



BLUEWAVE

Section 83E Round 2 Request for Proposal PUBLIC Submission for MA Newburyport 20 Colby Farm Lane Storage

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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Table of Contents

Section A-1: Certification, Project, and Pricing.....3

Section A-2: Executive Summary of the Proposal4

Section A-3: Operational Parameters and Operational Schedule6

Section A-5: Financial and Legal10

Section A-6: Interconnection, Deliverability, and Reliability12

Section A-7: Siting, Permitting and Community16

Section A-8: Safety.....23

Section A-9: Engineering and Technology; Commercial Access to Equipment25

Section A-10: Project Schedule.....26

Section A-13 Project Management and Experience30

Section A-14: Economic Development and Employment Benefits, Transitioning Fossil Fuel Communities, Benefits to Low Income Ratepayers and Environmental Justice Communities, and Other.....31

Section A-1: Certification, Project, and Pricing

The Certification, Project and Pricing Data (“CPPD”) document is a Microsoft Excel workbook that is provided on the website at www.MACleanEnergy.com. Each Transmission Project and Distribution Project submitted by bidder must include a unique, accompanying CPPD document.

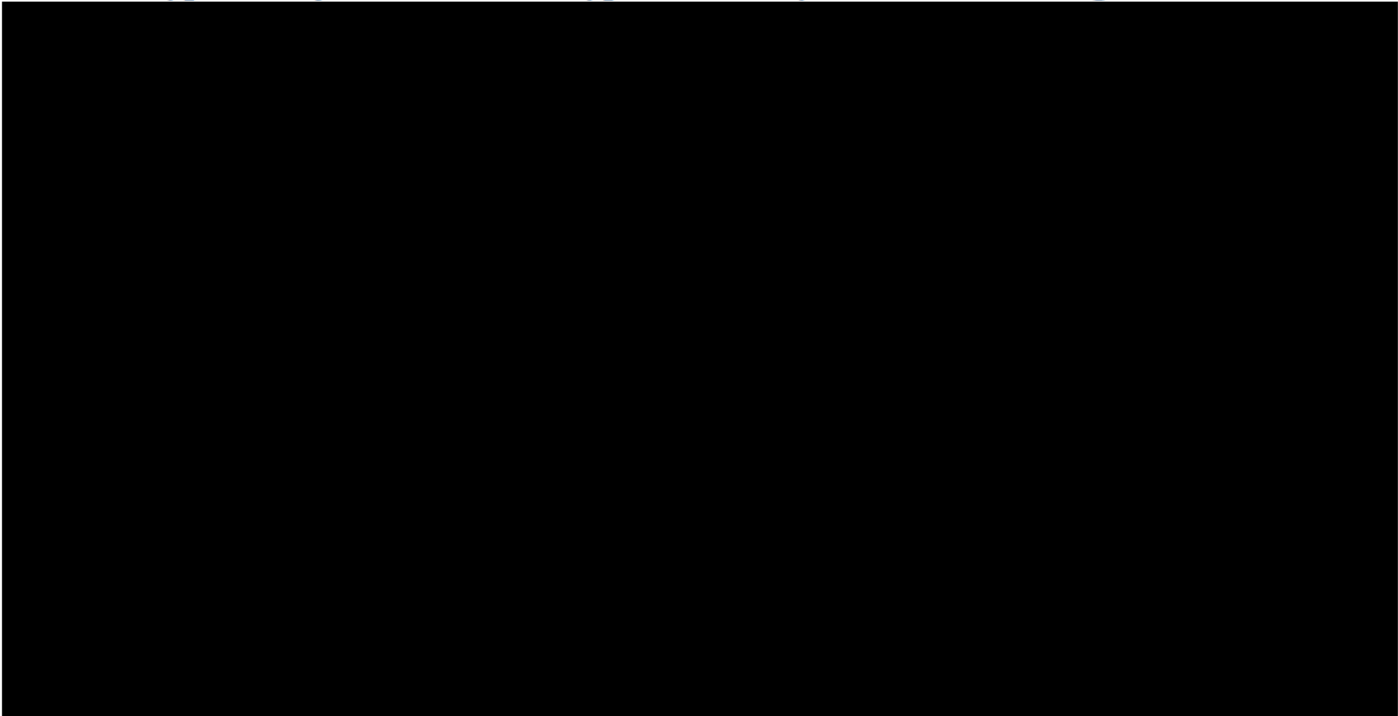
Please refer to file named *MA Newburyport 20 Colby Farm Ln – 83eii_cppd_final*.

Section A-2: Executive Summary of the Proposal

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

This bid package consists of four coordinated submission documents: one Portfolio Bid Response Form containing materials common to all three projects, and three project-specific Bid Response Forms for the Newburyport, Swansea, and Acton Projects. Consistent with Section 1.7.3 of the RFP, each Project is submitted for separate evaluation, while shared bidder and organizational information is provided once in the portfolio submission.

Newburyport Project (MA Newburyport 20 Colby Farm Lane Storage)



Proposal Summary	
MA Newburyport Colby Farm Ln Storage	
Project Location	20 Colby Farm Ln, Newburyport, MA 01950
Interconnection Location	
Capacity (MWac)	
Duration (hours)	

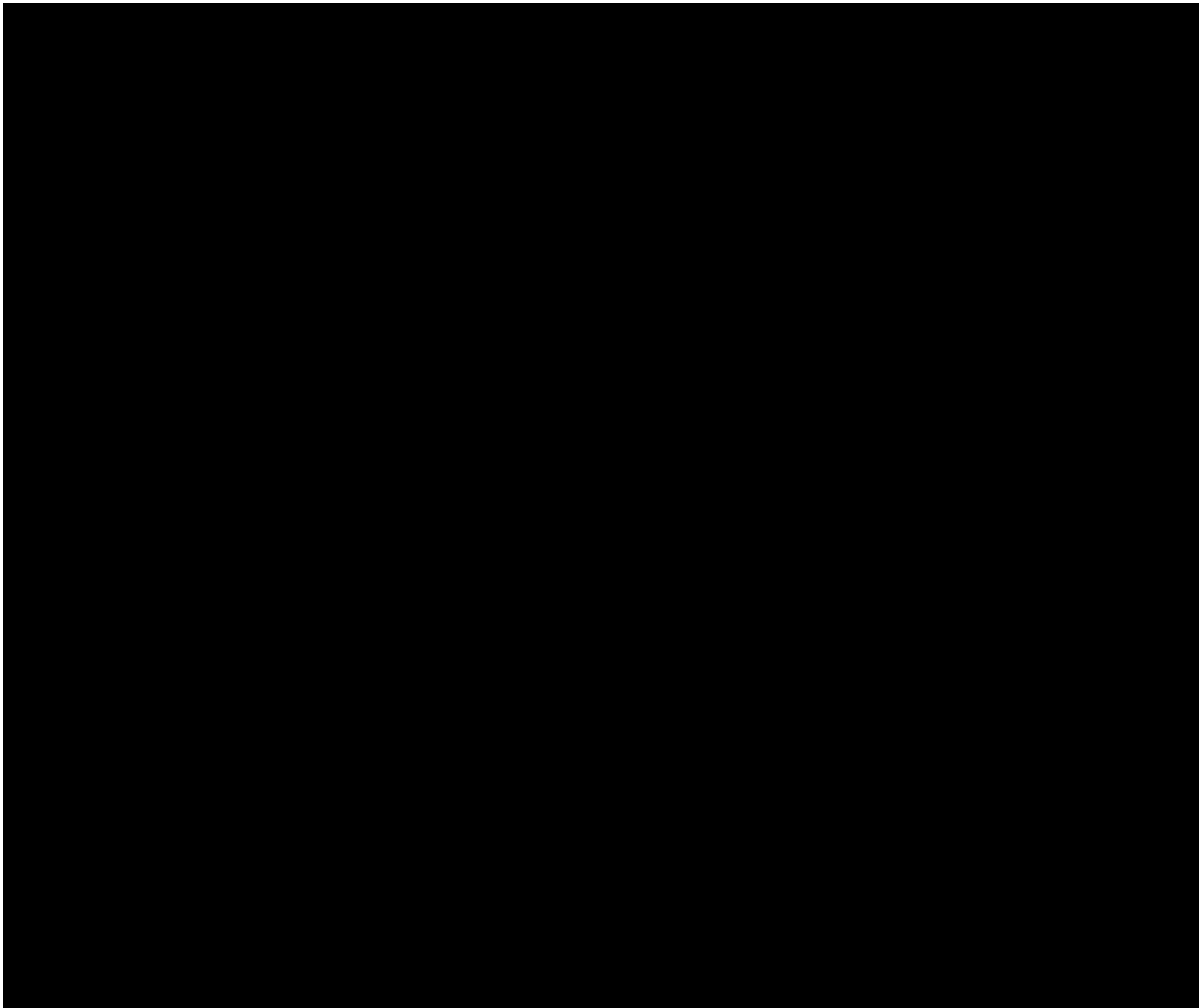


Projected Annual Average CPECs or EAs	
Energy Storage Technology	
Commercial Operation Date	
Pricing (\$/CPEC)	

Section A-3: Operational Parameters and Operational Schedule

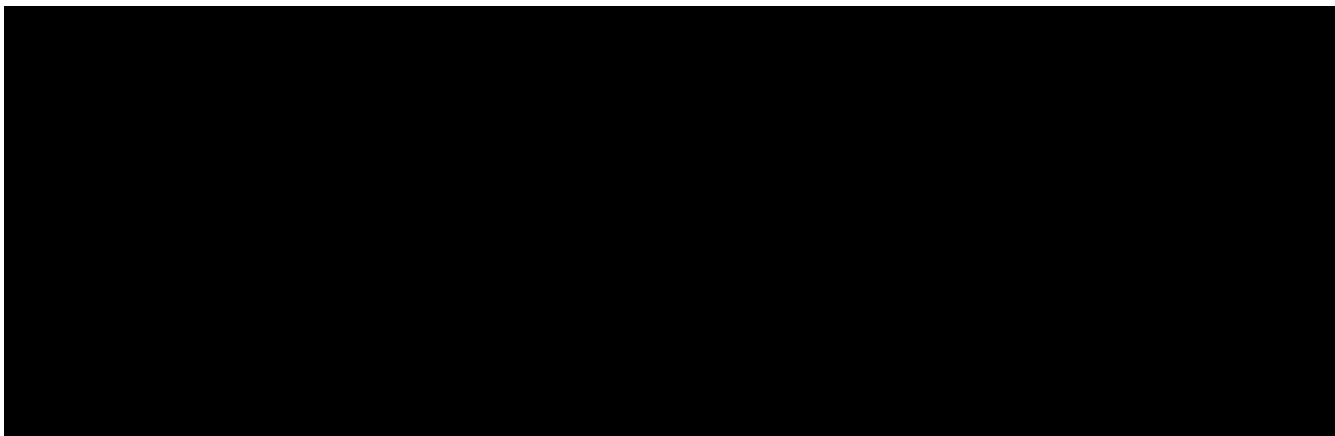
Please answer the following questions in Section A-3 for each Transmission Project and Distribution Project being bid. If developing the project in phases, please break out information for each phase.

