grounded in transparency and mutual respect, have ensured that our projects are not only successful in advancing clean energy goals but are also embraced as lasting community assets.

Longroad is proud that our projects often become symbols of local renewable energy leadership and strives to help communities promote the projects for educational purposes and as examples of environmental stewardship. We have established a reputation for engaging with community members early, being accountable in communicating, and soliciting feedback from first responders in the project design process.

Over the past two years, Longroad has contributed nearly [REDACTED] in direct support to the communities where its projects operate. These contributions in states such as Texas, California, Arizona, and Maine reflect a commitment to strengthening local networks through charitable donations, volunteer partnerships, and support for organizations that align with our values. Highlights include more than [REDACTED] to food banks and pantries to help address food insecurity through projects including Titan solar in Imperial County, California; [REDACTED] to volunteer fire departments that serve as critical first responders in partnership with projects such as Prospero 2 solar in Andrews County, Texas; and [REDACTED] to schools and education programs to invest in the next generation through projects such as Maine DG Solar in Augusta, Maine.

Our commitment to education is highlighted by the Longroad Scholars Program which reflects our commitment to Diversity, Equity, and Inclusion (“DEI”) by supporting students from historically underrepresented groups in pursuing careers in engineering, technology, and science. Open to high school seniors attending public schools in host communities, the program provides [REDACTED] annual scholarships to students who plan to study environmental sciences, general sciences (excluding health sciences), engineering, or technology at accredited two- or four-year colleges. Eligible applicants must identify as part of an underrepresented group—including but not limited to women, minorities, students with disabilities, and first-generation college students—and demonstrate a minimum GPA of 2.5. By directly funding award recipients’ tuition, the program aims to expand educational and career opportunities while advancing representation in STEM fields.

An example of successful collaboration with stakeholders across host communities was during the permitting of the Three Corners Solar project in Kennebec County, Maine. Longroad, in addition to generating approximately \$8 million in property taxes for host communities and the state, committed to several community contributions, including:

- \$100,000 (\$5,000 per year) to local scholarship programs and charitable organizations during the 20-year operating term of the project.
- \$25,000 to Sebasticook Regional Land Trust to support conservation efforts.
- The project has conserved approximately 1,875 acres of predominately forested lands, protecting high value wetlands, deer wintering areas, inland waterfowl wading bird habitat, and critical terrestrial habitat.

Also in Maine in 2022, Longroad was one of 28 renewable energy companies that teamed up with 10 Maine Community Action Agencies that administer the Home Energy Assistance Program (HEAP) for MaineHousing. For those residents who are above the federal HEAP income guidelines, choices are often difficult and few. That’s why Longroad and their partners contributed approximately \$300,000 to provide assistance to families across the state.

14.14 Please describe extent to which the project demonstrates that it avoids, minimizes, or mitigates, to the maximum extent practicable, environmental impacts. Preliminary characterization of the potential environmental impacts facility and other infrastructure from pre-construction through the duration of the project,

The Project has successfully avoided and minimized environmental impacts largely through siting and design. The project is located in an industrial and developed district and the area immediately surrounding the facility is populated with invasive species. The neighborhood around the project site consists primarily of industrial, warehouse, and distribution type buildings

and businesses.

The Agawam Energy Center location was strategically chosen to assist in avoiding and minimizing environmental impacts from the project. A desktop review of publicly available data indicates the site is not located within any mapped aquifers, areas of high, medium, or low groundwater yield, public water supply watersheds, or public wellhead areas. The site contains one pond, which was confirmed through field investigations by two environmental consultants not to be a vernal pool.

Regarding the minimal environmental impacts to the surrounding community, including visual and noise impacts, Longroad is committed to minimizing and mitigating the impacts as much as possible. For the visual impact, Longroad is developing and implementing a landscaping plan that will include fencing and vegetation. A rendering of the landscape plan is attached as Longroad_Agawam_2025_DOER83E_RFP_Landscape_Rendering. For noise, Longroad will be conducting a noise study through a third-party consultant.

14.15 Please describe extent to which the project demonstrates that it avoids, minimizes, or mitigates, to the maximum extent practicable, negative impacts on Environmental Justice populations and host communities, and extent to which the project directs positive benefits from the project to those communities.

The project has been sited outside of any existing state or federally defined Environmental Justice population to avoid negative direct impacts on these populations.³ The Project will, however, help mitigate potential adverse impacts in other EJ communities (such as in Holyoke and Springfield) by helping to offset peak power demand from local fossil fuel plants that do directly impact EJ communities, helping to reduce or eliminate negative environmental impacts to those populations. More information on ratepayer benefits can be found in Section 14.7 of this proposal, including a discussion on job creation, tax revenue generated by the project that will be directed to Agawam, and energy cost savings to ratepayers in the ISO-NE system.

In order to avoid and minimize impacts to host communities, the project has been sited on a previously developed parcel located in an industrial zone in Agawam, and a landscape plan is being developed to improve the visual appeal of the project location. In addition to significant tax revenue the project will create, the project will provide direct positive benefits to the host community through a Community Benefits Agreement (“CBA”) and benefits that ratepayers will receive within the ISO-NE system. More information about the Stakeholder Outreach Plan and the Stakeholder Map can be found in Section 7.10 of this plan. The intention behind these engagements is to understand community concerns and learn where the potential for benefits to the community lie.

The Project will support payments through a community benefits agreement (“CBA”) of approximately [REDACTED] over the project life. The Project will also support municipal property tax payments averaging [REDACTED] per year totaling [REDACTED] making a significant contribution to the host community Agawam’s tax base. The Project will also pay estimated state sales and use taxes of [REDACTED]. In addition, worker spending of payroll earnings generated by project spending is estimated to support state income, sales, and property taxes of approximately

³ ¹ 2020 Environmental Justice Block Groups in Massachusetts (<https://mass-eoea.maps.arcgis.com/apps/MapSeries/index.html?appid=535e4419dc0545be980545a0eeaf9b53>)

██████████ (2025 fixed \$), inclusive of development, construction, and operations.

Highlights of community benefits from past projects include more than ██████████ to food banks and pantries to help address food insecurity, ██████████ to volunteer fire departments that serve as critical first responders in partnership with projects, and ██████████ to schools and education programs to invest in the next generation through projects such as Maine DG Solar in Augusta, Maine. Following the stakeholder engagement detailed in the Stakeholder Engagement plan, similar community benefit agreements will be developed for the Agawam Energy Center as well.

Section A-15: Exception to Form Long-Term Contract

Please attach an explanation of any exceptions to the Form Long Term Contract set forth in Appendices B-1 and B-2. Comments to the proposed Form Long-Term Contract must include any specific alternative provisions in a redline format to the Form Long-Term Contract.

Bidders are discouraged from proposing material changes to the Form Long-Term Contract

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED] [REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]