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Jupiter Power Section 83E Round 1 Request for Proposal Application for Trimount Energy

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Prepared For:

Massachusetts Department of Energy Resources

Electric Distribution Companies:

Fitchburg Gas & Electric Light Company d/b/a Unitil

Massachusetts Electric Company and Nantucket Electric Company, each d/b/a National Grid

NSTAR Electric Company d/b/a Eversource Energy

Applicant Information

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1. Certification, Project and Pricing Data (CPPD) Form

Please see Attachment 1: "83e_cppd_Trimount Energy CONFIDENTIAL."

2. Executive Summary

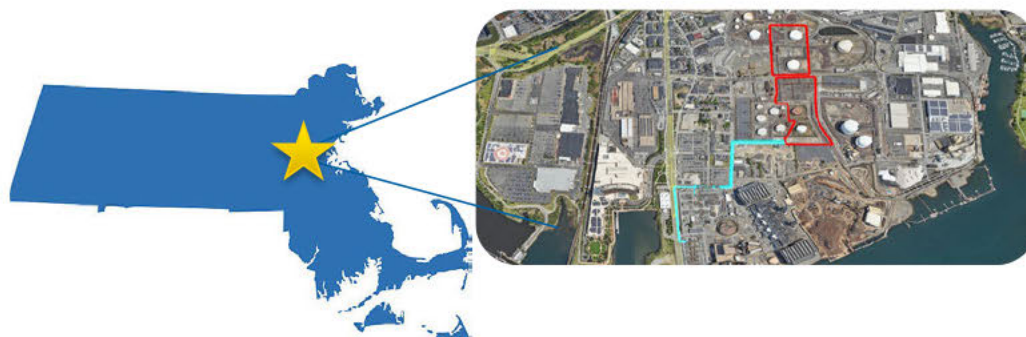
Trimount ESS LLC (“Trimount Energy,” “the Project” or “the Bidder”), an indirect subsidiary of Jupiter Power LLC (“Jupiter” or “Jupiter Power”), is pleased to present this response to the Section 83E procurement undertaken by the Massachusetts Department of Energy Resources (“DOER”) in coordination with the Electrical Distribution Utilities (the “EDCs”), Unitil, Eversource, and National Grid. Jupiter Power has an experienced and proven team with a track record of successful energy storage asset development and operations backed by BlackRock Alternatives through the BlackRock Global Infrastructure Fund IV.

Jupiter Power is pleased to present for consideration this **once-in-a-generation consumer-savings opportunity**. As described below, **Trimount Energy offers New England electric consumers the best opportunity to avoid or delay over \$2.2 billion in transmission upgrades identified in the ISO-NE 2033 Boston Needs Assessment report** as well as other significant consumer savings and benefits. Jupiter’s proposal is the culmination of over 4 years of diligent development, engineering, and thoughtful community engagement.

Trimount Energy Storage 700 MW / 2800 MWh - Trimount Energy is a proposed Battery Energy Storage System (“BESS”) located in Everett, MA interconnecting to the Independent System Operator of New England (“ISO-NE”) system at the Eversource 345kV and 115kV Mystic substations. The Project has fully executed Large Generator Interconnection Agreements (“LGIAs”) with ISO-NE and Eversource for both interconnection positions. **According to ISO-NE studies, Trimount Energy 700 MW triggers no additional network upgrade costs for both energy and capacity at the Capacity Capability Interconnection Standard (“CCIS”).** The Project is on track to wrap up critical state permitting approvals in Q3 and Q4 of 2025. Trimount Energy’s advanced interconnection status and development maturity allow Jupiter Power to offer a Project Commercial Operations Date by June 1, 2029, with the potential to be online earlier. A more detailed schedule is included as Attachment D-1 “Trimount Energy Project Schedule.”

Selecting Trimount Energy in this Section 83E procurement would be a major step for Massachusetts towards meeting its statutory mandate to procure 3,500 MW of mid-duration energy storage by 2030. Trimount Energy’s position at a vital central Boston-area node will provide exactly the **grid reliability, consumer cost savings, and clean energy benefits** core to the purpose of the Clean Peak Standard. In addition to delivering strong ratepayer value, **Trimount Energy will greatly advance Massachusetts’ climate and energy goals while simultaneously facilitating important Boston area redevelopment** of a contaminated fossil fuel brownfield and bringing enormous economic benefits to historically disadvantaged communities in Everett.

The Net Present Value of the savings from Trimount Energy’s bid is estimated to be greater than \$500 million dollars to Massachusetts ratepayers and over \$1.6 billion to ISO-NE ratepayers. This projection incorporates avoided transmission investments plus the cost of avoided scarcity events, plus capacity value, minus the cost to consumers of Clean Peak Certificates (“CPECs”) from Trimount Energy. Please see Attachment 5: “Trimount Energy NPV” for this calculation. If selected and constructed, Trimount Energy would produce a clear and quantified reduction in customer costs.



Trimount Energy Benefits Opportunity:

The Project...

- Saves consumers over \$2.2 billion in unnecessary transmission upgrade costs
- Saves consumers \$720 million in avoidable capacity market costs
- Saves consumers by reducing peak pricing and emergency condition penalties during summer heat waves and winter polar vortex events
- Captures the spirit of the Commonwealth's clean and just energy transition with the iconic conversion of a contaminated Exxon oil terminal to a clean energy facility
- Supports renewable energy integration in the heart of the Boston area, whether through offshore wind, solar in western Massachusetts, or both
- Requires consumers to fund \$0 in imbedded costs for network upgrades for Trimount Energy's interconnection position and capacity market eligibility
- Catalyzes redevelopment and revitalization of entire 100-acre Exxon site, beyond just the 20+ acres of the Trimount Energy site
- Brings over \$1 billion in total investment to historically disadvantaged community of Everett
- Completed or derisked permit approval processes
- Increases local tax revenues more than tenfold relative to the (20-acre portion of) the oil terminal site
- Conducted an extensive 4-year public outreach campaign to local community groups
- Establishes ideal high-tax-revenue use for a Chapter 91 site
- Creates 1,200 direct high-wage job years in remediation, site prep, and construction activities
- Utilizes all union building trades construction under a Project Labor Agreement
- Utilizes best-in-class public safety strategies
- Supports pre-apprenticeship programs through the building trades to train local students in high-wage fields, preparing them for job opportunities in the future
- Supports Everett High School permanent job pathway into high wage electrician jobs
- Creates a more livable Everett with new bike lanes on Beacham Street, green plantings and green space around the project site, and support for local artist design competitions for murals along the wall of the project site
- Brings unsurpassed public support from key civic leaders across metro Boston resulting from unparalleled public benefits

Project Summary Table, Pricing and Schedule

Jupiter Power is pleased to propose the following pricing for purchase of CPECs generated by the Trimount Energy system over a [REDACTED] The Bid Price below is in nominal dollars.

Capacity and Duration	700 MW, [REDACTED]
Energy Storage Technology	[REDACTED]
Location	Everett, Massachusetts
Interconnection Location	Two executed Interconnection Agreements with a Point of Interconnection at the Mystic Substations at 115 kV and 345 kV. [REDACTED] [REDACTED]
Site Control	[REDACTED]
Expected COD	[REDACTED]
Contract Maximum Amount	[REDACTED]
Pricing Schedule	[REDACTED] [REDACTED]

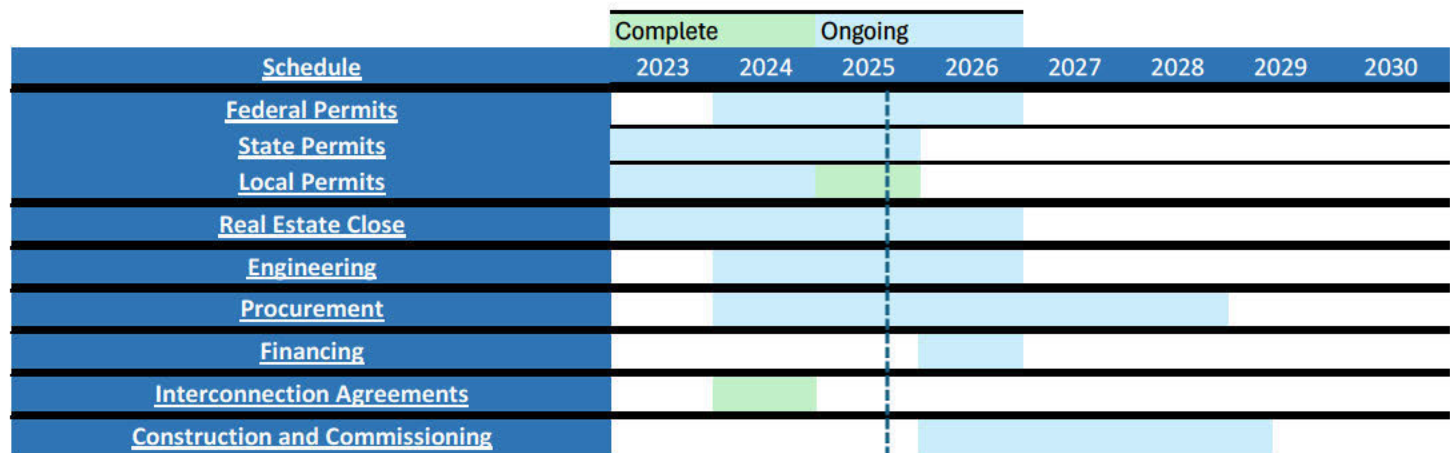


Figure 1: Trimount Energy Project Schedule

Key Project Highlights

1. Affordability and Reliability.

As a 700MW project connecting at the Mystic substation, Trimount Energy has the scale and location to uniquely benefit electric ratepayers in the Commonwealth. Trimount Energy’s unique affordability and reliability benefits fall into four categories:

- i. Mitigated and avoided transmission upgrades;
- ii. Avoided energy price spikes and load shedding during severe weather events;
- iii. Advancing clean energy integration by positioning storage within the Boston load pocket at a critical future offshore wind point of interconnection; and
- iv. Capacity market and Ancillary Services market savings.

	RLC Engineering Transmission Cost Benefit		Aurora RCPF Scarcity Events		Aurora Capacity Benefits	
	ISO-NE	Massachusetts	ISO-NE	Massachusetts	ISO-NE	Massachusetts
Nominal Cost Benefit						
Net Present Value Benefit						

Cost Benefits of Trimount Energy from RLC and Aurora Grid Studies

i. Mitigated and Avoided Transmission upgrades

Jupiter retained RLC Engineering, an expert firm frequently hired by ISO-NE for system studies, to: 1) quantify the benefits associated with Trimount’s size and unique location in light of looming transmission system constraints recently identified by ISO-NE; and 2) compare those benefits to those shown by other Massachusetts BESS projects planned within and near the Boston area with signed interconnection agreements. In Attachment B-1, “Boston Electric Transmission System Reliability Assessment: Benefits of Battery Energy Storage Systems,” **RLC Engineering finds that Trimount Energy can save electricity consumers \$2.2 billion in avoided nominal transmission upgrade costs¹.** The Net Present Value of avoided transmission upgrade costs is \$1.2 billion in real dollars,² a striking and clear story that should be evaluated as part of the quantitative analysis of the Trimount bid.

¹ Contingency transmission upgrades that ISO-NE sees as needed mitigate anticipated “thermal violations”, based on an assumed transmission cost of \$35 million USD/mile (345kV cable upgrade) and \$6 million USD/mile (345kV transmission line upgrades).

² Net Present Value of expected transmission costs that would have otherwise been spent by 2036. Please see Attachment 5- “Trimount Energy NPV” for more details.

According to Associated Industries of Massachusetts ("AIM"): "Trimount also promises to provide significant cost savings for energy consumers by way of savings on transmission upgrades. ISO-NE's recent 2033 Needs Assessment identified eight major Boston area transmission lines that are likely to be overloaded in the coming years and would thus require \$2 billion of investment in the next decade to maintain reliability... The Section 83e evaluation team should make certain to fully account for this enormous quantitative benefit." Please refer to Attachment D-20 "Trimount Energy Support Letters."

RLC started its analysis with the ISO-NE's Needs Assessment for 2033 (Attachment B-2) released in 2024. The ISO-NE study identified eight Boston-area 345 kV lines with "N-1-1" thermal overloads. These lines include the underground 345 kV line that brings power to Boston from the south and the 345kV line to Sandy Pond substation, the latter of which is the interconnection location for the Phase II HVDC line from Quebec. As detailed in the RLC report, Trimount Energy's dispatch would provide the unique value of resolving *all* thermal overloads on these key transmission lines. The report also found that for other Boston-area BESS projects advanced in the interconnection process—while several helped address the identified overloads—none are projected to successfully resolve all of them. These benefits are shown in Figures 2 and 3 below.

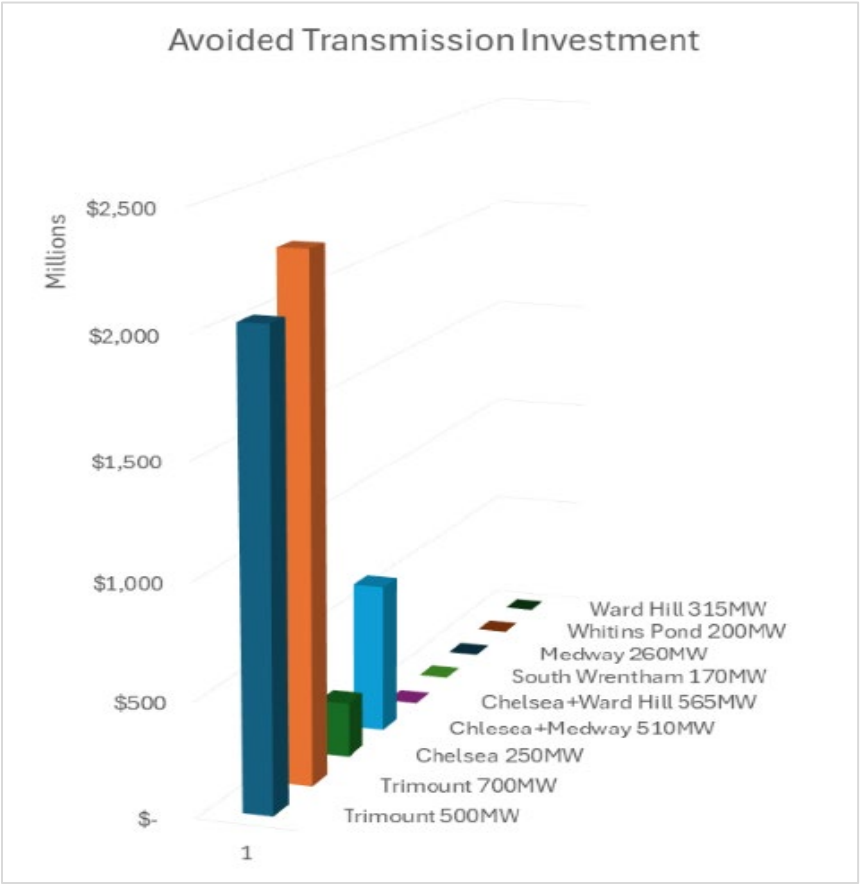


Figure 2: Avoided Transmission Upgrade Costs of Proposed BESS Projects with Signed Interconnection Agreements

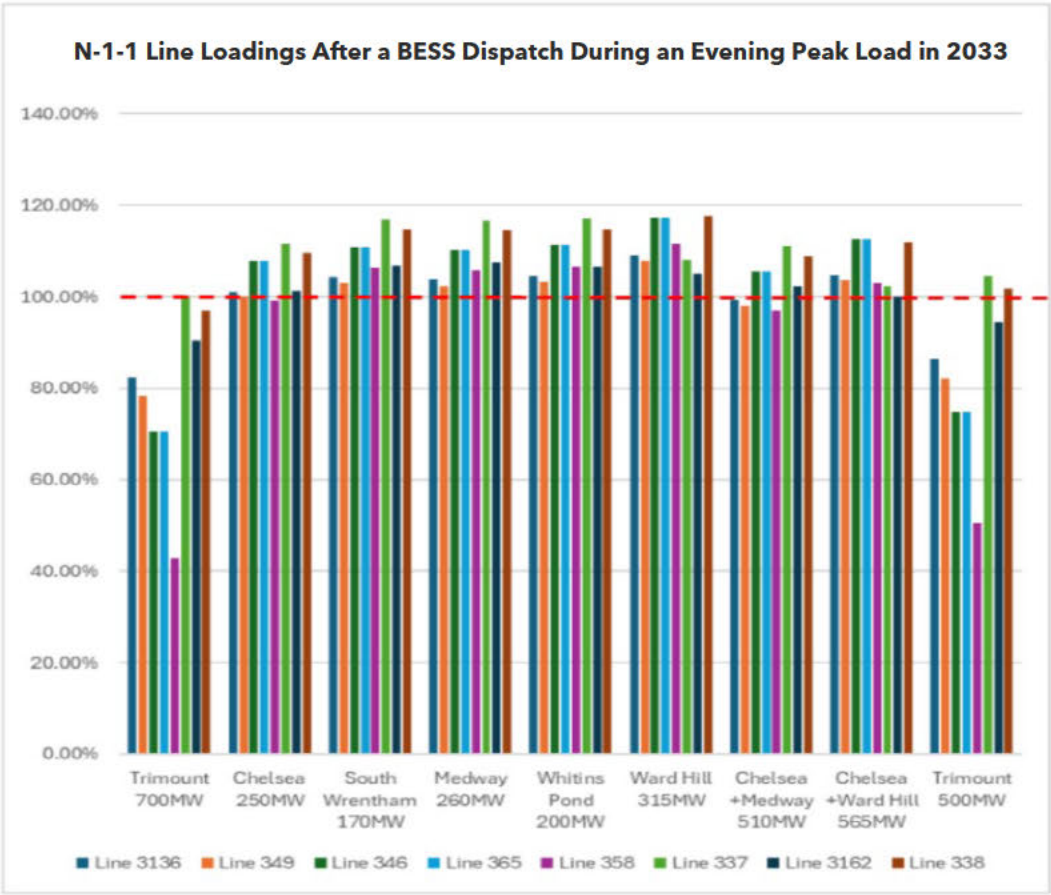


Figure 3: Transmission Line Percent Overloads with Proposed BESS Projects in Operation

ii. Avoided Energy Price Spikes and Load Shedding Events During Extreme Weather Events

Trimount Energy will also serve as an essential reliability resource that reduces the risk of disruptive and expensive system reliability shortfalls occurring at different times of the year. Trimount Energy presents two reports here.

