

Appendix A - Bidder Response Form

Penn BESS

REDACTED

Bidder: Silo Electric LLC • Section 83E Round II • DPU 26-75 • Distribution Project

Applicant Information

Bidder **Silo Electric LLC**, a Delaware limited liability company, 526 Centre Street, Newton, Massachusetts 02458

Contact Ryan McGlothlin, Managing Partner REDACTED

Authorized signatory Ryan McGlothlin, Managing Partner

This project proposal is bid, priced and evaluated separately, and pays its own bid fee under RFP Section 1.10.

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

Submitted as the accompanying CPPD workbook for the Penn BESS, in public and confidential versions. The workbook is unique to this project.

Section A-2: Executive Summary of the Proposal

REDACTED

REDACTED

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REDACTED

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REDACTED

REDACTED

- REDACTED
- REDACTED

REDACTED

Section A-3: Operational Parameters and Operational Schedule

3.1 Energy Storage System operations project summary

New or existing facility	New - Guaranteed Commercial Operation Date 1 January 2030
Technology type	Electrochemical - lithium iron phosphate
Technology description	Containerized lithium iron phosphate battery energy storage with bidirectional power conversion, charging from and discharging to the distribution system
Nameplate capacity, AC	[REDACTED]
Net contract MW AC	[REDACTED]
Storage energy capacity	[REDACTED]
Discharge duration at full rated capacity	[REDACTED]
Maximum discharge rate	[REDACTED]
Minimum discharge rate	[REDACTED]
Maximum charge rate	[REDACTED]
Minimum charge rate	[REDACTED]
Charge and discharge ramp rate	[REDACTED]
Charging efficiency	[REDACTED]
Discharging efficiency	[REDACTED]
Round trip efficiency, AC to	[REDACTED]

AC at the point of
interconnection

Depth of discharge, full
duty cycle

REDACTED

Maximum cycles - day /
season / year

REDACTED

Minimum cycles - day /
season / year

REDACTED

Maximum station service
load

Average station service
load

Self-discharge rate

REDACTED

Expected annual availability

Point of interconnection
deliverability restrictions

REDACTED

REDACTED

3.2 Operation of the proposed Energy Storage System

REDACTED

Run-hour limitations: none. Ramp rate: no ramp-rate condition has been imposed to date, and the Facility will meet any limit the Distribution Company sets. Spinning reserve: the Facility is capable of providing ten-minute spinning reserve and thirty-minute operating reserve when carrying state of charge. Regulation: the Facility is capable of providing regulation up and regulation down.

Operational commitment. For the Contract Services Term the Facility will be operated to deliver Environmental Attributes in line with the delivery schedule at CPPD Part VII. It will not be dispatched in a way that curtails or reduces Clean Peak deliveries to serve any other purchaser or market. When they conflict, Clean Peak seasonal peak period delivery takes priority over energy arbitrage, capacity performance and ancillary services, and the energy management system is configured to enforce that priority.

3.3 Location of the Energy Storage System

REDACTED

REDACTED

REDACTED

iii. Effect on the operation of fossil-fuel based generators. The Facility discharges on a schedule in the seasonal peak hours now served by peaking generation. It displaces hours those units would otherwise run and reduces the ramping required of them at the start and end of the peak. A disproportionate share of New England's peaking units is sited in or next to Environmental Justice populations.

REDACTED

REDACTED

3.4 Proposed technology and equipment

Component	Manufacturer	Model
Battery containers	REDACTED	REDACTED
		REDACTED
Power conversion system	REDACTED	REDACTED
	REDACTED	REDACTED
Step-up transformers	REDACTED	REDACTED
	REDACTED	REDACTED
Auxiliary transformer	REDACTED	REDACTED
	REDACTED	REDACTED
Medium-voltage	REDACTED	REDACTED

Component	Manufacturer	Model
switchgear		REDACTED
Energy management system	REDACTED	

REDACTED

REDACTED

Efficiency basis

REDACTED

REDACTED

REDACTED

3.5 Viability, operational reliability and track record of the technology

REDACTED

REDACTED

REDACTED

REDACTED

3.6 Environmental Attribute delivery plan and charge/discharge profile

REDACTED

REDACTED

ISO New England classification. The Facility will be registered with ISO New England as a Continuous Storage Facility, as are the Bidder’s Massachusetts facilities at Chicopee, Framingham and Lunenburg. It is not a Binary Storage Facility.

3.7 Qualification as a Qualified Energy Storage System under 225 CMR 21.00

REDACTED

A Statement of Qualification application will be filed with the Department of Energy Resources so that qualification is effective at commercial operation, together with the MA RPS ID, the MassCEC Production Tracking System registration and the NEPOOL GIS account required to issue and transfer certificates.