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



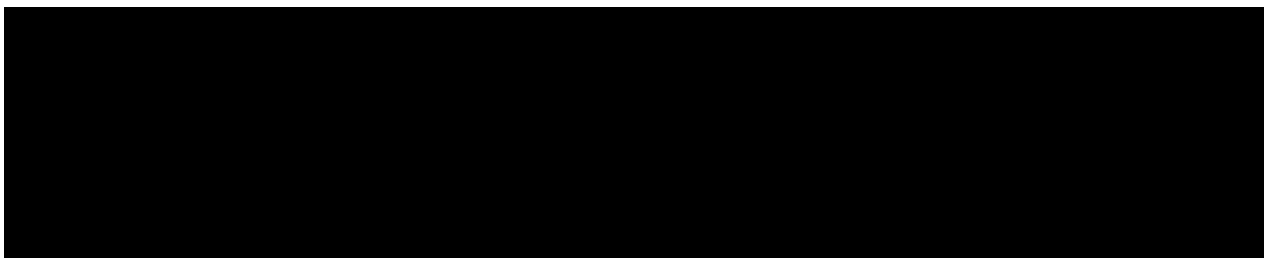
3.2 Describe the operation of the proposed Energy Storage System: (i.e. run hour limitations, ramp rates, spinning reserves, regulation up, regulation down). Please provide proposed operational management terms that memorialize the operational commitments of the facility.



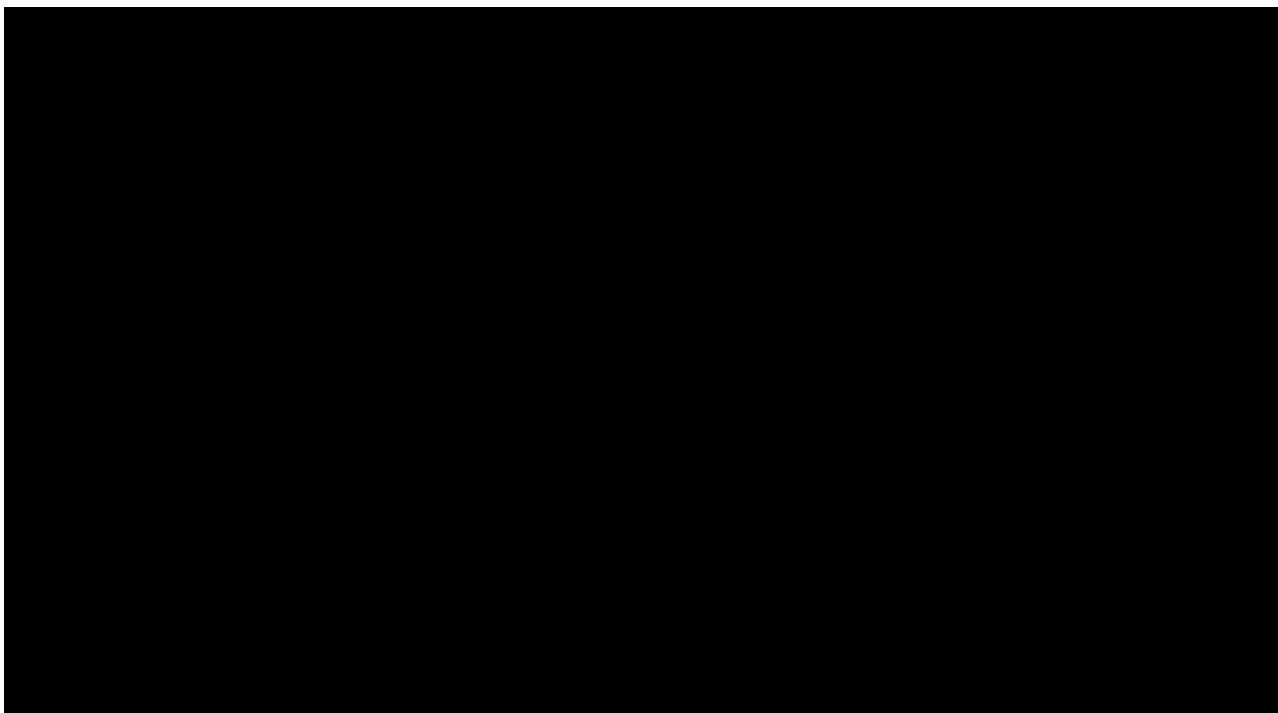


3.3 Describe the location of the Energy Storage System, in terms of:

- i. The anticipated interconnection point



- ii. The value of the relative proximity of the system to large loads and/or any clean energy generation facility, including any decreased risk of curtailment and/or deferred investment for the generation facility



[REDACTED]

iii. If the project location is in proximity to other Energy Storage Systems

[REDACTED]

iv. How the location was strategically located to maximize grid benefits and align with transmission and distribution planning priorities, such as deferring or eliminating the need for costly transmission and distribution upgrades

[REDACTED]

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

The design and inverter characteristics for the Newburyport Project are as follows:

[REDACTED]

3.6 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 location or contractual pairing with an RPS qualified resource, describe/include plans for charging coincident with periods of typically high renewable energy production, or include an operational schedule in the Qualified Energy Storage System's Interconnection Service Agreement demonstrating that the Qualified Energy Storage System serves to resolve load flow or power quality concerns otherwise associated with intermittent renewable energy resources.

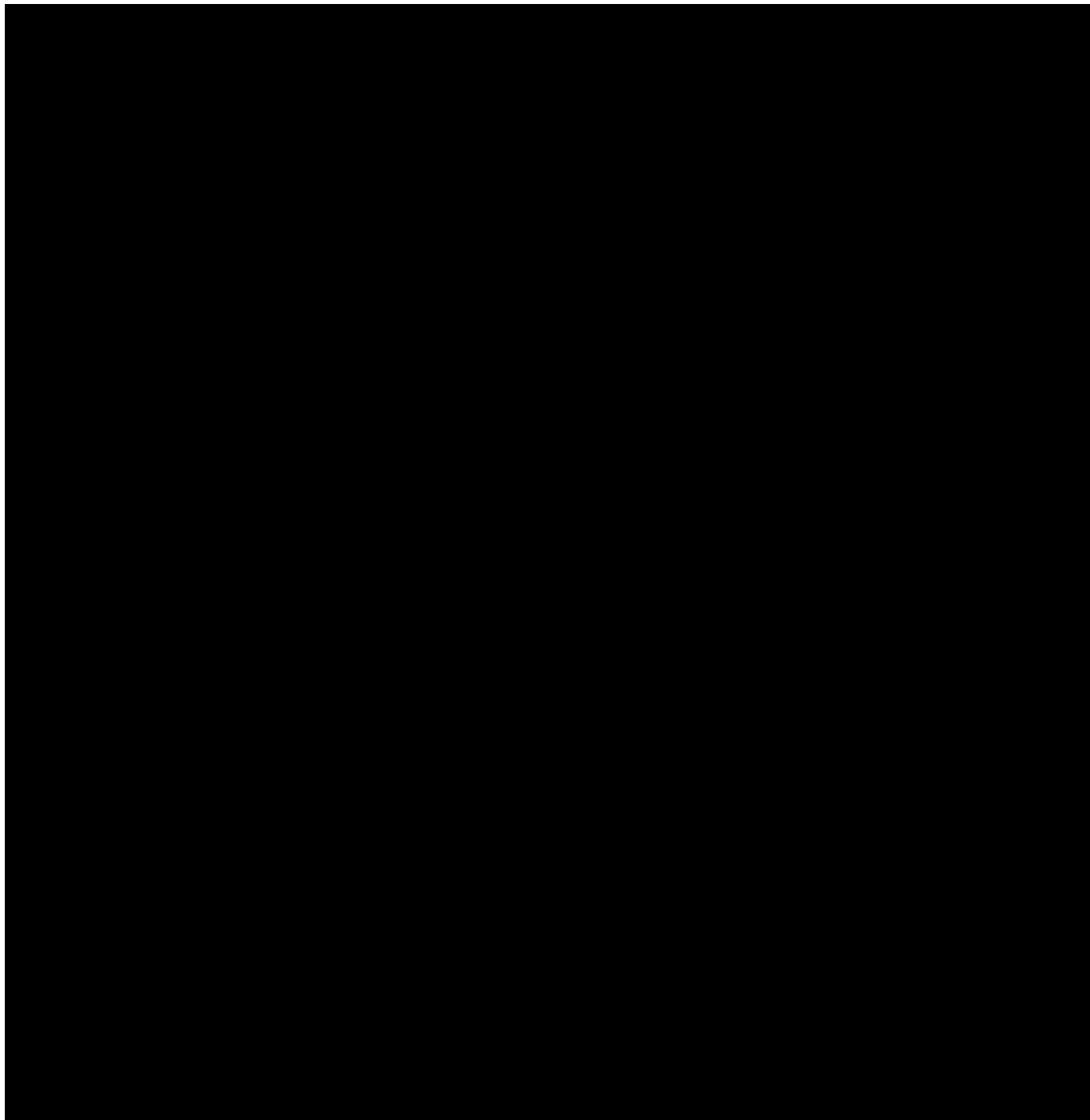
[REDACTED]

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

[REDACTED]

3.10 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).