First, Jupiter Power commissioned Aurora Energy Research, an internationally recognized energy consulting firm, to study the 700 MW Trimount Energy project’s ability to alleviate periods of extremely tight electricity supply-demand balances in ISO-NE. In Aurora’s report, Attachment B-3 “Trimount battery project - benefits to Massachusetts power reliability and costs,” **Trimount Energy can expect to save Massachusetts electricity consumers more than \$130 million dollars in nominal energy market costs by 2050, and ISO-NE electricity consumers more than \$290 million dollars,** if scarcity events were to occur in every year of its operation in line with historical frequency.

[REDACTED]

[REDACTED] These significant cost savings are driven by Trimount Energy’s ability to neutralize the Reserve

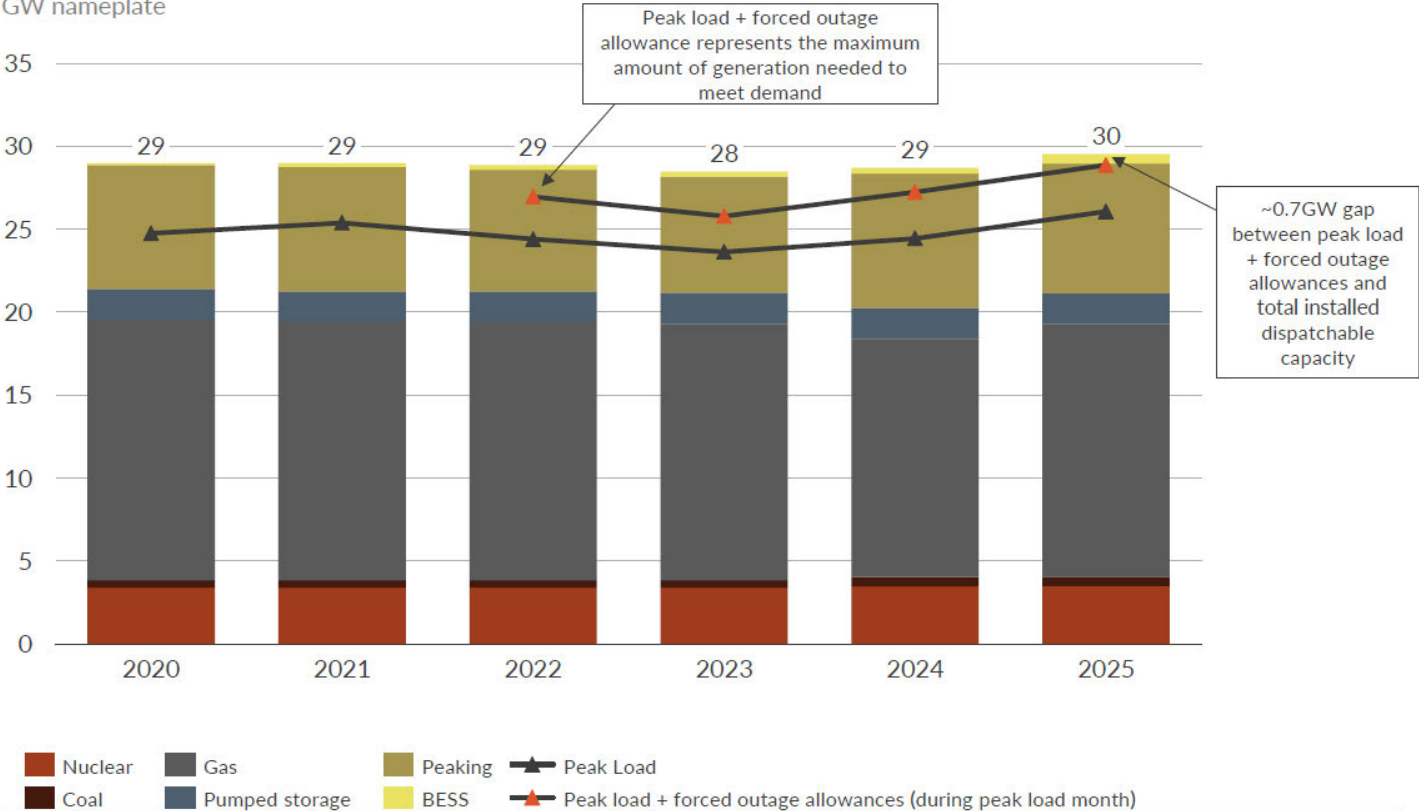
³ Net Present Value of avoided RCPF costs that would have otherwise been borne by Massachusetts ratepayers through 2050 in every year of Trimount Energy’s lifetime in line with historical frequency, using a 7.14% discount rate. Please see Attachment 5: “Trimount Energy NPV” for more details.

Constraint Penalty Factor ("RCPF") and lower Real Time energy prices on New England's grid during times of high load and generator outages. During times of high load and generator outages these times, the RCPF can be triggered to add up to \$2,550/MWh to electricity and Reserve prices that are ultimately borne largely by Massachusetts consumers. Aurora finds that "RCPF events have occurred every year in ISO-NE since 2022, with their underlying drivers likely to persist in coming decades, implying significant potential system cost and reliability benefits from the Trimount battery project." Refer to Attachment B-3 "Aurora Trimount battery project - benefits to Massachusetts power reliability and costs.

These events are becoming more frequent, with one occurring only two months ago in June of 2025. In one event on August 1st, 2024, an example very similar to this summer's recent heatwave, **Trimount Energy could have saved New England electricity consumers up to \$14.8 million across 4 hours, with Massachusetts consumers saving an estimated \$7 million.**

Dispatchable capacity¹ in ISO-NE is nearly unchanged since 2020, while peak load and forced outages have increased since 2023

Installed dispatchable capacity (i.e., excl. intermittent renewables) and peak load (incl. unplanned outage allowances)²
GW nameplate

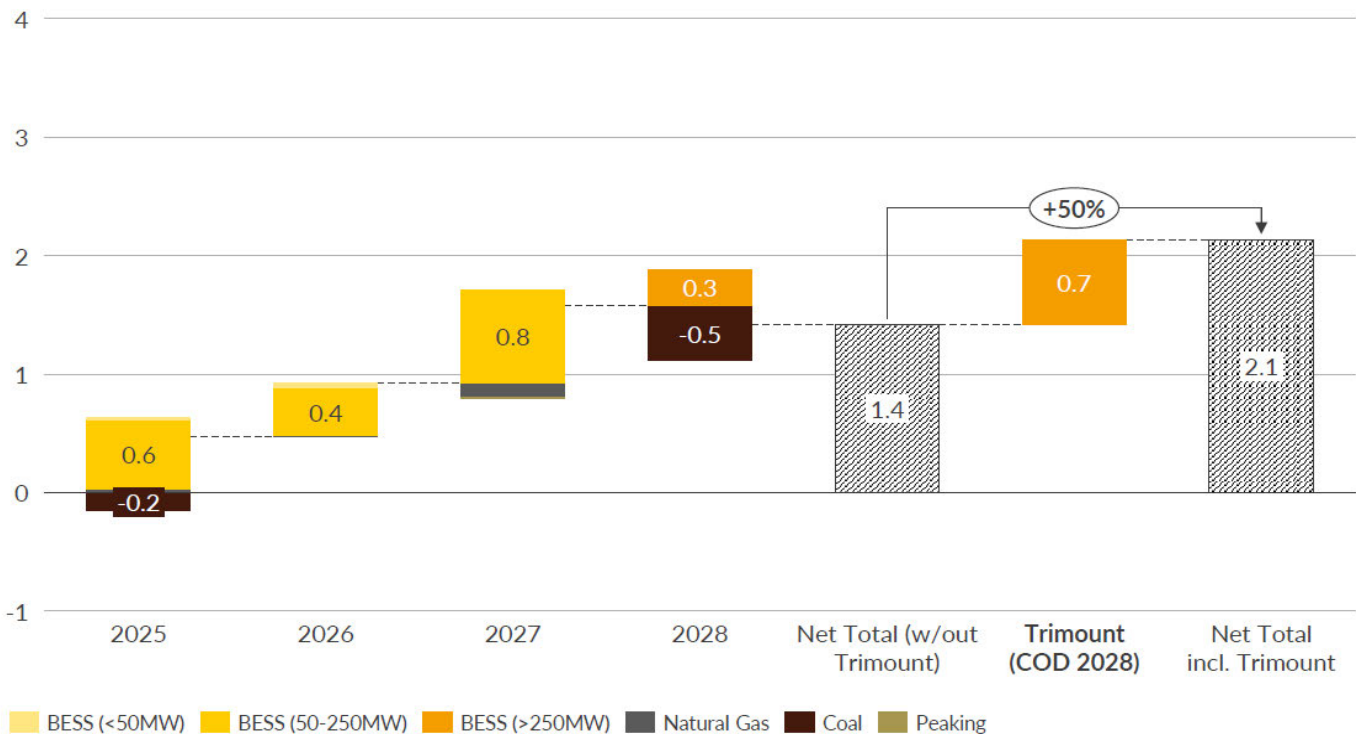


1) "Dispatchable" refers to capacity that can be ramped up/down at-will (not including intermittent technologies). 2) Data is from ISO-NE, which does not record outage data prior to 2022. Unplanned outage allowances are used to plan for forced outages across ISO-NE. Sources: Aurora Energy Research, ISO-NE

Figure 4: ISO-NE Dispatchable capacity has remained stable but peak load + forced outage allowances are rising

As the largest battery in the queue, Trimount increases expected¹ net additional dispatchable capacity through 2028 by 50%²

Expected dispatchable capacity retirements and additions
GW nameplate



1)"Expected" projects have a completed System Impact Study and an executed Interconnection Agreement. "Dispatchable" refers to capacity that can be ramped up/down at-will (i.e., not including intermittent technologies). 2) As opposed to the system without Trimount. 3) As of August 27, 2025. 4) By July 31, 2030, as established by the 2024 law "An Act Promoting a Clean Energy Grid, Advancing Equity and Protecting Ratepayers." | Sources: Aurora Energy Research, ISO-NE

Figure 5: ISO-NE Dispatchable capacity has remained stable but peak load + forced outage allowances are rising

Additionally, Jupiter Power commissioned the well-respected Daymark Energy Advisors in 2022 to conduct a study specifically to address the potential combined impacts of natural gas pipeline constraints, future electric load growth, and additional renewable energy deployments during a future extended polar vortex winter event. The study finds that Trimount Energy can help reduce significant reliability risks facing greater Boston during extended polar vortex weather events. As detailed in Attachment B-4 "Daymark BESS Winter Resiliency Model," the combination of offshore wind energy delivered into the Mystic substation plus the Trimount Energy BESS **alleviated all rolling blackouts (firm load shed totaling over 2,000 MWh)—resulting in lost load savings from one such winter weather period at \$150 million.**

To develop these findings, Daymark integrated data from the ISO-NE Operational Fuel-Security Analysis, the ISO-NE Future Grid Resource Study, and the ISO-NE Cape Cod Resource Integration studies to model the impact of 700 MW of battery energy storage plus 3,300 MW of offshore wind delivered into Boston in a 2-week polar vortex event based on historical weather event data. Because these findings are based on the benefits of Trimount Energy and other offshore wind deliveries outside of Jupiter’s control, these winter resiliency findings are best considered as qualitative benefits.

The Evaluation Team should, however, incorporate the firm consumer savings identified in the RLC and Aurora studies in its quantitative evaluation. [REDACTED]

[REDACTED]

[REDACTED]

iii. Advancing Clean Energy Integration

All BESS projects can help increase the value and usefulness of non-dispatchable renewable resources in the Commonwealth and New England. They do this by absorbing available energy during periods of relatively high supply and returning the energy to the grid later during periods of relatively higher demand. This supports renewable energy integration and allows renewable energy to displace fossil fuel resources over the long term, consistent with the Commonwealth’s climate goals.

Transmission Deferral / Renewables Integration Advantages of Mystic

- BESS at Mystic opens opportunity for procurement of additional renewable generation by Massachusetts

New renewable generation potential from the north:

- The North-South interface moves significant amounts of generation into MA, supported by critical non-renewable generation sources in Maine (such as Yarmouth – oil) and New Hampshire (such as Newington – gas/oil and Merrimack – gas/oil)
- Adding storage at Mystic removes the need to pull power from northern non-renewable sources and opens opportunity for procurement of additional northern renewable generation by Massachusetts



This qualitative assessment shows a potential for around 1,000 MW of new renewable generation that can be procured from Northern New England

Figure 6: Trimount Energy supports delivery of renewable energy coming from outside Boston. See Attachment B-4 for source materials

However, location matters. Projects like Trimount Energy, located inside the metropolitan Boston area load pocket, are potentially more helpful to renewable energy integration than BESS resources outside the load pocket. This is because there can be periods of high grid congestion during which renewable energy resources (or any energy resources) are not actually deliverable to the center of Boston. BESS projects like Trimount Energy, however, located within the load pocket, can absorb renewable energy resources from outside the load pocket during times of relatively less congestion, store that energy, and then redeliver it from within the load pocket during such periods of high grid congestion. Importantly, this attribute can support renewables located in any direction outside the load pocket. Many ISO-NE studies, such as the various ISO-NE Cape Cod Resource Integration Studies, among others, have identified the cost-savings and reliability benefits of delivering offshore wind directly to Mystic substation. Those benefits are real, and Trimount Energy would clearly support such offshore wind integration benefits by locating storage directly at Mystic.

The load pocket advantage also supports increased deliverability of solar resources from western Massachusetts, onshore wind and solar resources from Maine, and offshore wind resources delivered at any other location in New England. As shown in Figure 6 above, and as provided in the Daymark study in Attachment B-4, Daymark found that the location of storage resources at Mystic would significantly expand the deliverability of energy across the east-west interface in Massachusetts. Trimount's load pocket benefit supportive of enhanced renewable energy deliverability should be considered by the Evaluation Team during the qualitative evaluation review.

Dr. Eric M. Hines, Tufts University School of Engineering and Dr. Barbara Kates-Garnick, Tufts University Fletcher School states that: *"As documented in our recent report OSPRE-2025-01: Offshore Wind Transmission Expansion Planning for the U.S. Atlantic Coast, the Mystic substation ranked 5th in the top 36 Points of Interconnection (POIs) and ranked 1st among POIs within a 345 kV network (see Table 3.3 on page 58). ISO-NE has come to similar conclusions regarding the importance of this substation (See for example, ISO-NE's 2050 Transmission Study: Offshore Wind Analysis). In our opinion, locating battery electric storage in close physical and electrical proximity to this key offshore wind POI will provide strong system and societal benefits, allowing the two resources to act in concert and complement each other."* See Attachment D-20 "Trimount Energy Support Letters."

iv. Capacity market and Ancillary Services market savings

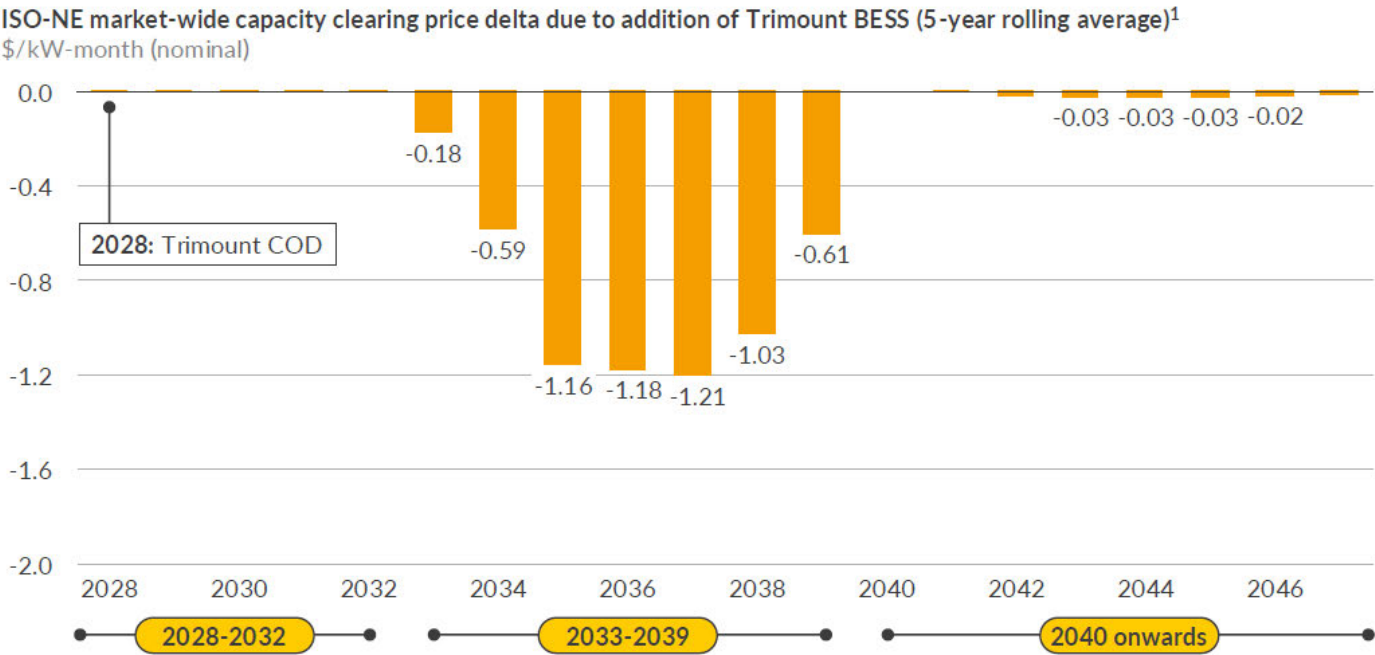
Trimount Energy's study by Aurora Energy Research (Attachment B-3) also estimates **the capacity market savings to Massachusetts consumers resulting from the operation of the Project as up to \$720 million** over 20 years.