REDACTED

3.8 Anticipated revenue streams

Revenue stream	Market	Status under this proposal
Clean Peak Energy Certificates	Massachusetts Clean Peak Standard, 225 CMR 21.00	Contracted under the long-term contract proposed here
Capacity	ISO New England Forward Capacity Market / the successor capacity mechanism	Merchant. The Facility will qualify as a capacity resource to the extent its duration and the market rules permit
Ancillary services	ISO New England regulation, ten-minute spinning reserve and thirty-minute operating reserve	Merchant

Revenue stream	Market	Status under this proposal
Energy	ISO New England Day-Ahead and Real-Time Energy Markets	Merchant, through off-peak charging and on-peak discharge

REDACTED

REDACTED

REDACTED

3.9 Maintenance outage requirements

Partial outages. Planned preventative maintenance is performed twice a year under the battery supplier's long-term services agreement, each visit requiring a partial outage of approximately two days. Individual containers are maintained with the rest of the Facility in service, so a partial outage reduces available capacity without taking the Facility offline.

Complete outages. A complete outage of approximately five days is anticipated at five-year intervals for major inspection, medium-voltage switchgear maintenance and protection relay testing.

All planned outages are scheduled outside the Clean Peak seasonal peak periods, and the delivery schedule at CPPD Part VII is built on that basis. No outage is required of the interconnection facilities or of the delivery path other than as coordinated with the Distribution Company.

3.10 Operating constraints

REDACTED

REDACTED

Depth of discharge

REDACTED

3.11 Degradation mitigation plan

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

Section A-4: Environmental Attribute Delivery Plan

4.1 Delivery plan

REDACTED

REDACTED

REDACTED

REDACTED

Section A-5: Financial and Legal

5.1 Necessity of the long-term contract

REDACTED

REDACTED

The Facility is not an existing Energy Storage System exempt from this demonstration.

5.2 Business entity structure

REDACTED

Ownership.

Level	Person or entity	Interest
Bidder	REDACTED	
Sole member and managing partner	REDACTED	

REDACTED

REDACTED

Development funding. Development of the Facility has been funded by the Bidder. No third-party development equity, development loan or convertible instrument has been used, and no equity ownership agreement has been entered into.

Right to submit a binding proposal. The Bidder holds the Facility today, and its sole member has authority to bid and to contract. No consent of any other person is needed to submit this proposal or to execute the Long-Term Contract.

REDACTED

5.3 Financing plan

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

vi. Agreements entered into with respect to equity ownership, pre- or post-commercial operation, and any other financing arrangement. None. No equity ownership agreement, option, subscription, put, call or right of first refusal has been entered into with respect to this Project, and no financing arrangement of any kind is in place. The Project is unencumbered.

REDACTED

REDACTED

5.4 Financial commitments to enter into long-term contracts

None. The Facility has no financial commitment to enter into any long-term contract with a business, a nonprofit organization, a municipality or group of municipalities, or any other source of long-term revenue, other than the contract proposed here.

5.5 Status of commitments with offtakers

None. The Facility has no executed offtake agreement, no agreement contingent on selection under this RFP, and no agreement under negotiation with any offtaker, other than the long-term contract proposed here. Its energy, capacity, ancillary services and environmental attribute output is entirely uncommitted.

5.6 Experience securing financing

REDACTED

Project name and location	Project type and size	Date of construction and permanent financing	Form of debt and equity financing	Current status
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REDACTED

5.8 Financial difficulties

None. Neither the Bidder nor any affiliate has had financial difficulties that affected the development, financing or construction of a project. No credit facility of the Bidder or of any project company in which it holds an interest has been in default or subject to a waiver.

5.9 Cost, revenue and contingency assumptions

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

5.10 Audited financial statements

Silo Electric LLC does not prepare audited, reviewed or compiled financial statements. It is a single-member limited liability company taxed as a pass-through, with no audit requirement and no corporate debt.

REDACTED

REDACTED

5.11 Board of directors, officers and trustees

The Bidder is a member-managed limited liability company with no board of directors, officers or trustees, and has had none in the past three years. Ryan McGlothlin, its sole member, has managed it since it was founded in 2021.

The Bidder is not aware of any person who will become an officer, board member or trustee.

Mr. McGlothlin is also an Authorized Person of the Framingham and Chicopee project companies (Section 5.19).

5.12 Ability to provide credit support

REDACTED

REDACTED

Contract	Basis	Development period security	Operating period security
Penn BESS	REDACTED	REDACTED	REDACTED

REDACTED

REDACTED

5.13 Credit issues or rating downgrade events

None. The Bidder is not rated, and neither it nor any affiliate has had a rating downgrade, a credit-related qualification from an auditor, or a default, waiver or forbearance raised by a bank.

5.14 Federal Investment Tax Credit and other incentives

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

Other incentives. None. The Project receives no SMART, grant, rebate or other state incentive, and holds no Near-Term Resource Multiplier reservation.