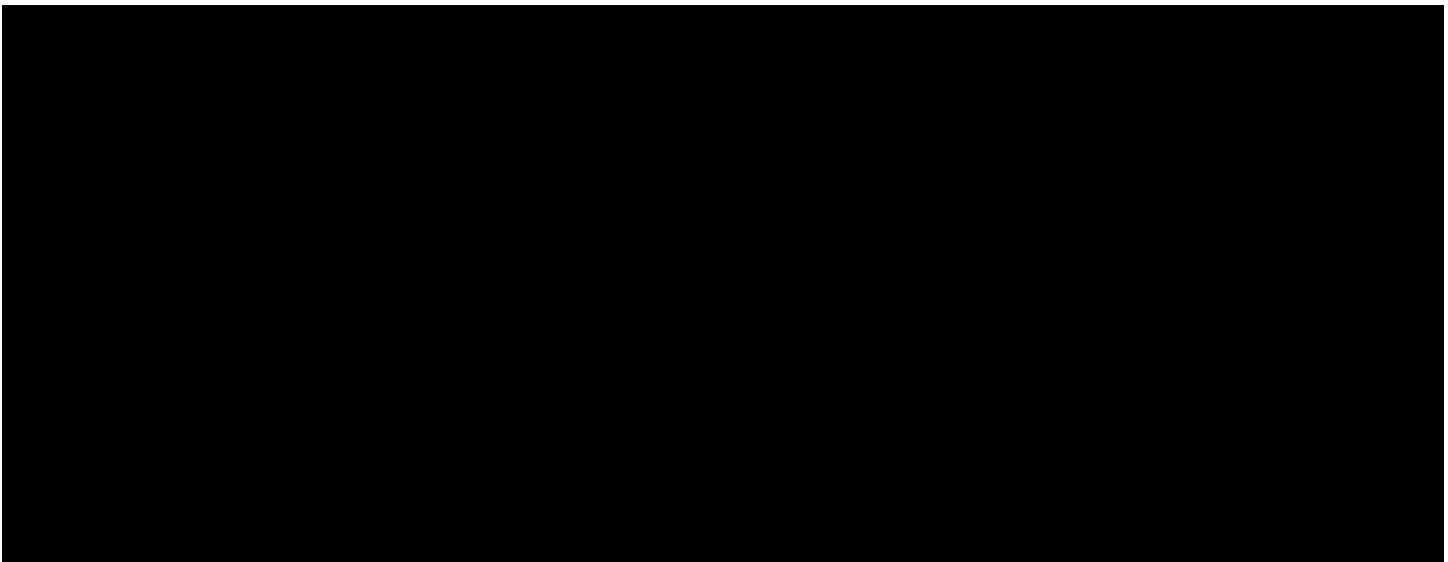


Section A-5: Financial and Legal

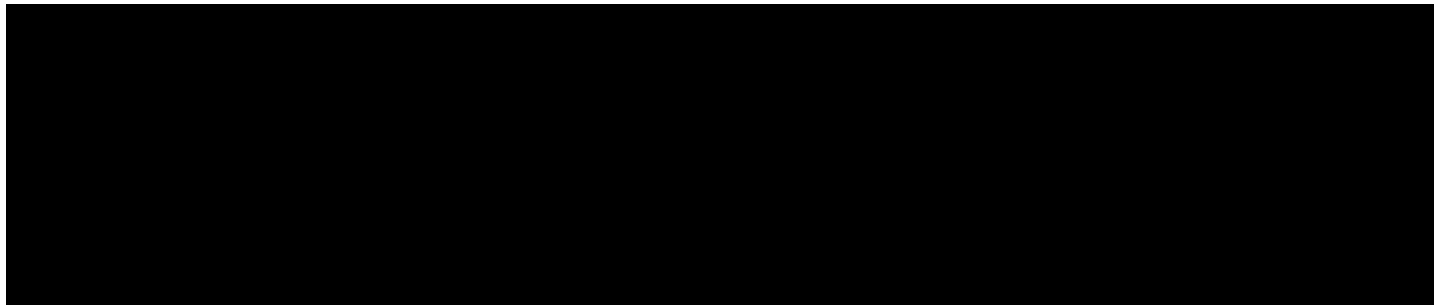
For all project-specific questions in Section A-5, if bidding in multiple Transmission Projects or Distribution Projects, please answer each question for each Transmission Project or Distribution Project being bid.

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:

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



v. The projected capital structure



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 (IRA), the Infrastructure Investment and Jobs Act of 2022, and the One Big Beautiful Bill Act (the "OBBBA").

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 IRA and the OBBBA. Bidders must also describe plans to pursue state funding available to energy storage projects.

As part of the provisions of the OBBBA, the Bidder must describe the credibility and status of compliance with "foreign entities of concern" (FEOC) and provide compliance documentation (e.g. preparation of non-FEOC reports, certifications, or existing safe harbor provisions). In addition to describing how bidder will qualify and demonstrate initial compliance with FEOC, bidder must also provide a description of bidder's plan to remain compliant throughout the life of the project, including but not limited to retaining effective control of the project throughout its lifecycle, to avoid any recapture of ITC.

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

For the Newburyport Project, the 4,998-kW AC Project's SIS is complete, and it has received i.3.9 / PPA approval. The Final ISA was delivered on September 25th, 2026, and will be executed within 15 business days.

Section A-6: Interconnection, Deliverability, and Reliability

Please answer the following questions in Section A-6 for each Transmission Project and Distribution Project being bid:

6.1 Please provide documentation to show evidence of the interconnection request or application to ISO-NE or the applicable Distribution Company. For Transmission Projects, provide evidence of a commitment to interconnect to the ISO-NE PTF at a level equivalent to the Capacity Capability Interconnection Standard, or alternatively at the Network Resource Interconnection Standard under a Surplus Interconnection Service arrangement where the Original Interconnection Customer receives Capacity Network Resource Interconnection Service. For Distribution Projects, provide documentation describing the steps the project will take to screen for and, if applicable, establish equivalent Capacity Network Resource Capability (eCNRC) Please describe the status of any planned interconnection to the grid.

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, for Transmission Projects, will interconnect at an equivalent to the Capacity Capability Interconnection Standard or, for Distribution Projects, establish eCNRC. 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:

Refer to file titled **6.2.i. - Newburyport - I.3.9. Letter.**

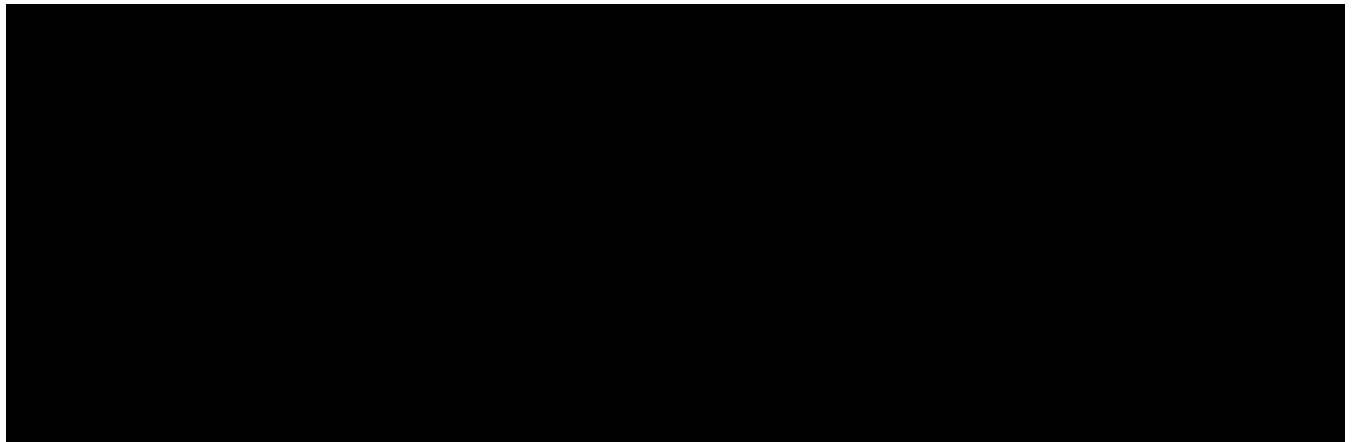
- iii. Copy of Interconnection Agreement attached: ☒ If none, please explain:



- iv. Additionally, any other studies undertaken by ISO-NE, the Distribution Company(s), or the bidder must be provided.

Refer to file titled **6.2.iv. - Newburyport - System Impact Study.**

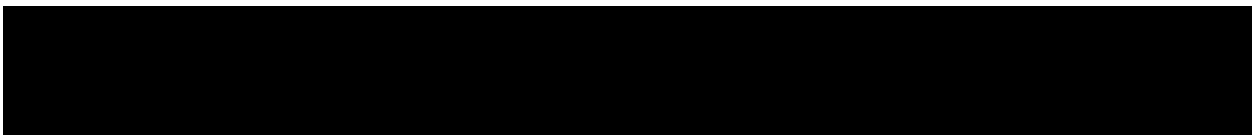
6.3 Please provide cost estimates for any and all necessary network (transmission and/or distribution) upgrades identified in the studies identified in 6.2, or otherwise known to the bidder, and any payments that have been made towards those upgrades.