Because **Trimount Energy has completed the ISO-NE study process and has \$0 upgrade costs associated with capacity deliverability**, there is no outstanding study uncertainty as to potential upgrade requirements that could imperil Trimount Energy's ability to deliver these capacity market savings. Trimount Energy offers a rare opportunity for Massachusetts ratepayers to advance a project that has already cleared the ISO-NE process and does not carry the risk and potentially destabilizing effects of high study costs (which could otherwise result in an unfinanceable project).

Aurora finds that Trimount Energy's 700 MW would delay the need for new capacity additions in the ISO-NE due to load growth and retirements, lowering capacity prices. These benefits are concentrated in the 2030s.

The Evaluation Team should be aware of the high likelihood that different bidders will use extremely diverse methods to calculate potential capacity market savings. As Aurora notes in their report, ISO-NE is planning significant capacity market reforms. Jupiter Power has observed wide variation in recent ISO-NE capacity market forecasts arising from uncertainty surrounding reform outcomes, with strikingly divergent estimations among leading consultants regarding long-term FCA clearing prices, resource accreditation, and regional price separation. Jupiter encourages the Evaluation Team to conduct an independent assessment of future FCA outcomes and to apply a uniform methodology on behalf of all applicants. In this process, the Evaluation Team should deeply discount potential capacity savings from projects without finalized ISO-NE CCIS eligibility.

Trimount’s 700MW could also contribute to over \$720mn in capacity savings for Massachusetts ratepayers over its 20-year lifetime



Note: ISO-NE is planning capacity market reforms, expected 2028, including transitioning from a forward to a prompt auction schedule. This forecast is based on ISO-NE’s current (as of September 2025) market structure, but may still be indicative of expected cost savings from Trimount.

1) Shown is a sensitivity test of the pure inclusion vs. non-inclusion of Trimount BESS (COD 2028) in Aurora’s 2025Q3 Central forecast for ISO-NE, not including second-order effects. I.e., Trimount, when removed, is not assumed to be replaced by 700MW of other MA BESS capacity. 2) Based on MA representing ~46% of ISO-NE load. Total future cost savings are undiscounted.

Figure 7: Trimount Energy contributes up to \$720mn in capacity savings over its 20-year lifespan

Trimount Energy would also have impacts on the Ancillary Services market and produce consumer savings. These savings, however, will not be locational, and any incremental units of new BESS projects in the Commonwealth of Massachusetts would produce identical benefits. The interaction of daily BESS discharge cycles designed for the Clean Peak Standard with Ancillary Services markets is furthermore complex. For these reasons, Jupiter recommends that the Evaluation Team disregard Ancillary Services market benefits for all applicants.

2. Project Maturity and Viability

The Evaluation Team should have high confidence in Jupiter Power’s ability to deliver Trimount Energy, as the Project has signed interconnection agreements, the permitting process is nearly complete, and strong community support has been developed over four years of sustained engagement. Jupiter Power now offers Trimount Energy’s significant value to DOER and the EDCs for the benefit of the electricity consumers of the Commonwealth.

The Project, through its two affiliate companies, Trimount ESS LLC and Norman Street ES LLC, has secured two signed

interconnection agreements and has full certainty that **the Project triggers no network upgrade interconnection costs.**

Furthermore, the Project has received study results for the ISO-NE 2025 Interim Reconfiguration Auction Qualification Process, and **all 700 MW is eligible for ISO-NE market capacity participation at \$0 in incremental cost.**⁴ Trimount Energy's outstanding ability to deliver network capacity at low cost highlights the optimal location of the Project at the heart of the ISO-NE transmission network. Such results are a unique benefit resulting from the Project's strategic interconnection location at the Mystic substation.

Trimount Energy also achieved major discretionary siting approvals, including:

- i. Grant of Location for the portion of the generator transmission ("gen-tie") line beneath public ways in Boston.
- ii. Grant of Location for the portion of the gen-tie line beneath the public ways in Everett.
- iii. Determination of applicability by the Massachusetts Department of Environmental Protection ("Mass DEP") under the Public Waterfront Act, commonly known as Chapter 91, determining that the BESS is an allowed Water Dependent Industrial ("WDI") use within the DPA portion of the site.
- iv. Minor modification from Mass DEP approving construction of the gen-tie line in filled tidelands pursuant to Chapter 91.
- v. Massachusetts Environmental Protection Act ("MEPA") Final Record of Decision Phase 1 Waiver, which waives further review of the Project under MEPA.
- vi. Public Benefit Determination from the Secretary of the Executive Office of Energy and Environmental Affairs finding that the Project will have significant public benefit as required by Chapter 91.⁵

As noted above, Trimount Energy has received a Chapter 91 negative determination of applicability from Mass DEP confirming that the Project is considered an allowed water-dependent industrial use within a Designated Port Area ("DPA"). The full Chapter 91 license is forthcoming and expected to be granted in Q3 or Q4 2025.

Trimount Energy is also nearing the end of the Energy Facilities Siting Board ("EFSB") comprehensive zoning exemption process, having already completed the public hearing, discovery phase, and evidentiary hearing. A final determination is expected from the EFSB in Q4 2025.

The approval of such a collection of permits and the advanced nature of the two outstanding approvals showcases Trimount Energy's maturity and readiness to achieve a June 2029 COD.

Trimount Energy has also taken the necessary steps towards securing long-lead high voltage equipment for timely delivery to the project site in accordance with the construction schedule [REDACTED]

⁴ For evidence of Trimount Energy's deliverability cost certainty, please see signed Interconnection Agreements (Attachments I-1 and I-2) and confirmation from ISO-NE in Attachment I-3.

⁵ For evidence of discretionary approvals, please see Attachments D-2, D-3, D-4, D-5, D-6, D-7.

[REDACTED]

Trimount Energy's site is an archetypical fossil fuel brownfield, previously used for 100 years as a petroleum tank farm by Exxon. Everett Landco,⁶ the current site owner and Trimount Energy counterparty, [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Finally, throughout Trimount Energy's entire development lifespan, Jupiter's team prioritizes outreach and engagement with local elected officials, Environmental Justice groups, and other community groups. Trimount Energy's outreach to date has yielded substantial community dialogue and support throughout the permitting process, creating a strong foundation and derisking the Project through the remainder of permitting and construction. Letters and Statements of support can be found in this application. Please see Attachments D-19 "Outreach Materials" and D-20 "Trimount Energy Support Letters."

Trimount Energy will be integrated seamlessly into plans for future development of the Lower Broadway area in Everett. As Mike Cantalupa of the Davis Companies/Everett Landco, who is developing sites to the north, south, east, and west of the Project site, states: *"ELC is pleased to have identified in Trimount Energy's project a highly compatible land use to the many future uses ELC is considering, including high-tech manufacturing, R&D, life sciences, industrial and residential, among others."* See Attachment D-20 "Trimount Energy Support Letters."

3. Local Benefits for a Historically Disadvantaged Community

The Trimount Energy Project has played a catalyzing role in the overall Exxon site redevelopment. It has accelerated the much-needed demolition, clean up, and remediation that is many years overdue, promising to bring a clean and revitalized Lower Broadway neighborhood to Everett's historically disadvantaged community. The Project will bring over \$1 billion in investment to the local community. Given the scale of the investment, Trimount Energy will create a reliable revenue stream of property taxes [REDACTED] estimated to be at least a tenfold increase over the current tax allotment for the Project site, providing a significant and sustainable boost to Everett city revenues.

[REDACTED]

[REDACTED]

[REDACTED]

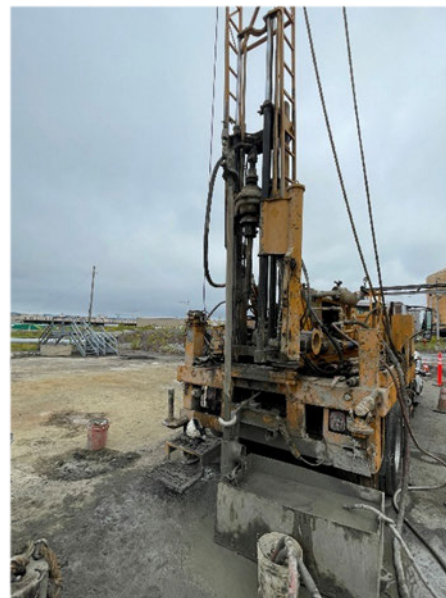
The scale of this tax revenue and other benefits Trimount Energy will bring is especially notable because of the significant Chapter 91 regulatory restrictions that limit other opportunities for redevelopment of the site. The Trimount Energy project would be a significant and appropriate use of historic tidelands in a Designated Port Area. Mass DEP

⁶ Everett Landco is an affiliate of The Davis Companies.

has determined that Trimount Energy is an appropriate use for the site because of the project's role in supporting the offshore wind industry. Chapter 91 regulations limit the construction of new building structures on historic tidelands within a DPA to WDI uses such as offshore wind. As a result, in the absence of the Trimount Energy Project much of the southern parcel would likely be limited to surface parking, bringing dramatically smaller property tax revenues to the City of Everett relative to what Trimount Energy will pay.



Trimount Energy project site with pre-construction remediation underway



Trimount Energy remediation underway

Trimount Energy will support an enormous number of jobs during the construction period and will furthermore support the development of a permanent pipeline of jobs from Everett High School to high wage building trades employment. Springline Research Group finds Trimount Energy will create over 1,200 direct job years through the development, remediation & site prep, and construction & commissioning stages of the Project.⁷ As discussed further within this application, the Project will utilize partnerships with the local building trades, non-profits dedicated to increasing the pipeline of diverse workers in the building trades workforce, and Everett High School to advance local opportunities for Everett youth. Trimount Energy will build the Project under a Project Labor Agreement ("PLA"), please see Attachment D-8 "Trimount Energy Project Labor Agreement," which includes commitments to expand the building trades workforce to include women, people of color, and differently abled populations.

Additionally, throughout the course of Trimount Energy's engagement with the local community, Jupiter Power heard local concerns related to urban heat island effects, greenspace, bike path access, and the desire to support local artists. Jupiter has solicited input from Everett citizens on key design considerations, and as detailed in this application, if selected by DOER,⁸ Trimount Energy will implement specific measures to address each of these concerns.

⁷ Please see Attachment B-5, "Trimount Energy Econ Impact Analysis Springline."

⁸ Throughout this application, references such as and similar to "if selected by DOER" means Trimount Energy will take the specific action if selected by DOER in this solicitation and contracted by the EDCs. Only if selected by DOER and contracted by the EDCs are the commitments offered in this response binding.

The Sierra Club aptly articulated Jupiter Power's sustained engagement in the community and the benefits that the Project will bring to Everett in its attached statement of support.

The Sierra Club states that "Trimount is a potentially iconic clean energy project proposing to clean up 20 acres of a contaminated fossil fuel oil terminal and repurpose the site for batteries in support of the grid transition to renewable energy. Trimount Energy has prioritized outreach and engagement with local community groups who have historically been too-often ignored, has committed to union labor construction, and has committed to working to build a pathway for local participation in building trades jobs." See Attachment D-20 "Trimount Energy Support Letters."

4. Massachusetts' Clean Energy Future

Trimount Energy is ideally situated to help power the Commonwealth's affordable clean energy transition. As described above, Trimount Energy's unique location at the Mystic substation has unparalleled potential to yield significant consumer affordability and reliability benefits, as well as environmental and economic benefits to Everett's Environmental Justice community. The Commonwealth's energy future is a clean energy future, and the Project facilitates a just transition towards the Commonwealth's goals in an affordable, reliable, and equitable fashion.

Trimount Energy will support the future growth of the offshore wind industry. ISO-NE has identified Mystic substation as a preferred landing point for future offshore wind projects. Future wind facilities, located anywhere off the coast of New England or even Nova Scotia, can inject significant amounts of wind power into the heart of the Boston load pocket. Trimount Energy can optimize that energy, storing it when in excess and dispatching it back onto the grid during peak periods. Bringing Trimount Energy to commercial operation would preserve and enhance this critical offshore landing point at the Mystic substation.

Researchers Drs. Eric Hines and Barbara Kates-Garnick of Tufts University state that: "locating battery electric storage in close physical and electrical proximity to this key offshore wind POI will provide strong system and societal benefits, allowing the two resources to act in concert and complement each other" Eric Hines and Barbara Kates-Garnick of Tufts University state that: "locating battery electric storage in close physical and electrical proximity to this key offshore wind POI will provide strong system and societal benefits, allowing the two resources to act in concert and complement each other" See Attachment D-20 "Trimount Energy Support Letters."

[REDACTED]

5. Jupiter Power's Capabilities and Preferred Technology

About Jupiter Power

Jupiter is a leading and experienced energy infrastructure company focused on the development, ownership, and optimization of utility-scale battery storage projects in the U.S. Led by an experienced management team, Jupiter has [REDACTED], including some of the most valuable locations for standalone storage in the US. Jupiter is capitalized to build its projects and has funded the construction of its portfolio on balance sheet and through project finance. Jupiter is backed by BlackRock Alternatives through the BlackRock Global Infrastructure Fund IV.

Jupiter's growing team of 140+ professionals have experience successfully developing and constructing energy storage and energy generation facilities across the United States. In total, Jupiter's members have been responsible for the development of over 15,000 MW of projects across the US, the UK, and Mexico, including prior development of over 1,200 MWh of operating battery storage across 14 states and were responsible for some of the first deployments of large-scale battery storage in the US and overseas. Jupiter's team draws on broad experience from throughout the energy industry, including members with experience at Calpine, SCE, Invenergy, RWE, Westinghouse, E. On, Suzlon Wind, Ørsted, Acciona, Direct Energy, MP2 Energy, Pioneer Green, Airtricity, and SunEdison, among others.

Project Technology

Trimount Energy plans to utilize lithium iron phosphate ("LFP") lithium-ion battery technology for the project. LFP batteries are currently the standalone BESS industry standard because of their safety record, energy density, and cost-effectiveness, which allows them to be commercially viable in energy markets.

The battery systems will be housed within outdoor-rated containers, which in addition to housing the batteries, will also contain the battery management system, HVAC, safety systems, and other auxiliary systems necessary for safe operation of the batteries.

The battery systems' input/output is direct current ("DC"); thus, the battery systems will be connected to an outdoor-rated inverter that converts DC to alternating current ("AC"). The inverters will be connected with medium voltage transformers, switchgear, and electrical cables to the project substation, where the voltage will be transformed to the voltage levels at the project's point of interconnection.

Developer Experience

[REDACTED]. These projects provide Jupiter with extensive development and operational experience that can be applied to the construction and operation of Trimount Energy. Jupiter also has a strong track record of securing financing for standalone energy storage systems, as demonstrated by its active portfolio. Please refer to the table below for additional project details.

Jupiter Power Standalone Battery Energy Storage Systems				
Project Name	Location	DC/AC Capacity (MW/MWh)	Technology	Status (COD)
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Painter I	Santa Barbara County, CA	10/20	Lithium Ion	Under Construction (Q3 2025) *
Tibbits	Branch County, MI	100/400	Lithium Ion	Operational (Q2 2025)
House Mountain	Brewster County, TX	60/120	Lithium Ion	Operational (Q4-2023)
Swoose I	Ward County, TX	9.9/19.8	Lithium Ion	Operational (Q2-2021)
Swoose II	Ward County, TX	100/200	Lithium Ion	Operational (Q3-2022)
Crossett	Crane County, TX	200/200	Lithium Ion	Operational (Q2-2022)
Flower Valley I	Reeves County, TX	9.9/19.8	Lithium Ion	Operational (Q2-2021)
Flower Valley II	Reeves County, TX	100/200	Lithium Ion	Operational (Q1-2022)
Triple Butte	Pecos County, TX	7.5/15	Lithium Ion	Operational (Q2-2021)
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
*Anticipated				

Project Financing Overview

Jupiter is backed by BlackRock Alternatives through the BlackRock Global Infrastructure Fund IV. The Jupiter Project Finance and Capital Markets team collectively has decades of financing experience covering multiple asset classes in the energy space and a wide range of financing structures. Jupiter has access to a broad network of commercial banks and financial institutions and is complimented by support from BlackRock's Capital Markets team.

Response	Percentage
Yes, the current government is responsible	100%
No, the current government is not responsible	0%

[REDACTED]

Trimount Energy Storage Project Images

Several images of the Project site are shown below. A more comprehensive album of site photos before and during remediation activities is also included in this application in Attachment D-22 "Trimount Energy Site Photos." Videos of remediation and demolition activities are also included in that same folder.



Trimount Energy project site pre-remediation



Trimount Energy project developer Hans Detweiler tours site pre-remediation



Trimount Energy site from above



Trimount Energy pre-remediation view from Bechem Street

3. Operational Parameters and Operational Schedule

3.1 Energy Storage System Operations Project Summary – Please provide the following:

- i. Identify if New or Existing Facility, or an upgrade to Existing Facility:

Trimount Energy is a New Facility with a proposed ISO-NE interconnection at the Eversource Mystic substation.

- ii. Technology Type (e.g., mechanical, chemical, thermal):

Trimount Energy plans to use lithium iron phosphate (“LFP”) lithium-ion batteries, which are electrochemical battery energy storage systems.

- iii. Technology Description (e.g., battery chemistry, thermal storage medium):

Trimount Energy plans to use LFP lithium-ion chemistry.