5.15 Litigation or disputes in the last three years

None. Neither the Bidder nor any affiliate has been party to litigation in the last three years related to a project it developed, owned or managed in the United States, or to any energy product sale agreement.

5.16 Operating life and depreciation

REDACTED

REDACTED

REDACTED

5.17 Financing obtained or committed

REDACTED

REDACTED

5.18 Executed agreements for energy, capacity or environmental attributes

None. Neither the Bidder nor any of its affiliates has executed or terminated any agreement for energy, Clean Peak Energy Certificates or capacity from this Facility, so there is no term, quantity, price, default or breach to report.

REDACTED

5.19 Affiliated entities and joint ventures in the energy sector

The Bidder’s affiliated entities and joint ventures transacting business in the energy sector are:

Entity	Nature of the Bidder’s interest
REDACTED	REDACTED
	REDACTED
	REDACTED
	REDACTED
REDACTED	REDACTED
REDACTED	REDACTED
REDACTED	REDACTED
REDACTED	REDACTED

REDACTED

REDACTED

REDACTED

The Bidder has no other affiliate or joint venture in the energy sector, and no interest in any utility or in any fuel supply, trading or marketing business.

5.20 Bankruptcy, receivership or insolvency in the last five years

No to each of items (a) through (g). In the last five years neither the Bidder nor any affiliate has (a) consented to the appointment of, or been taken into possession by, a receiver, trustee, custodian or liquidator of a substantial part of its assets; (b) filed a petition in bankruptcy; (c) sought relief under any bankruptcy, insolvency or similar law or failed to obtain dismissal of an involuntary petition; (d) admitted in writing an inability to pay its debts as they became due; (e) made a general assignment for the benefit of creditors; (f) been the subject of an involuntary bankruptcy or insolvency proceeding; or (g) sought a reorganization, arrangement, adjustment or composition of its debt.

5.21 Conflicts of interest

None known between the Bidder or any affiliate and any Distribution Company, the Department of Energy Resources, or the Evaluation Team or any of its members.

REDACTED

5.22 Litigation, disputes, claims, complaints or notices of violation

None. No litigation, dispute, claim or complaint exists or has existed involving this Facility or any other energy storage project of the Bidder or its affiliates.

No notices of violation or potential violation have been received by the Bidder or any affiliate from any environmental, safety, building or utility regulator.

5.23 Failures to achieve commercial operation dates

None. No project developed by the Bidder or its affiliates has failed to achieve a commercial operation date under a long-term contract. The Bidder has not previously held a long-term contract under Section 83E or a similar procurement.

REDACTED

5.24 Litigation, disputes, claims or complaints against a Distribution Company

None. Neither the Bidder nor any affiliate has brought, or had brought against it, any litigation, dispute, claim or complaint involving any Distribution Company or its affiliates.

5.25 Defaults and failures to deliver under energy, capacity or environmental attribute agreements

None. Neither the Bidder nor any affiliate has been party to litigation, a dispute, a claim or a complaint, or had an event of default or a failure to deliver, relating to the purchase or sale of energy, capacity, environmental attributes or environmental products.

5.25 (second) Investigations, convictions and debarment

Confirmed. Neither the Bidder, nor any of its employees or agents, nor any affiliate is under investigation by any governmental agency. None has, in the last four years, been convicted of or found liable for any act prohibited by state or federal law involving conspiracy, collusion or other impropriety in bidding on any contract. None has been debarred, suspended or otherwise excluded from any federal or state program.

The number 5.25 appears twice in the Appendix A form. Both questions are answered above, in order.

5.26 Regulatory and other approvals required to execute a binding agreement

None. The Bidder needs no regulatory approval or third-party consent to execute the Long-Term Contract. Authority rests with its sole member.

Department of Public Utilities approval of the executed contract is a condition of the contract under Section 83E and comes after signing.

5.27 Conformance with FERC requirements

Enrollment. The Facility will interconnect under the Distribution Company's FERC Wholesale Distribution Access Tariff. The Bidder commits to enroll the Facility in that tariff, and in the Operational Parameters for Energy Storage Systems tariff once effective, as RFP Section 2.2.1.2 requires.

Open access. The Facility's interconnection is studied under the Massachusetts Model Distributed Generation Interconnection Tariff on a queue-position basis. The Facility does not and will not hold transmission capacity that could be withheld from another party, and it does not interconnect to Pool Transmission Facilities.

Rates. Energy, capacity and ancillary services will be sold into ISO New England markets at market-clearing prices under FERC-accepted rules. The contract price is the result of a competitive solicitation and is subject to Department of Public Utilities review and approval.

Affiliate dealings. The Bidder has no affiliation with any Massachusetts Distribution Company (Section 5.28). Its dealings with the Distribution Company are under the filed interconnection tariff and, if selected, the Long-Term Contract.