6.5 Provide the electrical models for both Transmission and Distribution Projects for transmission level power flow analysis of all energy resources supporting the proposed project in accordance with the filing requirements of the ISO-NE Tariff Schedule 22 and 23. Distribution Projects should indicate the substation bus (not feeder) at which injected power is expected.
NOTE: Short-circuit, stability, and PSCAD models are not required.

- i. Power flow modeling data attached: ☐ If none, please explain:

The Projects will interconnect to distribution system and have obtained an i.3.9 PPA approval form after going through an ASO study from the Distribution company. The only electrical models that have been created for the ASO study are in the PSCAD format.



6.6 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 6.8 of this document

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

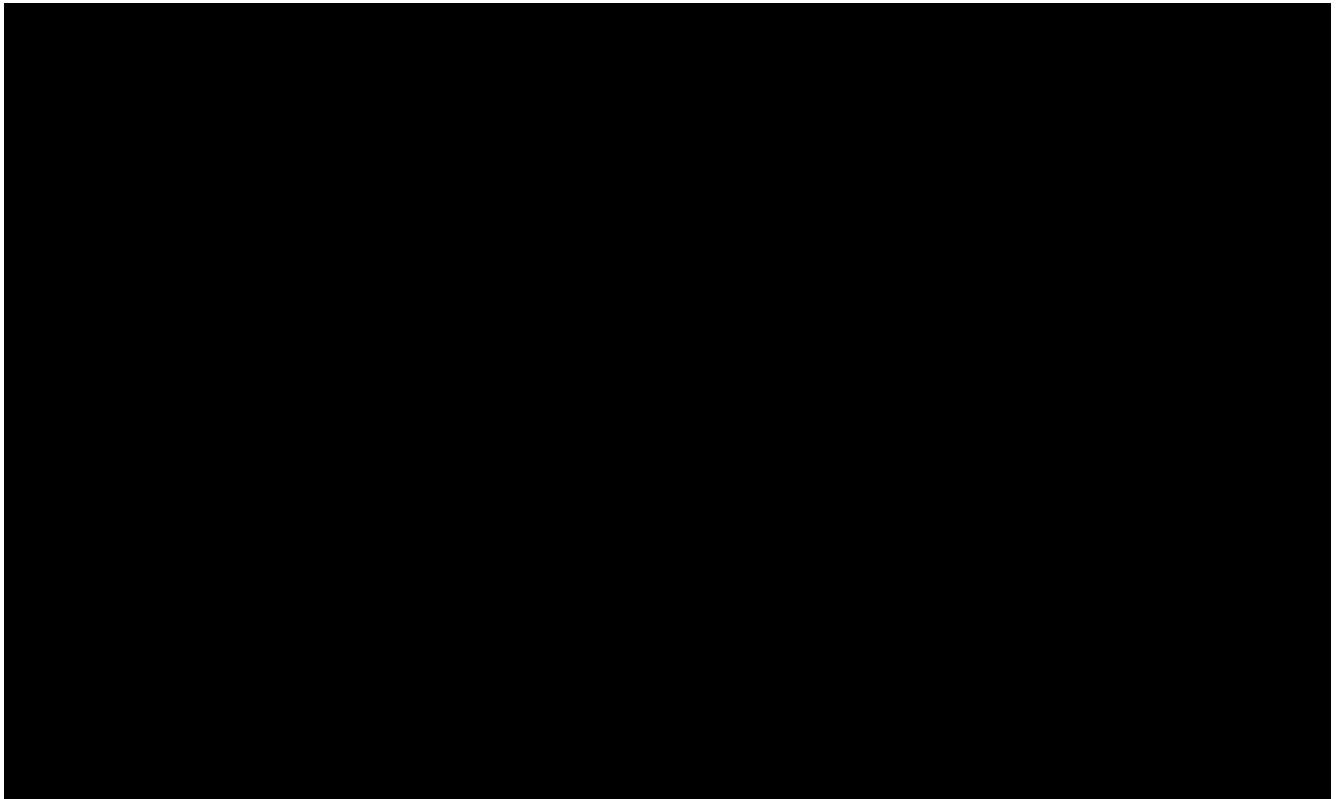
The single line diagram for the Project is attached in:

Please refer to file **6.6.i. - Newburyport - Single Line Diagram.**

This includes electrical information on the POI/PCC work listed as part of the Projects' upgrades. Diagrams of network upgrades, if available, can be found in the System Impact Study provided by the Distribution Company.

6.8 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 for a Transmission Project, pursuant to interconnection at an equivalent to the CCIS. For a Distribution Project, detail any transmission or distribution upgrades expected to take place to establish eCNRC, to the extent presently known. If you are planning to make voluntary upgrades beyond those associated with the CCIS-equivalent standard or the eCNRC, please describe the transmission and/or distribution 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 curtailment.

There are no expected upgrades required to establish eCNRC beyond the upgrades required for the Newburyport Project to receive Permission to Operate / Authorization to Interconnect onto the Distribution system.





Section A-7: Siting, Permitting and Community

Please answer the following questions in Section A-7 for each Transmission Project and Distribution Project being bid:

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 and distribution 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 ☒ No ☐ If not, please explain:

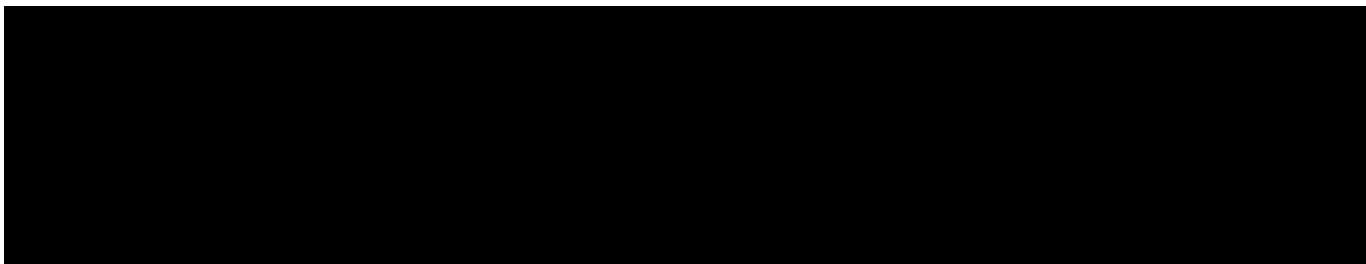
Please refer to the file titled **7.1. - Newburyport - Site Plan** and **7.1 - Newburyport – Locus Map**.

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.

- (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).

Please refer to the file titled **7.2.v. - Newburyport - Lease Agreement** for the Land Lease and Easement Agreement and then refer to the file titled **7.2.v. - Newburyport - Notice of Lease** for the Notice to Lease and Easement.

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.



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

Newburyport: Permitting In Progress

Start Date: 4/15/2025

End Date: 4/22/2027

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.

The Newburyport Project is sited on a 7.43-acre parcel that is currently vacant woodlands and is situated in an ideal location for a battery energy storage project. The immediate property to the West is a capped landfill, to the South are two warehouses owned by our landowner and past that to the Southeast is the Colby Farm Lane Recycling Center. Properties to the North and East are fully forested and owned by private landowners or the City of Newburyport. The proposed point of interconnection is a National Grid owned pole bordering the South side of the property along Colby Farm Lane, near where our assumed point of egress and ingress will be.

The property is located in the R-1 zoning district. The properties directly to the West are in the A/C zoning district. Located in the CFL-ROD (Colby Farm Lane Residential Overlay District) overlay district, due to its location.

The latest FEMA flood map for the Project has been uploaded; see file named **7.5. - Newburyport - FEMA Flood Map** for a depiction of mapped flood zones within the vicinity of the Project. The site is 4,275' from nearest FEMA flood zone AE (BFE 8'). Flood zones to south (BFE 10') and west (BFE 12') are 7,000'+ away. The Project site elevation is 40-44'. BlueWave also completed a detailed flood review in July 2026. As seen from the file titled **7.5. - Newburyport - Flood Review**, there is a small portion that falls in a potential flood depth of 1-3 feet. This area is avoidable and is not of concern.

The Project is not located within any mapped MassDEP Zones I and II Groundwater Protection Zone.

A wetland flag survey was conducted in 2024 by Weston & Sampson, see file titled **7.5. - Newburyport - Wetland Survey**. There were no wetlands identified in the potential limit of work area (i.e., the potential Project footprint).

Lastly, for permitting details, see file titled **7.5. - Newburyport - Permitting Assessment**.

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

For the Newburyport Project, Bidder has site control of the interconnection facilities up to the point

of change of ownership with National Grid on Colby Farm Lane.

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 and progress towards each of them to date. 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.

For the Newburyport Project, please refer to the file titled **7.7. - Newburyport - Permit Matrix**.

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.

