

## Appendix A - Bidder Response Form

UR-Silo Devco LLC

Charlestown BESS · 285 Medford Street, Charlestown (Boston), Massachusetts 02129

Section 83E Round II · DPU 26-75 · Distribution Project

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### Applicant Information

Bidder UR-Silo Devco LLC, a Delaware series limited liability company

Business address c/o Uriel Renewables, Inc., 4107 Medical Parkway, Suite 210, Austin, Texas 78756

Project company

REDACTED

Ownership

REDACTED

Authorized signatory

REDACTED

Primary contact

REDACTED

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

Submitted as the accompanying CPPD workbook, in public and confidential versions.

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

REDACTED



REDACTED



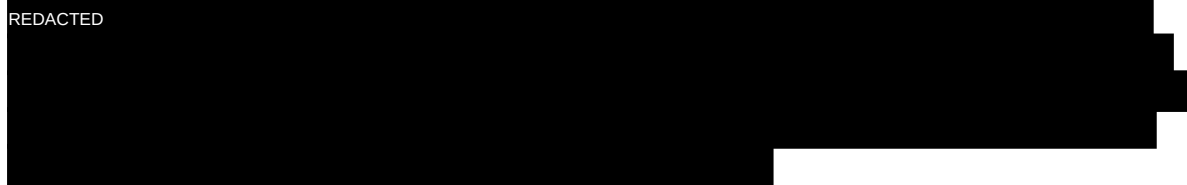
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## Section A-3: Operational Parameters and Operational Schedule

### 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                                          | REDACTED                                                  |
| 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 AC at the point of interconnection | REDACTED                                                  |
| Depth of discharge,                                             | REDACTED                                                  |

|                                                               |          |
|---------------------------------------------------------------|----------|
| full duty cycle                                               | REDACTED |
| Maximum cycles -<br>day / year                                |          |
| Maximum station<br>service load                               |          |
| Average station service<br>load                               |          |
| Self-discharge rate                                           | REDACTED |
| Expected annual<br>availability                               |          |
| Point of<br>interconnection<br>deliverability<br>restrictions | REDACTED |

### 3.2 Operation of the proposed Energy Storage System

The Facility charges during off-peak hours and discharges into the Clean Peak seasonal peak periods established under 225 CMR 21.00. It participates in the ISO-NE capacity, ancillary services and energy markets under a continuous network operations and market participation arrangement.

REDACTED

There are no run-hour limitations. The Facility is capable of providing regulation up and regulation down.

REDACTED

3.3 Location of the Energy Storage System

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

3.4 Proposed technology and equipment

| Component               | Manufacturer | Model    |
|-------------------------|--------------|----------|
| Battery containers      | REDACTED     | REDACTED |
| Power conversion system | REDACTED     | REDACTED |
| Step-up transformers    | REDACTED     | REDACTED |

|                           |          |          |
|---------------------------|----------|----------|
|                           |          | REDACTED |
| Auxiliary transformer     | REDACTED | REDACTED |
| Medium-voltage switchgear | REDACTED | REDACTED |
| Energy management system  | REDACTED | REDACTED |
| Protection and metering   | REDACTED | REDACTED |

REDACTED

### Efficiency basis

REDACTED

REDACTED

### 3.5 Viability, operational reliability and track record of the technology

REDACTED

REDACTED

REDACTED

### 3.6 Environmental Attribute delivery plan and charge/discharge profile

REDACTED

REDACTED

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

REDACTED

REDACTED

### 3.8 Anticipated revenue streams

REDACTED

### 3.9 Maintenance outage requirements

Planned preventative maintenance is performed twice annually under the battery supplier's long-term services agreement, each visit requiring a partial outage of approximately two days, with a complete outage of approximately five days at five-year intervals for major inspection. All planned outages are scheduled outside the Clean Peak seasonal peak periods.

### 3.10 Operating constraints

REDACTED

#### Depth of discharge

REDACTED

### 3.11 Degradation mitigation plan

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

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## Section A-4: Environmental Attribute Delivery Plan

### 4.1 Delivery plan

REDACTED

REDACTED

REDACTED

**No rule or protocol change is required.** Transfer of all GIS Certificates contemplated by this proposal is authorized under the current ISO-NE and NEPOOL GIS rules and operating protocols. The Bidder proposes no change to any rule or protocol and requires none. The Facility has no other certificate offtake, and every certificate delivered under this contract will be free and clear of any other claim.