Status and filings. The Facility is not a Qualifying Facility and does not require FERC Form 556. Market-based rate authority and Exempt Wholesale Generator status will be obtained for the Facility's project company before commercial operation, as was done for the Framingham and Chicopee facilities.

5.28 Affiliations with Distribution Companies

None. Neither the Bidder nor any affiliate has, or has had in the past three years, any ownership, control, joint arrangement, joint venture, joint development, project, financing or common-ownership relationship with National Grid, NSTAR Electric Company d/b/a Eversource Energy, Unitil, or any of their affiliates. By category:

Category

Response

i	Corporate or other joint arrangements, joint ventures or joint operations, whether or not control exists	None
ii	Minority ownership (50% or less investee)	None
iii	Joint development agreements	None
iv	Project agreements	None
v	Operating segments consolidated as part of the financial reporting process	None
vi	Related parties with common ownership	None
vii	Credit, debenture and financing arrangements, whether or not a convertible equity feature is present	None
viii	Wholly owned subsidiaries	None
ix	Commercial relationships, including real property, with any Distribution Company	None. The Bidder is an interconnection customer of NSTAR Electric Company d/b/a Eversource Energy and will take distribution service for the Facility's station load, both under filed tariffs available to any customer

REDACTED

Section A-6: Interconnection, Deliverability, and Reliability

6.1 Evidence of the interconnection request

REDACTED

Distribution Company NSTAR Electric Company d/b/a Eversource Energy

Application REDACTED

Status REDACTED

Screens REDACTED

Design reviews REDACTED

REDACTED

Circuit and
substation

REDACTED

REDACTED

REDACTED

REDACTED

6.2 Studies of electrical system performance; I.3.9; eCNRC

REDACTED

REDACTED

REDACTED

REDACTED

ii. Copy of completed CCIS-equivalent study attached - None; explanation in lieu. No CCIS-equivalent study has been performed for this Facility, and none has been required of it at any stage of the process under which it has been studied.

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

6.3 Multiple interconnection requests

REDACTED

6.4 Network and distribution upgrade cost estimates, and payments made

Item	Cost	Payments made to date
Pole-top primary metering cluster mount		
Station transformer thermal capacity and reverse power flow at West Framingham Substation (load tap changer controllers)	REDACTED	
Two existing distribution switches overloaded by	REDACTED	

Item	Cost	Payments made to date
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charging	REDACTED	
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Fault duty above 10 kA at the station buses	REDACTED	
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Application and study fees	REDACTED	REDACTED
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REDACTED

REDACTED

6.5 Electrical models

REDACTED

REDACTED

REDACTED

Item	Value
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Substation bus at which injected power is expected	REDACTED
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Interconnecting circuit	REDACTED
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Maximum output at the point of common coupling (Pmax, discharge)	REDACTED
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Maximum withdrawal (Pmin, charge)	REDACTED
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Reactive capability / power factor at the point of	REDACTED
--	----------

Item	Value
common coupling	REDACTED
Power conversion system	REDACTED
Step-up transformers	REDACTED
Interconnection to ISO New England	REDACTED
Supporting documents attached	REDACTED

6.6 One-line diagram

Electrical one-line diagram attached: Yes REDACTED

6.7 Interconnection facilities

REDACTED

REDACTED

REDACTED

6.8 Deliverability

REDACTED

REDACTED

REDACTED

No further curtailment of the Facility's Clean Peak delivery is expected, because no upgrade is required to permit its discharge.

REDACTED

Section A-7: Siting, Permitting and Community Support

7.1 Site plan

Plan included: Yes REDACTED

7.2 Real property rights

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

7.3 Evidence that the site and interconnection locations are permitted

REDACTED

REDACTED

REDACTED

7.4 Permitting plan and timeline

REDACTED

Approval	Authority	Start	End
Zoning / use determination	REDACTED	REDACTED	REDACTED
Major Site Plan Review (\$435-47B(2)(a))	REDACTED	REDACTED	REDACTED
Energy Storage System permit (527 CMR 1.00)	REDACTED	REDACTED	REDACTED
Building and electrical permits	REDACTED	REDACTED	REDACTED
DOER Statement of Qualification; MA RPS ID; MassCEC PTS; NEPOOL GIS	REDACTED	REDACTED	REDACTED

REDACTED

No federal permit, license or environmental impact statement is required. There is no federal nexus: no federal land, no federal funding, no navigable water, no Section 404 wetland fill and no federal agency approval.

7.5 Description of the surrounding area

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

Rare species and habitat: the site is not within NHESP Priority Habitat or Estimated Habitat.

Environmental condition. A Phase I Environmental Site Assessment will be commissioned before financial close.

