



## **PUBLIC PROPOSAL**

**In Response To:**

Section 83E Clean Peak Standard RFP

2025 Request For Proposals – Energy Storage System Resources

Storage Environmental Attribute Offtake Agreement

**Issued:** July 31, 2025

**Proposal Due By:** September 10, 2025

**Respondent Contact Information**

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## **A-1: Certification, Project, and Pricing Data**

Please see Attachment 1 - "CPPD Response\_East Point\_Hillman", which has been uploaded with the remainder of the package.

## **A-2: Executive Summary of the Proposal**

To Whom It May Concern,

Hillman Energy Center, LLC ("Bidder" or "Respondent"), a wholly owned subsidiary of East Point Energy, LLC ("East Point") is excited to provide a Storage Environmental Attribute Offtake Agreement offer for the 2025 Request for Proposals. We have outlined the proposed terms in the following proposal for Hillman Energy Center ("Hillman"), a standalone energy storage project.

East Point Energy develops, builds, owns, and operates grid-scale energy storage projects. The firm's executive team founded East Point in 2018, bringing decades of combined energy development experience and over 1.8 gigawatts of solar, wind, and energy storage projects currently in operation across the United States.

As an Equinor company and independent power producer, our team is currently developing gigawatts of energy storage projects throughout the country to build a clean, resilient, and affordable electric grid for the future. With the backing of the financial strength and renewable energy expertise of Equinor, East Point is well positioned to be a market-leading independent power producer.

East Point Energy has many unique attributes that make us especially well-suited to develop, construct, and operate this project. East Point served as the developer for Virginia's largest currently operating battery energy storage project, Dry Bridge Energy Center. Dominion Energy Virginia acquired the project in 2021 as part of the Clean Energy Request for Proposals process and announced it was fully operational in December of 2023.

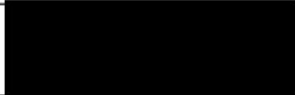
Furthermore, East Point announced its inaugural energy storage projects as an IPP, both located in Texas: Sunset Ridge Energy Center (10MW/20MWh) and Citrus Flatts Energy Center (100MW/200MWh). Sunset Ridge reached COD in July 2025. Meanwhile, construction for Citrus Flatts is underway with commercial operation anticipated by early 2026. East Point's focus on developing grid-scale, standalone storage since 2018 and our

past track record on standalone storage projects differentiates our projects and experience.

The Respondent has one project, Hillman Energy Center, that is being submitted for this Massachusetts RFP. Hillman is a transmission-connected, LFP battery energy storage system located on private property and controlled via purchase option agreements. East Point secured site control for Hillman, a 125MWac/500MWh system, in June 2024 and initiated development efforts shortly thereafter. The project is in mid-stage development and is expected to reach COD by Q4 2029. Hillman is located in the Town of Tewksbury, Massachusetts, has an advanced permitting application in front of the EFSB (See Appendix 20 – *EFSB Application*) with an award deadline of April 2026, and supports the congested load pockets of Northeast Massachusetts. The Respondent is proposing a 20-year contract, with the pricing schedule listed in the table below and in the CPPD.

The key details of the project are listed below:

Feature	Description
Interconnection Plan	The ISONE Transitional Cluster Study is scheduled to start on 10/11/2025 and is expected to take 360 days. Following this timeline, an IA is expected to be tendered by ISONE in October 2026 and executed in December 2026. The Network Upgrades identified in the TCS are expected to start construction in Q4 of 2028 and conclude in Q3 of 2029 but will be subject to variables such as procurement lead times. FCA participation is planned for June 2028, allowing Hillman to participate in the capacity commitment period starting in June 2030. The interconnection plan is detailed further in section A-6.
Overall project Schedule	EFSB Permit: Q2 2026 FID: Q2 2027 Execute IA: Q4 2026 NTP: Q2 2027 COD: 12/31/2029  Refer to Section A-10 for further details. Please note that the expected timelines for critical milestones differ slightly from our markup of the LTC. In order to reasonably budget for contingency and meet the requirements of the LTC, we have

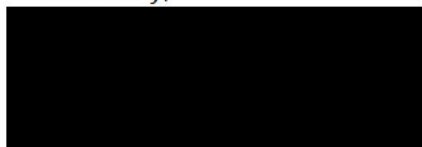
	allotted additional time between what we reasonably expect to happen and when we should be required to have certain milestones complete.
Location (address/coordinates)	73 & 75 Hillman St. Tewksbury, MA, 01876
Interconnection Locations	Tewksbury 115kV Substation
Capacity (MWac)	100MW Charge/ 125MW Discharge
Duration	4 hours
Projected annual average CPECs or Environmental Attributes	47,361.1 CPECs
Energy storage technology to be deployed	Lithium-ion BESS
Commercial Operation Date	12/31/2029
Pricing (\$/CPEC)	

East Point Energy is proposing yearly contractual payments over a 20-year period as laid out in Attachment 1 - *CPPD Response\_East Point\_Hillman*. The Bid fee submittal form can be found in Attachment 2 - *Bid Fee Submittal\_East Point\_Hillman*. These payments comply with the storage performance contract set forth in Appendices B-1 and B-2 Form LTCs.

We believe that the project's maturity and strategic location near load and sources of intermittent renewable generation make it a strong contender for DOER to select in the 2025 Request for Proposals.

The project proposal is valid (with the exceptions noted in the RFP and proposal) until October 31, 2026. However, since the project is still under development, the details of the development status are subject to change.

Sincerely,



Andrew Foukal, CEO

## A-3: Operational Parameters and Operational Schedule

Hillman Energy Center is a proposed Li-Ion LFP (i.e. chemical) Battery Energy Storage facility located in Tewksbury MA, less than a quarter mile from the Tewksbury 115kV Substation (POI). The project nameplate capacity will be 125MWac/4-hour system capable of delivering 500MWh of energy when fully charged. Additionally, if awarded by the EDCs it will be a net contracted 125MWac BESS at project completion. The charging rate will be limited to 100MW, with a discharge rate of 125MW. The BESS has the capability to achieve a 100% Depth of Discharge percentage. The exact RTE will not be known until the designs have been finalized, but using our current equipment assumptions, the Round-Trip Efficiency of the system is expected to be 87% without including auxiliary or station service loads. Hillman Energy Center is designed for 1 charge/discharge cycle per day, 365 days per year throughout its lifetime. The number of cycles per day is not a limitation of the system, but an assumption, based on expected operations as well as adequate demand.

### 3.2 Operation of Energy Storage System

#### Run Hour Limitations

The facility will be capable of continuous four-hour (4) discharge at rated output of 125 MWac, with the flexibility to perform multiple cycles each day (though as noted above, we expect to cycle on average once per day). Operations will be scheduled in alignment with ISO New England (ISO-NE) market dispatch, State of Charge (SOC) management, and obligations under the Forward Capacity Market. The charging rate of the system is limited to 100 MW (also continuous) as described in preceding section. The project is currently limited to discharging at 100MW between 12:00 and 4:00 AM due to noise restrictions.

#### Ramp Rates

The BESS will meet or exceed ISO-NE's ramping requirements for participation in the energy and ancillary services markets. Ramp capability will be consistent with performance standards outlined in ISO-NE Market Rule 1 and the ISO-NE Planning and Operating Procedures that govern energy and reserves co-optimization. The charge and discharge ramp rate will not exceed 125MW/min and the charge ramp rate will not exceed 100MW/min. The inverters are capable of nearly instantaneous full ramping and can potentially be reprogrammed to meet specific ramp rate requirements. Ultimately, we will follow whatever the interconnection requirements are.

#### Spinning Reserve (Ten-Minute Spinning Reserve, TMSR)

The facility will be eligible to provide Ten-Minute Spinning Reserve (TMSR) under ISO-NE Operating Procedure No. 4 (Action During a Capacity Deficiency) and the applicable provisions of Market Rule 1. The resource will maintain synchronized capability and meet ISO-NE's ten-minute response requirements.

### **Regulation Services**

The BESS will be registered as a Continuous Storage Facility (CSF) as defined under Market Rule 1, Section III.1.10. CSFs are eligible to provide Regulation, with dispatch controlled through ISO-NE's Automatic Generation Control (AGC) system. The facility will comply with all performance, telemetry, and metering requirements in Operating Procedure No. 18 (Metering and Telemetry).

### **Wholesale Market Participation (Real-Time Energy Market)**

The facility will primarily participate in the ISO-NE Real-Time Energy Market. Dispatch will be optimized to charge during low-priced or renewable-heavy periods and discharge during high-priced or scarcity periods, consistent with ISO-NE Market Rule 1. Participation will be managed through the Continuous Storage Facility (CSF) model, with full compliance to Operating Procedure No. 18 (metering and telemetry).

### **Clean Peak Energy Certificate (CPEC)**

In addition to ISO-NE wholesale participation, the BESS will be strategically dispatched to align with Massachusetts-designated Clean Peak hours. By discharging during CPS peak windows, the facility will generate Clean Peak Energy Certificates (CPECs) while simultaneously participating in wholesale market activity. Optimization will prioritize economic operation across both programs, ensuring system reliability and maximizing environmental and economic value.

### **Operational Management Commitments**

**Market Participation:** The BESS will participate in the Real-Time Energy Market, Regulation Market, Spinning Reserves (TMSR), and the Forward Capacity Market, consistent with ISO-NE Market Rule 1 in addition to optimizing energy dispatch to generate CPECs.

**State of Charge (SOC) Strategy:** The facility will maintain SOC buffers to ensure availability during Pay-for-Performance events and scarcity conditions, in compliance with Forward Capacity Market obligations.



Metering and Telemetry: The project will install and maintain metering and telemetry systems in full compliance with Operating Procedure No. 18 and ISO-NE's CSF requirements.

### 3.3 Location & Interconnection Point

Hillman Energy Center is located at 73 & 75 Hillman Street, Tewksbury, MA. The proposed point of interconnection is located approximately 700ft northwest of the site at an open position with the Tewksbury 115kV substation on Power Company Rd. There is an 85MW peaker plant in Lowell, about 2 miles away; Hillman would compete with this project in the wholesale ISONE market. There are 12 MW of FTM storage within a 20 miles radius of the proposed Hillman Energy Center. In addition to this, there are approximately 50 MW of utility scale solar within the same radius. Our grid-scale BESS in proximity to these intermittent renewables will reduce curtailment, maximize the value of renewables, and lower emissions to help meet state goals of greenhouse gas reduction.

### 3.4 Proposed Technology & Equipment Manufacturer

The project currently proposes using the Hithium Infinity 5.015MWh energy storage container with the EPC Power M10 inverter. The Hithium specification sheet is located in Appendix 01 *Hithium\_DS\_ESS Container\_5015kWh\_Datasheet* and the EPC Power specification sheet is located in [REDACTED]

### 3.5 Reliability of Proposed Technology & Equipment Manufacturer

Hillman Energy Center plans to utilize the Hithium Infinity 5.015 MWh energy storage container paired with the EPC Power M10 inverter. This selection reflects East Point Energy's diligence in prioritizing bankable, safe, and reliable BESS technology. [REDACTED]

#### Technology Overview and Maturity

Hithium's battery systems are based on lithium iron phosphate (LFP) chemistry, which represents the industry standard for utility-scale applications due to its high cycle life, thermal stability, and inherent safety. The Infinity product line integrates advanced liquid cooling, HVAC, and UL 9540A-tested fire suppression systems, ensuring robust operational reliability.

### Operational Track Record of Hithium BESS

Hithium has grown rapidly since 2019, with over 100 GWh of battery products shipped worldwide and a strong focus on utility-scale deployments. Representative operational projects include:

Project / Location	Capacity	Status / Use Case	Source
<b>Colorado, USA</b>	235 MWh	Commercial operation, grid support	<a href="#">Hithium</a>
<b>Lianyungang, Jiangsu, China</b>	150 MW / 300 MWh	Operational, renewable integration	<a href="#">Hithium</a>
<b>Razlog, Bulgaria</b>	55 MWh	Operational, European grid balancing	<a href="#">Hithium</a>
<b>Yancheng (Sanxia), Jiangsu, China</b>	200 MW / 400 MWh	Largest Hithium BESS in China, peak shifting & frequency regulation	<a href="#">Hithium</a>

### Design Features to Ensure Long-Term Reliability

- **Warranty & Degradation:** Hithium provides warranted degradation profiles aligned with project assumptions (100% DoD, ~1 cycle/day).
- **Bankability:** Proven deployments across multiple continents, including North America, Europe, and Asia.
- **Scalability:** Containerized 5 MWh blocks simplify augmentation, allowing Hillman to maintain capacity throughout its 20-year contract term.
- **Performance:** Systems are designed for >6,000 cycles under warranted conditions, supporting ISO-NE market participation without major reliability concerns. Note: the proposed project assumes augmentation at different stages, which will significantly increase the total cycles while maintaining a 4-hour system over a 20-year period.

By selecting the Hithium Infinity platform, East Point Energy ensures that the project is equipped with a proven, reliable, and globally bankable storage solution. Hithium's operational projects in the U.S., Europe, and Asia demonstrate its ability to deliver and operate large-scale BESS systems.

## 3.6 Environmental Attribute Delivery Plan & Charge/Discharge Profile

The proposed Energy Storage System will be operated as a Continuous Storage Facility, consistent with ISO-NE tariff definitions, with full bidirectional capability to charge and discharge across all hours of the day. The project will establish an Environmental



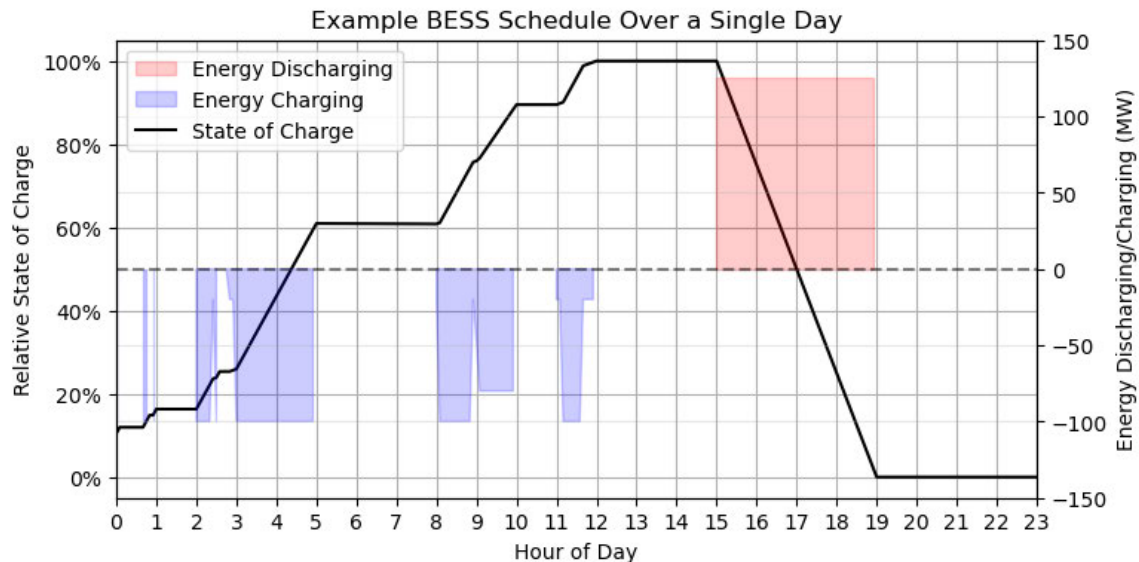
Attribute (EA) delivery plan in accordance with the Clean Peak Energy Standard (225 CMR 21.00) by prioritizing charging during periods of high renewable generation, typically midday solar output and overnight off-peak wind generation—and discharging during Clean Peak windows as designated by DOER. This ensures Clean Peak Energy Certificates (CPECs) are created in a manner that both reflects actual system conditions and supports the integration of renewable resources into the grid.