REDACTED

REDACTED

REDACTED

## Section A-5: Financial and Legal

### 5.1 Necessity of the long-term contract

REDACTED

REDACTED

REDACTED

REDACTED

### 5.2 Business entity structure

REDACTED

REDACTED

REDACTED

REDACTED

### 5.3 Financing plan

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

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 other than the contract proposed here.

### 5.5 Status of commitments with offtakers

REDACTED

5.6 Experience securing financing

| Project  | Type and size | Financing date | Form of debt and equity | Current 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                | REDACTED       |

5.7 Financial resources and financial strength

REDACTED

REDACTED

REDACTED

## 5.8 Financial difficulties

Neither the Bidder nor any past or present affiliate has experienced financial difficulties that impaired the viability or financing of a project of similar type, size or complexity.

## 5.9 Cost, revenue and contingency assumptions

REDACTED

REDACTED

REDACTED

REDACTED

## 5.10 Audited financial statements

REDACTED

REDACTED

### 5.11 Board of directors, officers and trustees

The Bidder is a Delaware series limited liability company and has a board of managers: two designated by the Uriel member (Pedro José Sánchez Rubal and Jorge Romero Barbado) and one by the Silo member (Ryan McGlothlin). Its managers act by majority of the board, and two Managers acting jointly may bind the Bidder absent specific delegation. The Bidder has no officers, directors or trustees other than its managers, and is not aware of any person who will become a manager.

### 5.12 Ability to provide credit support

REDACTED

| Security                    | Basis    | Amount   |
|-----------------------------|----------|----------|
| Development period security | REDACTED | REDACTED |
| Operating period security   | REDACTED | REDACTED |

REDACTED

### 5.13 Credit issues or rating downgrades

REDACTED

### 5.14 Federal Investment Tax Credit and other incentives

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

### 5.15 Litigation or disputes

No litigation. Neither the Bidder nor any affiliate has been party to litigation or a dispute in the last three years related to a project developed, owned or managed by it in the United States, or related to any energy product sale agreement.

### 5.16 Operating life and depreciation

REDACTED

### 5.17 Financing obtained or committed

REDACTED

### 5.18 Executed agreements for energy, capacity or environmental attributes

None with respect to this Facility. Its energy, capacity, ancillary services and environmental attribute output is uncommitted other than under the contract proposed here.

REDACTED

### 5.19 Affiliated entities and joint ventures in the energy sector

REDACTED

### 5.20 Bankruptcy, receivership or insolvency in the last five years

No to each of items (a) through (g). Neither the Bidder nor any affiliate has, in the last five years, consented to the appointment of a receiver, trustee, custodian or liquidator; filed a petition in bankruptcy; sought relief under any bankruptcy or similar law or failed to obtain dismissal of an involuntary petition; admitted in writing an inability to pay its debts as they became due; made a general assignment for the benefit of creditors; been

the subject of an involuntary proceeding; or sought a reorganization, arrangement, adjustment or composition of its debt.

### 5.21 Conflicts of interest

REDACTED

REDACTED

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

No litigation, dispute, claim or complaint exists or has existed involving this Project or any other energy storage project involving the Bidder or an affiliate. No notices of violation or potential violation have been received from any environmental, safety, building or utility regulator with respect to the Project. The administrative deficiency notice issued by MassDEP in the Chapter 91 Waterways licensing process (Section 7.8) is a request for information within an ordinary application process and not a notice of violation.

### 5.23 Failures to achieve commercial operation

None. No project developed, acquired or operated by the Bidder or its affiliates has failed to achieve commercial operation under a long-term contract.

REDACTED

### 5.24 Litigation involving the bidder

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

### 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, and neither has experienced an event of default, a failure to satisfy a contract

obligation, or a failure to deliver a product, relating to the purchase or sale of energy, capacity, environmental attributes or environmental products. No counterparty has issued a notice of default, breach or termination, claimed damages or drawn on security. For completeness, the Bidder refers to its response to Section 13.10, which describes two delayed affiliate projects in Puerto Rico. Neither project is the subject of any dispute or claim.