REDACTED

7.6 Interconnection facilities site control

REDACTED

REDACTED

7.7 List of permits, licenses and environmental assessments

Permit, license or assessment	Agency or authority	Status and progress to date
Zoning / use determination	REDACTED	REDACTED
Major Site Plan Review (§435-47B(2)(a))	REDACTED	REDACTED
Energy Storage System permit (527 CMR 1.00)	REDACTED	REDACTED
Building permit	REDACTED	REDACTED
Electrical permit	REDACTED	REDACTED
Land disturbance / stormwater	REDACTED	REDACTED
Conservation Commission Notice of Intent	REDACTED	REDACTED

Permit, license or assessment	Agency or authority	Status and progress to date
MEPA Environmental Notification Form	REDACTED	
Phase I Environmental Site Assessment	REDACTED	REDACTED
Federal permits and environmental impact statement		
Statement of Qualification as a Qualified Energy Storage System		
MA RPS ID		
MassCEC Production Tracking System registration		
NEPOOL GIS account	REDACTED	
Interconnection Service Agreement	REDACTED	REDACTED

7.8 Anticipated permitting timeline and project approval assessment

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

Building and electrical - low risk, ministerial, following site plan approval and fire sign-off.

REDACTED

REDACTED

7.9 Relationships with host communities, tribes, EJ communities and stakeholders

REDACTED

REDACTED

REDACTED

7.10 Level of public support

REDACTED

REDACTED

REDACTED

REDACTED

Stakeholder map. The Project's stakeholders, their interests and how the Bidder engages each:

Stakeholder	Interest	How the Bidder engages
City of Framingham - Mayor's office, Planning Board, Building Commissioner, Chief Assessor	REDACTED	REDACTED
Framingham Fire Department	REDACTED	REDACTED
Framingham Police Department	REDACTED	REDACTED
District City Councilor	REDACTED	REDACTED
Abutting businesses - Bose, Sanofi and the bottling plant	REDACTED	REDACTED
Residents of the Environmental Justice block groups within one mile	REDACTED	REDACTED
REDACTED	REDACTED	REDACTED

Stakeholder	Interest	How the Bidder engages
NSTAR Electric Company d/b/a Eversource Energy	REDACTED	REDACTED

Section A-8: Safety Plan

8.1 Safety plan

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

8.2 Incident preparedness

The Emergency Response Plan follows the plans in use at Silo's other facilities and includes:

- A three-tier shutdown hierarchy: remote SCADA shutdown by the network operations center within minutes of an alarm; independent de-energization by the fire alarm control panel on detection, which does not depend on communications or operator action; and an external emergency stop outside the fence line for responders.
- A defensive fire response doctrine, with water used for containment and exposure cooling rather than for suppression inside an enclosure, and a prohibition on AFFF and other PFAS-containing foams.
- REDACTED
- REDACTED
- A Knox box with the laminated response tree installed before commissioning; modules numbered and externally marked for first-responder identification; deluge connections plumbed to the exterior of the perimeter fence so that no responder need enter the compound to charge them.
- First-responder familiarization training delivered before commercial operation and refreshed annually.

REDACTED

8.3 Plans and measures to operate the facility safely

REDACTED

REDACTED

REDACTED

Mitigation features. Perimeter fencing and site security with intrusion detection; restricted access under lockout/tagout procedures; DC fusing at module, cluster and system level; insulation monitoring; manual and

remote disconnects; bollard protection where vehicle contact is credible; and enclosure separation to the tested configuration.

Potential failure modes and how each is addressed.

Failure mode	Detection	Protective action
Cell over-voltage, over-current or over-temperature	REDACTED REDACTED	REDACTED REDACTED
Off-gassing preceding thermal runaway	REDACTED REDACTED REDACTED	REDACTED REDACTED REDACTED
Single-cell thermal runaway	REDACTED REDACTED	REDACTED REDACTED REDACTED
Inverter or transformer fault	REDACTED REDACTED	REDACTED REDACTED
Loss of communications	REDACTED REDACTED	REDACTED REDACTED REDACTED
Grid abnormality or islanding	REDACTED REDACTED REDACTED	REDACTED REDACTED

8.4 Consequences of potential failures and safety events

REDACTED
REDACTED
REDACTED
REDACTED

REDACTED
REDACTED
REDACTED
REDACTED
REDACTED

REDACTED
REDACTED
REDACTED
REDACTED
REDACTED
REDACTED
REDACTED

REDACTED
REDACTED
REDACTED

REDACTED

8.5 Continuous improvement of safety practices

Safety practices are reviewed annually with the Fire Department and updated on any change to equipment, procedures or applicable codes. First-responder training is refreshed annually. The Facility's owner and operator incorporate manufacturer field bulletins and industry incident findings into operating procedures as they issue. Detection, suppression and ventilation systems are inspected and tested annually under the long-term services agreement, and the results feed the following year's plan review.