- iv. Point of Interconnection Deliverability Restrictions (if any):

[REDACTED]

- v. Nameplate MW AC (at 100% project completion):

700 MW

- vi. Net Contract MW AC (at 100% project completion):

700 MW

- vii. Charge rate (MW):

700 MW

- viii. Discharge rate (MW):

700 MW

- ix. Storage Energy (MWh):

[REDACTED]

- x. Discharge Duration at Full-Rated Capacity (hours):

[REDACTED]

- xi. Round Trip Efficiency (%):

[REDACTED]

- xii. Other Characteristics of your system, including, if applicable, but not limited to: Depth of Discharge (%), Full Duty Cycle, etc.:

[REDACTED]

[REDACTED]

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

[REDACTED]

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

The Project will operate to optimize the generation of Clean Peak Energy Certificates in accordance with all ISO capacity obligations and relevant transmission service provider instructions related to curtailments. Please also see the response to Question 3.8.

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

The Trimount Energy storage project is located in Everett, Massachusetts, interconnecting to the ISO-NE grid at the Mystic 345kV and 115kV substations. The Mystic substation is the ideal location, electrically, for a BESS facility in the Commonwealth of Massachusetts. A central, and accurate, premise of the Section 83E procurement, is that adding BESS facilities to the regional electricity system will augment system reliability and displace dirtier and more expensive existing peaking resources.

As shown in the studies in Attachment B-1 and B-3, the presence of the 700 MW Trimount project at Mystic is expected to improve the reliability of the grid. Trimount Energy’s dispatch markedly mitigates “thermal violations” on key transmission lines, including the underground 345 kV line that brings power to Boston from the south and the 345kV to the Sandy Pond substation (the HVDC interconnection to Quebec), and avoids other shortage events.

As described in Executive Summary Section 1. (iii), and in Attachment B-4, and in response to Question 14.4 and 14.14, Trimount Energy furthermore supports renewable energy integration the displacement of fossil fuel use for peaking generation.

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

[REDACTED]

[REDACTED]

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

[REDACTED]

[REDACTED]

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

Trimount Energy plans to operate as a Qualified Energy Storage System by primarily charging coincident with periods of typically high renewable energy production, as defined in the Clean Peak Energy Standard ("CPS"), and primarily discharging during Seasonal Peak Periods. While operating as a Qualified Energy Storage System, Trimount Energy plans to participate as a Continuous Storage Facility in ISO-NE capacity, energy, and Ancillary Services ("AS") markets. Specifically, Trimount Energy plans to participate in the ISO-NE Forward Capacity Market ("FCM"), Day-Ahead ("DA") Energy Market, and Real-Time ("RT") Energy Market. Trimount Energy will also participate in ISO-NE AS markets, including by providing the reserve products for which it is eligible. Please see the attached CPPD form Part V response for detailed delivery plans and schedules.

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

The Project intends to commence commercial operations in June 2029, which is after January 1, 2019, as required under the CPS to be eligible as a Qualified Energy Storage System, with all necessary approvals and qualifications to generate CPECs. The Project will operate primarily to store and discharge renewable energy by charging at times that are coincident with periods of typically high renewable energy production and discharging during Seasonal Peak Periods as per 225 CMR 21.05 of the CPS.

Additionally, please refer to Executive Summary Section 1 (iii), Advancing Clean Energy Integration, and Executive Summary Section 4, Massachusetts' Clean Energy Future.

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

Trimount Energy plans to operate as a Qualified Energy Storage System by primarily charging coincident with periods of typically high renewable energy production, as defined in the CPS, and primarily discharging during Seasonal Peak Periods. In doing so, Trimount Energy plans to generate and sell CPECs to the EDCs. [REDACTED]

While operating as a Qualified Energy Storage System, Trimount Energy plans to participate as a Continuous Storage Resource in ISO-NE capacity, energy, and AS markets to generate wholesale market revenues. Trimount Energy anticipates revenue generation via the ISO-NE Forward Capacity Market. By charging energy at low prices and discharging energy at higher prices within the ISO-NE Day-Ahead Energy Market and Real-Time Energy Market, Trimount Energy anticipates generation of energy arbitrage revenues. Jupiter expects that energy arbitrage revenues will be positive when Trimount Energy constrains charging to CPS energy storage charging hours and discharging to Seasonal Peak Period hours. Trimount Energy will also participate in ISO-NE AS markets, including by providing the reserve products for which it is eligible. Trimount Energy does not expect to generate significant revenues in the ISO-NE regulation market given that participation in this market would likely hinder Qualified Energy Storage System operational requirements and compromise CPEC generation.

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

3.10 Operating Constraints – Specify all the expected operating constraints and operational restrictions for the project (e.g., limits on the number of hours a unit may be operated per year or unit of time or charge / discharge cycles per year).

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

4. Environmental Attribute Delivery Plan

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

The Bidder will take all necessary steps to register and open a NEPOOL GIS account to register Trimount Energy as a Qualified Energy Storage asset. The Bidder will follow all instructions located on the NEPOOL GIS and the MASSCEC websites to register Trimount Energy as an authorized Clean Peak Standard participant on the NEPOOL GIS. Once the Trimount Energy asset receives a NEPOOL Clean Peak Energy Standard Identification Number and registers with the Massachusetts Production Tracking System ("PTS"), it will take all necessary actions, if selected under this procurement, to deliver GIS Certificates representing CPECs associated with the Project into the EDCs NEPOOL GIS accounts in line with its obligations under the Long-Term Contract with the same. After reviewing the applicable CPEC registration, tracking, and transfer rules and protocols located on the NEPOOL GIS and MASSCEC websites, the Bidder does not foresee any rule or protocol change as necessary to facilitate the transfer of all GIS certificates created by Trimount Energy to the EDCs NEPOOL GIS accounts.

5. Financial and Legal

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

Securing a long-term CPEC revenue contract is essential to arranging project financing for this Project in ISO-NE. The contracted cash flows through the CPEC program are necessary to successfully finance Trimount Energy by reducing the uncertainty of forecasted revenues. Lenders and tax equity providers typically require contracted revenues to make up a large share of overall Project revenues for underwriting, and the CPEC contract would provide that critical contracted cash flow.

Jupiter brings a proven track record of marketing innovative revenue streams, including those from state-mandated programs, to project finance lenders. Jupiter has arranged financing for [REDACTED]

[REDACTED] Jupiter maintains strong relationships across the capital markets, including traditional project finance lenders, infrastructure-focused debt funds, the traditional bank tax equity market, and the evolving market of fund-based tax equity and preferred equity investors. Jupiter is confident the CPEC contract will be viewed as a financeable revenue contract that will attract competitive terms from the capital markets.

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

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

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

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

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

ii. The project’s existing initial financial structure and projected financial structure

[Redacted]

[Redacted]

[Redacted]

iii. Expected sources of debt and equity financing

[Redacted]

iv. Estimated construction and other costs to develop and operate the project

[Redacted]

		700 MW
[Redacted]	[Redacted]	[Redacted]
[Redacted]	[Redacted]	[Redacted]
[Redacted]	[Redacted]	[Redacted]
[Redacted]	[Redacted]	[Redacted]
[Redacted]	[Redacted]	[Redacted]
[Redacted]	[Redacted]	[Redacted]

[Redacted]

v. The projected capital structure

[Redacted]

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

[Redacted]

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

[Redacted]

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

[Redacted]

5.5 Please describe the status of the commitments with any offtakers, including any executed agreements, provided that such agreements may be contingent on the project being selected for contracting under this RFP.

[Redacted]

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

i. Project name and location

[Redacted]

ii. Project type and size

- Tibbits Energy Center LLC
 - Michigan, Branch County
 - Standalone BESS: 100 MW / 400 MWh
- Tidwell Prairie IA LLC
 - Texas, Robertson County
 - Standalone BESS: 200 MW / 400 MWh
- St Gall Energy Storage II LLC
 - Texas, Pecos County
 - Standalone BESS: 100 MW / 200 MWh
- St Gall Energy Storage I LLC
 - Texas, Pecos County
 - Standalone BESS: 100 MW / 200 MWh
- Triple Butte LLC
 - Texas, Pecos County
 - Standalone BESS: 7.5 MW / 15 MWh
- Swoose LLC
 - Texas, Ward County
 - Standalone BESS: 9.9 MW / 20 MWh
- Swoose II LLC
 - Texas, Ward County
 - Standalone BESS: 100 MW / 200 MWh
- Flower Valley LLC
 - Texas, Reeves County
 - Standalone BESS: 9.9 MW / 20 MWh
- Flower Valley II LLC
 - Texas, Reeves County
 - Standalone BESS: 100 MW / 200 MWh
- Crossett Power Management LLC
 - Texas, Crane County
 - Standalone BESS: 200 MW / 200 MWh
- House Mountain LLC
 - Texas, Brewster County
 - Standalone BESS: 60 MW / 120 MWh
- Callisto I Energy Center LLC
 - Texas, Pecos County
 - Standalone BESS: 200 MW / 400 MWh

iii. Date of construction and permanent financing

• [REDACTED]

[REDACTED]

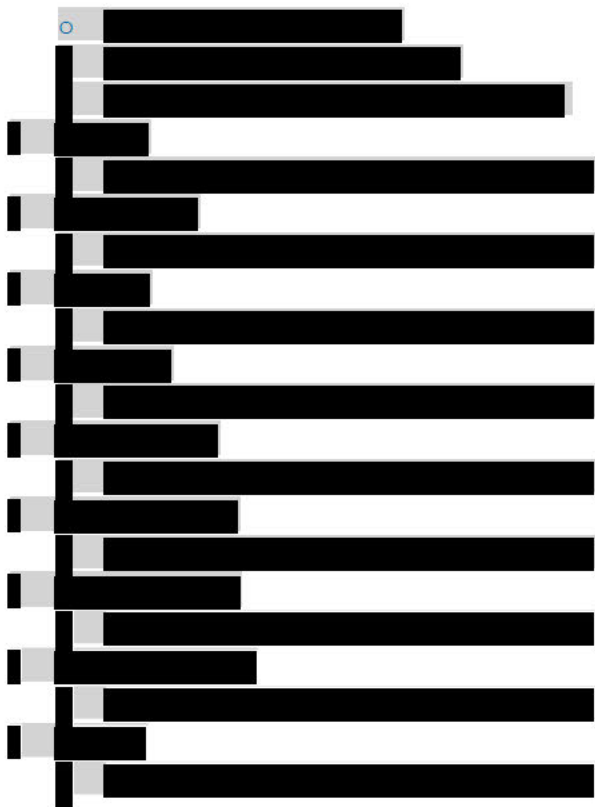
[REDACTED]

[REDACTED]

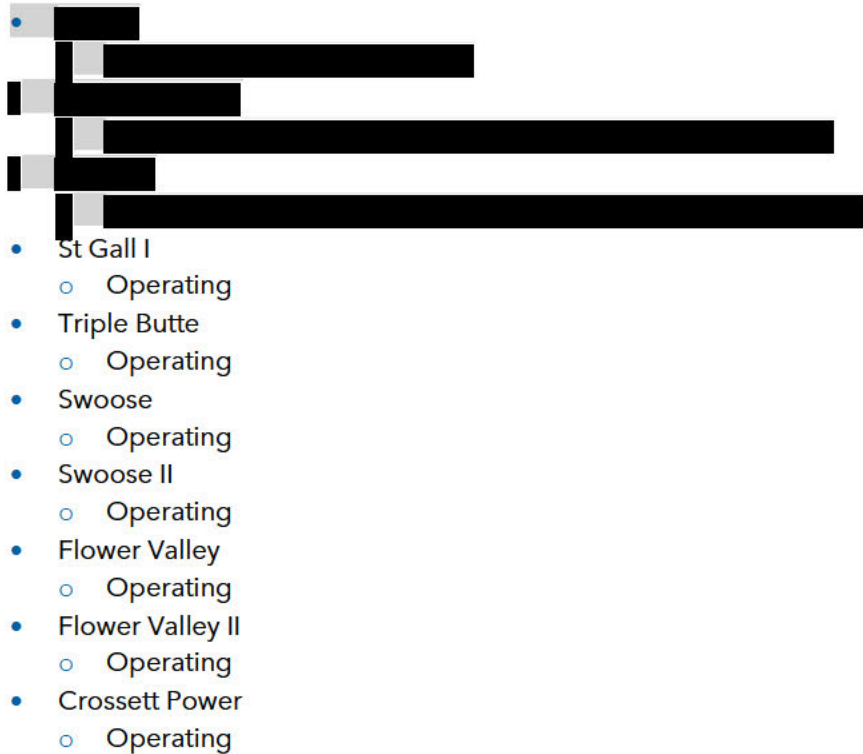
-
- A horizontal bar chart with 15 rows. Each row features a small colored square on the left and a black bar extending to the right. The bars vary in length, with the longest bar in the 14th row and the shortest in the 10th row.

iv. *Form of debt and equity financing*

-



v. Current status of the project



- House Mountain
 - Operating
- Callisto I
 - Operating

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

[REDACTED]

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

[REDACTED]

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

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

5.10 Provide complete copies of the most recent audited financial statement and annual report for each bidder for each of the past three years; including affiliates of the bidder (if audited statements are not available, reviewed or compiled statements are to be provided). Also, provide the credit ratings from Standard & Poor's and Moody's (the senior unsecured long term debt rating or if not available, the corporate rating) of the bidder and any affiliates and partners.

[REDACTED]

The Bidder and its affiliates are privately held companies with no credit ratings.

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

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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

[REDACTED]

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

Not Applicable.

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

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

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

[REDACTED]

(a) Qualification Plan and Target ITC Level

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

(b) Applicable Facilities

[Redacted]

[Redacted]

[Redacted]

(c) Utilization and Financing Integration

[Redacted]

[Redacted]

[Redacted]

(d) Impact on Pricing

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

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

[Redacted]

[Redacted]

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

Please note that the ISO-NE studies are concluded and that the studies identified \$0 in network upgrades and \$0 in Project deliverability upgrades for capacity eligibility.

[Redacted]

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

[Redacted]

[Redacted]

[Redacted]

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

[REDACTED]

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

[REDACTED]

5.20 Has Bidder, or any affiliate of Bidder, in the last five years, (a) consented to the appointment of, or been taken in possession by, a receiver, trustee, custodian or liquidator of a substantial part of its assets, (b) filed a bankruptcy petition in any bankruptcy court proceeding, (c) answered, consented or sought relief under any bankruptcy or similar law or failed to obtain a dismissal of an involuntary petition, (d) admitted in writing of its inability to pay its debts when due, (e) made a general assignment for the benefit of creditors, (f) been the subject of an involuntary proceeding seeking to adjudicate that Party bankrupt or insolvent, (g) sought reorganization, arrangement, adjustment, or composition of it or its debt under any law relating to bankruptcy, insolvency or reorganization or relief of debtors?

[REDACTED]

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

[REDACTED]

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

[REDACTED]

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

[REDACTED]

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

[REDACTED]

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

[REDACTED]

5.25 Confirm that neither Bidder nor any directors, employees or agents of Bidder, nor any affiliate of Bidder are currently under investigation by any governmental agency, and that none of the above have in the last four years been convicted or found liable for any act prohibited by State or Federal law in any jurisdiction involving conspiracy, collusion or other impropriety with respect to bidding on any contract, or have been the subject of any debarment action (detail any exceptions).

[REDACTED]

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

[REDACTED]

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

The Bidder maintains an Internal Compliance Program which is consistent with best practice attributes shared by FERC. The Internal Compliance Program is a formal written compliance program that is annually reviewed and outlines the company's goals and strategies for compliance success, taking into account FERC policy statements on compliance and enforcement as they related to effective compliance programs.

The proposed project will conform to any applicable FERC regulatory requirements such as, but not limited to:

- Timely filing of the Market-Based Rate Authorization ("MBR") for the eligible project.
- Timely filing of notice of self-certification of exempt wholesale generator ("EWG") status, as applicable.
- Timely reporting of any potential changes in status that FERC relied upon when granting MBR authority (such as change of ownership or control, changes in affiliations, etc.) by the change in status filing deadlines outlined by FERC.
- Timely filing of Electric Quarterly Reports ("EQRs") as outlined in the FERC filing deadlines (including reports of "no sales").
- Timely filing of Designation of Corporate Officials and any applicable updates.
- Adherence to applicable FERC Market Behavior Rules, such as those relating to unit operations, communications, records retention, etc.
- Applicable filings of RTO/ISO Annual Officer Certifications relating to compliance with applicable participation criteria.
- Applicable RTO/ISO-specific reporting requirements as they pertain to information disclosure (such as RTO/ISO-specific reporting requirements related to changes in market participant information, changes in affiliation, etc.)

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

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

None.

6. Interconnection, Deliverability, and Reliability

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

[Redacted]

[Redacted]

[Redacted]

6.2 Provide studies that describe the Project's electrical system performance, its impact to the reliability of the New England Transmission system, how the project would satisfy ISO NE's I.3.9 requirements, and how the project will interconnect at an equivalent to the Capacity Capability Interconnection Standard. Projects that do not have I.3.9 approval from ISO-NE must include technical reports or system impact studies that approximate the ISO-NE interconnection process, including but not limited to clear documentation of study technical and cost assumptions, reasoning, and justification of such assumptions. All projects must also provide analysis that approximates the ISO-NE CCIS interconnection analysis as defined in the applicable ISO-NE Planning Procedure(s). Please also provide the status and expected completion date of any additional interconnection studies already underway with ISO-NE and/or

the transmission owner. All studies must follow the current ISO-NE interconnection procedures and detail any assumptions regarding resources ahead of the Project in the ISO-NE interconnection process as defined in the ISO-NE tariff and/or Planning Procedure(s). All network upgrades identified in these studies must be clearly documented and included in the bid price. Provide a copy of an interconnection agreement, if any, executed by the bidder with respect to the proposed project. If an interconnection agreement has not been executed, please provide the steps that need to be completed before an interconnection agreement can be executed and the associated timeline.

i. Copy of completed I.3.9 approval or I.3.9-equivalent study attached: ☐ If none, please explain:

Trimount Energy has completed both the feasibility study and system impact study for the Project and has subsequently completed the I.3.9 approval. Please see Attachment I-4:

"qp_1110_i_3_9_letter_jup_22_g01_jup_22_t01_es_22_t21" and Attachment I-5:

"qp_1143_i_3_9_letter_jup_23_g02_t02_es_23_t56"

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

The Project has received study results for the ISO-NE 2025 Interim Reconfiguration Auction Qualification Process for both the 500 MW position at 345 kV and the 200 MW position at 115 kV and all 700 MW is eligible for ISO-NE market capacity participation at \$0 in incremental cost. Please see Attachment I-3 "2025 Interim Reconfiguration Auction Qualification - Preliminary Transitional CNR Study Results."