## 5.25 (second) Investigations, convictions and debarment

Confirmed, with no exceptions. Neither the Bidder, nor any of its directors, employees or agents, nor any affiliate, is currently 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 with respect to bidding on any contract. None is or has been the subject of any debarment, suspension or exclusion from participation in any federal or state program.

## 5.26 Regulatory and other approvals required to execute

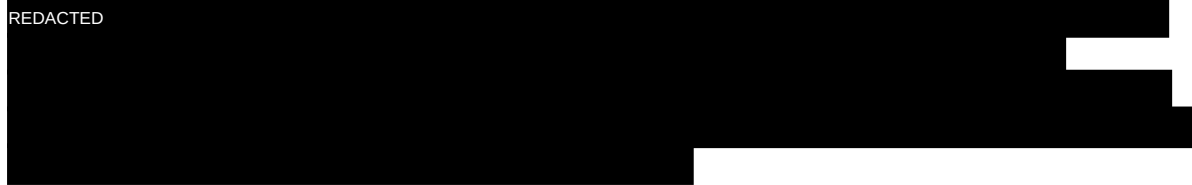
None. The Bidder requires no regulatory or third-party approval to execute a binding long-term contract beyond its internal authorization, which is within its control. Approval of the contract by the Department of Public Utilities is a condition of the contract itself, not an approval the Bidder must obtain in order to execute it.

## 5.27 Conformance with FERC requirements

The Facility will interconnect and operate under the Distribution Company's FERC Wholesale Distribution Access Tariff. **The Bidder commits to enroll the Facility in the applicable Wholesale Distribution Access Tariff, and in the Operational Parameters for Energy Storage Systems tariff once effective.** The project company described at Section 5.2 will file a notice of self-certification of exempt wholesale generator status under 18 C.F.R. § 366.7 and will obtain market-based rate authority from FERC before making any wholesale sales, including test energy. The Facility is not and will not seek certification as a Qualifying Facility under PURPA and no FERC Form 556 certification is required.

**Open access and allocation of transmission capacity.** The Facility's interconnection was studied and awarded under the Massachusetts Model Distributed Generation Interconnection Tariff on a non-discriminatory, queue-position basis, and it holds no allocated transmission capacity that could be withheld from another party.

REDACTED



**Undue preference, discrimination and affiliate dealings.** The Bidder has no affiliation with any Massachusetts Distribution Company (Section 5.28) and therefore no affiliate transaction of the kind the Commission's affiliate rules address.

## 5.28 Affiliations with Distribution Companies

No affiliation or affiliate relationship within the meaning of this question. Neither the Bidder nor any affiliate has, or has had in the past three years, any ownership, control, joint venture, joint development, financing or common-ownership relationship with National Grid, NSTAR Electric Company d/b/a Eversource Energy, Unitil, or any of their affiliates, and no Distribution Company has any financial or voting interest in the Bidder or the Project. Taking the categories in the order the question sets them out:

|      | Category                                                                                                 | Response                                                                                                                                                                                                                                                                                                                     |
|------|----------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| i    | Corporate or other joint arrangements, joint ventures or joint operations, whether or not control exists | None                                                                                                                                                                                                                                                                                                                         |
| ii   | Minority ownership of 50% or less in an investee                                                         | None                                                                                                                                                                                                                                                                                                                         |
| iii  | Joint development agreements                                                                             | None                                                                                                                                                                                                                                                                                                                         |
| iv   | Project agreements                                                                                       | None                                                                                                                                                                                                                                                                                                                         |
| v    | Operating segments consolidated in financial reporting                                                   | None                                                                                                                                                                                                                                                                                                                         |
| vi   | Related parties with common ownership                                                                    | None                                                                                                                                                                                                                                                                                                                         |
| vii  | Credit, debenture and financing arrangements, with or without a convertible equity feature               | None                                                                                                                                                                                                                                                                                                                         |
| viii | Wholly owned subsidiaries                                                                                | None                                                                                                                                                                                                                                                                                                                         |
| ix   | Commercial relationships, including real property                                                        | None constituting an affiliation. The Interconnecting Customer has an Interconnection Service Agreement with NSTAR Electric Company d/b/a Eversource Energy, and the Facility will take distribution service for its station load; both arise solely under filed tariffs available to any similarly situated customer on the |

same terms.