8.6 Reporting protocols

REDACTED

REDACTED

8.7 Experience employing safety plans for similar projects

REDACTED

REDACTED

REDACTED

Coordination with local authorities. Plans go to the local fire department early in design, and its comments are built into the project. For example:

- REDACTED
- REDACTED
- REDACTED

Changes over time. The Bidder now commissions the code compliance review and hazard mitigation analysis at the start of design rather than at permitting. First-responder training is given before commercial operation and refreshed every year.

8.8 Prior fire incidents or thermal events

No. No facility developed by the Bidder or its affiliates has had a fire, thermal event or related safety incident.

8.9 Testimonials, statements of support and community engagement

REDACTED

- REDACTED

REDACTED

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

9.1 Preliminary engineering plan

REDACTED

REDACTED

REDACTED

iv. Status of acquisition; orders and production slots. Equipment is specified but not yet under purchase order, and no production slot is reserved. Procurement follows contract award.

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

9.2 Key equipment suppliers under consideration

REDACTED

9.3 Same or similar equipment in commercial operation

REDACTED

REDACTED

9.4 Technology maturity

Not applicable. Lithium iron phosphate battery storage is a mature, widely deployed technology, and the battery and power conversion equipment proposed here are in volume commercial operation (Sections 3.5 and 9.3). No proposed equipment is in development or awaiting qualification.

9.5 Completeness of equipment list

REDACTED

REDACTED

9.6 Equipment secured

No. Equipment is not yet secured. No purchase order is placed and no production slot is reserved.

REDACTED

9.7 Root cause analysis disclosure

No. No technology proposed for this Facility has been involved in a fire or thermal event at any project of the Bidder, its affiliates or its parent companies that required a root cause analysis.

Section A-10: Project Schedule

10.1 Critical path

REDACTED			
REDACTED			
Element	Start	End	Critical path
REDACTED	REDACTED	REDACTED	REDACTED
REDACTED	REDACTED	REDACTED	REDACTED
REDACTED			
REDACTED	REDACTED	REDACTED	REDACTED
REDACTED			REDACTED
REDACTED	REDACTED	REDACTED	REDACTED
REDACTED			
REDACTED	REDACTED	REDACTED	REDACTED
REDACTED			

[illegible]

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED
REDACTED
REDACTED
REDACTED

10.3 Status of critical path items

Item	Status
Real property rights	REDACTED
Zoning	REDACTED
Siting approvals	REDACTED
Environmental	REDACTED
Distribution Company	REDACTED
ISO New England	REDACTED
Equipment	REDACTED
Financing	REDACTED
Construction	

Section A-11: Construction and Logistics

11.1 Major tasks and specialized equipment

REDACTED

REDACTED

Specialized equipment required. A crane of sufficient capacity for the container and skid set - a single mobilization of approximately two days; over-the-road low-bed transport for the containers, inverter skids and transformers; a line truck and bucket for the overhead interconnection work; and NETA-certified test equipment for pre-energization testing. Nothing is required beyond the normal equipment of a Massachusetts electrical contractor doing utility-scale work.

Construction is not phased. The Facility is built, commissioned and placed in service as a single unit.

11.2 Staging and deployment of major components

Battery containers, inverters, transformers and switchgear are delivered by road ahead of the rigging window and set directly onto prepared foundations. Rigging is a single crane mobilization of approximately two days to set the power conversion and transformer skids and the battery containers, as on Silo's completed projects. This keeps crane cost and site disruption to one window.

REDACTED

Interim storage is arranged off-site where delivery precedes foundation readiness, so that container delivery is never the constraint on the rigging window.

11.3 Responsible parties, roles, and status of contractual agreements

Scope	Party	Role	Status of the agreement
Engineering, procurement and construction; balance-of-plant maintenance	REDACTED	REDACTED	REDACTED
Interconnection engineering and engineer of record	REDACTED	REDACTED	REDACTED
Battery supply and DC block maintenance			REDACTED
Power conversion supply	REDACTED	REDACTED	REDACTED
Energy management system	REDACTED		REDACTED

Scope	Party	Role	Status of the agreement
		REDACTED	
Network operations and market participation	REDACTED	REDACTED	REDACTED
Fire and life safety engineering	REDACTED		REDACTED
Phase I Environmental Site Assessment	REDACTED	REDACTED	REDACTED
Distribution Company interconnection works	REDACTED	REDACTED	
Development; construction management and long-term operation	REDACTED	REDACTED	REDACTED
REDACTED			

Section A-12: Operations and Maintenance

12.1 Operations and maintenance plan

The Facility is unstaffed, with continuous remote monitoring and no permanent site personnel, on the same model as Silo's Massachusetts facilities.

REDACTED

REDACTED

REDACTED

Roles.

Role

Party

24/7 monitoring and control, with remote shutdown authority and coordination with the utility control room

Energy management system provider and backup network operator, with independent remote shutdown authority

On-site response, balance-of-plant maintenance, 24-hour on-call

DC block maintenance, performed solely by the manufacturer

Asset management, compliance, reporting and contract administration

REDACTED

REDACTED

Facility-level agreements will be executed before commercial operation, on the templates and with the counterparties named above.