Over the contract life, dispatch operations will be refined using ISO-NE seasonal forecasts, a third party's short-term forward curves and stochastic risk analysis, and day-ahead and real-time price signals. This adaptive approach ensures that charging continues to align with renewable oversupply intervals and discharging occurs during CPS-eligible peak periods, while also maximizing wholesale market revenues.

The Energy Storage System will participate in the ISO-NE real-time energy market through economic dispatch of charge and discharge, the ancillary services markets (specifically Regulation and Spinning Reserve), and the Forward Capacity Market (FCM) consistent with Market Rule 1, Section III.13. The facility is subject to a maximum charging rate of 100 MW as stated elsewhere but has no constraints to discharging capability.

Below is an illustrative hourly charge/discharge schedule, demonstrating charging during high renewable production and discharging during CPS-designated peak periods. These profiles are consistent with Environmental Attribute delivery requirements and wholesale market participation rules while including physical constraints to the system (charging limitations, round trip efficiencies, etc.).



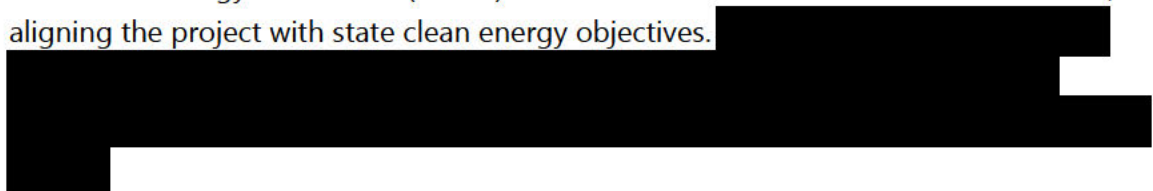
### 3.7 CPS Requirements

The proposed facility is a standalone Qualified Energy Storage System (QESS) under 225 CMR 21.00 with no co-located generation and no contractual pairing with an RPS-qualified resource. To meet the Clean Peak Energy Standard requirement to operate primarily to store and discharge renewable energy, the QESS will utilize the “coincident charging” compliance pathway defined by DOER guidance. Specifically, day-ahead and real-time schedules will prioritize charging during periods typically characterized by high renewable output on the New England system (e.g., midday solar and nocturnal/shoulder-period wind), maximize low marginal emissions, and will prioritize discharging during DOER-designated Clean Peak hours.

Dispatch controls, telemetry, and market offers will be configured to (i) maintain sufficient state-of-charge to supply Clean Peak periods, (ii) document hourly charge sources and intervals consistent with CPS reporting, and (iii) verify conformance with QESS eligibility and ongoing compliance requirements. If requested, the project can provide an operational schedule aligned with its Interconnection Agreement (once it is available) that demonstrates how the resource mitigates intermittency-related load flow or power quality concerns; however, the project expects to qualify and comply through the coincident-charging pathway rather than through co-location or contractual pairing. The operational schedule will meet all requirements included in Article 9 of the Interconnection Agreement. This approach is consistent with the eligibility, qualification, and compliance provisions of 225 CMR 21.00 and associated DOER guidelines.

### 3.8 Revenue Streams

The proposed Energy Storage System anticipates participation across multiple ISO-NE wholesale markets and state-level programs to create a diversified revenue portfolio. The system will primarily operate in the real-time energy market, charging during periods of low prices and high renewable generation, and discharging during high-priced hours when reserve margins are constrained. In addition, the facility will participate in ancillary service markets, specifically providing Regulation and Ten-Minute Spinning Reserve, leveraging the BESS's fast-ramping capability to support system reliability. The project also intends to participate in the Forward Capacity Market (FCM) and secure a Capacity Supply Obligation (CSO), which will provide long-term revenue stability and ensure compliance with ISO-NE's Pay-for-Performance and related operational requirements. Beyond wholesale market participation, the system will optimize its dispatch to generate Clean Peak Energy Certificates (CPECs) under the Massachusetts Clean Peak Standard, aligning the project with state clean energy objectives.



### 3.9 Maintenance Outage Requirements

Preventative Maintenance Inspections (PMI) will be completed quarterly. The PMIs will have a duration of 1.5 weeks and would stagger the equipment inspections, so that only 5-10% of the equipment is being maintained at one time throughout the inspection process. Additionally, the project will follow applicable NERC inspection standards for the project substation and protection systems.

### 3.10 Operating Constraints

Operational constraints include the following:

- Estimated 2% annual down time for regularly scheduled maintenance
- Maximum of 365 cycles per year
- The project is limited to 125MW of discharge capacity, and 100MW of charging capacity.

There are no operating restraints dictated by the CPS program, however, the project will be optimized based on potential revenues from CPS and wholesale revenues.



### 3.11 Degradation Mitigation Plan



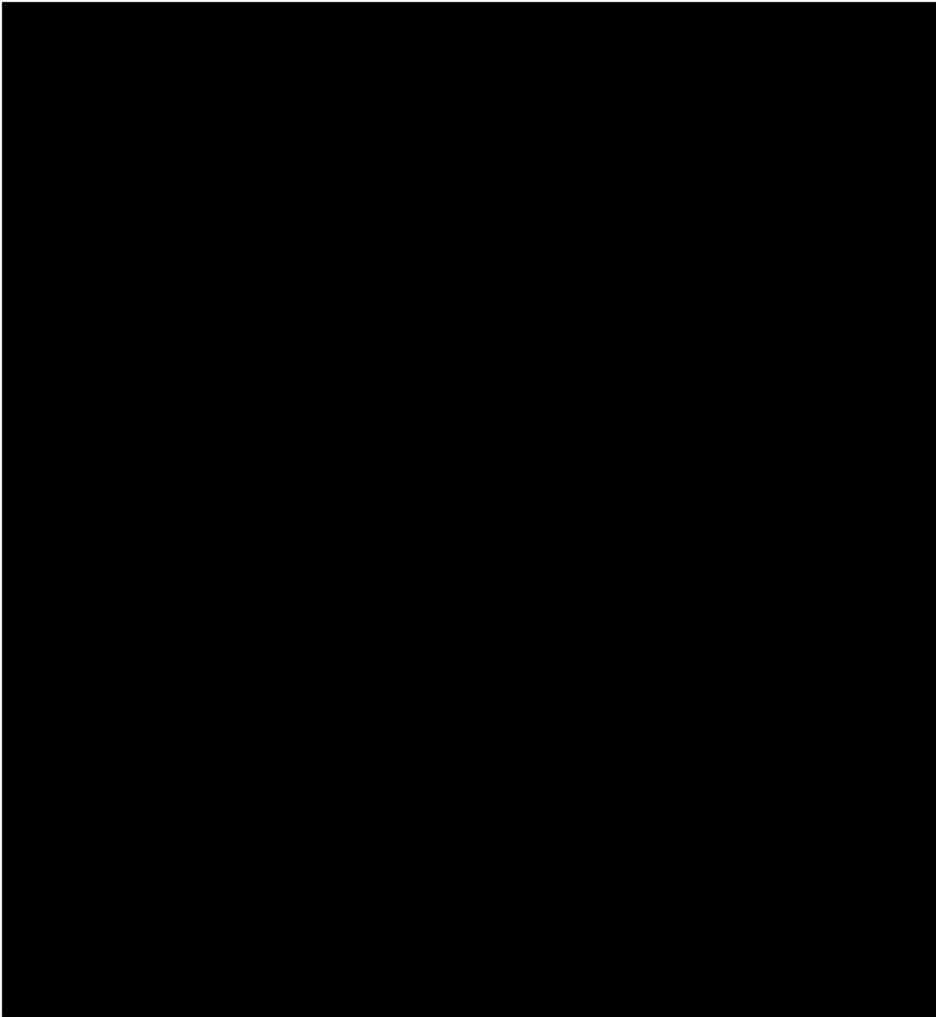
## A-4 Environmental Attribute Delivery Plan

The proposed standalone Battery Energy Storage System (BESS) will deliver all associated Environmental Attributes (EA), specifically Clean Peak Energy Certificates (CPECs), into the respective Electric Distribution Companies' (EDC) NEPOOL GIS (New England Power Pool Generation Information Systems) accounts. We do not currently assume that the project will receive any other EAs. The facility will ensure that all GIS Certificates representing CPECs are accurately generated, tracked, and transferred in accordance with ISO-NE GIS rules and DOER Clean Peak Standard guidance (225 CMR 21.00) in order to help progress efforts given in reducing greenhouse gas emissions as stated in the Global Warming Solutions Act (GWSA).

Under current ISO-NE GIS rules, Continuous Storage Facilities (CSFs) are eligible to create and transfer GIS Certificates based on energy discharged during qualified periods. The project will follow ISO-NE's standard GIS protocols for registering the facility, creating certificates, and transferring ownership to the applicable EDC accounts. All transfers of GIS Certificates to EDC accounts will be authorized under these existing ISO-NE GIS rules and require no protocol or rule changes.

Should any future modifications to GIS rules or DOER CPS protocols be necessary to accommodate operational nuances of standalone storage resources which we do not expect to occur at this time, the project will proactively engage with ISO-NE and the DOER to ensure compliance, documenting any proposed changes and participating in the stakeholder review and approval processes. The project will maintain all records and reporting necessary to demonstrate the validity, timing, and delivery of Environmental Attributes, ensuring that the CPECs and other applicable attributes are properly retired or transferred consistent with program requirements.

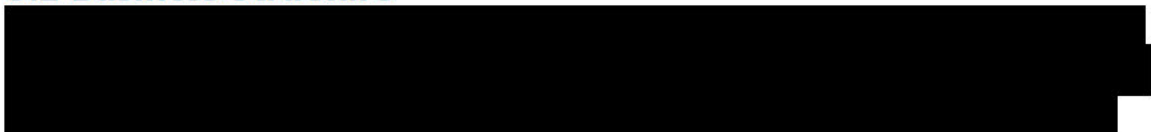
## A-5 Financial and Legal



### 5.1 Long Term Contracts



### 5.2 Business Structure



[REDACTED]

### 5.3 Financing Plan

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

#### 5.4 Financial Commitments

[REDACTED]

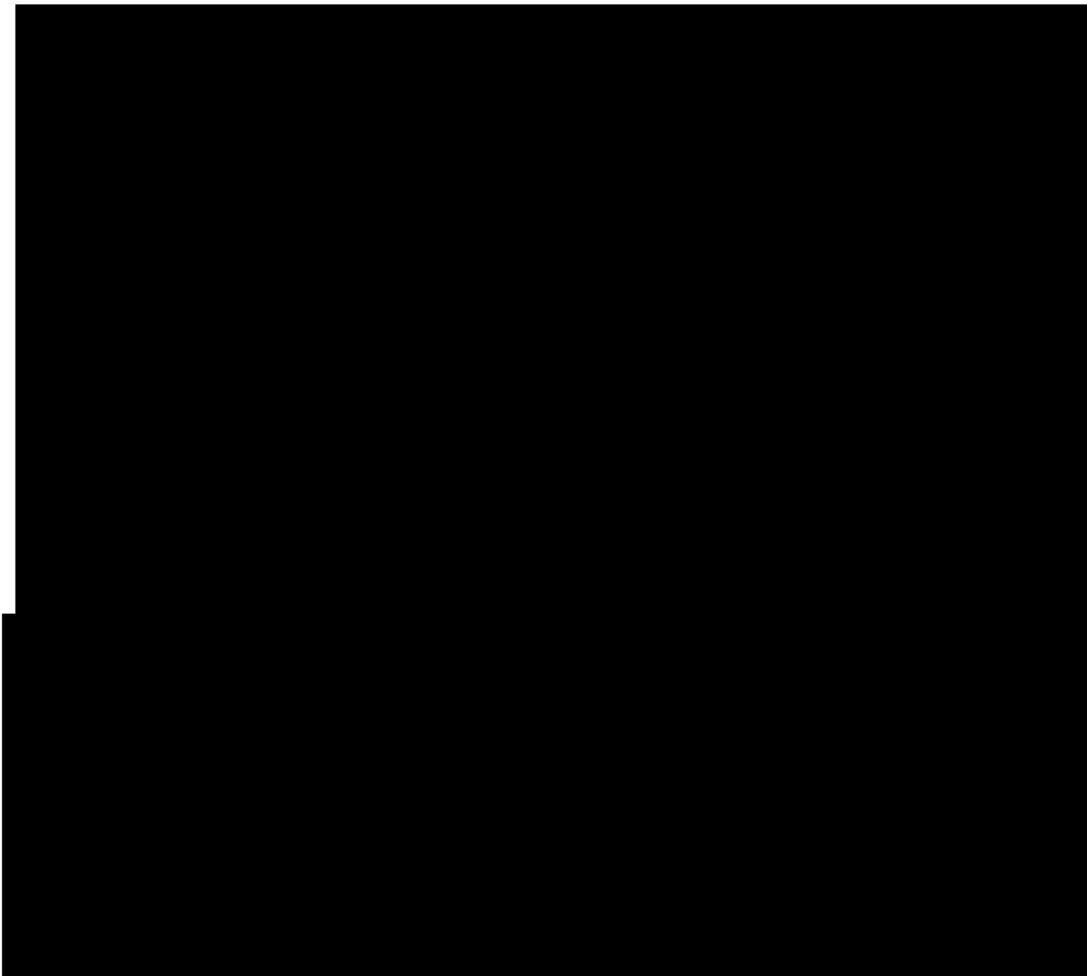
#### 5.5 Status of Commitments

[REDACTED]

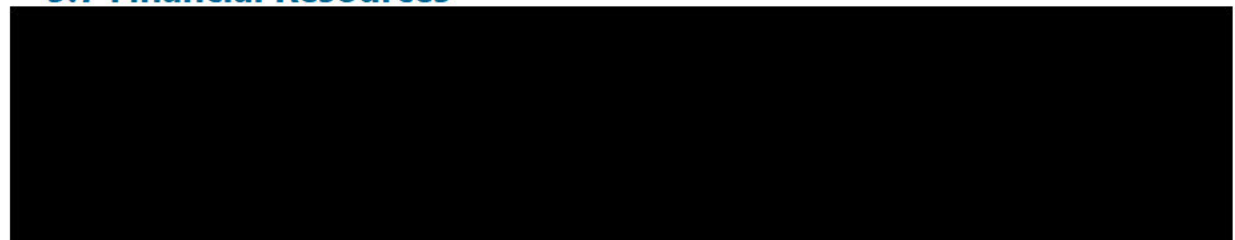
#### 5.6 Financing Experience

[REDACTED]

[REDACTED]



## **5.7 Financial Resources**



## **5.8 Financial Difficulties**





[REDACTED]

[REDACTED]