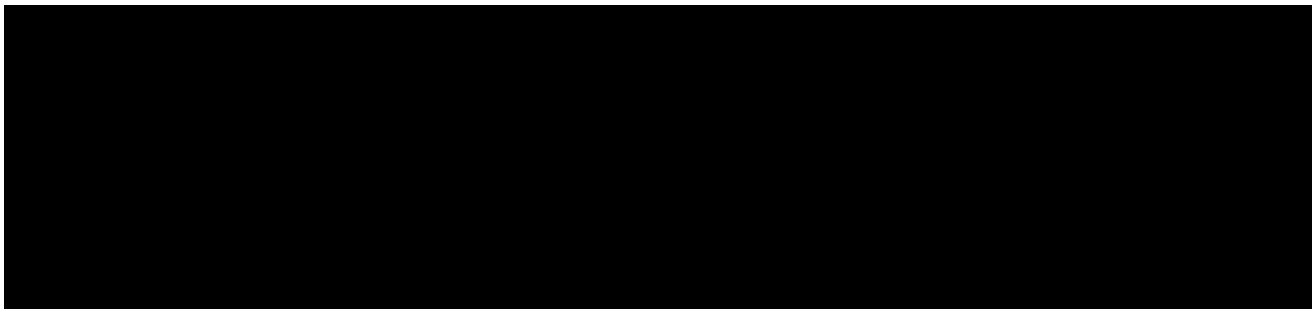
Newburyport Project

Currently, additional site diligence and design is being carried out for the Newburyport Project to support the submittal of non-ministerial local permits. Site assessments in support of permitting activities include:

- Geotechnical investigation (complete)
- Wetland delineation (complete)
- Site survey (in progress)
- Ambient sound measurements and project sound analysis (in progress)
- Additional desktop screening and diligence for cultural resources or other environmental factors (complete)

Based on existing site conditions and the anticipated project footprint, the following permits/determinations are anticipated as being required:

1. Site Plan Review



2. Negative Request for Determination of Applicability (RDA) for Wetlands

Based on site wetland diligence and design completed to date, BlueWave anticipates that Project design to be submitted to the City of Newburyport will avoid any proposed work within the 100-foot buffer of on-site delineated wetlands. Therefore, it is anticipated that a Request for Determination of Applicability (RDA) will be submitted to the City of Newburyport Conservation Commission to confirm that no wetland permit is required for the Project. The RDA will be submitted in the Fall of 2026 in conjunction with the Site Plan Review application and is anticipated to be closed out with the Conservation Commission by end-of-year.

3. Massachusetts Historical Commission (MHC) Project Notification Form

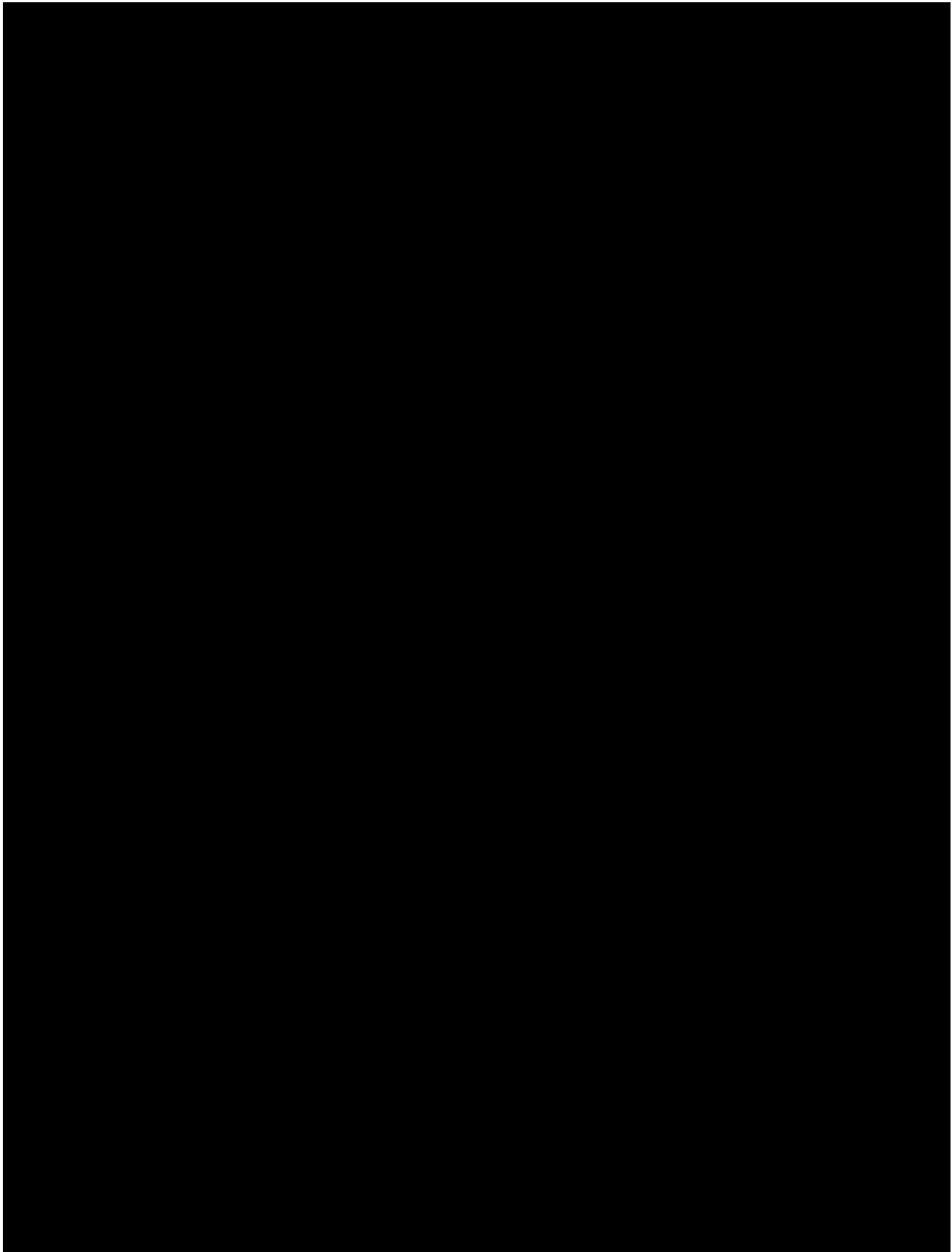
Based on desktop review, the Project will not impact any Massachusetts Historical Commission (MHC) inventoried cultural or archaeological resources. The Project submitted a Project Notification Form in March 2024 and received no notification or request for further action from MHC.

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.

Below are details on the Newburyport Project and associated community, and plans for further stakeholder outreach and engagement.

The City of Newburyport is located in Northeastern Massachusetts, with a population of 18,289, as of the 2020 census, with a median age of 50.3 years. The City has two environmental justice community census blocks, with the closest located approximately .71 miles to the southeast of the Project site. This community is identified as an environmental justice community due to its median income level relative to the state median household income. The City has strong climate and renewable energy targets, with a goal to become net zero by 2050 and the intent to develop additional renewable energy resources within the City. The City maintains an Energy Advisory Committee (EAC) to assess and advance opportunities for additional renewable energy projects in the City. BlueWave has met with members of the EAC in the past, for both the Newburyport Project and other potential opportunities. Overall, BlueWave has found the City to be supportive of both solar and energy storage projects, as evidenced by the recent successful permitting of a number of other BESS systems in the City.

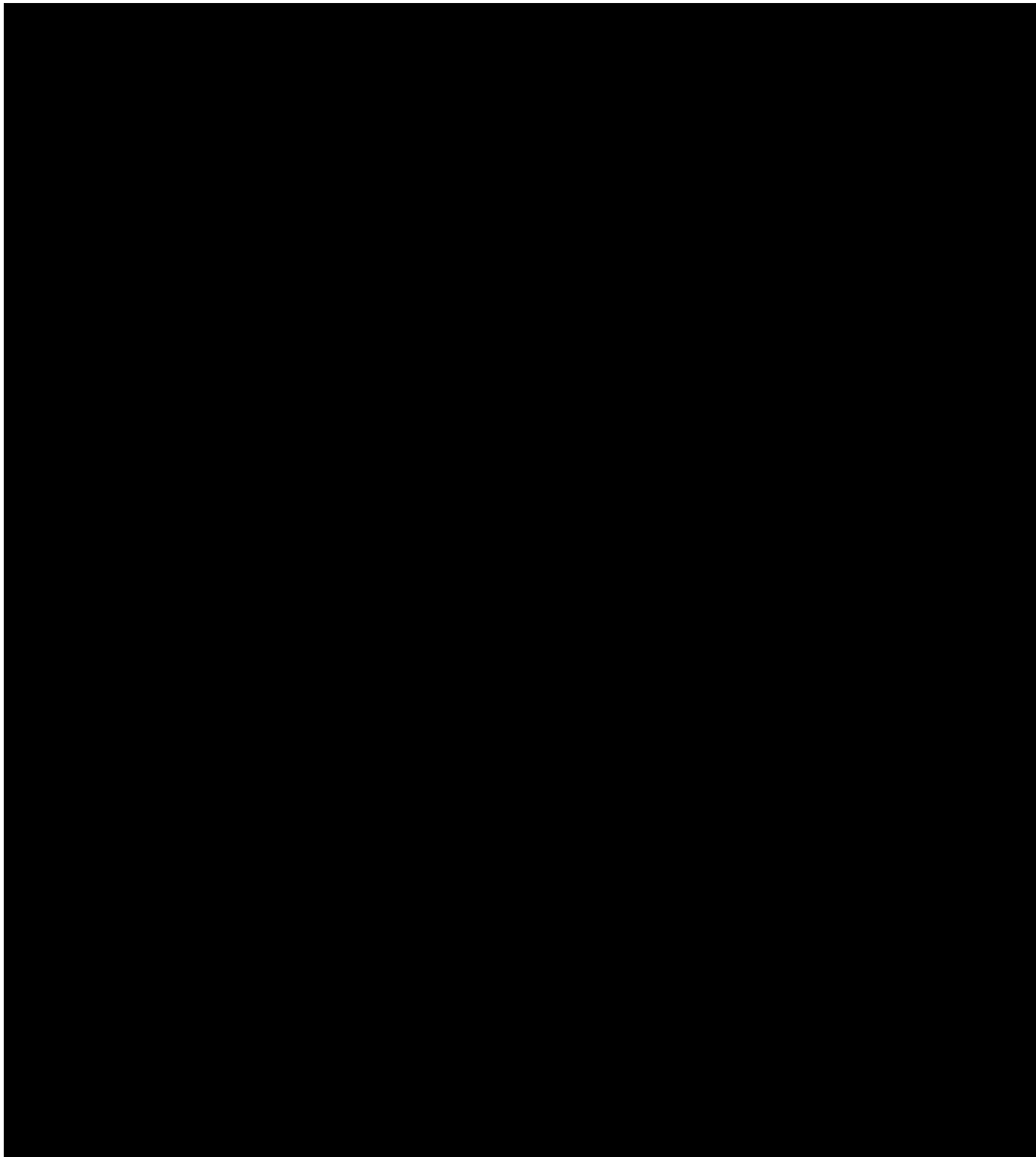
Below is a map of primary identified stakeholders in the vicinity of the Newburyport Project (red outline):