Trimount Energy's outstanding ability to deliver network capacity at low cost highlights the optimal location of the Project at the heart of the ISO-NE transmission network. The ISO-NE grid wants energy delivered at scale at Mystic.

iii. Copy of Interconnection Agreement attached: ☐ If none, please explain:

Please see Attachment I-1: "CONTAINS CEII - Final Executable Copy - LGIA-ISONE-CLP-23-03 (Norman Street Energy Storage)" and Attachment I-2: "CONTAINS CEII - Final Executable Copy - LGIA-ISONE-NSTAR-24-02 (NORMAN STREET ES LLC)."

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

Not Applicable.

6.3 If multiple interconnection requests have been made, please specify all such active requests which have not been superseded by subsequent requests and information regarding the status of each. Provide copies of any requests made and studies completed.

Please see interconnection agreements for both Queue Position 1110 and 1143.

6.4 Please provide cost estimates for any necessary network upgrades identified in the studies identified in 6.2.

For both Queue Positions 1110 and 1143, as detailed in the Interconnection Agreements (Attachments I-1 and I-2) Appendix A Number 2, no standalone or other network upgrades are required to connect Trimount Energy to the Mystic 345kV and 115kV substations.

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

Not Applicable.

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

i. Electrical models attached: ☐ If none, please explain:

Please see the attached documents in the folder labeled I-6: "QP1110 models and one-line CONFIDENTIAL CONTAINS CEII" and I-7: "QP1143 models and one-line CONFIDENTIAL CONTAINS CEII."

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

i. Electrical one-line diagram attached: ☐ If none, please explain:

Please see Attachment I-8: "20220217_QP1143_Singleton 500_One_Line" and Attachment I-9: "20231110_QP1110_One Line Diagram."

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

The Bidder will own and construct all the necessary interconnection facilities between the generator site and POI that

include [REDACTED]
[REDACTED]

6.9 Please detail with supporting information and studies (as available) that the production/delivery profile contemplated in your proposal reflects constraints or curtailments, if any, after the upgrades that are expected to take place pursuant to interconnection at an equivalent to the CCIS. If you are planning to make voluntary upgrades beyond those associated with the CCIS-equivalent standard, please describe the transmission network upgrades necessary, their estimated cost (for which the bidder would have cost responsibility, and the impact on the proposed generation schedule by reducing remaining constraints or curtailments.

For the Trimount Energy project, no network upgrades have been identified, and therefore no congestion is expected.

7. Siting, Permitting and Community Support

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

Plan included?

Yes, please refer to the Attachments L-1, L-2, L-3, L-4, entitled "Trimount Energy Location" "Trimount Energy Site Map", "Trimount Energy Site Layout", and "Trimount Energy Gen-tie Plans", respectively. [REDACTED]
[REDACTED]
[REDACTED]

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

i. Does the project have a right to use the Eligible Facility site for the entire proposed term of the LTC (e.g., by virtue of ownership or land development rights obtained from the owner)?

Yes.

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

[Redacted]

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

For the gen-tie line site control in public streets, Boston and Everett have both issued Grants of Location authorizing the gen-tie line.

[Redacted]

[Redacted]

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

[Redacted]

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 (and applicable letters of intent if formal agreements have not been executed)

[Redacted]

7.3 Provide evidence that the Energy Storage System site and interconnection locations are properly zoned or permitted. If the Energy Storage System site and interconnection locations are not currently zoned or permitted properly, identify present and required zoning and/or land use designations and permits and provide a permitting plan and timeline to secure the necessary approvals.

[Redacted]

[Redacted]

[Redacted]

7.4 Permitting plan and timeline - Enter appropriate explanation in this space or reference applicable attachment(s)
Start Date: End Date:

Please refer to the Attachments D-10 "Trimount Energy Permit Matrix" and D-1 "Trimount Energy Project Schedule" for a comprehensive list and timeline of permits for the Trimount Energy project.

7.5 Provide a description of the area surrounding the Energy Storage System site and interconnection locations, including a description of the local zoning, flood plain and aquifer information, existing land or waterway use, and setting.

Trimount Energy will be sited on a 20.75-acre portion of the 100-acre former Exxon oil terminal in Everett, MA. The Project site in Everett has historically stood crowded with massive above and below ground tanks used for over a century to store oil delivered via barge from the deep-water dock on the Mystic River. [Redacted]

To the east of the southern Trimount Energy parcel is the Distrigas Liquefied Natural Gas ("LNG") facility, and to the west is the Sprague oil terminal, housing large above-ground storage tanks. Directly south of the Project site is a National Grid solar field that is flanked by a bulk-material recycling facility and the now-shuttered Mystic Generating Station. Historically, the land surrounding Trimount Energy was zoned as "Lower Broadway Employment District" and

“Industrial.” Recently, the land to the north of the Site underwent a zoning change to allow for a “Masterplan Development” to facilitate a more diverse set of uses, however, much of the surrounding area remains zoned as “Industrial.” The Trimount Energy site is not located on or near an aquifer and will be raised out of the 2070 floodplain to ensure resilient development. The land surrounding the points of interconnection is mostly industrial uses, including the shuttered Mystic Generating Station and significant substation infrastructure.

A significant portion of the Lower Broadway region of Everett (including the southern Trimount Energy project parcel) is located in a DPA with historic tidelands, which triggers state land use requirements under Chapter 91 of the General Laws, that any buildings on such sites be reserved for approved water-dependent industrial uses. As a result, Trimount Energy’s neighbors to the south will likely remain predominantly industrial into the future or be limited to uses without structures such as surface parking. As the southern Trimount Energy project parcel resides within the DPA and has obtained a determination that it is considered an approved water-dependent industrial use due to the Project’s compatibility with future offshore wind integration at the Mystic Substation, it is compatible with this state land use regulation. Trimount Energy is therefore one of the best possible uses of the property from a local government revenue perspective, as the anticipated tax revenues for the BESS will be far higher than either the prior use or the most likely alternative uses such as surface parking. Furthermore, the project will create only very limited demand for long term municipal services from the City of Everett, so the ratio of tax revenue to services required is very high relative to almost any other potential use.

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

Not applicable as the Project has interconnection facilities site control.

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

Please refer to the Attachment D-10 entitled “Trimount Energy Permit Matrix” for a comprehensive list of permits with their respective authorities having jurisdiction for the Trimount Energy project.

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

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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

Trimount Energy's extensive community outreach program began almost 4 years ago, in 2021. As stated by numerous Everett elected officials, citizens, and community groups, the outreach effort is unprecedented for any major project development in Everett and has achieved significant community support (see statements of support in response to Section 7.10 for the numerous individuals, elected officials, and community groups who expressed appreciation for Trimount Energy's robust outreach efforts). As noted previously, there is no oppositional intervenor in Trimount Energy's EFSB case, an unprecedented community engagement result for a new major energy infrastructure project in Massachusetts.

Trimount Energy's outreach program is iterative, intentional and comprehensive. The outreach began with discussions with well-known environmental NGOs and related community organizations (including a statewide environmental justice coordination council) with two primary intents: one, to solicit their early feedback, and two, to identify legitimate local community groups and environmental justice groups with which to engage about project details as the project became more fully realized and was ready for community input and permitting. Trimount Energy's continued outreach then flowed to the organizations identified in the earlier outreach. Trimount Energy has since met with the three most local environmental/Environmental Justice groups, La Comunidad Inc., Everett Community Growers, and the Mystic River Watershed Association, and has incorporated their feedback into the project design (see response to Question 14.3). Trimount Energy furthermore has maintained communications with (Chelsea) Greenroots. Trimount Energy has additionally kept these groups up to date on the City of Everett's process with regards to the Host Community Agreement ("HCA").

The outreach strategy also included a comprehensive plan of outreach materials (website, direct hardcopy mailings, brochures, community meeting signage, notice publications), a schedule of public open houses to gather and incorporate community input, and materials translated into the appropriate languages (Haitian Creole, Brazilian Portuguese, and Spanish for the open houses). Trimount Energy has also maintained an active website at www.trimountenergy.com. Please see Attachment D-19 "Outreach Materials" to view the one-pagers, posterboards, and invitations used for the public open houses.

Please refer to the table in Attachment D-11 "Trimount Energy Community Outreach Table DOER" for details regarding some of the outreach meetings to environmental groups, community groups, and public media sources.

Regarding part (b) of the question, quite simply, there are no other projects similar to this project. The Evaluation Team should contemplate the unique combination of environmental mitigation of a contaminated site, the historically disadvantaged community in Everett, the combined presence of the DPA and historic tidelands, the special role of the Mystic substation, and the scale of this Project in verifying that truly there are no such similar projects. However, in terms of Jupiter Power's experience with other projects that don't have these unique characteristics, please see the answer to Question 14.13.

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

Please see Attachment D-20 “Trimount Energy Support Letters.” Trimount Energy has enjoyed broad support throughout the public outreach stage, permitting stage (MEPA, EFSB, and Boston and Everett transmission line Grants of Location, both unanimously approved), and in this DOER solicitation. This Attachment provides evidence of support at the various development stages from environmental NGOs (Conservation Law Foundation, Sierra Club, Mystic River Watershed Association), Environmental Justice groups (La Comunidad Inc., Everett Community Growers, Chelsea Greenroots), other community and business organizations (the Everett Chamber of Commerce, AIM), elected officials (numerous Everett City Council and Everett School Board members), neighbors (from individual residents to the Davis companies, which is redeveloping sites to the north, south, east, and west of the Project site), building trades unions (numerous), construction contractors, other civic leaders and academics. See the stakeholder map below:

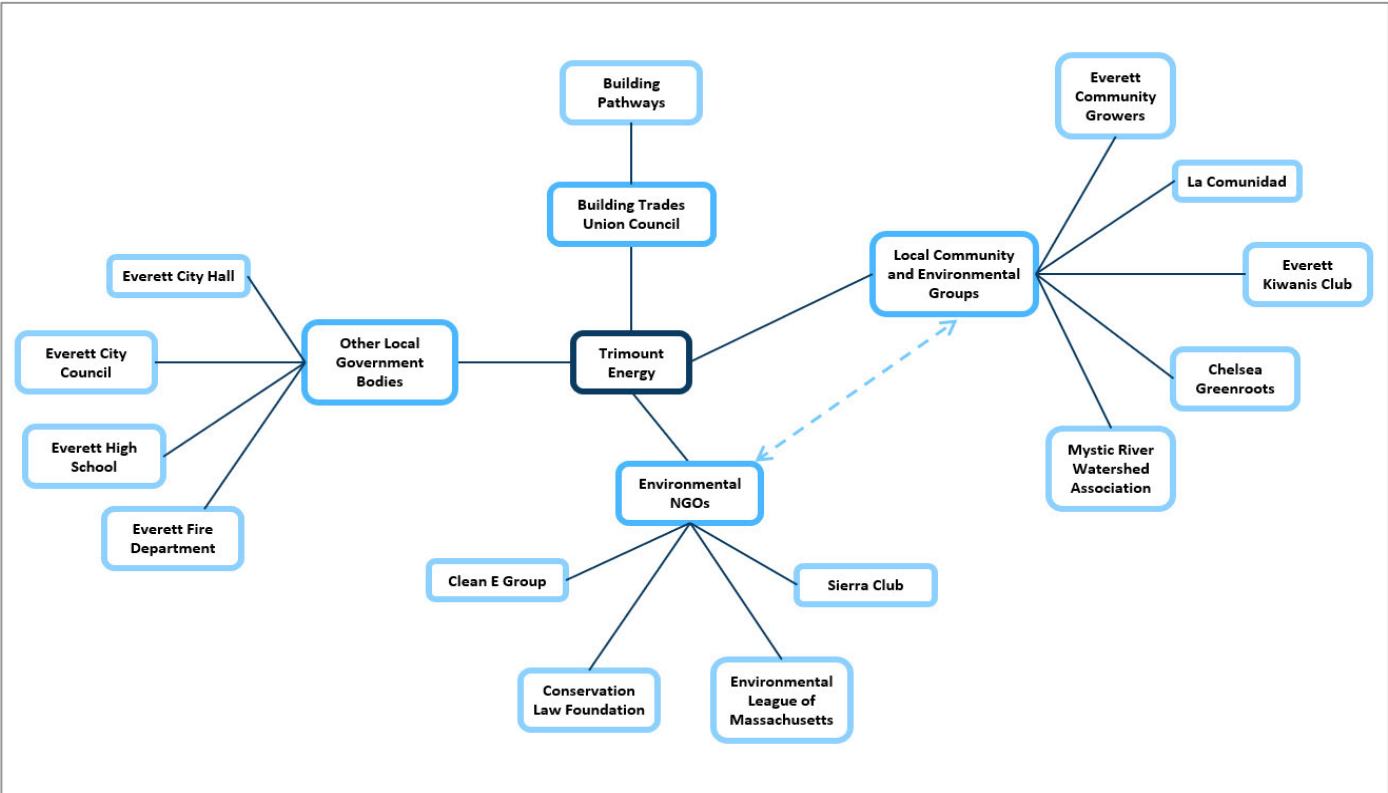


Figure 8: Trimount Energy Stakeholder Map

As described above, in terms of community opposition, there is no oppositional intervenor participating in the EFSB siting docket. At the EFSB hearing, Everett Mayor DeMaria described himself as “like Switzerland, neutral.” While some stakeholders expressed concerns at the EFSB public hearing, the majority of stakeholders commented positively about the project. The Everett City Council and Boston Public Improvements Commission approved the Grants of Location unanimously.

Because the development of the Project is at such an advanced stage, the Project has already completed extensive outreach over an almost four year period. Please see Attachment D-11 “Trimount Energy Community Outreach Table DOER” as well as Attachment D-19 “Outreach Materials,” which provides materials used at Trimount Energy’s open houses and other public events, including versions translated to Haitian Creole, Spanish, and Brazilian Portuguese. Trimount Energy is nearing the conclusion of the permitting process (please see answer to Question 7.8) and has already addressed specific community concerns about the redevelopment of the site (please see response to Question 14.3, and Attachment D-12 “Community Investment Commitments”). Trimount Energy will continue significant outreach to complete the permitting effort, develop the construction plan, and maintain community outreach through operations with respect to the jobs program, public art commissioning, and other ongoing community affairs. Please see Attachment D-13 “Trimount Energy Continued Outreach Plan” for more detail. An image of the Trimount Energy open house in Everett in July of 2024 is included below:



Trimount Energy Open House in July of 2024

Trimount Energy also made a coordinated effort to engage the media to further disseminate information about the Project. Numerous news outlets have published articles and podcasts about the Project, spreading information related to the Project to a state-wide audience. The list of media outlets that have published stories on the project include The Boston Globe, Boston Public Radio, Banker and Tradesman, multiple local Everett papers, and more. Please refer to Attachment D-21 “Trimount Energy Media Coverage” for a sample of the published stories.

[REDACTED]

[REDACTED]

[REDACTED]

8. Safety Plan

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

See Attachments E-1 “Trimount Energy Emergency Response Plan” and E-2 “Trimount Energy Fire Protection Basis of Design Report” which were included with the project’s submission to the EFSB. Note these plans will be updated and refined prior to the project commencing operation, to account for evolution in battery technology and as applicable codes and standards are updated to account for the latest industry best practices. The Trimount Energy project will also follow all relevant NERC requirements and will follow industry best practices to ensure safe and reliable operation. Attachment E-3 “Trimount Energy CFD Report” additionally shows an analysis of different fire event conditions at the project site and provides discussion on how the fire mitigation strategies described in the Basis of Design are used to isolate and avoid propagation of fire during a thermal event.

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

The Bidder takes a multi-layered approach across design, to ensure safety risks are mitigated and to protect property, personnel, and the community. The attached Trimount Energy Emergency Response Plan (Attachment E-1) is under constant refinement for the Trimount Energy project to best assist the local emergency responders with important safety and emergency response information concerning the battery energy storage system.

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

Trimount Energy’s approach to safe facility operation will include prevention, isolation, and response elements described in more detail in the Trimount Energy Emergency Response Plan and Fire Protection Basis of Design Report (Attachments E-1 and E-2). These will include layered methods such as UL certification and testing, thermal and fire protection systems, 24-hour monitoring, and emergency response, to comprehensively address and mitigate risk of potential failures at the battery cell/module/system levels.

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

Trimount Energy will take a multi-layered approach to mitigate the risks from potential failure modes or safety events.

The implementations of the Trimount Energy Fire Protection Basis of Design Report and Trimount Energy Emergency Response Plan are designed to minimize the spread of potential failures at the battery cell or module level throughout the project site. The Emergency Response training will also help ensure potential failures and safety events are handled in such a way to minimize risks to property, personnel, and the community.

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

The Bidder has prepared detailed safety plans for the Trimount Energy project and has previously established safety practices from other operating projects across multiple states. However, the Bidder plans to continuously improve its safety practices through feedback loops with both its own operating projects and with best practices from industry experts. These feedback loops will include, but are not limited to, annual safety audits, initial and annual first responder training, coordination with industry fire safety experts and the Trimount Energy project, and lessons learned from other battery facilities owned and/or operated by the Bidder.

8.6 Please describe reporting protocols, both internally and externally.

The Bidder has procedures for reporting operational performance, safety, and reliability both internally and externally with multiple parties. These procedures include but are not limited to real-time system supervision and control from the Bidder's Remote Operations Center, as well as weekly and monthly reporting of performance, safety, and reliability metrics that are shared with the Bidder's operations and management teams, NERC, FERC, local fire departments and first responders, among other parties. The Bidder plans to continuously improve these procedures over time as feedback loops drive lessons learned and as industry best practices evolve.