### 5.9 Forecast Changes

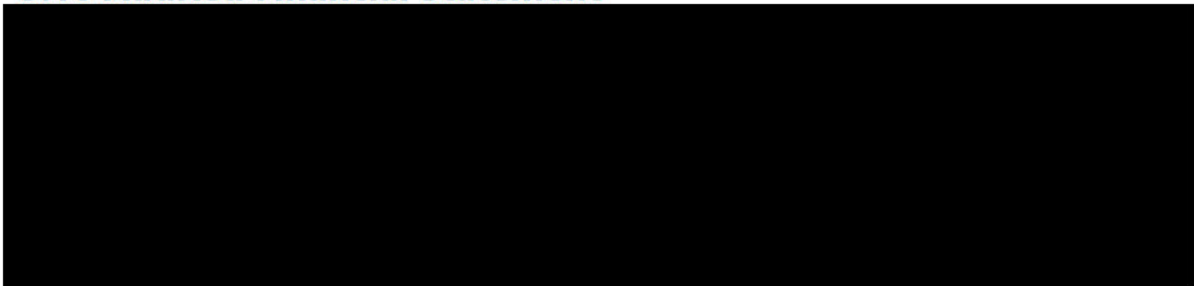
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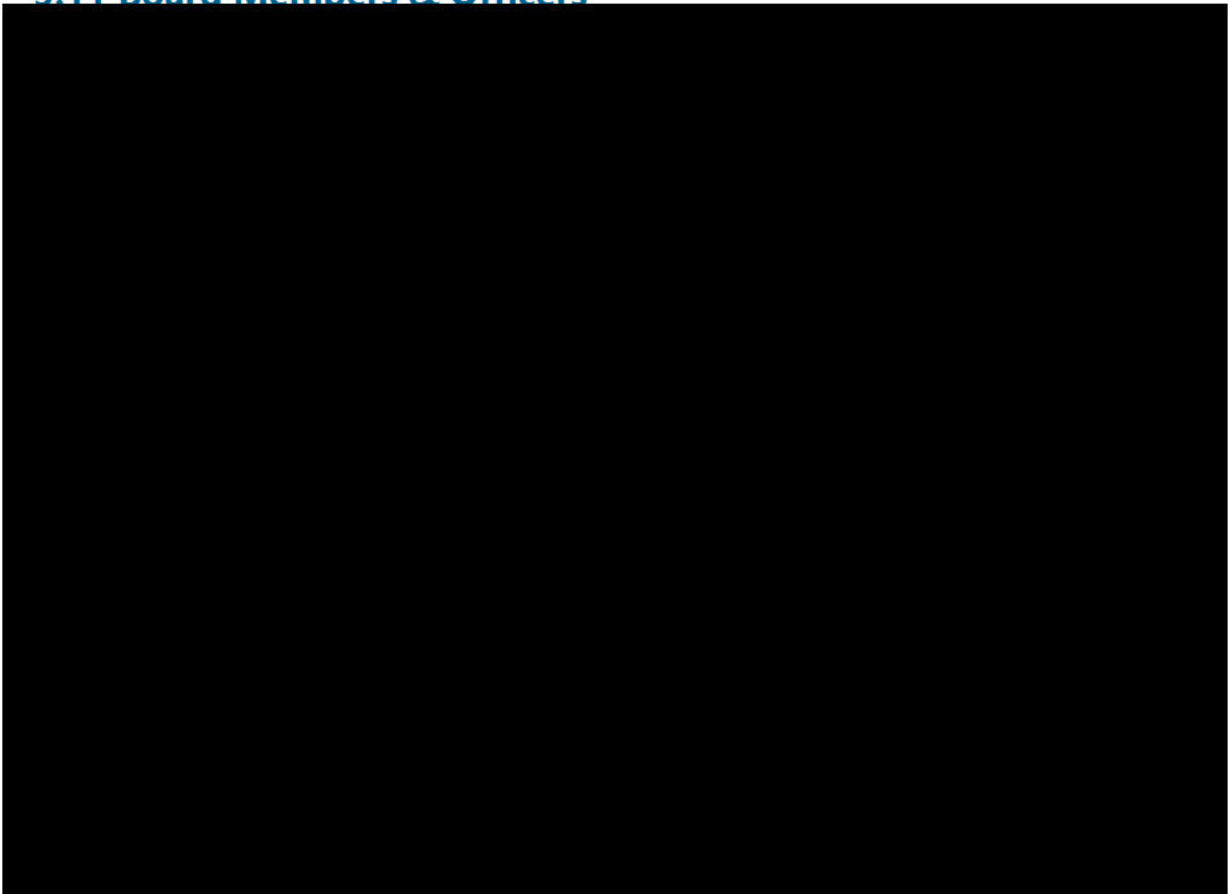
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### **5.10 Audited Financial Statement**



### **5.11 Board Members & Officers**



[REDACTED]

### 5.12 Required Security

[REDACTED]

### 5.13 Credit Rating Issues

[REDACTED]

### 5.14 Federal Investment Tax Credit (ITC)

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

### 5.15 Litigation or Disputes

[REDACTED]

[REDACTED]

[REDACTED]

### 5.16 Expected Operational Life

[REDACTED]

#### **Depreciation Period:**

[REDACTED]

[REDACTED]

#### 5.17 Commitment of Financing

[REDACTED]

#### 5.18 Executed Agreements

[REDACTED]

#### 5.19 Affiliated Entities

[REDACTED]

#### 5.20 Bankruptcy, Insolvency, or Similar Proceedings

[REDACTED]

#### 5.21 Conflict of Interest

[REDACTED]

## 5.22 Litigation, Disputes or Potential Violations

[REDACTED]

## 5.23 Failure to Achieve Commercial Operation Dates

[REDACTED]

## 5.22 Litigation, Disputes, Claims or Complaints

[REDACTED]

## 5.25 Litigation & Disputes or Failure to Satisfy Obligations

[REDACTED]

[REDACTED]

[REDACTED]

## 5.25 Part II: Government Agency Investigation

[REDACTED]

## 5.26 Regulatory Approvals Needed for a Binding Sale Agreement

[REDACTED]

## 5.27 FERC Regulatory Requirements

[REDACTED]



## 5.28 Direct & Indirect Affiliations



## A-6 Interconnection, Deliverability, and Reliability

### 6.1 Interconnection Request

Hillman Energy Center entered the ISONE interconnection queue in June 2024 as a Capacity Capability Interconnection Standard (CCIS) request under the serial queue process, with queue number QP1553. The project executed a System Impact Study Agreement on October 30, 2024 prior to ISONE's compliance filings related to FERC Order No. 2023. Following FERC's approval of ISONE's compliance proposal for Order No. 2023 on April 4, 2025, all pending serial interconnection studies were halted.

Hillman Energy Center was identified as an ISONE Transitional Cluster Study (TCS) eligible project and was tendered a Transitional Cluster Study Agreement on August 11, 2025. Hillman will participate in the TCS beginning Q4 of 2025.

As of August 15, 2025, Hillman Energy Center remains an active and valid project in the ISONE IRTT page, as shown in the screenshot provided in Appendix 06  
- *Hillman\_IRTT Screenshot\_RFP 6.1\_2025.08.15.*

### 6.2 Electrical System Performance

#### i. Copy of completed I.3.9 approval or I.3.9-equivalent study

The Hillman project is currently part of the ISONE TCS process and does not have a finalized SIS study report. Internal studies were performed to assess both the ERIS and CCIS deliverability, aligned with ISONE I.3.9 requirements.

An ERIS study was performed in accordance with the recently approved PP5-6 (Planning procedure) requirements. The ERIS study reflects the 125 MW charging and 100 MW discharging capability of the plant without triggering any ERIS related Network Upgrades or local transmission constraints.

The study reports are included in Appendix 07 - *Hillman Study Reports Non- CELL*. Only non-CELL versions of the reports are provided. CELL versions of the reports can be provided with proof of ISONE CELL approval.

ii. Copy of completed CCIS-equivalent study attached: ☐ If none, please explain:

A capacity deliverability study was performed in accordance with the recently approved PP5-6 and PP10 requirements. The study reflects the 125 MW charging and 100 MW discharging with potential minor Network Upgrades. The study was performed to closely resemble ISONE's expected study approach for the cluster projects. The minor Network Upgrades identified were in extreme stressed base case conditions and are expected to be eliminated with potential project withdrawals.

The study report is provided in Appendix 07- *Hillman Study Reports Non- CELL*.

iii. Copy of Interconnection Agreement

Hillman Energy Center is currently participating in the ISONE TCS process and does not have an executed Interconnection Agreement. The project has an executed System Impact Study Agreement provided in Appendix 08 - *Hillman\_QP1553\_SISA*. Based on the current TCS schedule, ISONE is expected to tender an IA in Q4 of 2026.

iv. Additionally, any other studies undertaken by ISO-NE or the bidder must be provided

National Grid, the Transmission Service Provider for Hillman Energy Center, is currently conducting an Underground Route Evaluation Study in accordance with the Support Services Agreement for the project's Point of Interconnection at the Tewksbury 115 kV substation. This study will assess the existing substation layout and evaluate potential underground routing options for the interconnection. The results of the study are expected in Q4 of 2025.

## 6.3 Multiple Interconnection Requests

Hillman Energy Center has only submitted one interconnection request to ISONE with queue number QP1553.

## 6.4 Cost Estimates for Network Upgrades

The internal (i.e. not created by ISO-NE) ERIS study performed in accordance with PP5-6 requirements reflect the 125 MW charging and 100 MW discharging capability of the plant without triggering any ERIS-related Network Upgrades or local transmission constraints. The charging rate was reduced to 100 MW to avoid significant Network Upgrade cost allocation to the project.

The internal capacity deliverability study performed in accordance with the PP5-6 and PP10 requirements, identified minor cost allocation for the project. The total estimated cost for CCIS related Network Upgrades is approximately [REDACTED] million. These Upgrades



were identified in extreme stressed base case conditions and are expected to be eliminated with potential project withdrawals.

## 6.5 Alternative Interconnection Scenario

The ERIS and capacity deliverability studies were performed to closely align with ISONE's expected study approach for cluster project and to also meet all ISONE requirements. The identified mitigation for observed overloads and the associated cost allocation are consistent with ISONE's expected cost allocation methodology.

The study reports are provided in Appendix 07 - *Hillman Study Reports Non- Cell*.

## 6.6 Electrical Models

PSSE and PSCAD models were submitted as part of the ISONE Interconnection request. ISONE confirmed that the models meet all latest Schedule 22 and 23 requirements.

The model files are provided in Appendix 09 - *Hillman Electrical Models*.

## 6.7 Electrical Diagram

The Electrical One-line Diagram is provided in Appendix 10 - *Hillman QP1553 Single-Line Diagram*. The Network Upgrades identified for the capacity deliverability is included in the report provided in Appendix 07 - *Hillman Study Reports Non- Cell*. Certain electrical diagrams related to National Grid's facilities will only become available after the final interconnection studies.


## 6.8 Interconnection Facilities

Hillman Energy Center directly connects to the Tewksbury 115 kV substation via a transmission feeder extending from the project substation to the eastern fence line of the Tewksbury substation. The feeder line will be constructed by the Interconnection Customer. The Transmission Service Provider, National Grid, will be responsible for the routing of the feeder from the substation fence line to the POI and any required substation expansion to accommodate the interconnection. Further details are expected when the TCS is completed.

## 6.9 Network Upgrade Cost

The capacity deliverability study conducted in accordance with the PP5-6 and PP10 requirements identified minor cost allocation for the project. The total estimated cost for CCIS-related Network Upgrades is approximately [REDACTED] million. [REDACTED]

[REDACTED] The project is not expected to be subject to any additional constraints or curtailments.



The identified Network Upgrades and cost estimates are provided in Appendix 07 - *Hillman Study Reports Non- Cell*.

## A-7: Siting, Permitting, and Community Support

### 7.1 Site Layout Plan

Yes. See Appendix 11 – *Site locus Maps* and Appendix 17 - *30% design site plan*.

### 7.2 Property Rights

i. Does the project have a right to use the Eligible Facility site for the entire proposed term of the LTC

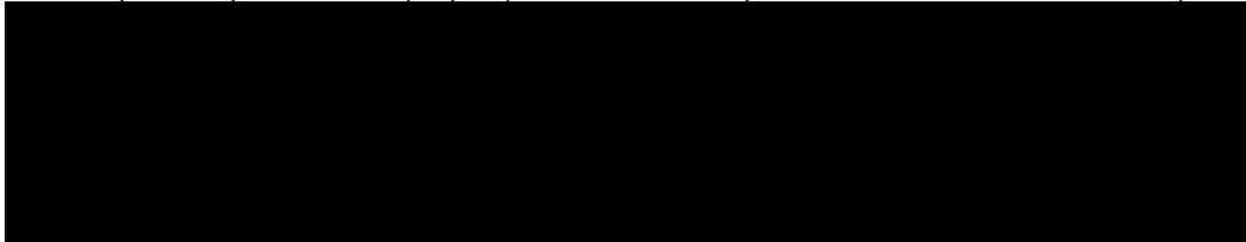
Yes.

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

Hillman Energy Center, LLC has an option to purchase the eligible facility site through August 2028. Easements are needed from CSX and National Grid for the transmission route and conversations to obtain the easements have started. For further information on the location of the parcel and easements, please see the site plan references in 7.1.

iii. Describe the status of acquisition of real property rights, any options in place for the exercise of these rights

The option to purchase the property will be exercised prior to construction commencing.



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

N/A

v. 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



See Appendix 12 - *HILLMAN 75, Option to purchase CONFIDENTIAL* and Appendix 13 - *HILLMAN 73, Option to purchase CONFIDENTIAL*.

### 7.3 Proper Zoning

The project site is zoned Industrial 2 and the interconnection route is zoned Industrial 1 and Park District. BESS was not an allowed use in this zone at the time of our permit kickoff, leading the project to apply to the Energy Facility Siting Board for a comprehensive exemption. A ruling is expected by April 1<sup>st</sup>, 2026. This approval will allow the BESS facility and interconnection route to be permitted.

In May 2025, Tewksbury town meeting approved a zoning amendment to allow BESS in the Industrial 2 zone, [REDACTED]

### 7.4 Permitting Plan & Timeline

[REDACTED]

Please see Appendix 14 – *Permit Plan CONFIDENTIAL* for fine details on the permitting plans. Please note that the critical milestones timelines differ slightly from our markup of the LTC. In order to reasonably budget for contingency and meet the requirements of the LTC, we have allotted additional time between what we reasonably expect to happen and when we should be required to have certain milestones complete.

### 7.5 Surrounding Area

The area surrounding the project site is primarily industrial buildings and wetlands. The area to the east and south is an industrial zoned area with contractor laydown yards, office buildings, and industrial warehouses. Property to the West and North includes an extensive wetland system known as the Great Swamp and National Grid owned substations. There are no sole-source aquifers within 5 miles of the property, however, the site overlaps with a Zone II boundary. The project and surrounding area are not located in a floodplain.

### 7.6 Site Control

Easements are required from CSX and National Grid for the interconnection generation-tie [REDACTED]

## 7.7 Permits & Licenses

See Appendix 14 - *Permit Plan CONFIDENTIAL* for a full list of permits required and their respective timelines. Hillman has applied to the state Energy Facility Siting Board with a final decision expected April 2026. All other permits are expected to be applied for in 2026 or later. Bidder has not received any permits so far.