12.2 Operations and maintenance funding mechanism and funding levels

REDACTED

REDACTED

Funding levels are set in the operating budget at financial close: every contracted cost is carried at its contracted amount, and a maintenance allowance and a debt service reserve are sized under the loan agreement.

12.3 Warranties and guarantees on major equipment

REDACTED

Power conversion system. The manufacturer’s warranty from commissioning, with extended terms available and a spares and field service commitment.

Balance of plant and workmanship. The EPC contractor will provide a two-year defect warranty from final completion, covering workmanship and installed balance-of-plant equipment, with manufacturer warranties on individual components passed through.

How warranty conditions are protected in operation. The energy management system monitors warranty usage conditions continuously - cycle count, depth of discharge, C-rate, cell temperature and state-of-charge dwell - and adjusts operating parameters in real time so that warranty-impairing cycles are not run for low-value dispatch. This keeps operation within the guaranteed state-of-health curve on which the delivery schedule at CPPD Part VII is built.

Terms and expiration will be fixed when purchase orders are executed on contract award, based on the terms in place at Silo’s three Massachusetts facilities.

12.4 Status of operations and maintenance agreements

Not yet contracted for this Facility. No network operations, energy management, battery long-term services or balance-of-plant agreement is executed for the Penn BESS.

REDACTED

The battery long-term services agreement is executed at the same time as the battery purchase order, on contract award, because its pricing and its state-of-health guarantee are part of the same commercial negotiation.

12.5 Experience with O&M for similar projects

The Facility is expected to use the same operating arrangements and providers as the Bidder’s three Massachusetts facilities:

Scope	Provider	Used on
24/7 network operations, market participation and remote shutdown authority	REDACTED	REDACTED
Energy management system; backup network	REDACTED	

REDACTED

114

██████████
████████████████████

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

Section A-13: Project Management and Experience

REDACTED

REDACTED

Silo Electric LLC is a battery storage developer founded in 2021 and based in Newton, Massachusetts. Its Massachusetts portfolio is front-of-meter, distribution-connected, standalone Clean Peak storage facilities. It has also developed utility-scale battery storage in Texas (Section 13.5).

REDACTED

Project	Location	Type	The Bidder's role	Status
REDACTED	REDACTED	REDACTED	REDACTED	REDACTED

REDACTED			REDACTED	REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

13.3 Management chart and key personnel

Role on this Project	Individual	Basis
Sole member; development lead; signing officer	REDACTED REDACTED	REDACTED REDACTED REDACTED REDACTED REDACTED REDACTED REDACTED
Construction management and long-term operation	REDACTED REDACTED REDACTED	REDACTED REDACTED REDACTED
Interconnection engineering; engineer of record	REDACTED REDACTED REDACTED	REDACTED REDACTED
Network operations and market participation	REDACTED REDACTED REDACTED	REDACTED REDACTED
Fire and life safety engineering	REDACTED	REDACTED REDACTED REDACTED
Transactional	REDACTED	REDACTED

counsel

REDACTED

REDACTED

Development is carried out by the Bidder's principal. Engineering, construction, operations, market participation and fire protection engineering are contracted to the firms named above, each of which has done the same work on the Bidder's existing facilities.

REDACTED

13.4 Project listing

Projects the Bidder has developed or that are under construction:

	Name	Location	Type, size and technology	Commercial operation date
i-	REDACTED	REDACTED	REDACTED	
iv				
		REDACTED	REDACTED	
	REDACTED	REDACTED	REDACTED	REDACTED

REDACTED

vi. Safety record. No fire, thermal event, recordable injury or lost-time incident has occurred at any facility developed by the Bidder (Section 8.8). Construction is performed by the EPC contractor under its own safety program and insurance, with certified payroll and OSHA compliance flowed down to subcontractors.

vii. References.

REDACTED

REDACTED

REDACTED

13.5 Experience outside Massachusetts

REDACTED

REDACTED

REDACTED

REDACTED

13.6 Project team

	Role	Entity
i	REDACTED REDACTED	REDACTED REDACTED
ii	REDACTED REDACTED REDACTED	REDACTED REDACTED REDACTED REDACTED
iii	REDACTED	REDACTED
iv	REDACTED REDACTED	REDACTED REDACTED
v	REDACTED REDACTED	REDACTED REDACTED REDACTED REDACTED
vi	REDACTED	REDACTED
vii	REDACTED REDACTED	REDACTED REDACTED
vii	REDACTED	REDACTED
i		
-	REDACTED REDACTED REDACTED	REDACTED REDACTED REDACTED
-	REDACTED REDACTED	REDACTED

13.7 Experience and expertise needed to deliver; continuity of corporate management

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

13.8 Track record developing similar projects

REDACTED

Amendments. No material amendment has been made to a commercial term of any equipment supply, construction, financing or offtake agreement on the Bidder's projects.