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

Please see Attachment D-20 "Trimount Energy Support Letters", which includes numerous statements of support from Everett elected officials.

Jupiter Power did not ask first responders for letters of support and would not view it as appropriate to do so because such officials will later be asked to review permit application materials and issue fire department permit approvals.

Jupiter Power has conducted extensive outreach to the Everett, Boston, and Chelsea Fire Departments, and has already held one BESS fire safety training for those departments. Trimount Energy will continue these trainings at least annually throughout the life of the project. Trimount Energy has also shared a draft Emergency Response Plan (see Attachment E-1) and will work iteratively with the Everett Fire Department to finalize that plan.



Fire Department Training hosted by Jupiter Power and Fire & Risk Alliance at the Moon Island Boston Fire Training Academy, 2024.

9. Engineering and Technology; Commercial Access to Equipment

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

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

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

Trimount Energy will use lithium-ion batteries (LFP chemistry) in outdoor-rated, containerized BESS units. Each container integrates battery modules/racks, a battery management system (BMS), HVAC, gas/smoke detection, and integrated fire protection for safe operation and isolation. Battery containers operate on DC and connect to outdoor-rated, bidirectional inverters (PCS) that convert DC to AC. The AC output is stepped up via medium-voltage (MV) transformers and collected to the onsite substation, which delivers power at the point of interconnection (POI) voltage.



[REDACTED]

[REDACTED]

Trimount Energy intends the engineering plan to include the installation of the following major equipment at the project site. Battery systems in outdoor-rated enclosures, which [REDACTED]

[REDACTED] Power Conversion Systems that include an inverter and medium voltage transformer will be another integral part of the Trimount Energy Project. The design is planned to include medium voltage conduit used to connect the PCS to the Project substations which, among other electrical components, will utilize main power transformers and high voltage circuit breakers to connect to the points of interconnection. The Project design plans to utilize auxiliary power transformers to provide auxiliary power to the equipment at the site, including the battery systems' safety and auxiliary systems. [REDACTED]

[REDACTED]

[REDACTED] Hydrant and water piping infrastructure are planned to be built throughout the BESS yards and connect to City water. A dry-loop NFPA15-rated sprinkler system is planned to be built for emergency fire suppression at the site affixed to the underside of the structural steel platform.

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

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

iv. Status of acquisition of the equipment components, including whether orders are in place and/ or production slots secured

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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

[REDACTED]

[Redacted]

vi. Equipment vendors selected/considered

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

vii. Track record of equipment operations, including safety record

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

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

UL 1741	NFPA 68	IEEE 2800
UL 9540	NFPA 69	Massachusetts Building Code
UL 9540A	NFPA 72	International Building Code
NFPA 15	NFPA 855	National Electrical Code (NFPA 70)
NFPA 20	IEEE 979	
NFPA 24	IEEE 1547	

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

[Redacted]

[Redacted]

[Redacted]

[REDACTED]

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

[REDACTED]

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

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

9.3 Please identify the same or similar equipment by the same manufacturer that are presently in commercial operation including the number installed, installed capacity and estimated generation for the past three years.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

9.4 For less mature technologies or equipment, provide evidence (including identifying specific applications) that the technology or equipment to be employed for energy production is ready for transfer to the design and construction phases. Also, address how the status of the technology or equipment is being considered in the financial and permitting plans for the project. Provide the status of testing/ qualification for any equipment in development.

[REDACTED]

9.5 Please indicate if the bidder has a full and complete list of equipment needed for all physical aspects of the bid, including the Energy Storage System and all equipment required for the System to fulfill its operational plan, and mandatory and voluntary transmission system upgrades. Include OEM-supplied data sheets for all equipment. If bidder does not have a full and complete list of equipment, identify the areas of uncertainty and when the full and complete list of equipment will be identified.

[REDACTED]

9.6 Please indicate if the bidder has secured its equipment for all physical aspects of the bid, including the Energy Storage System and all equipment required for the System to fulfill its operational plan, and mandatory and voluntary transmission system upgrades. If not, identify the long-lead equipment and describe the timing for securing this equipment.

[REDACTED]

10. Project Schedule

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

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

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

Please see Attachment D-1 entitled "Trimount Energy Project Schedule" which provides a Gantt Chart of critical path schedule tasks along with completion status.

The provided schedule shows the Project COD occurring in Q2 2029 and includes critical elements across permitting, development, interconnection, engineering, financing, real estate, procurement, construction, and commissioning. Key long-lead procurements of various high-voltage equipment have already been executed to maintain the project schedule. To meet the COD and given the scale of the project, backfeed and commissioning are planned to begin sequencing on portions of the project in Q3 2028 in parallel to completion of the entire site's construction, and thus the interconnection network upgrade schedule in the project's interconnection agreements are still applicable.

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

i. Commencement of permitting processes;

[REDACTED]

ii. A plan for completing all permitting processes;

[REDACTED]

[REDACTED]

iii. Environmental assessment;

[REDACTED]

[REDACTED]

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

[REDACTED]

v. Viable installation and electrical interconnection plans;

[REDACTED]

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

[REDACTED]

vii. Evidence of material vendor activity.

[Redacted]

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

A consolidated Gantt chart of critical path items can be found in Attachment D-1 "Trimount Energy Project Schedule."

[Redacted]

11. Construction and Logistics

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

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

The Trimount Energy project will follow construction sequencing similar to other utility-scale battery energy storage projects, including stages for permitting, detailed engineering, procurement, and construction. The Bidder will work with an EPC Contractor(s) to manage the various stages of the project's execution.

In the pre-construction phase of the project, the Bidder will complete the engineering designs for the project including electrical, controls and protection, civil, structural, and fire protection engineering. The Bidder will also work with the appropriate authorities having jurisdiction to receive all necessary permits including SWPPP, Mass DEP, building permits, foundation permits, local environmental and conservation permits, among others. Lastly during the pre-construction phase, the Bidder and its Contractor(s) will procure necessary components including battery systems, power conversion systems, power transformers, and other balance of plant equipment.

During the construction phase of the project, the Bidder will work with its Contractor(s) to receive, stage, and install the project components. At a high level, the construction sequencing will be as follows: mobilization and setup, site and civil work, installing foundations and structural features, setting equipment on foundations, installing and terminating electrical connections including gen-tie line, restoration and landscaping, and startup, commissioning, and closeout. During the construction stages, various types of specialized equipment such as excavating equipment, pile driving equipment, cranes, electrical testing equipment, and other equipment are necessary to construct the project.

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

When possible, the Bidder intends to work with its Contractor(s) to implement just-in-time deliveries for project components to minimize double-handling risks and reduce the need for excess storage. Additionally, the Bidder will coordinate with Contractor(s) to create designated receiving checkpoints for component deliveries, and to have designated lay-down or storage areas on-site and/or off-site for components that are not immediately installed upon delivery.

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

The Bidder will work with Contractor(s) to receive, unload, store (if applicable), and install all of the third-party equipment that will arrive at the project site. The Bidder has not yet entered into any construction services agreements, but is engaged with multiple Contractors during the development and planning phase of the project. [REDACTED]

[Redacted]

12. Operations and Maintenance

12. 1 Provide an O&M plan for the proposed Eligible Project that demonstrates the long-term operational viability of the proposed Eligible Project. The plan should include a discussion of the staffing levels proposed for the proposed Eligible Project, the expected role of the project sponsor or outside contractor, scheduling of major maintenance activities, and the plan for testing equipment.

[Redacted]

[Redacted]

Key Operational Leadership Team:

- **Michael Geier, CTO:** Technical integration and performance optimization for this project's equipment configuration and grid connection
- **David Hernandez, VP Site Operations:** Site-specific maintenance protocols based on local conditions and equipment specifications
- **Tompall Glaser, VP Asset Management:** High-level oversight focused on ensuring a best-in-class experience with the utility
- **Dawud Whigham, Remote Operations Center Manager:** Project integration into our 24/7 monitoring system with customized operational parameters

[Redacted]

[Redacted]

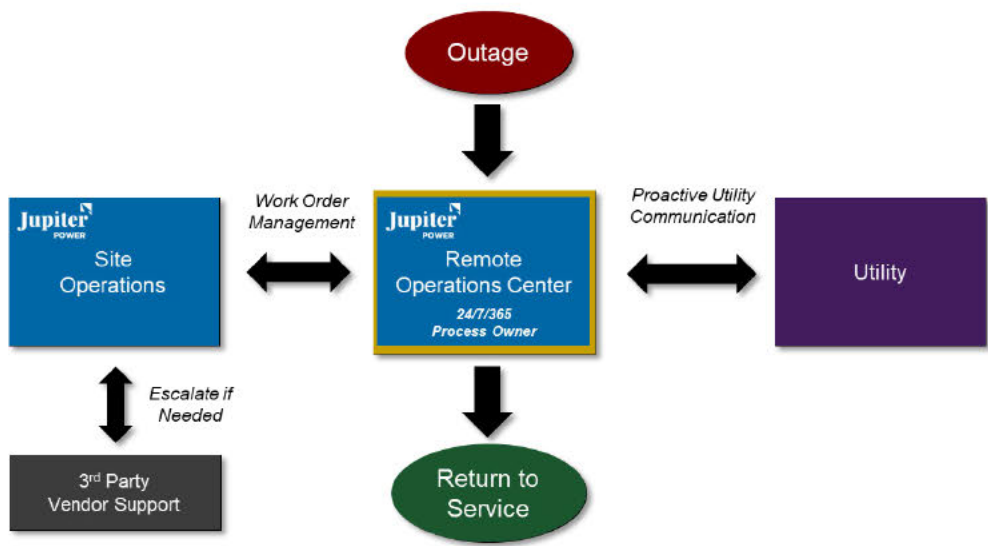


Figure 9: Jupiter Operations and Maintenance Approach Diagram, please see Attachment E-7 for more details

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED] Total jobs at the facility are approximately 9-10. This includes the equipment technician workforce, 24-7 onsite security staffing, and landscaping and groundskeeping personnel. These latter functions are likely to be supplied by contractors.

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

[Redacted text block]

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

The following chart is a breakdown of the typical warranty terms Jupiter Power has in place on major equipment in its fleet:

Equipment	Term
[Redacted]	[Redacted]
[Redacted]	[Redacted]
[Redacted]	[Redacted]
[Redacted]	[Redacted]

[Redacted text block]

Type of Agreement	Guarantee
[Redacted]	[Redacted]

[Redacted text block]

Should the Bidder be awarded a contract under this RFP process, it will work to select the best available agreement type that ensures the highest standards of safety, availability and performance.

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

[Redacted]

[Redacted]




































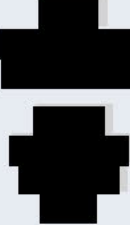












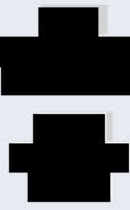




[Redacted]

[Redacted]

12.5 Provide examples of the Bidder’s experience with O&M services for other similar project.

Jupiter Power operates comprehensive O&M services across our 1.7 GWh portfolio since 2021, delivering 98% availability with zero reportable safety incidents. Please see Jupiter’s portfolio record detailed in the accompanying documentation.

Site	COD	Project Size	Lifetime Cycle Count	Cycles/Day	RTE	Availability	Notes
[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]
[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	

13. Project Management and Experience

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

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

Please see Attachment C-1 "Trimount Energy Organizational Chart." To the extent that there are questions, the Bidder is happy to have a call to further discuss ownership and answer any questions from stakeholders.

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

Please see Attachment C-2 "Jupiter Core Team Member Experience" document.

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

i. Successfully developed and/or operated one or more projects of similar size or complexity or requiring similar skill sets; and

Trimount ESS LLC

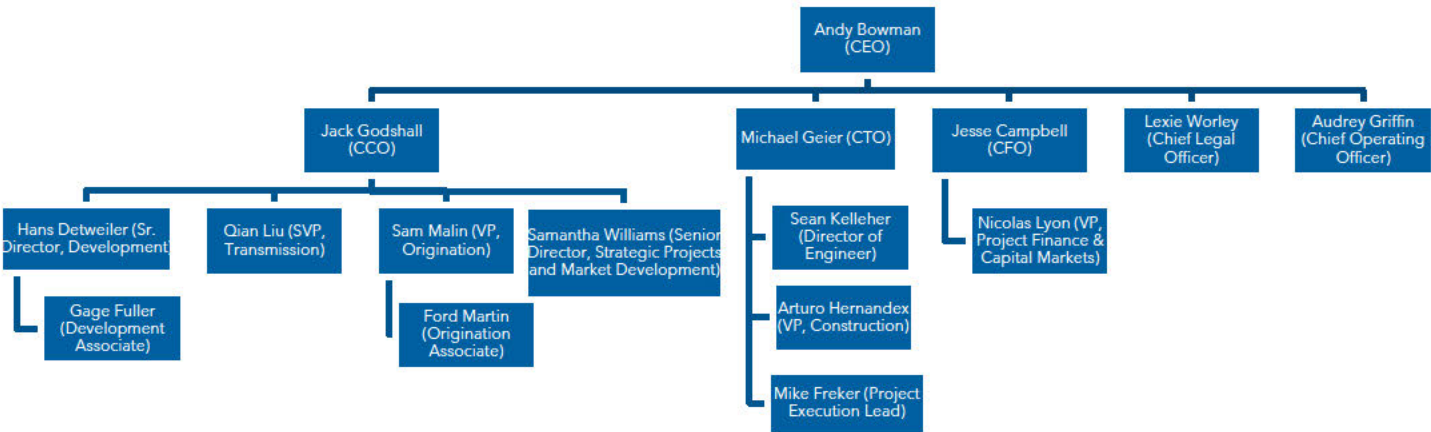


Figure 10: Key personnel of the bidder’s development team

Please see Attachment C-2 “Jupiter Core Team Member Experience” document for team member resumes.

ii. Experience in financing power generation projects (or have the financial means to finance the project on the bidder’s balance sheet).

Jupiter is backed by BlackRock Alternatives through the BlackRock Global Infrastructure Fund IV. The Jupiter Project Finance and Capital Markets team collectively has decades of financing experience covering multiple asset classes in the energy space and a wide range of financing structures. Jupiter has access to a broad network of commercial banks and financial institutions and is complimented by support from BlackRock’s Capital Markets team.

[Redacted]

- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]

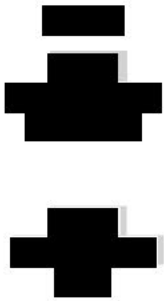
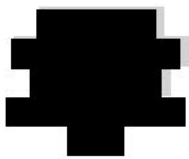

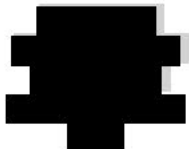
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]

13.4 Provide a listing of all projects the project sponsor has successfully developed or that are currently under construction. Provide the following information as part of the response:

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

Jupiter Power Standalone Battery Energy Storage Systems							
Project Name	Location	DC/AC Capacity (MW/MWh)	Technology	Status (COD)	Safety Record	Availability Factor	References
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

Tibbits	Branch County, MI	100/400	Lithium Ion	Operational (Q2 2025)			
Callisto I	Harris County, TX	200/400	Lithium Ion	Operational (Q3-2024)	Zero Recordable Safety Incidents		
St. Gall I	Pecos County, TX	100/200	Lithium Ion	Operational (Q1-2024)	Zero Recordable Safety Incidents		
House Mountain	Brewster County, TX	60/120	Lithium Ion	Operational (Q4-2023)	Zero Recordable Safety Incidents		
Swoose II	Ward County, TX	100/200	Lithium Ion	Operational (Q3-2022)	Zero Recordable Safety Incidents		
Crossett	Crane County, TX	200/200	Lithium Ion	Operational (Q2-2022)	Zero Recordable Safety Incidents		
Flower Valley II	Reeves County, TX	100/200	Lithium Ion	Operational (Q1-2022)	Zero Recordable Safety Incidents		
Swoose I	Ward County, TX	9.9/19.8	Lithium Ion	Operational (Q2-2021)	Zero Recordable Safety Incidents		

Flower Valley I	Reeves County, TX	9.9/19.8	Lithium Ion	Operational (Q2-2021)	Zero Recordable Safety Incidents		
Triple Butte	Pecos County, TX	7.5/15	Lithium Ion	Operational (Q2-2021)	Zero Recordable Safety Incidents		
							*Anticipated

13.5 With regard to the bidder’s project team, identify and describe the entity responsible for the following, as applicable:

i. Construction Period Lender



ii. Operating Period Lender and/or Tax Equity Provider



iii. Financial Advisor



iv. Environmental Consultant







v. Facility Operator and Manager

Jupiter Power will remain the facility operator and manager.

vi. Owner's Engineer

[REDACTED]

vii. Transmission/Delivery Consultant

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

viii. Legal Counsel

Lexie Worley, Chief Legal Officer

[REDACTED]

[REDACTED]

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

The Bidder and its core project team consist of the nation's leading and experienced energy infrastructure veterans. Jupiter Power is focused on the development, ownership, and optimization of utility-scale battery energy storage projects in the U.S. Led by an experienced management team, [REDACTED]

[REDACTED], including some of the most valuable locations for standalone storage in the US. Jupiter Power is capitalized to build its projects and has funded the construction of its portfolio on balance sheet and through project finance. Jupiter Power is backed by BlackRock Alternatives through the BlackRock Global Infrastructure Fund IV. [REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

The Bidder remains committed to seeing the Project through to final completion and remains committed to fostering a unique company culture that provides continuity of corporate management through the entire project development cycle.

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

The Bidder and its directors have an extensive and accomplished track record of success developing large-scale energy resources. As referenced in Attachment C-2 "Jupiter Core Team Member Experience", Jupiter's leadership was directly involved in the origination and execution of tens of thousands of MW of wind, solar, and energy storage projects over the last three decades. The current state of the energy market contains significant policy uncertainty after a change in administration, changes to ISO-NE markets, rules, and regulations, and evolving supply chain barriers. Though the Bidder is unable to take responsibility for managing all political and macroeconomic risks, it accounts for sufficient conservatism in the formulation of key project milestones in order to mitigate such risks. The Bidder remains committed to successfully delivering the proposed Project, and if selected under the section 83E RFP, to capitalize on the prior 4-years of diligent efforts to develop a successful Project for state and local stakeholders.