The project has also received feedback from the Massachusetts Historical Commission. The Commission did not have any comments on the location. In addition, according to Massachusetts Natural Heritage and Endangered Species Program ("NHESP") Atlas (August 1, 2021, 15th Edition), the site is not located within an area of Estimated Habitats of Rare Wildlife or an area of Priority Habitats of Rare Species.

It is also worth noting that a Phase 1 and 2 Environmental Site Assessment were completed in June 2025 for the project sites. Petroleum and oil contaminants were found in soil around the site, as well as oil-water separators under the building. Site remediation will be required during construction for soil conditions and other contaminants. Construction of the Hillman project will enable the Bidder to leave the site cleaner than it currently is.

## 7.8 Permitting Timeline

See Appendix 14 - *Permit Plan CONFIDENTIAL* for a full list of permits required and their respective timelines.

The Project Notification Form (PNF) was filed with the Massachusetts Historical Commission on March 26, 2025. The Commission did not have any comments on the PNF.

The project applied to the Energy Facility Siting Board for a comprehensive zoning exemption on April 1<sup>st</sup> 2025. Given EFSB's timeline guidelines, the final decision is expected to be delivered by April 1<sup>st</sup> 2026. [REDACTED]

The Town of Tewksbury has a local wetlands protection bylaw with associated regulations. Filing to the Tewksbury Conservation Commission is expected in Q2 2026. The Conservation Committee will review the Notice of Intent, which will be filed under both the WPA and the local bylaw and will issue a permit in the form of an Order of Conditions. An Order of Conditions ensures that the proposed project will contribute to the protection of the interests of the WPA. The order includes conditions under which work will be carried out to minimize impacts on wetland resource areas and may include conditions for long-term operation and maintenance of the stormwater management system that will continue after the work is done [REDACTED]



[REDACTED]

[REDACTED]

A Self-Verification notification filing under the Massachusetts General permit of Section 404 Federal Clean Water Act is expected to be filed in Q2 2026. NPDES construction general permit for Stormwater discharge will be applied for 45 days prior to construction beginning.

[REDACTED]

## 7.9 Host Communities

Bidder has engaged in many meetings with the host community and other stakeholders since the start of development. There are no mapped Environmental Justice ("EJ") populations within 1 mile of the proposed Project. The closest mapped EJ population is approximately 1.7 miles from the Project Site. There are also no federally recognized and state acknowledged tribes within the immediate vicinity.

On March 4, 2025, Bidder met with State Representative Robertson at the Project Site and briefed him on the project and permitting process. Later that evening, the Bidder participated in an Open Meeting of the Tewksbury Select Board and presented on the project. On March 6, 2025, the Bidder met with State Senator Finegold and District Director, Janice Phillips, at the Senator's office where they were briefed on the project. On March 18th, the Bidder conducted an Open House at the Holiday Garden Inn in Tewksbury. Invitations were sent to residents and businesses within ½ mile of the Project Site as well as to members of the Tewksbury Select Board and town staff. Approximately 50 people attended that meeting.

To further engage with local stakeholders, Bidder launched a project [website](#) providing information on the Project's engineering and design, development timeline, and contracting and procurement. Further, the website also enables interested persons to reach out to message the Bidder directly with concerns or inquiries. Such engagement is normal for mature projects in our pipeline. See Section 13.4 for an extensive list of East

Point Energy's successful projects, all of which navigated community and environmental challenges to reach construction and COD.

## 7.10 Public Support

Community engagement activities to date are listed in the previous response (7.9). The Bidder plans to continue these activities through the rest of development, construction, and operation with the host community and other stakeholders. The project website provides the ability for stakeholders to contact the [REDACTED]

The Bidder will continue reach out to both supportive and oppositional groups to [REDACTED]

## A8 – Safety Plan

### 8.1 Detailed Safety Plan

Appendix 15 – *Hillman Energy Center Safety Plan* CONFIDENTIAL covers the following areas and demonstrates future compliance with all relevant federal, state, and local laws, codes, and standards.

Topics Covered:

- Employee training and orientation
- Enforcement of safety rules
- Substance abuse policy
- Site inspections and audits
- Emergency response procedures
- Accident investigation protocols
- Operations and maintenance safety
- Coordination with the Authority Having Jurisdiction (AHJ)
- First responder training
- Job hazard analysis and pre-job briefings

## 8.2 Incident Preparedness

The Hillman Safety Plan included in Appendix 15 is a robust framework designed to proactively prevent safety incidents, mitigate risks when they occur, and protect personnel, property, and the surrounding community. It integrates federal OSHA standards, the Massachusetts Workplace Safety and Health Program (WSHP), and NFPA codes to ensure full regulatory compliance and operational safety.

### Incident Preparedness

The plan emphasizes preparedness through structured training, emergency planning, and coordination with external agencies:

- Emergency Response Procedures (Section 8): Includes site orientation, regular drills, and maintenance of emergency equipment such as AEDs, fire extinguishers, and spill kits.
- Coordination with Fire/EMS (Section 11): Joint training and pre-incident planning with local emergency services ensure rapid and informed response.
- First Responder Training (Section 11): Internal personnel are trained in CPR, AED use, fire suppression, and spill containment.
- Evacuation Protocols (Section 8): Clearly defined signals (e.g., air horn blasts), muster points, and headcount procedures are in place.

### Preventive Measures to Avoid Safety Issues

The plan outlines multiple layers of prevention:

- Employee Training and Orientation (Section 4): Covers site-specific hazards, PPE use, emergency procedures, and Stop Work Authority.
- Job Hazard Analysis (JSA) and Pre-Job Briefs (PJB) (Section 12): Every task is preceded by a hazard review and team briefing to identify and control risks.
- Site Safety Inspections and Audits (Section 7): Daily, weekly, and monthly inspections are conducted to identify and correct hazards.
- Substance Abuse Policy (Section 6): Enforces a drug-free workplace with testing protocols to prevent impairment-related incidents.
- PPE Program and Hazard Assessments (Section 13): Ensures appropriate protective equipment is selected, maintained, and used correctly.

### Mitigation of Safety Issues When They Occur

When incidents do occur, the plan ensures swift and effective mitigation:

- Accident Investigation and Control (Section 9): A structured process including scene security, evidence collection, root cause analysis, and corrective actions.
- Corrective Action Management (Section 7): Hazards are prioritized by risk level and addressed within defined timeframes (immediate to five business days).
- Retraining and Disciplinary Measures (Section 5): Progressive discipline and retraining are used to address non-compliance and reinforce safe behavior.

### Protection of Personnel, Property, and Community

The plan is designed to safeguard all stakeholders:



- Operations and Maintenance Safety (Section 10): Includes fall protection, equipment inspections, and coordination with the Authority Having Jurisdiction (AHJ).
- Community and Environmental Safeguards (Sections 8 & 9): Emergency response plans include chemical spill containment, fire, and natural hazard protocols.
- Documentation and Continuous Improvement (Multiple Sections): Incident trends are analyzed, and lessons learned are incorporated into training and procedures.

### 8.3 Facility Operation

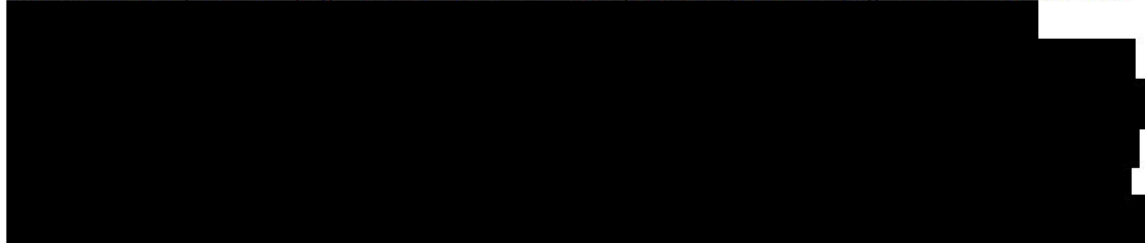
The Hillman Safety Plan included in Appendix 15 establishes a comprehensive framework for protecting personnel, property, and the surrounding community through proactive risk management, regulatory compliance, and emergency preparedness. Key components include:

#### Incident Preparedness and Response

Sections [8] and [9] detail emergency procedures, evacuation protocols, and structured incident investigation processes. Regular drills, coordination with external agencies, and on-site emergency equipment ensure readiness for fire, medical, chemical, and natural hazard scenarios.

#### Risk Prevention and Mitigation

The plan emphasizes hazard identification through Job Hazard Analyses (Section [12]), daily inspections (Section [7]), and employee training (Section [4]). Safety rules enforcement (Section [5]) and substance abuse policies (Section [6]) further reduce risk.



#### Monitoring and Compliance Infrastructure

The Hillman project will be remotely monitored 24/7/365 by a Remote Operations Center and a NFPA 72-compliant Central Monitoring Station, ensuring real-time oversight and rapid response capabilities.

#### Battery Safety and Standards Compliance

The site will comply with NFPA 855 for energy storage systems. All batteries will be UL 9540 and UL 9540A certified, ensuring fire safety, thermal runaway prevention, and system integrity.



## 8.4 Potential Failures & Safety Events

The Hillman Safety Plan included in Appendix 15 outlines a structured approach to managing safety events, with consequences and controls scaled to the severity of the incident. The plan is designed to protect personnel, property, and the surrounding community through proactive risk management, regulatory compliance, and emergency preparedness.

### Low-Level Events

Examples: Minor PPE violations, near misses

Consequences: Verbal or written warnings; retraining as needed

Mitigation:

- Daily inspections and supervisor coaching (Section 7)
- Toolbox talks and Stop Work Authority (Section 4)
- Progressive discipline policy (Section 5)

### Moderate-Level Events

Examples: Minor injuries, equipment damage, procedural lapses

Consequences: Formal investigation, corrective actions, possible suspension

Mitigation:

- Job Hazard Analyses and Pre-Job Briefs (Section 12)
- Emergency response training and drills (Section 4 & 8)
- Incident reporting and analysis (Section 9)

### High-Level Events

Examples: Fire, chemical spill, serious injury

Consequences: Site evacuation, external agency involvement, regulatory reporting

Mitigation:

- Emergency response protocols and equipment (Section 8)
- Coordination with fire/EMS and NFPA 72-compliant central monitoring station (Section 11)
- Spill kits, AEDs, and fire extinguishers maintained on-site (Section 8)

### Catastrophic Events

Examples: Battery thermal runaway, explosion, large-scale environmental release

Consequences: Full emergency activation, site shutdown, air and water testing during and after event to monitor for community impact

Mitigation:

- Compliance with NFPA 855 for energy storage systems
- Use of UL 9540 and UL 9540A certified batteries to control for fire propagation
- Continuous monitoring by a 24/7/365 Remote Operations Center and NFPA 72-compliant Central Monitoring Station
- Emergency coordination with AHJ and external responders (Sections 10 & 11)

- Retention of nationally recognized industrial hygienist emergency response company

## 8.5 Safety Practice Improvement

The Hillman Safety Plan included in Appendix 15 incorporates a structured approach to continuous improvement in safety practices throughout facility operations. This commitment is reflected in several key areas:

### Regular Safety Audits and Inspections

Section 7: Site Safety Inspection and Audit Policy/Procedures outlines daily informal inspections, weekly formal reviews, and monthly audits conducted by the HSE team. Third-party inspections and post-incident evaluations ensure external accountability and fresh perspectives.

### Feedback and Trend Analysis

Section 9: Accident Investigation and Control Programs includes root cause analysis and trend tracking to identify systemic issues and inform future training and policy updates. Section 7 also mandates review of inspection trends during safety meetings to guide corrective actions and training needs.

### Training and Policy Updates

Section 4: Employee Training and Orientation Program includes refresher training after incidents or when new hazards are introduced. Lessons learned from drills and incidents are incorporated into updated procedures (Section 8 and Section 11).

### Documentation and Continuous Improvement

Safety records, including JSAs, inspections, and incident reports, are retained and reviewed regularly (Sections 7, 9, and 12). Annual reviews of JSA templates and feedback from personnel support iterative improvements (Section 12).

### Advanced Monitoring and Compliance

The facility will be monitored by a 24/7/365 Remote Operations Center and a NFPA 72-compliant Central Monitoring Station, enabling real-time oversight and rapid response. Compliance with NFPA 855, and use of UL 9540/9540A certified batteries ensures adherence to safety standards for energy storage systems.

## 8.6 Reporting Protocols

The Hillman Safety Plan included in Appendix 15 establishes clear and structured reporting protocols to ensure timely communication, accountability, and regulatory compliance.

### Internal Reporting Protocols

#### Incident Reporting (Section 9)

- All incidents—including injuries, near misses, and property damage—must be reported immediately by personnel. Supervisors secure the scene and initiate documentation. Reports are completed within 24 hours and include root cause analysis and corrective actions.

#### Safety Violations (Section 5)

- Safety infractions are documented through a progressive disciplinary system. Records are maintained in employee safety files for a minimum of three years and reviewed during safety meetings to identify trends.
- Training and Inspection Records (Sections 4, 7, and 12): Attendance logs, inspection checklists, and JSA/PJB documentation are retained and reviewed regularly to support continuous improvement.

### External Reporting Protocols

#### Regulatory Compliance (Sections 9 and 13)

- Incidents meeting reporting thresholds are communicated to relevant authorities in accordance with OSHA 29 CFR 1904 and Massachusetts Workplace Safety and Health Program (WSHP) requirements.

#### Emergency Coordination (Section 8 and 11)

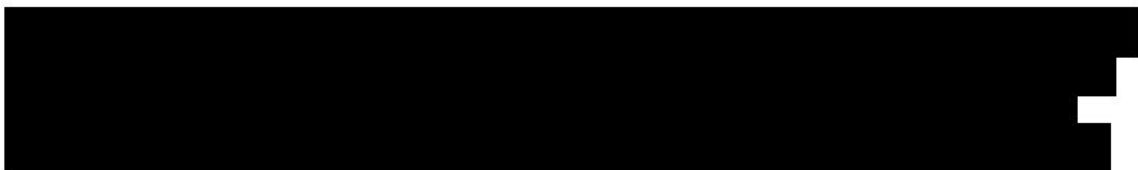
- In the event of a major safety event, external agencies such as fire departments and EMS are notified and engaged. The site maintains shared emergency plans and contact lists to facilitate rapid coordination.

#### Remote Monitoring Integration

- The facility is continuously monitored by a 24/7/365 Remote Operations Center and an NFPA 72-compliant Central Monitoring Station, which supports automated alerts and external notifications in case of system failures or safety events.
- These protocols ensure that all safety-related events are documented, communicated, and addressed in a timely and compliant manner.

## 8.7 Testimonials & Statements

Due to the project's pending Energy Facility Siting Board case, no testimonials or statements are attached.





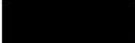

## A-9: Engineering & Technology; Commercial Access to Equipment

### 9.1 Preliminary Engineering Plan

#### i. Type of energy storage technology

Hillman Energy Center will utilize chemical energy storage technology, specifically lithium-ion batteries with lithium iron phosphate (LFP) chemistry. LFP chemistry is selected for its high cycle life, strong thermal stability, and intrinsic safety advantages compared to other lithium-ion chemistries. The system stores electricity chemically during charging and releases electricity during discharge through controlled electrochemical reactions.