Defaults. None, under any contract, by the Bidder or any affiliate.

Performance issues. None. No fire or thermal event, significant equipment failure or availability shortfall has occurred at any facility developed by the Bidder.

REDACTED

Prior failures to achieve commercial operation. None (Section 5.23).

13.9 Regulatory and judicial advocacy experience

The Bidder takes part directly in the Massachusetts regulatory processes that govern this type of project:

- REDACTED
- REDACTED
- REDACTED
- REDACTED

13.10 Failed or terminated development projects

REDACTED

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

14.1 Jobs created

All employment associated with the Project is located in Massachusetts. No employment is created outside the Commonwealth.

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

14.2 Employment opportunities for tribal members, low-income communities and EJ residents

REDACTED

REDACTED

REDACTED

REDACTED

14.3 Workforce harmony and community benefits

REDACTED

REDACTED

REDACTED

14.4 Contractual commitments on job creation

REDACTED

14.5 Other economic activity

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

14.6 Benefits to low-income ratepayers

REDACTED

REDACTED

REDACTED

REDACTED

14.7 Benefits to transitioning fossil fuel communities

REDACTED

REDACTED

REDACTED

14.8 Diversity, equity and inclusion plan

REDACTED

Workforce Diversity Plan

The Project's construction and operations contractors recruit through channels open to women, minority, veteran and local candidates, including the MassHire career center serving the host community and registered apprenticeship programs.

REDACTED

Demographic information is collected from contractors and subcontractors using commercially reasonable efforts and reported annually under paragraphs (d) and (h) of the Form MOU with the Department of Energy Resources.

Supplier Diversity Program Plan

REDACTED

For the scopes that are open to competition - civil and site work, fencing, landscaping, security, environmental and noise monitoring, survey, and professional and support services - the Bidder solicits firms certified by the Massachusetts Supplier Diversity Office as Minority, Women, Veteran, LGBT or Disability-Owned Business Enterprises, where one is available. Participation is recorded and reported annually under the Form MOU.

A complete, unredacted version of this plan will be provided to the Department of Energy Resources following selection.

14.9 Tracking and reporting on commitments

REDACTED

REDACTED

14.10 Form MOU with DOER

A marked version of the Form MOU with the Department of Energy Resources for this solicitation is attached. No changes are proposed.

The Form MOU is filed for Silo Electric LLC as bidder. The same Form MOU is attached with each of the Bidder's proposals in this solicitation.

14.11 Environmental justice tracking and reporting

The Bidder adopts the reporting template in the Form MOU without modification and proposes the following content for paragraphs (i) and (j) of that template at this Facility.

REDACTED

REDACTED

This baseline is filed with the Department of Energy Resources at contract execution and is the fixed reference against which every subsequent annual report is measured. It is re-run and re-filed if the Commonwealth publishes a revised Environmental Justice Populations layer.

Impacts - paragraph (i). The Facility is unstaffed and produces no emissions, process water or operating traffic, so there are few items to report: sound measured at the property line against the applicable limit; any complaint received through the published community contact and how it was resolved; any emergency service call-out; and traffic associated with scheduled major maintenance. Construction-period impacts are reported for the construction year on the same basis, including construction traffic, hours of work and any complaint received.

REDACTED

REDACTED

REDACTED

14.12 Stakeholder engagement experience

The Bidder’s engagement record is in the three Massachusetts communities that host its facilities.

- REDACTED
- REDACTED
- REDACTED

No opposition, appeal or complaint has arisen at any of the Bidder’s facilities.

REDACTED

REDACTED

14.13 Avoidance and minimization of environmental impact

REDACTED

Resource	Present?	Impact
Wetlands, vernal	REDACTED	

Resource	Present?	Impact
pools, waterways		
Flood plain	REDACTED	
Aquifer / wellhead protection	REDACTED	
Rare species / priority habitat	REDACTED	
Prime farmland, forest, open space	REDACTED	REDACTED
Recognized environmental conditions	REDACTED	REDACTED
New impervious area	REDACTED	REDACTED
Historic or archaeological resources	REDACTED	
Air, process water, waste	REDACTED	
Noise	REDACTED	REDACTED
REDACTED		
REDACTED		
REDACTED		
REDACTED		

14.14 Avoidance and minimization of impact on Environmental Justice populations

REDACTED
REDACTED
REDACTED
REDACTED
REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

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

None. This is a Distribution Project and the Bidder proposes no exception to the Form Long-Term Contract.

For a Distribution Project the Form Long-Term Contract may not be changed (RFP Sections 2.2.1.9 and 2.2.5).

No exception or mark-up is proposed. The Form Long-Term Contract will be executed as issued if the Facility is selected.