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

Hans Detweiler, Senior Director of Development, is the Project's lead developer, coordinating all Project development activities. Mr. Detweiler has over two decades of experience with energy policy and project development, including developing and executing strategies for siting, environmental reviews, land acquisition, grid interconnection, RTO processes, public outreach, regulatory proceedings, labor relations, and legislative matters. Prior to joining Jupiter Power, Mr. Detweiler consulted for leading transmission, renewable energy, and policy development firms, and was Vice President of Development at Clean Line Energy, where he led transmission project teams. He received a Bachelor of Arts degree in political science from Grinnell College, Grinnell, Iowa.

Mr. Detweiler has extensive experience in regulatory proceedings similar to those held at the Massachusetts EFSB. Mr. Detweiler testified on behalf of Grain Belt Express Clean Line LLC before the Indiana Utility Regulatory Commission in Cause No. 45294. He testified on behalf of Rock Island Clean Line LLC before the Illinois Commerce Commission in Docket No. 12-0560. He also testified on behalf of Mesa Canyons Wind LLC before the New Mexico Public Regulation Commission in Case No. 17-00221-UT and testified before the Missouri Public Service Commission for Grain Belt Express Clean Line LLC in Case No. EA-2016-0358 as well as in the related Case 6 No. EM-2019-0150. Finally, he testified before the Kansas Corporation Commission in Docket No. 19-GBEE-253-ACQ to support Invenergy's acquisition of Grain Belt Express.

As examples of project development experience relating to the above regulatory experience, Mr. Detweiler led all aspects of development for the Mesa Canyons wind farm, a 1,000 MW wind farm in New Mexico. Mr. Detweiler was accountable for all project schedules, budgets, and strategic decision making. He oversaw all state and local government permitting and served as the primary company witness in state regulatory proceedings and in the Lincoln County zoning permitting process. He managed private landowner relationships, oversaw state land rights acquisition, and served as the primary company liaison to four major Department of Defense bases with flight paths in the project area. He supervised the environmental services team on USFWS coordination and wetland permitting and provided development lead support for successful project purchase agreement negotiations for fully-permitted project with

Pattern Energy Group. Significant portions of the project are now operating.

In another similar-in-scale development effort, Mr. Detweiler directed development of the now-operational 150-mile Western Spirit Clean Line transmission project in New Mexico, undertaken jointly with the New Mexico Renewable Energy Transmission Authority ("RETA"). Mr. Detweiler led the development team on all aspects of project development, including all schedules, budgets, and strategic decision-making. He led Clean Line's joint efforts with RETA to secure first-ever "Reliability Determination" from New Mexico PRC, a matter of first impression. He managed ongoing route development efforts and created route change approval processes with RETA, supervised county outreach efforts, and conducted negotiations for zoning determinations with Bernalillo, Tarrant, Sandoval, Socorro, and Valencia Counties. He negotiated a 20-mile easement agreement with major landowner west of Albuquerque and provided development lead support for successful project purchase agreement negotiations for fully permitted project with Pattern Energy Group. The project is now operating.

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

Neither the Bidder nor the Jupiter subsidiaries have been involved in a project that has failed after being selected under a major state procurement such as the Massachusetts Section 83E RFP.

14. Economic Development and Employment Benefits, Transitioning Fossil Fuel Communities, Benefits to Low Income Ratepayers and Environmental Justice Communities, and Other Benefits

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

As detailed below, Trimount Energy's construction **will create over 1,200 direct job years in the development, remediation & site prep, and construction & commissioning stages of the Project.** Trimount Energy will further utilize partnerships with the local building trades, Building Pathways, and Everett High School to advance local opportunities for Everett youths, as Everett is an economically distressed historic fossil fuel community.

Trimount Energy bases its job creation projections on three sources: 1) a 2024 economic impact report commissioned by Springline Research Group; 2) information and data provided [REDACTED] (a construction consultant to Trimount Energy); 3) Jupiter Power internal estimates (for operations and maintenance jobs only). Please also see Attachment B-5 "Trimount Energy Econ Impact Analysis Springline" for the full detail of the economic impact study.

The summary findings of direct job creation in job-years of the Springline study is summarized as:

Table 1. Job Years Supported Over the Five-Year Project Period, by Phase

Phase	Job Years
Development	39
Environmental Remediation & Site Preparation	323
BESS Construction & Commissioning	925
Total	1,287

Source: Jupiter Power and Springline Research Group

The Springline study further identifies **over \$45 million in direct labor income during the remediation and site preparation phase, and over \$140 million in direct labor income during the construction and commissioning phase**, or over \$185 million in direct-job labor income. The study also identifies an additional over \$113 million in indirect-job labor income, as well as further induced income.

Jupiter Power projects long-term operations and maintenance jobs at the facility as 9-10 full-time equivalent positions. This includes the equipment technician workforce, 24-7 onsite security staffing, and landscaping and groundskeeping personnel. These functions are to be provided by a combination of Jupiter Power employees and contractors.

All of this job creation and labor income is local to the Commonwealth of Massachusetts. Additionally,

[REDACTED]

Figure 11: Trimount Energy Project Labor Location Radius

Because the bulk of the construction job impact will be spread around the Boston region, Trimount Energy has taken additional steps to ensure job creation targeting local Everett residents, as Everett is an economically distressed area and is a former fossil fuel community. Please see the answer to Question 14.2 below for a more complete discussion.

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

Trimount Energy is located in Everett, which is an Environmental Justice community. Employment opportunities will therefore flow more naturally to Everett residents than otherwise, and Trimount Energy will actively support a focus on workforce benefits for Everett citizens.

First, Trimount Energy will work with Building Pathways, through a Project Labor Agreement, to support pre-apprenticeship programs, and these pre-apprenticeship programs will be designed to specific target Everett residents for the incoming population. Note, because Trimount Energy will want to ensure compliance with the 15% apprenticeship requirement for the IRA's ITC, the combination of the 15% requirement plus the Building Pathways focus on Everett will compound beneficially to fill the large demand for apprentices with local Everett residents.

Second, Trimount Energy will work with IBEW Local 103 and Everett High School to support the establishment of Career and Technical Education ("CTE") vocation program for electricians. Everett High School's target is 18 students per year for 20 years in the electrician vocation path. Everett is planning a new High School, to be constructed towards the end of the decade, so the timeline for the program is consistent with the operational years of the Trimount Energy Project. Trimount Energy will, however, support the program regardless of whether the new high school comes to fruition or not. The Trimount Energy program will support the initial program establishment as well as ongoing transportation support (a key component for high school students who need to get to a job site) and other program support. The IBEW will provide overall program design guidance as well as work with its partners to provide tools and equipment for the program. [REDACTED]

Third, Trimount Energy will require the supportive activities of the General Contractor relating to small business subcontractors. Please see Attachment C-3 "Trimount Energy Workforce Plans" for more details.

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

Regarding workforce harmony, Trimount Energy has executed a Project Labor Agreement which includes no-strike and other labor harmony provisions. The PLA is available as Attachment D-8 "Trimount Energy Project Labor Agreement." Additionally, please see the response to Question 14.2.

Regarding community benefits, the most important impact mitigations and community benefits for community groups are those raised by the community groups themselves.

In the case of Trimount Energy's Project, this feedback came in two categories, 1) site specific feedback, and 2) general clean energy policy / clean energy infrastructure support. As described, Trimount Energy has comprehensively mitigated the local concerns.

First, regarding site specific concerns [REDACTED]

- WDI Chapter 91 Use: A concern raised was the potential loss of Chapter 91 consistent uses. Trimount Energy is providing a Water Dependent Industrial use infrastructure project compatible with the Chapter 91 DPA zone.
- Greenery: A concern raised was the total lack currently of green plantings. Trimount Energy has provided additions of greenery to the Project's perimeter wall. Trimount Energy will fund a tree planting program.
- Urban heat island effects: Concerns were raised about urban heat island effects. Trimount Energy is adding native seed mix plantings in open spaces on the Project site. Trimount Energy will support shading the bike path along Beacham Street.
- Stormwater resiliency: Concerns were raised about future rising sea levels. Trimount Energy will support local planning efforts.
- Community Center. The community groups are deeply committed to a new community center and Trimount Energy has committed to supporting the community center.
- Jobs: Concerns were raised about local access to living wage jobs. Trimount Energy is establishing a pipeline for Everett youth into high-wage union building trades careers through pre-apprenticeship programs both during construction and over twenty years through a partnership with Everett High School.
- Incorporation of the works of local artists into Trimount Energy's perimeter wall: Concerns were raised about lack of opportunity for Everett street artists. Trimount Energy will annually commission a competition with local judges and will fund the installation of public art along (at least) the eastern wall of the northern parcel of the Project. Funding to the artist will be provided in the form of a commission. Please see image below of the proposed eastern side of the Project northern parcel.



*Rendering of Trimount Energy perimeter wall with concept local art installations.
Trimount Energy to commission annual local art presentations.*

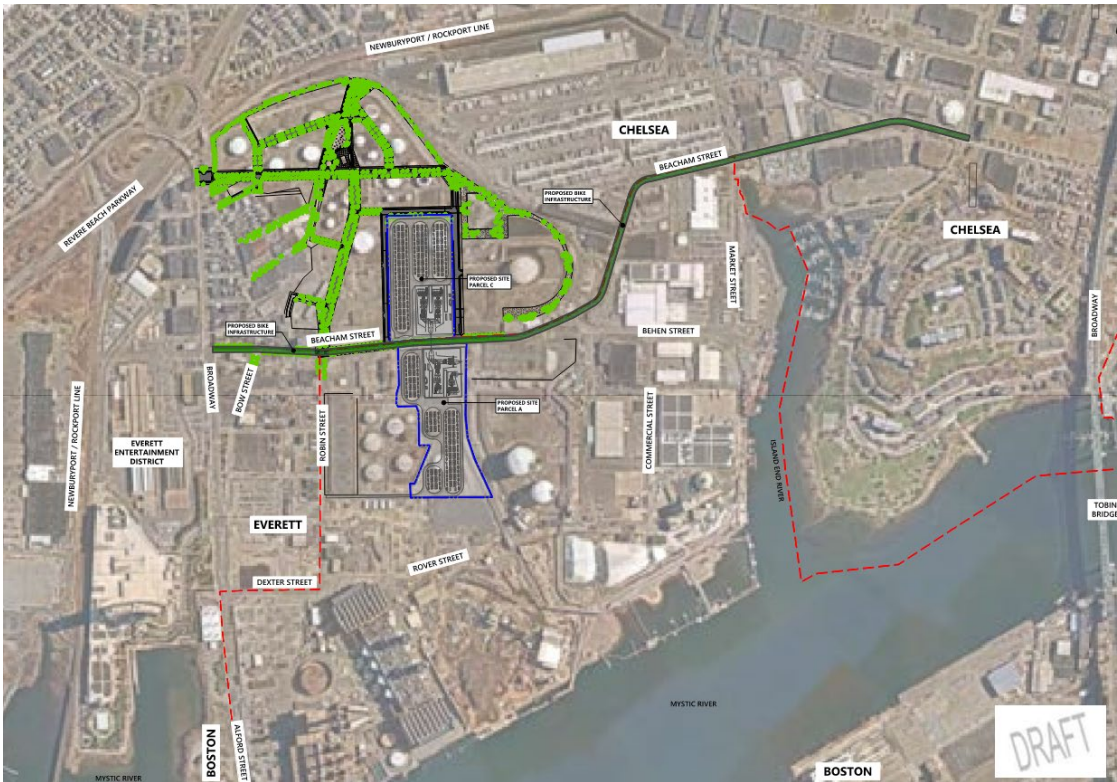
- Pedestrian and bike safety on Beacham Street: Concerns were raised about hazardous conditions on Beacham Street currently. Trimount Energy will provide an easement at no cost to the City of Everett, for the extension of a multi-use bike/ped path along the southern side of Beacham Street, allowing the connection of the existing Beacham Street bike path in Chelsea with the growing Lower Broadway Entertainment District in Everett. Trimount Energy will contribute the costs of the construction for the portion of the path on Trimount Energy's property. Please see before and after images below.



Recent view of current on-road bike lane amidst traffic on Beacham Street



Proposed view of off-street mixed-use bike/ped path on Beacham Street



New mixed-use bike/ped shared path in dark green, connecting Chelsea

to Lower Broadway area in Everett.

All these above measures are a direct response to issues raised by local community residents and community organizations.

For an itemization of Trimount Energy’s specific financial commitments to these community goals, please see Attachment D-12 “Trimount Energy Community Investment Commitments.”

Secondly, in discussions about the redevelopment of the 100-acre former oil terminal (of which Trimount Energy is just over 20 acres), community groups expressed a desire for Everett to lead the transition away from polluting fossil fuels to clean and renewable energy resources. The desire for clean energy is related both to global concerns (climate change mitigation) and local concerns (air quality). The local groups have been supportive of the role of battery energy storage and have seen the Project as in furtherance of the clean energy transition and lowering the energy pollution burden that has historically been placed heavily on residents in the area. The Project by its nature addresses these concerns and no specific further mitigation was requested or required to address the clean energy transition.

For further discussion of these commitments please see answers to 7.10, 14.1, and 14.2.

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

Please see the answer above to 14.2 and 14.3.

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

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

14.6 Please describe and quantify any other economic activity or development expected to result directly from the proposed project. Impacts should be broken out by state and the region as a whole and highlight any impacts in economically distressed areas or former fossil fuel communities. Direct economic activity/development will be evaluated based on scale relative to project size, credibility and firmness. Preference will be given to commitments that secure longterm benefits; begin to provide benefits during project development, construction, installation, and the first five years of operations; direct benefits to Environmental Justice populations and host communities.

The question requests “other” economic benefits (ostensibly beyond job and workforce questions as covered in Questions 14.1 to 14.5) and states a preference for benefits in an environmental justice area that are long term in nature. Trimount Energy has the strongest possible answer for a BESS project: the catalyzing role that Trimount Energy has played in the remediation of the 100-acre Exxon oil terminal in Everett and the decades-long benefits that will result in the redevelopment of the entire area, all while furthering the clean energy transition.

In May 2022, the Davis Companies, through a subsidiary, had arranged for the purchase and remediation of the 100-acre terminal in Everett. In September of 2022, as described in Attachment D-15 “Boston Globe Exxon Site Deal Falls Through 2022”, the deal collapsed. Everett City Planner Matt Lattanzi indicated the remediation costs were likely the “number one factor.” A bit over a year later, the deal was back, see Attachment D-16 “Davis Completes Acquisition.” Perhaps Davis negotiated a lower purchase price (public information is unavailable). But what definitively changed was the arrival of an anchor customer for Davis (Everett Landco): Trimount Energy’s execution of a purchase agreement for over 20 acres of the 100-acre site, with the closing of the transaction dependent on Everett Landco’s prior completion of the environmental remediation. **Trimount Energy’s execution of the purchase agreement (through affiliate Norman Street ES LLC) came one month prior to Everett Landco’s closing of the transaction with Exxon, and the Trimount Energy purchase agreement was the only such anchor agreement prior Everett Landco/Exxon closing.**

The environmental remediation of the Trimount Energy project site is now well underway by Everett Landco, which will result in a Permanent Solution under the M.G.L. c. 21E (known as the Massachusetts Oil and Hazardous Material Release Prevention Act, and its implementing regulations known as the Massachusetts Contingency Plan (“MCP”). Trimount Energy’s investment is the catalyst not only for the remediation of its own 20+ acre site, but the entire oil terminal, which Everett Landco intends to redevelop for “many future uses...including high-tech manufacturing, R&D, life sciences, industrial and residential” (please see Attachment D-20 “Trimount Energy Support Letters”). The Project supports an epochal transformation of a fossil fuel terminal to clean uses consistent with societies’ urban requirements housing, jobs, clean energy sustainability. **This will facilitate direct investment by the Davis Companies of at least \$222.5 million** (the purchase price of \$72.5 million, environmental remediation costs of \$100 million, and site infrastructure investments of \$50 million, please see Attachment D-17 “Everett Docklands Investments”). Trimount Energy’s investment, as described in the Project maturity highlights of the Executive Summary, will be over \$1 billion. If the Evaluation Team does not select Trimount Energy, and the Project does not move forward (and the Norman Street ES LLC transaction does not successfully close), not only would Trimount Energy’s investment not occur, but the entire Everett Landco continued remediation and redevelopment project would be imperiled.

Furthermore, the local property taxes to be paid by the Trimount Energy BESS will be significantly higher than any other likely use for the southern parcel of the Project. A significant portion of the Lower Broadway region of Everett (including the southern Trimount Energy project parcel) is in a DPA with historic tidelands, which triggers state land

use requirements under Chapter 91 of the General Laws, that any buildings on such sites be reserved for approved water-dependent industrial uses. As a result, Trimount Energy's neighbors to the south will likely remain predominantly industrial into the future or be limited to uses without structures such as surface parking. As the southern Trimount Energy project parcel resides within the DPA and has obtained a determination that it is considered an approved water-dependent industrial use (due to the Project's compatibility with future offshore wind integration at the Mystic Substation) it is compatible with this state land use regulation. Trimount Energy is therefore one of the best possible uses of the property from a local government revenue perspective, as the anticipated tax revenues for the BESS will be far higher than either the prior use or likely alternative uses such as surface parking. Furthermore, the project will create only very limited demand for long term municipal services from the City of Everett, so the ratio of tax revenue to services required is very high relative to almost any other potential use.

[REDACTED]

[REDACTED]

Additionally, please see the reply to Question 14.3 for further specific community benefits and commitments, including long-term commitments over the lifetime of the Project to job training and other initiatives.