#### ii. Major Equipment Components

-  Battery Energy Storage System (BESS): Hithium Infinity 5.015 MWh containerized modules with integrated battery racks, BMS, liquid cooling, HVAC, and UL 9540A-certified fire suppression.
-  Power Conversion System (PCS): EPC Power's modular M System or CAB1000 inverters for bidirectional AC/DC conversion, grid formation, and high-power performance.
- Balance of Plant (BoP): Includes step-up transformers, medium-voltage switchgear, SCADA/communication systems, meters, protection relays, HVAC, lighting, grounding, and fire suppression.

#### iii. Manufacturers & Manufacturing Locations





#### iv. Status of Equipment Acquisition

[REDACTED]

#### v. Contract Strategy

No equipment contracts or other commercial contracts have been executed to [REDACTED]

[REDACTED]

#### vi. Vendors Considered

[REDACTED]

#### vii. Track Record & Safety

Hithium: Global Cumulative Shipments surpassed 100 GWh. This milestone was reached in August 2025, highlighting Hithium's ascent from Top-5 (2023) to Top-3 (2024), and now Top-2 in 1H 2025 among global BESS suppliers. Notable examples of large-scale deployments can be found [here](#).

EPC Power: Established presence with over 4 GW manufactured annually and a growing number of installations across domestic utility-scale storage markets

#### viii. Certifications & Industry Standards

- Hithium Infinity BESS [REDACTED] UL 1973, UL 9540, UL 9540A, IEC 62619 consistent with integrated energy storage product safety standards.
- EPC Power Inverters [REDACTED] U.S.-made systems certified for UL 1741 SA, IEEE 1547, IEC 62109, California Rule 21 compliance.
- BoP Components: Will meet NEC, NESC, NFPA 855, and applicable ISO-NE interconnection standards.

#### ix. Warranties & Guarantees

- Hithium BESS [REDACTED] 20-year performance warranty with justified degradation profiles.
- EPC Power Inverters [REDACTED] Standard 10-year warranty, extendable to 20.

- Transformers/BoP: Expected OEM warranties of 5–10 years.

## 9.2 Key Suppliers Under Consideration

## 9.3 Existing Commercially Operating Equipment

Hithium has shipped over 100GWH of BESS worldwide:

- Yancheng Sanxia, China: 200 MW / 400 MWh facility
- Lianyungang, China: 150 MW / 300 MWh deployment
- Razlog, Bulgaria: 55 MWh storage
- Colorado, USA: 235MW BESS project
- For more information, see Section 3.5. Exact figures on how many MWH were generated in the last few years are not currently available from the manufacturer.

EPC Power Inverters: Over 4 GW annually produced and deployed, including in South Carolina facility

## 9.4 Commercial Readiness & Financial Integration

Both Hithium Infinity systems and EPC Power inverters are fully off-the-shelf, mass-produced, and widely deployed. No further R&D is needed, enabling strong alignment with the project's financial, schedule, and permit timelines.



## 9.5 Equipment List Completeness

A comprehensive list of required major components is included in Appendix 21 - *Major Components List* with OEM data sheets for Hithium and EPC Power equipment found in Appendix 01 - *Hithium DS ESS Container 5015kWh Datasheet*

## 9.6 Long-Lead Procurement Timeline

Bidder has secured none of the equipment for this bid. See below for expected lead-time of major equipment:

Equipment	Lead Time
Hithium Infinity Containers	9-12 months
EPC Power Inverters	6-9 months
Step-up Transformers	7-11 months

Equipment	Lead Time	Latest Order Date (to meet COD)	Recommended Order Date
Hithium Infinity Containers			
EPC Power Inverters			

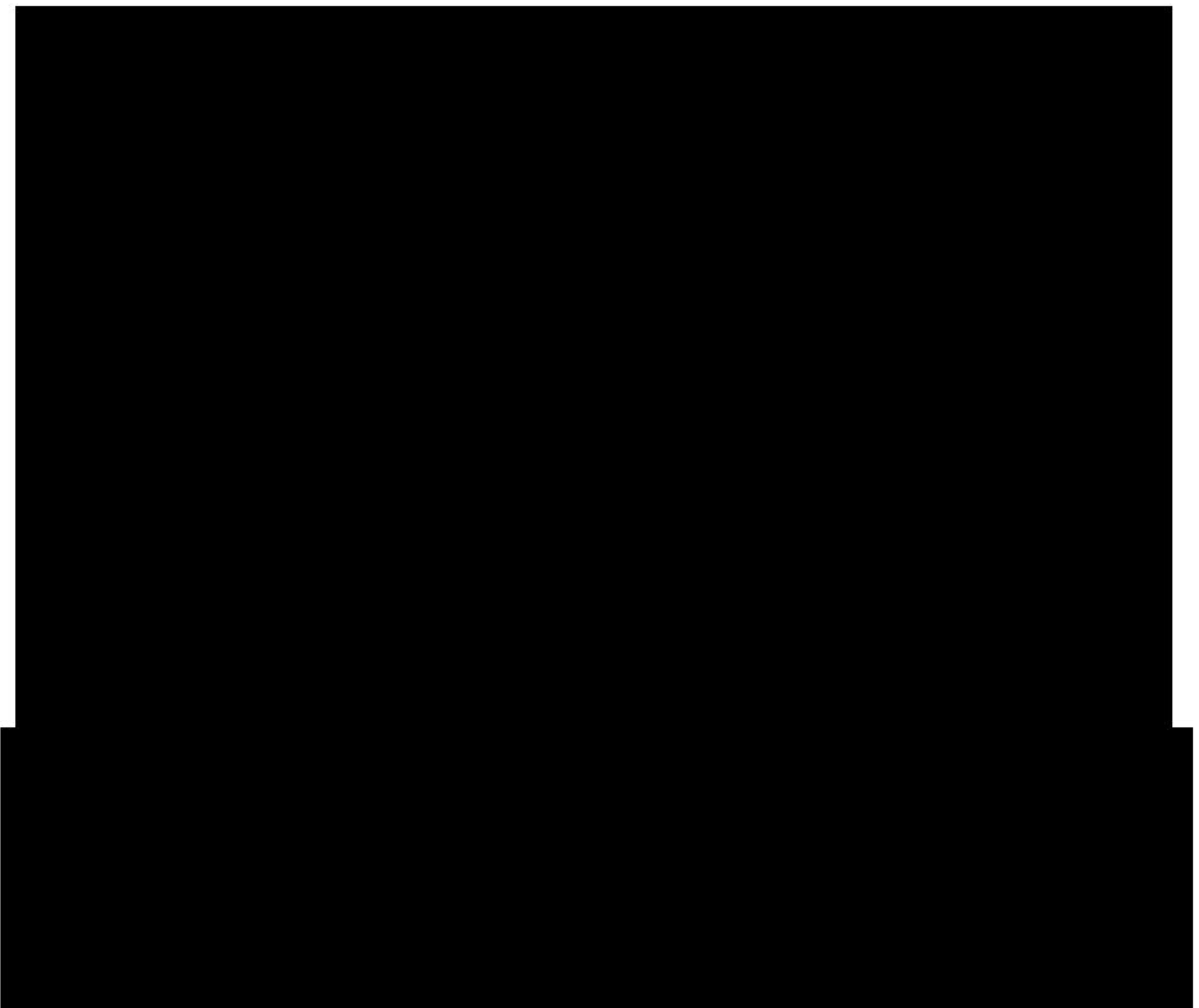
Step-up  
Transformers

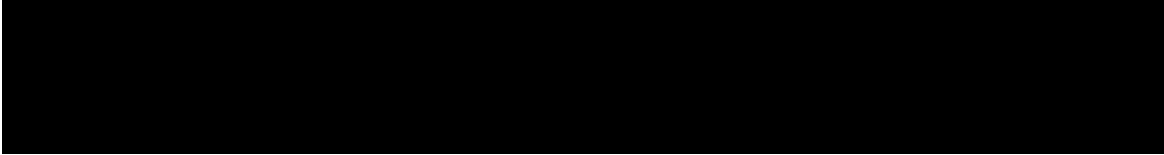


## A-10 Project Schedule

### 10.1 Critical Path

Please see Appendix 16 – *Project Schedule CONFIDENTIAL* for detail on the schedule, including engineering, financing, real property rights, permits, environmental assessments (no formal environmental impact statements are expected), interconnection milestones, procurement, contracts, construction, and other milestones. The critical path is primarily driven by interconnection. An overview of the critical path is as follows:





Please note that the critical milestones timelines differ slightly from our markup of the LTC. In order to reasonably budget for contingency and meet the requirements of the LTC, we have allotted additional time between what we reasonably expect to happen and when we should be required to have certain milestones complete.

## 10.2 Evidence of Critical Path Success

See Appendix 16 for the project schedule that outlines each of the items requested. Provided that interconnection studies and upgrades meet expectations, Bidder does not see any high risks to meeting the Critical Milestones as defined in the LTC. East Point Energy and Equinor have extensive experience in navigating development and construction challenges, as outlined in Section 13. In addition, please refer to these sections for extra detail:

- i. Permitting Commencement, see A-7.
- ii. Permitting plans, see A-7.
- iii. Environmental plans, see A-7.
- iv. Financing plans, see Section A-5.
- v. Interconnection plans, see A-6.
- vi. Real property plans, see section A-7
- vii. Vendor information, see A-9

## 10.3 Critical Path Status

See Critical Path above in Section 10.1.

# A-11: Construction and Logistics

## 11.1 Major Tasks & Steps for Deployment

The deployment of the proposed Battery Energy Storage System (BESS) will follow a structured construction and logistics plan designed to ensure safe, efficient, and timely installation. Below are the major tasks and steps associated with the deployment, along with any necessary specialized equipment:

### 1. Site Preparation and Civil Works

- Site clearing, grading and trenching activities
- Installation of drainage systems and access roads

- Installation of foundations/piles for major equipment and construction of balance-of-plant (BOP) equipment pads
  - Erection of security fencing and any required sound barriers
- 2. Delivery and Staging of Equipment**
- Coordination of transportation logistics for BESS containers, transformers, switchgear, and auxiliary systems
  - Onsite staging and inspection of components
- 3. Installation of Energy Storage System**
- Placement of BESS containers and PCS skids using industrial cranes
  - Mechanical anchoring/welding and structural integration
  - Prep for mechanical completion to supply temp or permanent power of critical systems (HVAC/liquid cooling units, fire & gas detection, etc.)
- 4. Electrical Integration**
- Installation of medium-voltage transformers and switchgear
  - DC cabling between battery racks and inverters
  - AC cabling to point of interconnection (POI)
  - Grounding and bonding systems
- 5. Communications and Control Systems**
- Deployment of SCADA, EMS, and cybersecurity infrastructure
  - Fiber optic and Ethernet cabling
  - Integration with Utility and grid operator systems
- 6. Commissioning and Testing**
- Functional testing of all subsystems
  - Performance validation and grid compliance checks
  - Safety inspections and final sign-off
- 7. Training and Handover**
- Onsite training for operations and maintenance personnel
  - Training for first responders and EMS personnel
  - Delivery of documentation and O&M manuals

Installation means and methods will follow traditional construction of heavy industry projects. Use of mobile cranes (50–100 ton capacity) for BESS container placement, forklifts and telehandlers for material handling, cable pulling equipment and trenchers, electrical testing tools (e.g., insulation testers, relay testers), SCADA configuration and diagnostic tools, fire detection and alarming system installation kits, and standard commissioning equipment will be utilized to bring the project from design to operation.

## 11.2 Staging & Deployment

The proposed approach for staging and deployment of major project components is designed to optimize logistics, minimize site congestion, and ensure safe and efficient installation. The following outlines our strategy:

- **Offsite Pre-Assembly and Testing:** Major components such as BESS containers, transformers, and switchgear will be pre-assembled and Factory Acceptance Tested (FAT) at the vendor's facility to reduce onsite labor and commissioning time.

- **Sequenced Delivery Schedule:** Deliveries will be sequenced based on construction milestones to avoid bottlenecks. Components will arrive in phases aligned with foundation readiness, electrical installation, and commissioning timelines.
- **Designated Laydown Areas:** The site will include clearly marked laydown zones for temporary storage of equipment and materials. These areas will be stabilized and secured to accommodate heavy equipment and protect sensitive components.
- **Just-In-Time (JIT) Logistics:** Where feasible, we will implement JIT delivery for critical components to reduce onsite storage needs and improve inventory control.
- **Heavy Equipment Mobilization:** Cranes, forklifts, and telehandlers will be mobilized for unloading and precise placement of BESS containers and electrical gear. EPC contractor will submit lifting and rigging plans for Owner's review and approval in advance of major equipment deliveries.
- **Component Placement and Integration:** BESS units will be placed on pre-poured foundations or helical piles, followed by electrical interconnection, HVAC installation, and fire/gas detection system integration.
- **Safety and Traffic Management:** A site-specific logistics plan will be developed to manage vehicle flow, ensure worker safety, and maintain access for emergency services. This plan will align with Department of Transportation requirements to minimize impacts to local traffic patterns and flow.
- **Environmental and Regulatory Compliance:** All staging and deployment activities will comply with local permitting requirements, environmental regulations, and utility interconnection standards.

In following the approach outlined herein, we are able to ensure that all major components are delivered, staged, and deployed in a manner that supports project efficiency, safety, and long-term system reliability.

### 11.3 Responsible Parties

The deployment of the proposed Battery Energy Storage System (BESS) will be executed through a coordinated effort between the bidder and qualified third-party service providers. Each party's role is clearly defined to ensure accountability, safety, and timely delivery.

Bidder will contract directly with an Original Equipment Manufacturer (OEM) for procurement of the BESS containers and PCS skids (inverters + medium-voltage transformers). We have relationships with all major OEMs, including but not limited to: LG, AESC, Hithium, Canadian Solar, Prevalon, Fluence, CATL, Hyperstrong, among others. The logistics and delivery of OEM equipment is the responsibility of the OEM and will include performance guarantees and warranty obligations.

Upon delivery of the equipment, it shall be placed in the care, custody and control of an Engineering, Procurement, Construction (EPC) subcontract partner hired by the Bidder. The general facility design and BOP specifications will be conducted under the guidance of the EPC, serving as the Engineer of Record (EOR). All site preparation activities,



electrical system installation, setting of equipment, mechanical completion of integrating equipment, establishment of site communication controls, and commissioning and performance testing activities will be the full responsibility of the EPC.

We have multiple pre-existing relationships with various third-party service providers noted above who are competent and capable of performing the scope of work required. We will run a competitive solicitation to fully evaluate third-party provider qualifications to ensure that all design and deployment activities are performed by experienced professionals under enforceable contractual arrangements, minimizing risk and ensuring project success.

## A-12: Operations and Maintenance

### 12.1 O&M Plan

The O&M base will be determined closer to time of Commissioning.

#### Staffing Levels

- **Permanent Crew:** 1 O&M contractor crew (2 workers).
- **Asset Management Team:** 1 staff from East Point Energy (EPE) acting as a project manager.