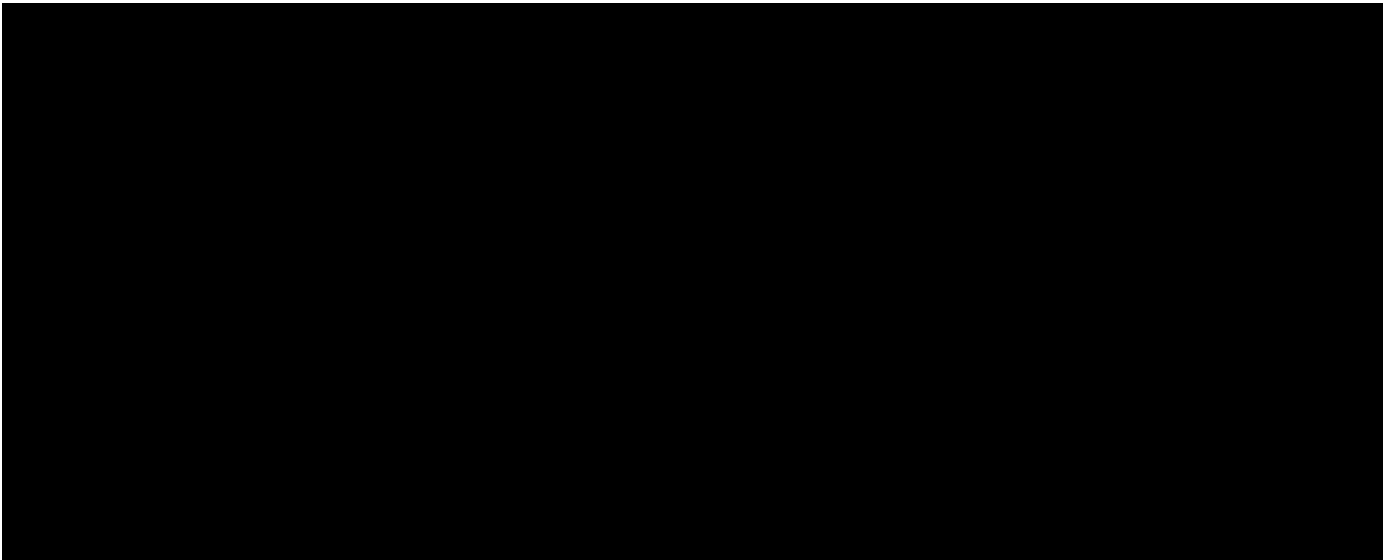


As the Project prepares to enter permitting with the City, BlueWave plans to engage in additional



stakeholder outreach to various groups identified in the map above. Below is a community engagement plan broken out by project stage with a description of the anticipated outreach activities. This list is not intended to be exhaustive, and additional outreach may be conducted, or additional stakeholder groups identified throughout the permitting process.





Section A-8: Safety

Please answer the following questions in Section A-8 for each Transmission Project and Distribution Project being bid:

8.1 Please attach as detailed a safety plan as possible, given the stage of the project, which demonstrates compliance or intent to comply with all relevant federal, state, and local laws, codes, and standards. Safety plans must at a minimum comprise the following elements:

- i. Energy Storage System project drawings: Provide final, draft, or preliminary project drawings, including as much detail as known at the time of bid submission.

Please refer to the file titled **7.1. - Newburyport - Site Plan**.

- iv. Hazard mitigation analysis: Provide a final, draft, or plans to develop a project site-specific Hazard Mitigation Analysis (HMA), addressing thermal runaway, mechanical failures, and other potential equipment failures.

See Attachment **8.1.iv. - Newburyport - Draft HMA** for Draft HMA.

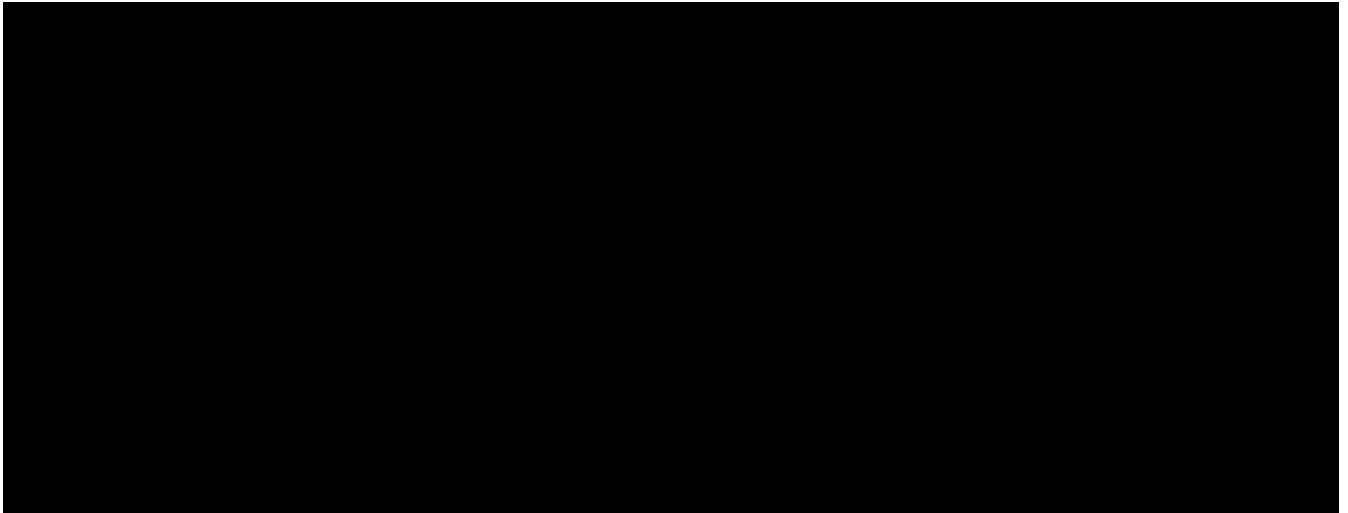
- v. Emergency response plan: Provide a final, draft, or plans to develop a project site-specific Emergency Response Plan (ERP).

See Attachment **8.1.v. - Newburyport - Draft ERP** for Draft ERP. Site draft ERP will be updated after permitting is complete, and construction-level drawings are prepared for the Project.

- vi. Safety training materials: Provide final, draft, or plans to develop project site-specific safety training materials.

For the Newburyport Project, BlueWave has engaged an external fire safety consultant who prepared the site-specific HMA and ERP, as mentioned above. They will also develop safety training materials that will be shared with the City of Newburyport and utilized with the Newburyport fire department for on-site fire training before construction and after the Project is in operation. Fire safety training will also be ongoing, with refreshed training to be provided with the fire department at appropriately identified intervals or as staff changes necessitate ad-hoc training sessions. A copy of all safety training materials will be maintained at BlueWave, the Newburyport fire department, and then a physical copy will be maintained in an approved location near the Project or made available digitally (whichever is the preference of the City of Newburyport).

8.9 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 also provide evidence of community engagement towards acceptance of the facility, or a plan to work towards such engagement and acceptance.



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

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

Please answer the following questions in Section A-9 for each Transmission Project and Distribution Project being bid:

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

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

Equipment has not yet been purchased for the Newburyport Project. Please see section 11.3 for more detail.

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.

Equipment has not yet been purchased. Please see section 11.3 for more detail.

Section A-10: Project Schedule

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

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

Please answer the following questions in Section A-10 for each Transmission Project and Distribution Project being bid:

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

Please refer to the file titled **10.1. - Newburyport - Project Schedule**.

See attached Project schedules provided. Critical path elements completed and planned include:

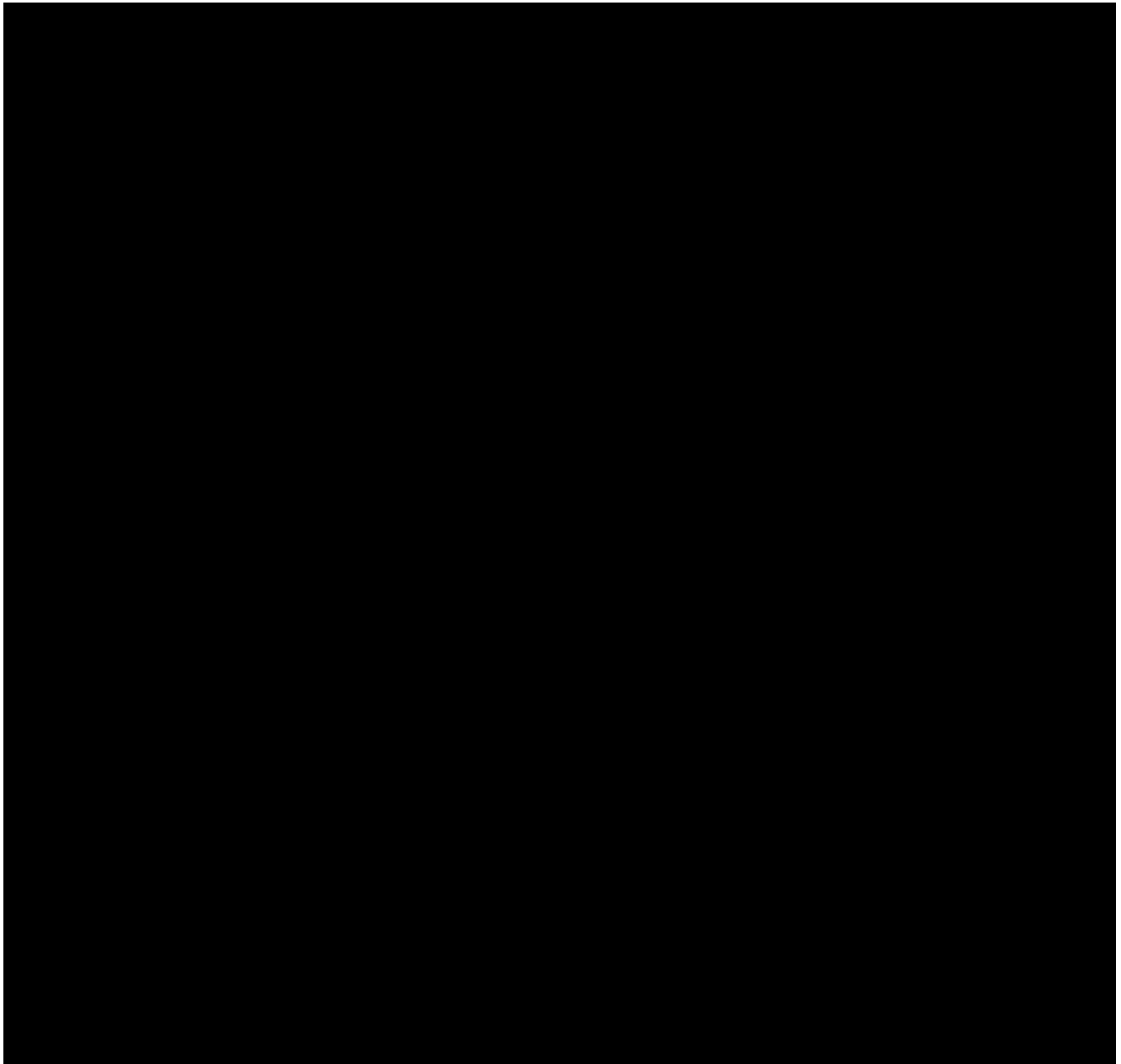
1. Execution of Long-Term Lease (completed)
2. Preliminary Engineering / 30% Designs (completed)
3. Local Permits (submittal preparation in process)
4. Environmental Due Diligence (completed and in process)
5. Interconnection Studies (completed)
6. Interconnection Services Agreement (execution in progress)
7. IFC Design (planned)
8. Material procurement and vendor activity (in process and planned)
9. Construction and Tax Equity Financing (planned)
10. Start of Construction (planned)

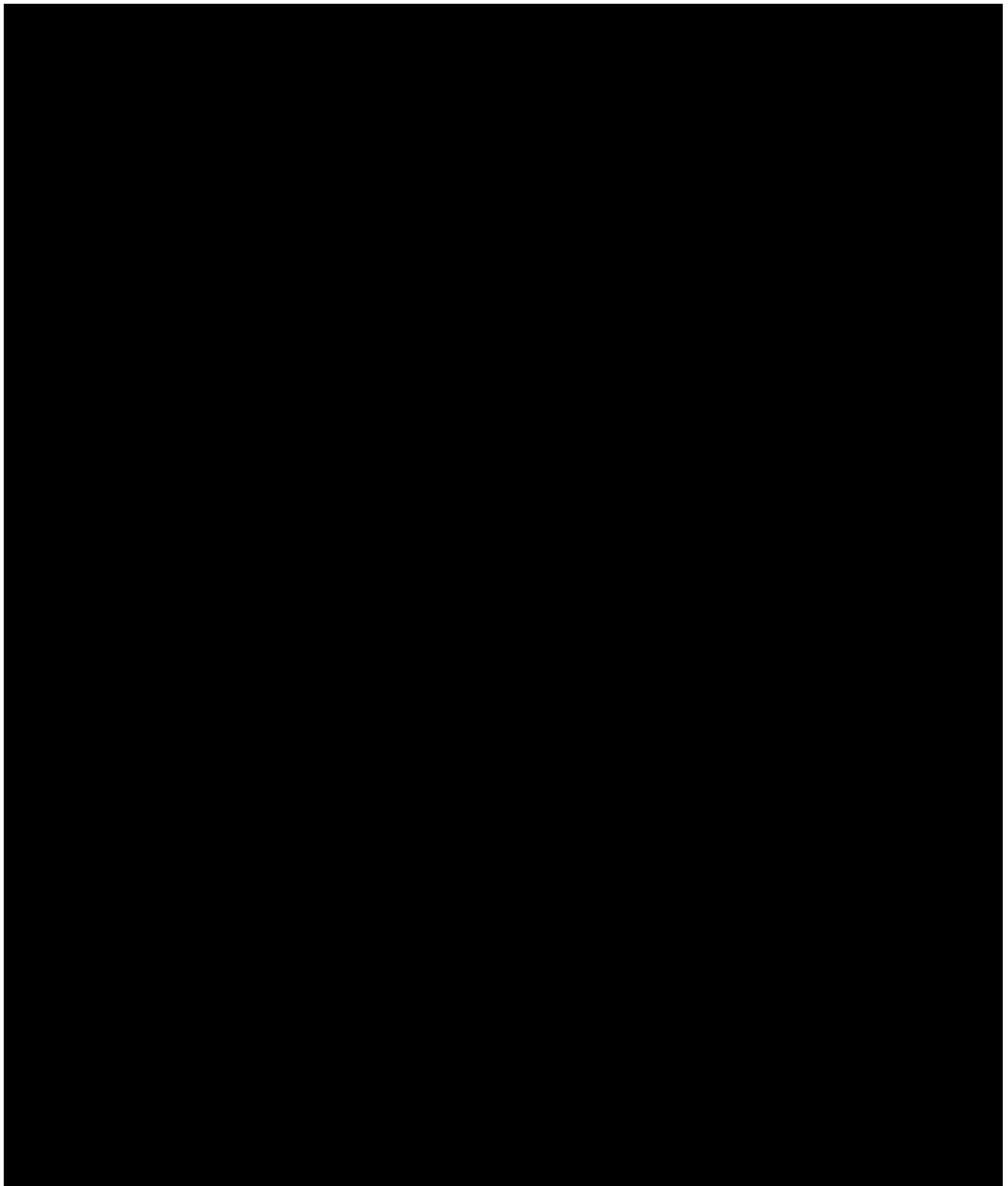
10.2 Describe and demonstrate that the project is more likely than not to come online by the

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;
- ii. A plan for completing all permitting processes;
- iii. Environmental assessment;
- iv. Viable financing plans along with detailed information requested in Section 2.2.2.4;
- v. Viable installation and electrical interconnection plans;
- vi. Material progress towards the acquisition of all real property rights; and
- vii. Evidence of material vendor activity.

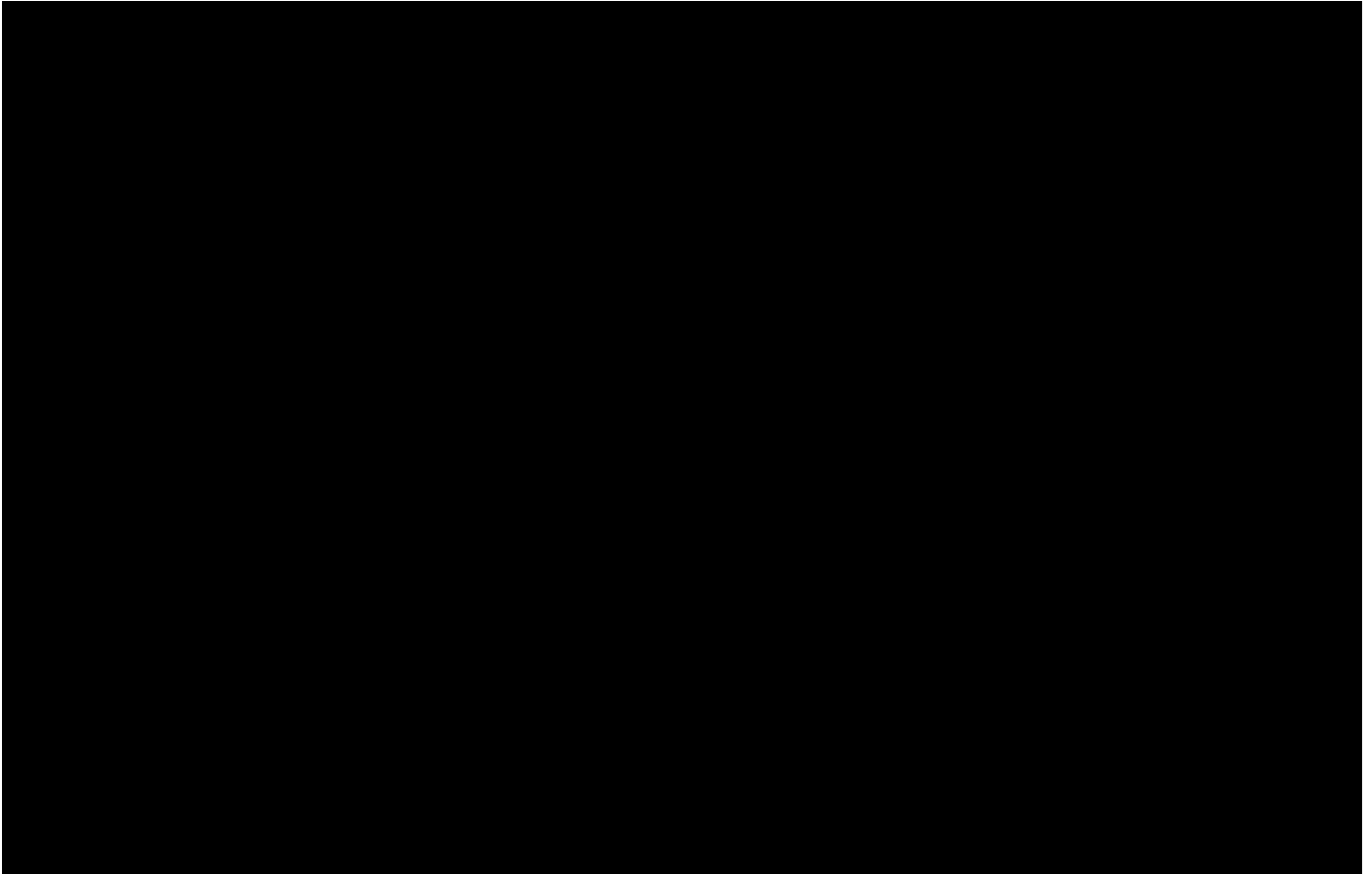
See below for a demonstration on how the Newburyport Project is more likely than not to come online by the COD.