14.7 Please demonstrate any benefits to low-income ratepayers in the Commonwealth and describe how the project minimizes and mitigates, to the extent feasible, ratepayer impacts. Benefits to low-income ratepayers may include, but are not limited to, projects that reduce the energy burden for low-income ratepayers through energy efficiency or renewable energy upgrades; direct funding of rate relief through grant programs, support of existing community programs or other funding opportunities. Describe the impact, if any, those benefits will have on the cost to the project.

Trimount Energy will fund a building electrification effort in Everett. Please see Attachment D-12 Trimount Energy Local Community Investment Commitments.

Trimount Energy will also provide significant resiliency benefits that will help facilitate the transition to electrifying daily life in the Commonwealth cheaply and cleanly. Strategies related to electric vehicle adoption and the heating and cooling of buildings using heat pumps are key contributors to load growth in the state, as well as at the forefront of the Commonwealth's push for a 50% reduction in greenhouse gas emissions ("GHG") by 2030 from the 1990 baseline emission level, and overall Net Zero GHG by 2050. Energy storage systems in key locations will play an essential part in the widespread electrification of transportation and building heat. Specifically, energy storage will support grid management, helping to ensure grid resiliency and reliability of the electrical system. With electricity providing most of the energy needed to heat and cool Massachusetts homes and businesses, and to move citizens around the state, the importance of affordable, reliable, clean, and safe power will be greater than ever.

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

The Trimount Energy project is an iconic re-use of a highly-polluted former fossil fuel oil terminal site, repurposing the site to clean energy and a just transition for the local Environmental Justice population. Please see the above answer to Question 14.6. Further major benefits to the transitioning fossil fuel community in Everett are identified in the answer to Question 14.3.

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

Please see Attachments C-3 and C-4, "Trimount Energy Workforce Plans" and "Jupiter Power Employee Handbook", respectively.

Furthermore, as detailed throughout this bid, Trimount Energy has conducted extensive outreach in Everett to get to know community members and understand their most pressing concerns. One of the most frequently heard community questions could be summarized as "the construction jobs are great, but what happens after construction is complete? What are the long-term job benefits for Everett?" Responding to this feedback, Trimount Energy has committed to a long-term job training program that will provide a pathway to union electrician jobs at the Everett High School, where the student population is over 80% Black, Hispanic, and Asian.⁹ This is real community engagement; tailoring benefits to local needs rather than imposing pre-packaged options that may not ultimately be responsive to a community's feedback. To clarify if necessary, this program is in addition to the pre-apprenticeship programs with Building Pathways that Trimount Energy will deploy under a Project Labor Agreement, which will also support Everett youth during the construction of the Project.

Local Everett community groups reference this value of Trimount's jobs training commitment in their joint support letter (see Attachment D-20 "Trimount Energy Support Letters"): "We know that the Project has heard not only from us but other participants as well about the importance of helping to provide traditionally overburdened Everett residents opportunities for job training and a path into building trades jobs, and understand that the Project has committed to a Project Labor Agreement with extensive pre-apprenticeship programs to support such job pathways."

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

Trimount Energy will execute the Form MOU with DOER with minor comments as described in section 14.11. Consistent with its obligations under the MOU Trimount Energy will prepare annual progress reports, with the first report being submitted to DOER no more than one year after the Effective Date of the CPEC Agreement. Those reports will include summaries of Trimount Energy's progress in meeting the economic, community benefit and

⁹ <https://profiles.doe.mass.edu/statereport/enrollmentbyracegender.aspx>

investment commitments and/or economic development commitments set forth in this bid document. Such reports will contain all the specific information called for in the MOU including the number of workers employed by Trimount Energy and its affiliates and information regarding the percentage of such workers residing in the Commonwealth as well as the job types and annual average salary of employees. Those annual progress reports will, to the maximum extent possible, provide all information described in the pertinent provisions of the MOU. [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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

Please see Attachment 2: "Appendix H Form Memorandum of Understanding ("MOU") with DOER (Trimount Energy)."

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

Trimount Energy will, in close consultation with DOER and community partners, present information on environmental justice impacts, engagement and employment in the annual progress report. Trimount Energy will report on progress in implementing the efforts detailed in 14.2 above including the collaboration with Building Pathways and with IBEW Local 103 and Everett High School to support the establishment of Career and Technical Education ("CTE") vocation program for electricians. The annual progress report will report on progress, and lessons learned, as described in 14.9 above.

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

For fire safety, across all projects, Jupiter Power representatives always reach out to first responders and fire marshals early in the project development cycle. Jupiter will bring outside national fire protection experts (typically FRA, the [Fire & Risk Alliance](#)) to these early consultations and will work with those local authorities to iteratively develop emergency response plans and other fire-safety related documentation in support of permit processes and a project that is safe to operate. Jupiter representatives and these external consultants will support local trainings in BESS fire event management for the local fire department and any local mutual aid departments both in the development cycle and annually throughout the operational years of every project. To be very clear, Jupiter Power provides such annual trainings even where no requirement for such trainings exists—strong evidence of continuing local relationships at every Jupiter Power project across the country.



Training at operational facility in Texas



Houston Fire Dept Training with Brian Fink of FRA

In the case of more general outreach, depending on local community norms and expectations, and the presence or lack of interested community organizations and tribes, Jupiter Power conducts broader outreach to community groups, local governmental representatives, tribes, and residential neighbors in a local community. Such outreach often includes open houses. Jupiter Power representatives work to build long-standing relationships with communities and local individuals as much as possible.

Some examples of outreach and relationship building include the following:

- For a project in Glenwood Landing, NY, Jupiter Power consulted with environmental organizations and obtained the support of the New York League of Conservation Voters, as evidenced by this authorized statement by organization President Julie Tighe in March 2023:
 - "Energy storage is a major component of New York's effort to green the grid and projects like Oyster Shore Energy Storage are critical to the state's clean energy future. What's more, this project would reduce local truck traffic, reduce the risk of oil spills, and support good union jobs. Delivering clean energy power while protecting our natural resources is an environmental win-win for Long Island and all of New York."

[Redacted text block containing multiple lines of blacked-out content]



Jupiter Power personnel Hans Detweiler (Senior Director, Development, left, facing away from camera), and Sean Kelleher, (Director, Engineering, center, blue polo) fielding public questions at a 2024 open house in Glenwood Landing, NY

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

Trimount Energy is not only mitigating environmental impacts of the Project, but as described in response to Question 14.6, is the anchor catalyst for the remediation of the highly contaminated 100-acre Exxon fossil fuel terminal. Please also see the response to Question 14.3 for Trimount Energy’s mitigation of identified local impacts.

Trimount Energy will also work with the appropriate authorities having jurisdiction during the pre-construction phase of the Project to address construction-phase impacts and to assure all necessary ministerial permits including SWPPP and construction management plans, among others. In testimony in the EFSB zoning exemption case, Trimount Energy personnel committed to engage neighboring businesses and Everett and Boston governments to coordinate and mitigate construction-related traffic impacts.

[REDACTED]

Furthermore, as described previously in the Executive Summary section 1(iii) and provided in the Daymark study in Attachment B-4, Trimount Energy’s location at Mystic enhances the delivery of renewable energy resources from most locations in New England.

Moreover, BESS deployment avoids emissions from fossil fuel fired power plants that will NOT be instructed to run by ISO-NE (“dispatched” to use ISO-NE vocabulary) because of the presence of the BESS facility. A larger BESS facility like

Trimount Energy can be the pivotal resource whose presence in the regional energy resource mix will displace high emitting generators, like the oil-fired generation and the sole remaining coal-fired power plant, that is often dispatched at times of system shortage and stress. The ISO-NE Marginal Emissions Report documents this effect as shown in this graphic drawn from [the most recent version of that report](#). As shown in that graphic and in depth in the ISO-NE Report the emissions of Nitrogen Oxides (“NOx”) from power plants peaks during the periods of greatest system need (during the hottest and coldest days of the year) when those higher emitting oil and coal power plants are called upon to meet electricity need.

Monthly Marginal NO_x Emission Rates

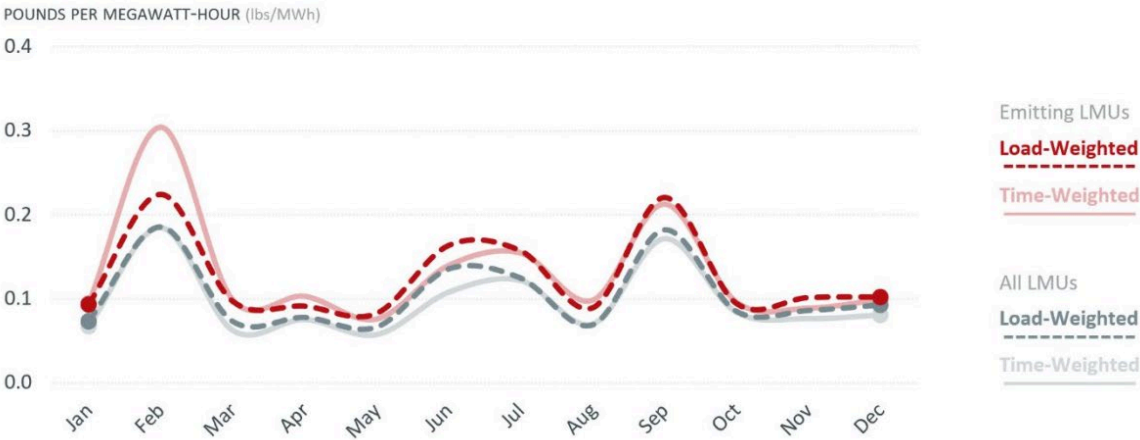


Figure 12: time- and load-weighted monthly LMUs marginal NOX emission rates

This reality adds an environmental and qualitative component to the economic and quantitative benefits of Trimount mitigating price spikes during shortage events presented in the Aurora Report (please see Attachment B-3 “Aurora Trimount Battery Project - Benefits to Massachusetts Power Reliability and Costs”). Indeed, [real-time data from ISO-NE](#) (presented in a graphic below), which they use to calculate estimates of real-time CO₂ emissions, shows the surge in oil-fired generation during the 8/1/2024 shortage event that the Aurora Report forecasts would have been mitigated, if not totally averted, by the presence of Trimount Energy on the system.

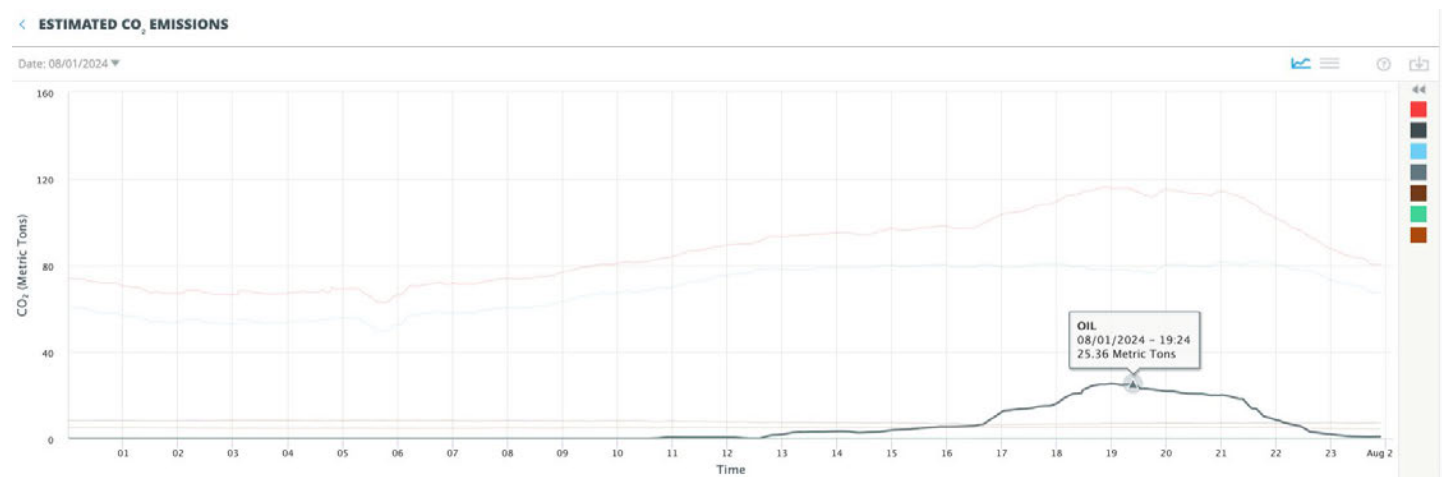


Figure 13: Estimated ISO-NE Real Time CO₂ Emissions

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

Please see the reply to Questions 7.10 and 14.3 for Trimount Energy’s mitigations of impacts raised by Environmental Justice populations and host communities. Please see also the reply to Question 14.2 regarding local workforce training benefits, the reply to Question 14.6 regarding the environmental remediation of a polluted oil terminal in an Environmental Justice area, and the reply to Question 14.14 regarding mitigation of environmental impacts.

15. Exceptions to the Form Long-Term Contract

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

Please see attached LTC-1, LTC-2, LTC-3, and LTC4 for the Bidder’s comments to the Form of Long-Term Contract

16. Appendix C Certification and Authorization

Please see Attachment 3 “Appendix C-Trimount Energy Certification and Authorization”

17. List of Attachments

Name	Location (Folder Name)	Numbering
83e_cppd_Trimount Energy_CONFIDENTIAL	Standalone Attachment	1
Appendix H- Form Memorandum of Understanding (MOU) with DOER (Trimount Energy	Standalone Attachment	2
Appendix C- Trimount Energy Certification and Authorization	Standalone Attachment	3
Jupiter Power LLC and Subsidiaries Audited Financial Statements 2022, 2023, and 2024	Standalone Attachment	4
Trimount Energy NPV	Standalone Attachment	5
Bid-fee-submittal-form_83E_Trimount Energy Confidential	Standalone Attachment	6
Boston Electric Transmission System Reliability Assessment- Benefits of Battery Energy Storage Systems	Benefits Studies	B-1

ISO-NE's Needs Assessment for 2033	Benefits Studies	B-2
Aurora Trimount battery project- benefits to Massachusetts power reliability and costs	Benefits Studies	B-3
Daymark BESS Winter Resiliency Model	Benefits Studies	B-4
Trimount Energy Econ Impact Analysis Springline	Benefits Studies	B-5
Trimount Energy Organizational Chart	Corporate	C-1
Jupiter Core Team Member Experience	Corporate	C-2
Trimount Energy Workforce Plans	Corporate	C-3
Jupiter Power Employee Handbook	Corporate	C-4
Trimount Energy Project Schedule	Development	D-1
Trimount Energy Boston Grant of Location	Development	D-2
Trimount Energy Everett Grant of Location	Development	D-3
Final Determination Chapter 91 RDA	Development	D-4
Chapter 91 Minor Modification	Development	D-5
Trimount Energy MEPA Phase I Waiver Final Record of Decision	Development	D-6
Determination of Public Benefit Chap 91	Development	D-7
Trimount Energy Project Labor Agreement	Development	D-8
Trimount Energy Site Control	Development	D-9
Trimount Energy Permit Matrix	Development	D-10
Trimount Energy Community Outreach Table DOER	Development	D-11
Trimount Energy Community Investment Commitments	Development	D-12
Trimount Energy Continued Outreach Plan	Development	D-13
Trimount Energy HCA updates log	Development	D-14
Boston Globe Exxon Site Deal Falls Through 2022	Development	D-15

Davis Completes Acquisition	Development	D-16
Everett Docklands Investments	Development	D-17
WA THPO Communication Tracker	Development	D-18
Outreach Materials	Development	D-19
Trimount Energy Support Letters	Development	D-20
Trimount Energy Media Coverage	Development	D-21
Trimount Energy Site Photos	Development	D-22
Trimount Energy Emergency Response Plan	Engineering	E-1
Trimount Energy Fire Protection Basis of Design Report	Engineering	E-2
Trimount Energy CFD Report	Engineering	E-3
CAC Jupiter Power Endorsement Letter	Engineering	E-4
Trimount Energy HVCB Specs	Engineering	E-5
Trimount Energy MPT Specs	Engineering	E-6
Jupiter Operations and Maintenance Approach	Engineering	E-7
Trimount Energy Breaker - Execution Version	Engineering	E-8
Trimount Energy MPT Purchase Order	Engineering	E-9
CONTAINS CEII - Final Executable Copy - LGIA-ISONE-CLP-23-03 (Norman Street Energy Storage)	Interconnection	I-1
CONTAINS CEII - Final Executable Copy - LGIA-ISONE-NSTAR-24-02 (NORMAN STREET ES LLC)	Interconnection	I-2
2025 Interim Reconfiguration Auction Qualification - Preliminary Transitional CNR Study Results	Interconnection	I-3
qp_1110_i_3_9_letter_jup_22_g01_jup_22_t01_es_22_t21	Interconnection	I-4
qp_1143_i_3_9_letter_jup_23_g02_t02_es_23_t56	Interconnection	I-5
QP1143 models and one-line CONFIDENTIAL CONTAINS CEII	Interconnection	I-6

QP1110 models and one-line CONFIDENTIAL CONTAINS CEII	Interconnection	I-7
20220217_QP1143_Singleton 500_One_Line	Interconnection	I-8
20231110_QP1110_One Line Diagram	Interconnection	I-9
LG Request Form QP1110	Interconnection	I-10
LG Request Form QP 1143	Interconnection	I-11
Trimount Energy Location	Layouts and Maps	L-1
Trimount Energy Site Map	Layouts and Maps	L-2
Trimount Energy Site Layout	Layouts and Maps	L-3
Trimount Energy Gen-tie Plans	Layouts and Maps	L-4
Form Long Term Contracts with Eversource and Unitil Trimount Energy Redline	Long Term Contract Redlines	LTC-1
Form Long Term Contracts with National Grid Trimount Energy Redline	Long Term Contract Redlines	LTC-2
Form Long Term Contracts with Eversource and Unitil Trimount Energy Word Redline	Long Term Contract Redlines	LTC-3
Form Long Term Contracts with National Grid Trimount Energy Word Redline	Long Term Contract Redlines	LTC-4