#### Role of Project Sponsor and Contractors

- **East Point Energy:** Project management and community engagement. Act as supervisors for coordination, staffing, scheduling, progress monitoring, and safety compliance. Conduct routine inspections to ensure best management practices are followed. Liase with other departments. Responsible for activating emergency response plans. Must verify the skills of contractors.
  - Emergency Response Training: Conduct drills for emergency scenarios (e.g., fire, equipment failure). Train staff on emergency shutdown procedures. Ensure everyone knows evacuation routes and assembly points.
  - Responsible for ensuring compliance with NFPA Codes and ANSI Standards: BESS and its subcomponents should meet the requirements of: NFPA codes (e.g., NFPA 70, National Electrical Code). ANSI standards (e.g., ANSI C84.1 for voltage ratings). IEEE standards (e.g., IEEE 1547 for interconnection). Nationally Recognized Testing Laboratory standards (e.g., UL 9540, UL 1642) for BESS equipment. IEEE 2030.2.1-2019: IEEE Guide for Design, Operation, and Maintenance of BESS. Covers safety, technical skills, and integration with electric power systems
- **Third-Party Contractors:** Execution of O&M, 24/7 system monitoring, preventative and corrective maintenance, spare part management, analytics, and incident response. They also represent EPE to suppliers during the warranty period. Will provide remote check ins every 15 minutes. This includes operations and maintenance for high voltage, medium voltage, and Balance of Plant features. This relationship will be governed by the LTSA.

- **Technicians:** Routine inspections of BESS components (batteries, inverters, etc.), preventive maintenance, troubleshooting basic problems. Technical certifications related to BESS operation and safety, respond to urgent situations (e.g. equipment failures, alarms). Training on specific BESS models and protocols.
  - Training: Learn specialized safety procedures related to BESS operation. Understand electrical hazards, fire risks, and chemical exposure. Practice safe handling of batteries and other components. Must obtain relevant certifications for BESS from IEEE, NABCEP, etc.
- **Engineers:** System design and optimization, inspection oversight, major maintenance (e.g. battery replacement), troubleshooting complex issues and leading root causes analyses, develop guidelines and protocols, performance analysis. Ensure compliance with safety standards. Must provide technical guidance during emergencies and assess impacts on BESS performance. Skills include Electrical engineering expertise. Knowledge of BESS components and integration.
  - Training: Deepen their knowledge of BESS design principles. Understand the interplay between components and system architecture. Stay updated on industry advancements in BESS technology. Must obtain relevant certifications for BESS from IEEE, NABCEP, etc.
- All supervisors, technicians, and engineers must be familiar with emergency shutdown procedures. Know evacuation routes and safety exits. Communicate effectively during emergencies. Learn safety procedures related to BESS operation. Understand electrical hazards, fire risks, and chemical exposure. Practice safe handling of batteries and other components.
- **Equipment Manufacturer:** Responsible for commissioning and testing. During Operations the OEM is responsible for the warranty and responding to faults.

## **Maintenance Activity and Scheduling**

### **Regular Inspections**

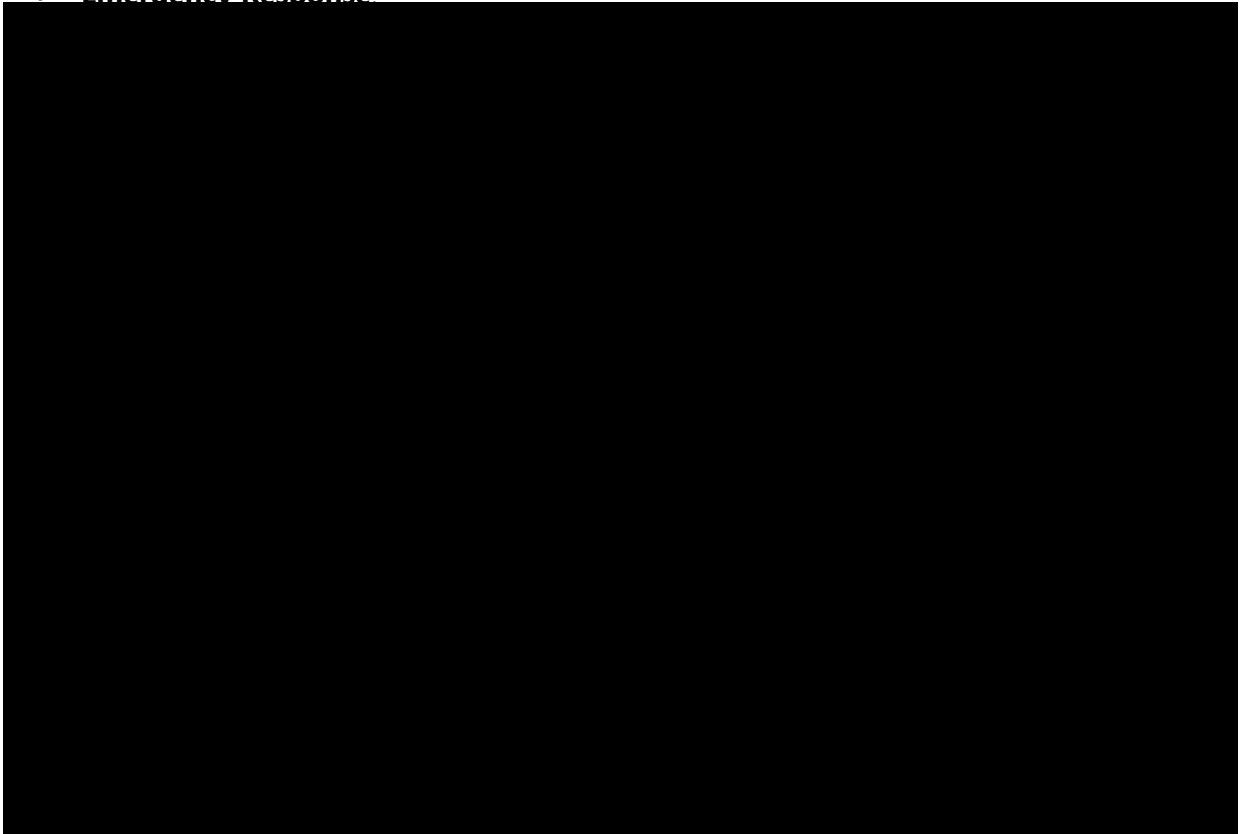
- Schedule routine inspections of batteries, inverters, and Balance of Plant (BoP). Generally scheduled for periods of low demand (e.g. night during the summer). Coordination with grid-operators will be necessary.
- **Batteries**
  - **Frequency:** Conduct quarterly inspections.
  - **Tasks:**
    - Check and respond to signs of corrosion, leaks, cracks, discoloration, or swelling. Clean and remove dust.
    - Verify proper connections and cable integrity.
    - Monitor battery voltage levels; sudden drops may indicate malfunction. Abnormal temperature variations during operation.

- Monitor battery temperature and voltage levels.
  - Capacity and internal resistance testing.
- **Inverters**
  - **Frequency:** Quarterly inspections.
  - **Tasks:**
    - Inspect inverter cabinets for dust, debris, corrosion, or loose components.
    - Verify cooling systems (fans, filters) are functioning.
    - Review inverter logs for any anomalies. Verify proper functioning during load changes.
    - Efficiency and voltage regulation testing.
- **Balance of Plant (BoP):**
  - **Frequency:** Semi-annual inspections.
  - **Tasks:**
    - Inspect electrical enclosures, wiring, cable trays, faded labels, and conduits.
    - Check for loose connections or damaged insulation.
    - Verify proper grounding and lightning protection for corrosion or other damage
    - Test communication interfaces (e.g., SCADA) and shutdown procedures for reliability. Monitor BoP performance during load fluctuations.
- **Documentation:**
  - Maintain detailed records of inspections, including dates, findings, and corrective actions.
  - Document any maintenance performed during inspections.

### Major Maintenance Activities

- Plan major maintenance activities (e.g., battery replacements, inverter upgrades) during low-demand periods.
- **Battery Replacements:**
  - **Timing:**
    - Schedule battery replacements during periods of minimal grid demand (typically off-peak hours).
    - Avoid peak energy consumption times to prevent service interruptions.
  - **Benefits:**
    - Minimizes impact on grid stability and customer supply.
    - Allows efficient replacement without affecting critical loads.
- **Inverter Upgrades:**
  - **Timing:**
    - Plan inverter upgrades during low-demand windows (e.g., late at night or early morning).
    - Coordinate with grid operators to ensure smooth transition.

- **Benefits:**
  - Enhances BESS efficiency and performance.
  - Reduces the risk of service disruptions during peak hours.
- **Communication and Coordination:**
  - **Stakeholder Engagement:**
    - Notify relevant parties (utility, customers) about planned maintenance.
    - Communicate the expected duration and potential impact.
  - **Grid Operator Collaboration:**
    - Align with grid operators to avoid conflicts with other maintenance activities.
    - Coordinate any necessary grid adjustments during the upgrade.
- **Emergency Preparedness:**
  - **Contingency Plans:**
    - Develop contingency plans in case of unexpected issues during maintenance.
    - Ensure backup systems are available and have critical spare parts inventory.
  - **Rapid Response:**
    - Have a team on standby to address emergencies promptly.
    - Monitor system performance during and after upgrades.
    - Coordinate with equipment suppliers and contractors.
- **Emergency Response:**





### **Testing Plan**

#### **Battery Performance Tests**

- Capacity Testing
  - Measure actual battery capacity.
  - Conduct periodic tests to ensure compliance with specifications.
- Internal Resistance Testing
  - Identify aging or damaged cells.
  - Monitor performance degradation and efficiency loss.

#### **Inverter Performance Tests**

- Efficiency Testing
  - Evaluate under varying load conditions.
  - Confirm operation within specified efficiency ranges.
- Voltage Regulation Testing
  - Test stability during load changes and grid disturbances.

#### **Balance of Plant (BoP) Performance Tests**

- Communication Testing
  - Verify SCADA and EMS interfaces.
  - Ensure seamless data exchange between components.
- Safety System Testing
  - Validate emergency shutdown procedures.
  - Test fire suppression systems and alarms.

### **System-Level Performance Verification**

#### **Capacity Verification**

- Capacity Testing
  - Measure total BESS capacity.



- Ensure performance meets design specifications.
- Depth of Discharge (DoD)
  - Confirm operation within recommended DoD limits.
  - Prevent excessive discharge to extend battery life.

### **Efficiency Assessment**

- Round-Trip Efficiency
  - Calculate energy charged vs. discharged.
  - Target high efficiency and minimize conversion losses.

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### **Response Time Evaluation**

- Frequency Response
  - Measure response time to grid frequency deviations.
  - Evaluate transition from idle to full power.
- Emergency Response
  - Test rapid activation during grid emergencies.

## **Functional & Emergency Testing**

### **Emergency Shutdown Drills**

- Simulate fire, equipment failure, gas leak scenarios.
- Evaluate staff readiness and response accuracy.

### **Communication & Coordination**

- Establish emergency communication protocols.
- Coordinate with fire department and hazmat teams.

### **Remote Shutdown Capability**

- Test remote shutdown via control systems.
- Ensure safe-distance operation for personnel.

### **Documentation & Reporting**

- Record test results and identify improvement areas.
- Share lessons learned across the BESS team.

## **Communication Interface Validation**

### **SCADA Integration**

- Purpose: Real-time monitoring and control.
- Validation:
  - Confirm communication with all BESS devices.
  - Test data retrieval and alarm/event logging.

### **PLC Communication**

- Purpose: Execute control logic.
- Validation:
  - Test command execution and fault detection.
  - Ensure reliable communication with BMS and other controllers.

## **Interoperability Testing**

- Validate protocols (Modbus, DNP3, IEC 61850).
- Ensure consistent data exchange across components.

### **Cybersecurity Considerations**

- Use encrypted protocols for secure communication.
- Configure firewall rules to block unauthorized access.

### **Safety Testing & Drills**

#### **Planning & Preparation**

- Form a safety committee.
- Define drill objectives and procedures.

#### **Employee Training**

- Conduct regular sessions on fire safety, evacuation, and hazard awareness.

#### **Safety Drills**

- Fire Drills: Practice evacuation.
- Medical Emergency Drills: Train in first aid and CPR.
- Active Shooter Drills: Teach shelter-in-place and evacuation strategies.

#### **Evaluation & Improvement**

- Collect data on drill performance.
- Adjust procedures based on feedback.

### **Fire Suppression Systems & Alarms**

#### **Fire Suppression Systems**

- Types: Condensed aerosol, water mist.
- Testing:
  - Verify activation mechanisms and discharge.
  - Ensure coverage of critical areas.

#### **Fire Alarms**

- Functionality Testing:
  - Test panels, horns, strobes.
  - Verify manual and automatic activation.
- Integration:
  - Confirm SCADA/PLC connectivity.
  - Test alarm notifications and alerts.

#### **Emergency Response Drills**

- Include first responders in drills.
- Familiarize them with BESS-specific hazards and system locations.

## **12.2 O&M Funding Mechanism**

### **• Funding Mechanism:**

- Entirely balance sheet funded.
- Includes lifecycle cost analysis covering EMS, data safeguarding, contractors, taxes, and insurance.

- **Routine Maintenance:**
  - Allocate funds for regular inspections, cleaning, and preventive tasks.
  - Cover costs related to battery replacements (scheduled replacements based on lifespan).
  - Budget for inverter maintenance, including firmware updates and component checks.
- **Scheduled Upgrades:**
  - Set aside funds for planned upgrades (e.g., inverter capacity expansion).
  - Include costs for technology improvements or efficiency enhancements.
- **Risk Assessment and Mitigation:**
  - **Risk-Based Funding:**
    - Assess risks associated with BESS operation.
    - Allocate higher funding for high-risk components or failure scenarios.
  - **Insurance Coverage:**
    - Consider insurance policies that cover BESS components and emergency repairs.
    - Evaluate the cost-effectiveness of insurance premiums.
- A **reserve fund** is established for unexpected repairs and upgrades.
  - **Emergency Repairs:**
    - Maintain a contingency fund for unexpected failures or breakdowns.
    - Cover costs associated with urgent repairs (e.g., sudden battery cell failure).
  - **Component Failures:**
    - Budget for unforeseen component failures (inverters, controllers, etc.).
    - Ensure quick access to spare parts or replacement equipment.
  - **Response to Grid Events:**
    - Allocate funds for responding to grid events (frequency deviations, voltage fluctuations).
    - Address any BESS-related issues affecting grid stability.
- **Funding Levels** (Approximate Annual Costs):
  - LTSA: \$700K
  - Spare Parts: \$500K
  - Asset Management Scheduler: \$5K
  - EMS Scheduler: \$400K
  - Scheduler: \$300K
  - Insurance: \$70K
  - NERC Compliance: \$100K
  - Warranty costs are included in capital expenditures.