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

Below is a status of all critical path items for the Newburyport Project.

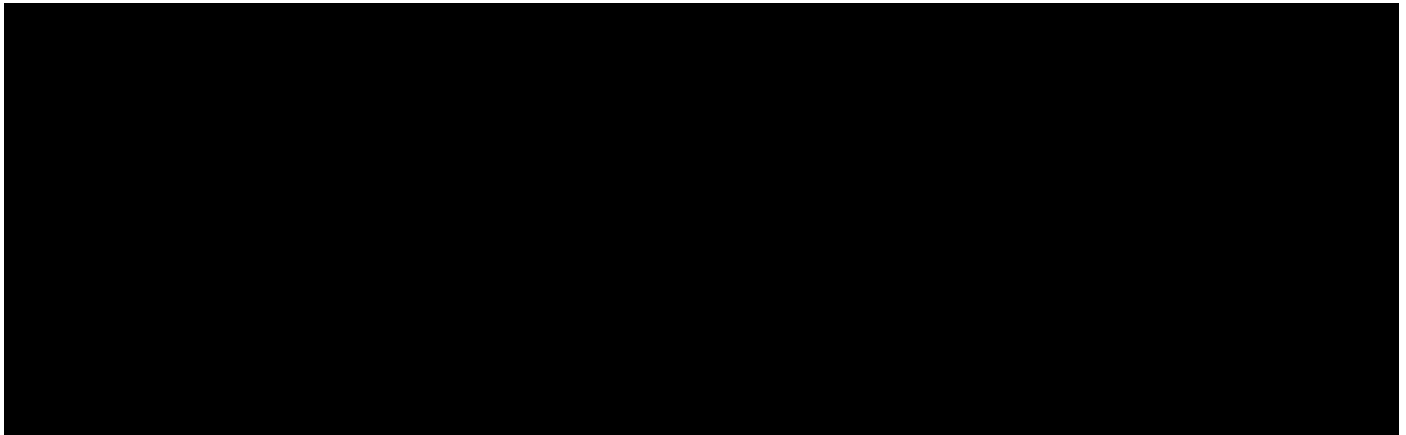


Section A-13 Project Management and Experience

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

For all project-specific questions in Section A-13, if bidding in multiple Transmission Projects or Distribution Projects, please answer each question for each Transmission Project or Distribution Project being bid.

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



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

For all project-specific questions in Section A-14, if bidding in multiple Transmission Projects or Distribution Projects, please answer each question for each Transmission Project or Distribution Project being bid:

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.

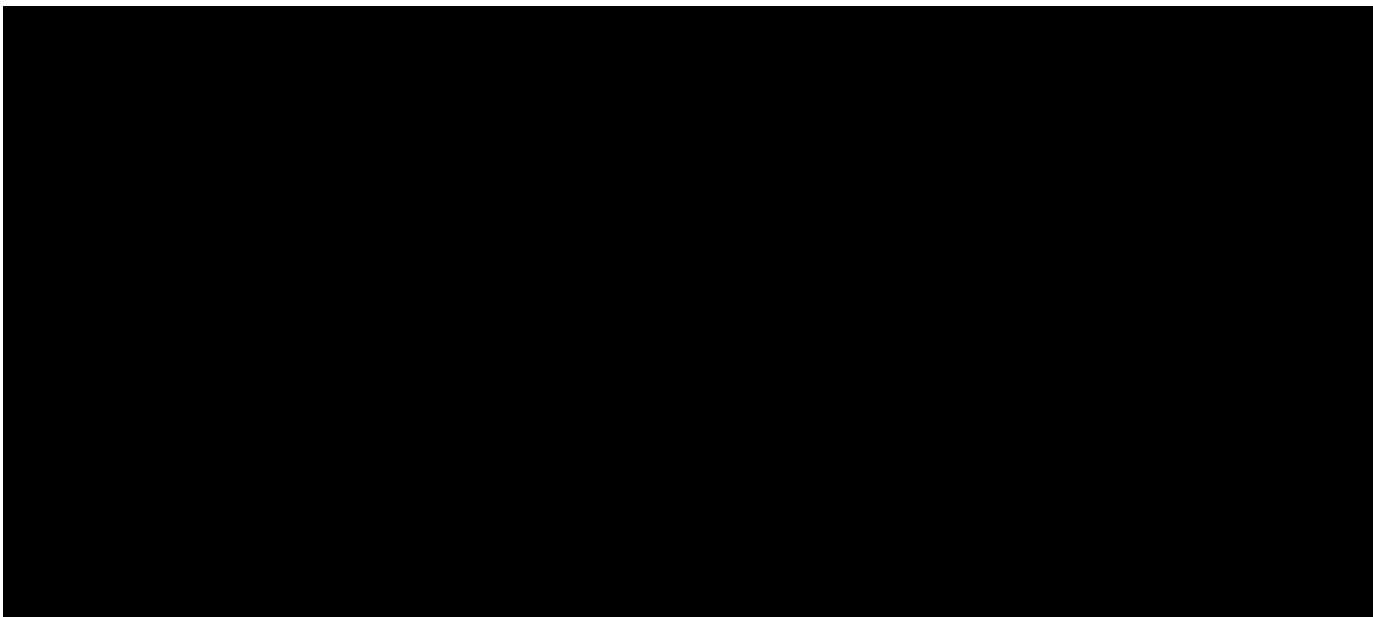
The table below provides estimates of the number of jobs supported during the development, construction, and operations of the proposed Newburyport Project. Job estimates are based on final total expected development, construction, and operational expenditures and typical needs. These estimates also account for some jobs being pulled from outside the state to meet total labor needs across the Project’s lifecycle. The City of Newburyport is an identified Economically Distressed Area by the Commonwealth; therefore, Bidder would expect a material portion of the jobs and benefits generated from the Project to accrue locally. BlueWave will work to track and report the portion of jobs and benefits that can be attributed directly to the community.

*Assuming prevailing wage rates and benefits

**Assumes potential technician coverage pulled from out-of-state

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

The table below provides a high-level estimate of the amount of potential economic activity expected to result from the Newburyport Project across the state and region, between each phase of the Project. These numbers are based on the estimated amount of labor identified in Section 14.1, and broad assumptions on induced economic activity outputs for construction and operational labor. Some conservativeness has been applied to the final estimates to account for the stage of the Project and the fact that contracts have not yet been executed.



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

The Newburyport Project does not overlap any mapped priority habitat of rare species as identified by NHESP. The site, as with most proposed sites in Massachusetts, does overlap with mapped Long-Eared Bat potential habitat range per the US Fish & Wildlife IPaC reporting tool. Proper periods for tree clearing will be followed to ensure no disturbance to any possible nesting or breeding activity, and a survey for possible bat hibernacula will be conducted prior to

construction activity, if determined as needed. The Project is not in a mapped FEMA Flood Zone, nor is it located in a mapped Zone II Groundwater Protection Zone. Onsite wetlands have been delineated, and the proposed Project footprint will slightly encroach on the 100-foot buffer zone. However, the amount of proposed disturbance within the buffer zone is very limited and will be permitted per the City of Newburyport Wetland Protection Ordinance.

Pre-construction, site disturbance will be minimal, apart from certain site diligence conducted to date and planned during development (e.g. test pits for geotechnical due diligence). During construction, all appropriate erosion control measures and stormwater management best practices will be observed in order to avoid any impacts to onsite wetlands. Stormwater BMPs will be constructed in order to meet Massachusetts DEP standards for runoff treatment and management during operation of the Project. No other material impacts on environmental resources are expected to occur from the construction and operation of the Project.

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

The Newburyport Project demonstrates that it specifically avoids, minimizes and mitigates to the maximum extent practicable impacts on Environmental Justice populations and host communities in a few manners. (Below is in addition to the actions BlueWave takes on all of its projects, including the Newburyport Project. See the Portfolio bid response 14.14 for more information.)

1. Noise Impacts

The Newburyport Project, as part of BlueWave's standard project diligence and design process, will have ambient sound measurements performed at the site as part of its Site Plan Review process with the City of Newburyport. Projected system sound levels will be modeled based on the proposed equipment, and exceedances over existing ambient levels measured. If the Project is projected to create sound levels above what regulations allow for at nearby sensitive receptors, then appropriate sound mitigation measures will be taken to ensure compliance with regulations and to avoid disturbance to any residents. The nearest residents to the Newburyport Project are approximately 650-700 feet away from the planned system location. Between the system and these residents there is substantial existing tree buffer. This combination of distance and natural buffer will allow for the Project to meet regulations and minimize potential noise impact, possibly without the need for additional mitigation (e.g. a sound barrier around the site).

Noise during construction will be allowed under the permit anticipated to be issued by the City of Newburyport. Construction will only be observed during set hours during the day, so as not to generate additional impact on residents along Colby Farm Lane.

2. Fire Safety

As mentioned previously, a site-specific ERP and HMA have been provided as part of the bid

submittal package. There is sufficient space within the site to allow for a layout that spaces out equipment according to NFPA code and best practices, allows for a buffer between the existing vegetative tree line, and also provides for easy access to first responders in any potential thermal or fire safety event. While BlueWave cannot eliminate the possibility of a potential event due to the nature of lithium-ion battery energy storage systems, industry best practices and standards have been employed to minimize and avoid any potential impacts as much as possible.