## 12.3 Battery Warranties

- **Battery Warranties:**
  - **Standard Offering:**

- Most BESS manufacturers provide a 5-year warranty for batteries, with optional extensions to 10 years. The project will likely seek a 20-year warranty offered by Hithium.
  - This warranty guarantees that the battery will perform to a certain level during its lifespan.
- **End-of-Warranty Capacity:**
  - Typically, the warranty ensures that the battery retains at least 60% capacity by the end of the specified period.
  - However, this capacity guarantee may vary based on usage and cycles.
- **Cycle Life:**
  - In addition to warranty years, manufacturers consider cycle life.
  - Manufacturers may also provide a warranty based on guaranteed performance over a certain number of cycles.
- **Inverter Warranties:**
  - **Duration:**
    - Inverter warranties typically align with battery warranties, starting with 3 years and reaching (via Warranty Extensions) up to **10 years or more**.
  - **Efficiency and Voltage Regulation:**
    - The warranty ensures that the inverter operates efficiently and maintains stable output voltage.
    - Manufacturers may specify efficiency ranges and response times.
- **Balance of Plant (BoP) Warranties:**
  - **Communication Interfaces:**
    - Verify that communication interfaces (SCADA, EMS) are covered by warranties.
    - Ensure data exchange reliability.
  - **Safety Systems:**
    - Validate warranties for fire suppression systems, alarms, and emergency shutdown procedures.
- **Risk-Based Funding and Insurance:**
  - **Risk Assessment:**
    - Consider risks associated with BESS operation.
    - Allocate higher funding for high-risk components.
  - **Insurance Coverage:**
    - Evaluate insurance policies covering BESS components and emergency repairs.

## 12.4 O&M Contract or Agreements

The project has not yet secured an O&M contract or agreement. Typically, EPE begins active discussions for a specific project after the Final Investment Decision, which is expected in Q4 2027. The expectation is that EPE's Asset Management team will evaluate a combination of locally and nationally renowned O&M teams. Bidders will be evaluated

based on price, experience, reputation, quality, and safety records. EPE will strongly consider using a joint venture between a local team and a national team, the latter of which would have extensive experience with BESS. EPE will seek a multi-year contract, allowing facility managers to focus on core mission-related tasks.

Examples of potential O&M servicers include CES, Pearce, NovaSource, Strata, AES, Cams and NAES.

## **12.5 Bidder's Experience O&M Services**

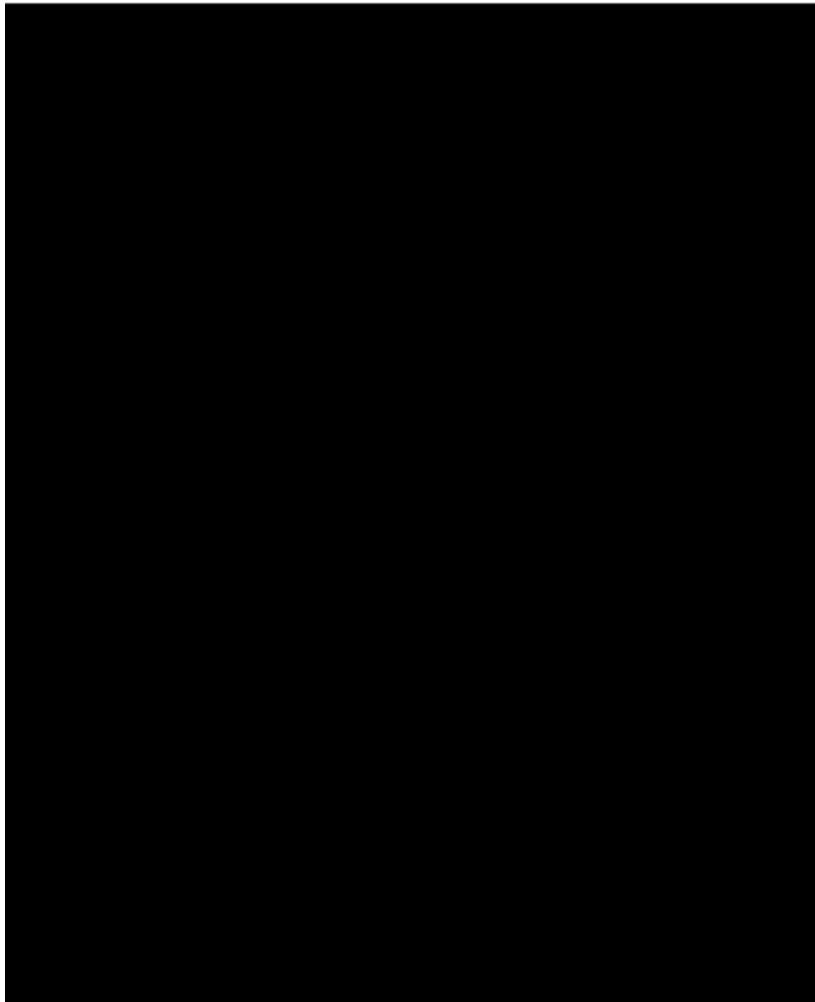
East Point Energy has one BESS that is currently operational, which is located in Texas. There is a second Texas project under construction that should reach COD in Q2 2026, as well as an 80MW portfolio of projects in VA expected later in 2026. For these projects, EPE vetted the contractor's 24/7 operations center, cyber compliance, HSE approach and track record, and conducted extensive preparation with the contractor so that they were ready to operate the project on day 1. All contractors have been vetted by the Original Equipment Manufacturer. For the first project online referenced above, we are using CES Renewables.

## **A-13: Project Management and Experience**

### **13.1 Organizational Chart**

Hillman Energy Center, LLC is a wholly owned subsidiary of East Point Energy, LLC, which is a wholly owned subsidiary of Equinor Wind US LLC, which is a wholly owned subsidiary of Equinor US Holdings, Inc.





### 13.2 Bidder Experience

East Point Energy develops, builds, owns, and operates grid-scale energy storage projects. As an Equinor company and independent power producer, our team is currently developing gigawatts of energy storage projects throughout the country to build a clean, resilient, and affordable electric grid for the future.

Our success is measured by our ability to deliver affordable, reliable energy storage. Our parent company, Equinor, provides financial backing and comprehensive project oversight, ensuring financial strength and operational continuity.

East Point has strong relationships with OEMs (see Utility Experience & Supply Chain Partners below). While equipment selection has not been finalized, we are confident that any of our partners will provide high-quality and reliable BESS systems that meet our rigorous performance, safety, and operational standards. See sections 13.3, 13.4 and 13.6 for more information on Respondent's strong track record developing, financing, building, selling, and operating utility scale energy storage systems.

Details on some of our likely contractors can be found at the following links:

1. [Ascend Analytics](#)
2. [Hithium](#)
3. [EPC Power](#)

Contractors for construction and operation will not be finalized until after FID.

### Utility Experience

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### Supply Chain Partners

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### 13.3 Management Chart

EXECUTIVE TEAM	
<b>Andrew Foukal</b> <i>CEO</i>	<p>Andrew Foukal is the CEO and co-founder of East Point Energy, a leading energy storage independent power producer based in the United States. Since launching the company in 2018, Andrew has been responsible for shaping its strategic direction, overseeing execution, and building a high-performing team. Under his leadership, East Point has grown rapidly, developing and delivering energy storage projects that enable a clean, resilient, and affordable electric grid.</p> <p>Andrew brings over a decade and a half of experience in utility-scale energy development to East Point. Prior to founding the company, he held senior roles at HelioSage Energy and Coronal Energy, where he led teams responsible for developing and executing gigawatts of solar projects across the United States. He holds a Bachelor of Science in Physics from Bates College and a Master's in Materials Science and Engineering from the University of Virginia.</p>
<b>Pierce Walmsley</b> <i>CFO</i>	<p>As CFO, Pierce leads the project modeling efforts for all markets at East Point, curating the value of each portfolio. Pierce also manages all financial matters related to the firm. Pierce has over 20 years of executive experience in many different industries and on two continents. Pierce served as the CFO for HelioSage beginning in 2008, then served as the CFO and on the Board of Coronal Energy after Coronal purchased HelioSage in 2015. Prior to joining HelioSage, Pierce co-founded two successful start-ups: Global Sleep Products Inc., and AutoMax, of which he is still an owner. Pierce holds a BA in Economics and Psychology from the University of Virginia, and an MBA from the Darden Graduate School of Business Administration.</p>
<b>Christie Borton</b> <i>General Counsel</i>	<p>As General Counsel for East Point Energy, Christie is responsible for supporting the company's legal needs and managing and mentoring the internal legal team. Prior to joining East Point, Christie practiced law in Birmingham, Alabama for nearly fifteen years with the law firm Maynard Nexsen PC. Christie began her legal career in the bankruptcy and loan workout area, where she developed both litigation and transactional skills. After working at BBVA USA (now PNC bank) for over a year, she returned to Maynard Nexsen; Christie focused her practice entirely on representing clients in the commercial real estate space and developed extensive experience handling a wide range of transactions across the country, including sales, acquisitions, financing and leasing transactions.</p> <p>Christie holds a BA in Philosophy and Japanese from Dartmouth College and a JD from the University of Virginia.</p>
<b>Tyler Cline</b> <i>Vice President of Project Development</i>	<p>As Vice President of Project Development, Tyler is responsible for overseeing the development of East Point Energy's front-of-the-meter, standalone energy storage projects throughout the United States.</p> <p>Tyler has a background in utility-scale, renewable energy origination and project development, working as part of the development team at Coronal Energy and then serving as Manager of Origination and Power Marketing for Ørsted.</p>



	Tyler holds a BS in Civil Engineering from the United States Military Academy at West Point and an MBA from the University of North Carolina at Chapel Hill's Kenan-Flagler Business School.
<b>Maggie Howe</b> <i>Director of Project Development</i>	<p>Maggie's work in overseeing the development process benefits the company's project pipeline and overall productivity.</p> <p>Prior to joining East Point, Maggie worked as a contractor for the EPA, where she supported oil spill prevention and response programs. For several years, she also ran an environmentally focused summer camp in Brevard, NC, serving over 1200 children each season. She is passionate about both protecting the environment and facilitating experiences that inspire an authentic connection to the natural world, which in turn motivates us to be good stewards of our planet.</p> <p>Maggie holds a BS in Science, Technology, and International Affairs, focusing on environmental and energy policy, from Georgetown University's School of Foreign Service. She also holds an MBA from the University of North Carolina's Kenan Flagler School of Business.</p>
<b>Matt Cousins</b> <i>Vice President of Business Development</i>	<p>As Vice President of Business Development, Matt is responsible for originating revenue contracts for East Point's projects. Matt has a background in utility-scale, energy storage acquisition, business development, and finance. Prior to joining the East Point team, Matt held the positions of Senior Business Development Manager for Dominion Energy, and Business Development Manager for Wartsila, focusing on energy storage in both roles. Before shifting into the renewable energy industry, Matt advised M&amp;A clients at Harris Williams across energy, power, and infrastructure end markets.</p> <p>Matt holds a BS in Systems Engineering from the United States Naval Academy, an MBA from The College of William &amp; Mary, and an MS in Accounting from the University of Connecticut.</p>
<b>Eric Conner</b> <i>Vice President of EPC</i>	<p>Eric serves as VP of EPC at East Point Energy, responsible for leading and managing the engineering, procurement, and construction of all energy storage projects under development and acquired by the company. Eric's career blends nearly twenty years of engineering, construction, and project management experiences related to the planning and execution of complex, multimillion dollar power projects.</p> <p>Eric received his MS in Civil/Structural Engineering from The University of North Carolina at Charlotte and is a licensed Professional Engineer (PE) and Project Management Professional (PMP).</p>

## 13.4 Developed & Under Construction

The following are a representative sample of the utility-scale energy storage projects East Point Energy and its predecessors have completed. Certain projects have a tolling agreement, but we are unable to specify which ones at this time.

### East Point Owned Projects

#### **Sunset Ridge Energy Center**

Location: ERCOT

Interconnecting Voltage: distribution

System Size: 10 MWac | 20 MWh

Project Type & Technology: Lithium-ion BESS

Commercial Operation: Early September 2025 (expected)

Safety Record: 0 incidents

Customer Reference Contact Information: N/A – owned by EPE

Availability factor for last 3 years: N/A - has reached COD but not substantial completion

### **Citrus Flatts Energy Center**

Location: ERCOT

Interconnecting Voltage: transmission

System Size: 100 MWac | 200 MWh

Project Type & Technology: Lithium-ion BESS

Commercial Operation: Q2 2026 (expected)

Safety Record: 0 Incidents

Customer Reference Contact Information: N/A – owned by EPE

Availability factor for last 3 years: N/A construction underway

### **Unannounced VA Project 1**

Location: PJM

Interconnecting Voltage: distribution

System Size: 20 MWac | 40 MWh

Project Type & Technology: Lithium-ion BESS

Commercial Operation: 2026 (expected)

Safety Record: N/A

Customer Reference Contact Information: N/A at this time

Availability factor for last 3 years: N/A construction underway

### **Unannounced VA Project 2**

Location: PJM

Interconnecting Voltage: distribution

System Size: 20 MWac | 40 MWh

Project Type & Technology: Lithium-ion BESS

Commercial Operation: 2026 (expected)

Safety Record: N/A

Customer Reference Contact Information: N/A at this time

Availability factor for last 3 years: N/A construction underway

### **Unannounced VA Project 3**

Location: PJM

Interconnecting Voltage: distribution

System Size: 20 MWac | 40 MWh

Project Type & Technology: Lithium-ion BESS



Commercial Operation: 2026 (expected)

Safety Record: N/A

Customer Reference Contact Information: N/A at this time

Availability factor for last 3 years: N/A construction underway

#### **Unannounced VA Project 4**

Location: PJM

Interconnecting Voltage: distribution

System Size: 20 MWac | 40 MWh

Project Type & Technology: Lithium-ion BESS

Commercial Operation: 2026 (expected)

Safety Record: N/A

Customer Reference Contact Information: N/A at this time

Availability factor for last 3 years: N/A construction underway

#### **East Point Developed Projects**

##### **Dry Bridge Energy Center Battery Storage Project**

Owner: Dominion Energy Virginia

Location: Chesterfield County, Virginia (PJM)

Interconnecting Voltage: distribution

System Size: 20 MWac | 80 MWh

Project Type & Technology: Lithium-ion BESS

Commercial Operation: Q4 2023

Safety Record: Unknown / not owned by East Point

Availability factor for last 3 years: unknown. Sold to Dominion Energy

Customer Reference Contact Information: Brandon Martin, Director of Business Development, Dominion Energy (Email: [Brandon.E.Martin@dominionenergy.com](mailto:Brandon.E.Martin@dominionenergy.com))

##### **Brokenburg Battery Energy Storage System**

Owner: Rappahannock Electric Cooperative (REC)

Location: Spotsylvania, Virginia (PJM)

Interconnecting Voltage: distribution

System Size: 2MWac | 8MWHac

Project Type & Technology: Lithium-ion BESS

Commercial Operation: Q2 2021

Safety Record: Unknown / not owned by East Point

Customer Reference Contact Information: Lee Brock has been our main POC, but recently retired. We are working on getting a new POC. (email: [lbrock@myrec.coop](mailto:lbrock@myrec.coop))

Availability factor for last 3 years: unknown. REC confidential.

##### **Shands Energy Center Battery Storage Project**

Owner: Dominion Energy Virginia

Location: PJM

Interconnecting Voltage: distribution  
System Size: 15.7 MWac | 62.8 MWh  
Project Type & Technology: Lithium-ion BESS  
Commercial Operation: Late 2025 (expected)  
Safety Record: Unknown / not owned by East Point  
Customer Reference Contact Information: Brandon Martin, Director of Business Development, Dominion Energy (Email: [Brandon.E.Martin@dominionenergy.com](mailto:Brandon.E.Martin@dominionenergy.com))  
Availability factor for last 3 years: N/A construction underway

### **Yadkins Energy Center Battery Storage Project**

Owner: Aypa Power  
Location: Chesapeake, Virginia (PJM)  
Interconnecting Voltage: transmission  
System Size: 100 MWac | 400 MWh  
Project Type & Technology: Lithium-ion BESS  
Commercial Operation: 2027 (expected)  
Safety Record: Unknown / not owned by East Point  
Customer Reference Contact Information: Matt Boys, Director of Development, Aypa Power (email: [mboys@aypa.com](mailto:mboys@aypa.com))  
Availability factor for last 3 years: N/A

### **Unannounced NC Project 1**

Owner: Duke Energy  
Location: Knightdale, North Carolina  
System Size: 100 MWac | 400 MWh  
Project Type & Technology: Lithium-ion BESS  
Commercial Operation: 2026 (expected)  
Safety Record: Unknown / not owned by East Point  
Customer Reference Contact Information: Laurel Meeks, Energy Storage Business Development, Duke Energy (email: [laurel.meeks@duke-energy.com](mailto:laurel.meeks@duke-energy.com))  
Interconnecting Voltage: transmission  
Availability factor for last 3 years: N/A construction underway

## **13.5 Responsible Entities**

- **Construction Period Lender**
  - Construction period will be financed using Equinor's balance sheet. Equinor's finances are further described in A-5.
- **Operating Period Lender and/or Tax Equity Provider**
  - Operating period will be financed using Equinor's balance sheet. Equinor may utilize tax credit transferability or a tax equity partner to monetize the Investment Tax Credits, but Equinor has not made that decision at this time. Equinor's finances are further described in A-5.
- **Financial Advisor**

- East Point Energy consults with a variety of “Big Four” Accounting firms on Tax Credit and Compliance subjects.
- **Environmental Consultant**
  - Epsilon Associates, Inc. is an environmental consultant in MA with years of experience working on Renewable energy projects. This includes environmental diligence, sound evaluations, GIS services, as well as shepherding the project through state permit approvals.
- **Facility Operator and Manager**
  - The Facility Operator and Manager has not yet been selected. We expect to make this decision at NTP. East Point Energy is currently operating a BESS and has experience selecting reputable vendors.
- **Owner’s Engineer**
  - Langan (to date): Is an engineering firm that was founded over 50 years ago and supports a wide range of engineering solutions.
- **Transmission/Delivery Consultant**
  - East Point T&I team will work on the Transmission/Delivery tasks with support from the Equinor T&I team.
- **Legal Counsel**
  - Pierce Atwood, LLP is a highly-regarded full-service law firm based in New England, recognized nationally and internationally for its expertise in energy production and distribution, commercial real estate development, and complex construction projects.

### 13.6 Experience & Expertise of Bidder

East Point’s is comprised of hard-working, strategic problem solvers who are passionate about sustainability, with 3.7 GW energy storage projects actively under development across the United States. Founded in 2018 by an executive team with decades of experience in energy development—including the successful deployment of over 600 MW of photovoltaic (PV) projects at Heliosage—East Point brings deep industry expertise and a proven track record to every project. Some of the key leadership from Heliosage, including CEO Andrew Foukal and CFO Pierce Walmsley, lead East Point today.

East Point has demonstrated excellence in the development, financing, and construction of BESS, leveraging our extensive experience and partnerships. Notably, our parent company Equinor provides financial backing and comprehensive project oversight, ensuring financial strength and operational continuity.

East Point’s leadership has developed over 1.8 GW (\$1.5B) of operating renewable resources around the country. Additionally, East Point developed, constructed, and operates a 10 MWac project in Texas, has 180 MWac of projects currently under

construction, with an additional 500 MWac actively in the pre-construction procurement process.

East Point and its predecessors have not experienced long-term project delays, amendments, or performance issues with the projects they have developed and constructed. These companies have not had any failures to reach COD under any long-term contract.

East Point employs a competitive solicitation process for EPC contractors to ensure quality work, safety, and adherence to budget and schedule.

### **13.7 Track Record of Similar Projects**

East Point Energy currently has a development pipeline of 3.7 GW and has extensive experience developing similar projects across several different markets in the US, including ISONE, NYISO, PJM, SERC, MISO and ERCOT. No East Point projects have experienced long-term contract delays, amendments, and performance issues. EPE has not had any failures to reach COD under any long-term contract. Similarly, East Point's predecessors, Heliosage and Coronal, have not experienced long-term project delays, amendments, and performance issues. These companies have not had any failures to reach COD under any long-term contract.

### **13.8 Relevant Experience Supporting Similar Projects**

East Point has had a handful of similar projects that have gone before a state, federal, or judicial forum. These cases have happened for different reasons, but most frequently have been related to either permitting or interconnection activities. A representative example is listed below:

In 2024, East Point Energy's development team, led by VP of Project Development Tyler Cline, submitted two BESS projects to the Connecticut Siting Council (CSC) for permitting approval. The CSC is the agency responsible for permitting all energy projects in Connecticut above 1MW in size. EPE's projects, Oxford and Long Hill, then were subjected to hearings, interrogatories, and public input before ultimately being approved by the Siting Council in 2025.

### **13.9 Complex Development Projects**

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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

### **14.1 Job Creation**

No jobs were directly created during development, but 6-8 local consulting and legal firms were engaged and over [REDACTED]

Construction activities will drive the need for local craft and subcontractor support. Site personnel is expected to range between [REDACTED] people during construction activities and will lean on local suppliers for materials and specialized trades (civil subs, stormwater consultants, concrete specialists, electricians, etc.). These personnel will be hired through the Bidder's EPC partner with annual compensation ranging from [REDACTED]



[REDACTED] We expect these crews to be based relatively close by, likely in Massachusetts.

The estimated number of permanent [REDACTED] though during larger-scale maintenance/augmentation more local employees will be on site for specialized work. The responsibilities of the permanent staff are detailed in Section A-12, and they will remain on the project for the duration of the site's operation. The employer of these crews will be determined close to the time for commissioning, and is subject to change throughout the project lifespan. We expect these crews to be based relatively close by, likely in Massachusetts.

[REDACTED]

## 14.2 Employment Opportunities

During the selection process of construction and operation contracts, preference will be given to [REDACTED]

[REDACTED] No Environmental Justice neighborhoods will be impacted by the project.

The Bidder is also committed to using commercially reasonable efforts to hire local labor in connection with the construction of the Project.

## 14.3 Workforce Harmony & Community Benefits

We are currently negotiating a Community Benefit Agreement (CBA) with the town of Tewksbury. [REDACTED] No labor agreement has been signed but we are committed to using union labor during construction and maintenance, and [REDACTED] We will update the DOER on these requirements when the CBA is finalized.

## 14.4 Contractual Commitments for Job Creation

No contractual commitments have been made. If commitments are made in the CBA or other agreements, the Bidder will update the DOER.

## 14.5 Federal Domestic Content & Labor Requirements

We plan to meet all federal domestic content, brownfield, and labor requirements to maximize federal tax credits available. This includes using Hithium batteries manufactured in the US and using prevailing wages. East Point Energy has prior

experience in qualifying for the Investment Tax Credit and we evaluate compliance with Prevailing wage and Apprenticeship and domestic content requirements through engagement with our tax advisor. Our procurement and contracting process is structured to promote compliance by our vendors and we engage in regular on-going monitoring of their compliance activities.

## 14.6 Economy Activity & Development

A CBA is currently being negotiated that will address direct benefits to Tewksbury. The amount and impact will be within market norms in Massachusetts. These payments will take place in a staggered manner, starting before construction and including annual payments throughout the life of the project. The CBA will be based on an estimated [REDACTED] Once more information is available, we will update the DOER.

A Payment in Lieu of Taxes is also being negotiated with annual taxes expected to be more than [REDACTED]

## 14.7 Benefits for Low-Income Ratepayers

While this project's benefit to low-income rate payers is difficult to quantify due to the ISONE market structure, BESS has been proven to reduce peak energy prices which can reduce costs to utilities and in turn, reduce costs to rate payers.

This project will participate in Massachusetts Clean Peak program which is designed to reduce peak energy costs and the environmental impact from peak energy demand. By charging at low-cost periods, and discharging at higher priced periods, BESS can outcompete other expensive forms of generation and lower peak energy costs.

The 2023 DOER-published report *Charging Forward: Energy Storage in a Net Zero Commonwealth* identified the benefits of mid-duration storage to ratepayers. On page four it states, "Energy storage enables wholesale electricity markets to integrate renewable energy and absorb and shift excess renewable generation, which will ultimately lower wholesale energy costs and reduce the need for new grid infrastructure, directly benefiting the Commonwealth's ratepayers." Hillman would create the benefits described in the DOER report. Low-income ratepayers will also benefit from lower air pollution due to lack of emissions from BESS deployment as compared with other traditional forms of generation providing electricity at peak times such as traditional fossil fuel based peaker plants.

[REDACTED]



## 14.8 Fossil Fuel Community

Tewksbury is not a fossil fuel community. That said, Lowell, which is 1.8 miles to the west, hosts a natural gas peaker plant. They could see benefits of reduced utilization of the peaker plant as the project offsets peak demand. This would result in fewer GHG emissions, reduced regional air pollution, and lower energy costs for rate-payers.

## 14.10 Construction Management Plan

A construction management plan will be created and sent to Tewksbury and the state prior to construction. This plan will address potential impacts to neighbors and the town and establish mitigation measures. It will also address labor requirements and hiring practices for EPC contractors.

East Point Energy plans to comply with the MOU and to track and report all progress to contractual commitments, either in the MOU, CBA, or other agreements that may be signed. All funds that are committed through the CBA will be tracked and documented to ensure compliance with internal standards but also to comply with the MOU and reporting requirements. Other metrics that will be tracked and reported to the extent reasonably possible include

will also include the status for employment opportunities for residents of EJ communities and federally recognized tribes.

## 14.11 Redlines

Bidder has no redlines of Appendix H – Form MOU.

## 14.12 Employment Goals

All employment goals detailed in the Form MOU will be reported to us by EPC vendors and contractors. These reporting requirements will be a part of all RFP efforts and required through contracts.

All reporting metrics and timing will be addressed in the MOU with the DOER. The Bidder is committed to working with the DOER to develop a reporting plan for engagement, employment efforts, and opportunities for environmental justice communities and other minority groups.

### 14.13 Engagement

East Point Energy has engaged with environmental, commercial, and residential stakeholders throughout the development process. We hosted an open house where residents and commercial businesses within 0.5 miles were invited to learn about the project and ask questions of the project team. Representatives from East Point, ESRG (fire safety), and Epsilon (environmental consultant) were there to answer questions from stakeholders. Approximately 50 people attended [REDACTED]

East Point has a long track record of working with local communities to listen and address concerns from stakeholders, which is demonstrated by our robust portfolio of permitted and constructed BESS projects. There are no close by recognized tribes or and the nearest EJ community is 1.8 miles away. [REDACTED]

### 14.14 Environmental Stewardship

The proposed Hillman Battery Energy Storage System (BESS) project will be designed with a strong commitment to environmental stewardship. From pre-construction through full operation, the project has and will continue to incorporate best practices to avoid, minimize, and mitigate environmental impacts to the maximum extent practicable. Development phase activities include various site surveys to confirm the absence of critical habitats or endangered species, the identification of wetlands, and to highlight any cultural or historical areas of concern. All wetlands on site are being avoided and impacts to wetlands in the Gen-Tie route have been minimized where possible in coordination with National Grid. No endangered species were identified on site and the MHC had no comment on possible historical areas of concern on the project site or Gen-tie route. A balanced cut/fill approach will be pursued to minimize the grading required and limit the import/export of soils.

A Phase 1 and 2 Environmental Site Assessment were completed in June 2025 for the project sites. Petroleum and oil contaminants were found in soil around the site, as well as oil-water separators under the building. Site remediation will be required during construction for soil conditions and other contaminants. Future construction of the Hillman project will enable the Bidder to ultimately leave the site cleaner than it is today.

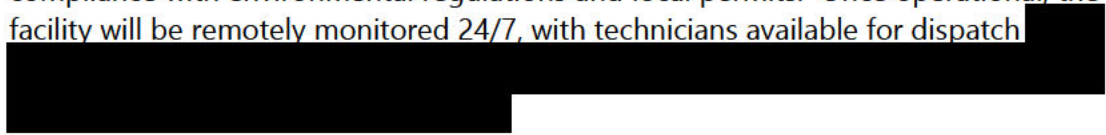
According to Massachusetts Natural Heritage and Endangered Species Program ("NHESP") Atlas (August 1, 2021, 15th Edition), the site is not located within an area of Estimated Habitats of Rare Wildlife or an area of Priority Habitats of Rare Species.



According to the USFWS Official Species List, the only listed species noted to potentially occur on the Project Site is the Northern Long Eared Bat (NLEB). However, based upon the NLEB Determination Key the Project has received a formal "No Effect" Determination. There are no issues or concerns with federally listed species for the Project Site.

During construction, stormwater and erosion control measures such as silt fencing, sediment basins, and stabilized entrances will be deployed per SWPPP guidelines. Dust suppression measures (water spraying, sweeping public roadways, etc.) will be implemented and site activities will be limited to daylight hours and comply with local noise ordinances.

Regular inspections during construction and operation will be performed to ensure compliance with environmental regulations and local permits. Once operational, the facility will be remotely monitored 24/7, with technicians available for dispatch



## 14.5 Mitigation

### **Mitigation:**

All efforts have been made to minimize and avoid impacts to the local area and sensitive communities. First, no environmental justice population is present within 1.7 miles of the project site. Second, site was selected due to its proximity to the point of interconnection, attempting to minimize the distance and impact of the gen-tie interconnection route. Third, the site was selected due to the adjacent land uses and relative distance to residential neighbors. Fourth, we have also done everything possible to limit wetland impacts and tree clearing both on the site and along the interconnection route. This includes limiting direct wetland impacts to the final portion of the Gen-tie line and working with National Grid to minimize this further. Finally, sound barriers and low noise equipment have been selected to minimize any noise impact to neighbors and the environment.

As noted before, impacts to threatened or endangered species and cultural resources are not expected.

### **Benefits:**

The project will also draw minimally on social services, reduce pollution from energy production, reduce the cost of energy for ratepayers, generate economic development, and facilitate the deployment of renewables, all while doing so safely and while minimally impacting the environment.

The project site is classified as a brownfield and will be properly remediated during construction. During the phase 2 ESA, oil and petroleum contaminants were identified on the site. By remediating the contamination on site, the project will prevent future spread of this harmful pollution to surrounding properties and nearby wetlands. This remediation will limit further contamination occurring from the current site use. [REDACTED]

The Community Benefits Agreement will also provide lasting, direct, positive economic and social benefits to the community. Annual taxes are expected to bring in over [REDACTED] to the Town of Tewksbury for the life of the project, providing consistent income and diversifying the town's tax base. Jobs during construction and operations will also prioritize local workforce, providing high paying jobs for the area.

Other benefits are discussed at length throughout Section 14.

### **A-15: Exception to Form Long-Term Contract**

Please see Appendices "B-1 Redline" and "B-2 Redline" for our comments on the Form Long-Term Contract. East Point has no comments on Appendix H at this time.