REDACTED

## Section A-6: Interconnection, Deliverability, and Reliability

### 6.1 Evidence of the interconnection request

REDACTED

Distribution  
Company

REDACTED

Application

REDACTED

Agreement

REDACTED

Form

REDACTED

Facility size on  
the agreement

REDACTED

Counterparty of  
record

REDACTED

Circuit and  
substation

REDACTED

REDACTED

REDACTED

Status

REDACTED

REDACTED

### 6.2 Studies of electrical system performance

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

### 6.3 Multiple interconnection requests

**This question is not applicable.** A single interconnection request is associated with this proposal, and it has resulted in an executed Interconnection Service Agreement.

### 6.4 Network and distribution upgrade cost estimates

REDACTED

### 6.5 Electrical models

REDACTED

| Item                                                               | Value    |
|--------------------------------------------------------------------|----------|
| Substation bus at which injected power is expected                 | REDACTED |
| Interconnecting circuit                                            | REDACTED |
| Maximum output at the point of common coupling (Pmax, discharge)   | REDACTED |
| Maximum withdrawal (Pmin, charge)                                  | REDACTED |
| Reactive capability / power factor at the point of common coupling | REDACTED |
| Power conversion system                                            | REDACTED |
| Step-up transformers                                               | REDACTED |
| Interconnection to ISO New England                                 | REDACTED |

## 6.6 One-line diagram

REDACTED

## 6.7 Interconnection facilities

REDACTED

## 6.8 Deliverability

REDACTED

**Enhanced reliability within the Commonwealth (RFP Section 2.2.2.6).** The Bidder agrees not to commit any qualifying capacity of the Facility to any control area other than ISO New England, whether or not that capacity is included in this proposal.

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

### 7.1 Site plan

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

### 7.4 Permitting plan and timeline

REDACTED

| Approval                               | Start    | End |
|----------------------------------------|----------|-----|
| Chapter 91 Waterways license (MassDEP) | REDACTED |     |

|                                                                                  |          |          |
|----------------------------------------------------------------------------------|----------|----------|
|                                                                                  |          | REDACTED |
| Boston Water and Sewer Commission site plan approval                             |          |          |
| Boston local permits (building, electrical, fire)                                | REDACTED | REDACTED |
| Construction                                                                     |          |          |
| DOER Statement of Qualification; MA RPS ID; MassCEC PTS; NEPOOL GIS registration |          | REDACTED |
| REDACTED                                                                         | REDACTED | REDACTED |

## 7.5 Surrounding area

REDACTED

## 7.6 Interconnection facilities site control

REDACTED

## 7.7 List of permits, licenses and environmental assessments

Permit or approval

Chapter 91 Waterways license, MassDEP

REDACTED

Boston Water and Sewer

REDACTED

Commission site plan approval

Boston building, electrical and fire permits

REDACTED

DOER Statement of Qualification and MA RPS ID

REDACTED

MassCEC Production Tracking System; NEPOOL GIS

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

## 7.8 Anticipated permitting timeline and project approval assessment

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

## 7.9 Relationships with host communities

REDACTED

## 7.10 Level of public support

No opposition has been raised in the permitting steps completed to date.

REDACTED

REDACTED

REDACTED

---

## Section A-8: Safety Plan

### 8.1 Safety plan

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

## 8.2 Incident preparedness

The Emergency Response Plan will address first-responder access, module identification and external suppression connections, with a fire alarm control panel reporting to the Boston Fire Department, and will be reviewed with the Department prior to energization. The site will be monitored continuously by the network operations center. First-responder familiarization training is provided prior to commercial operation and refreshed annually.

## 8.3 Plans and measures to operate the facility safely

Continuous monitoring by the battery management system and the energy management system, with automatic protective action on out-of-range cell voltage, current or temperature. Perimeter fencing and site security. Restricted access with lockout/tagout procedures. Annual inspection and testing of fire detection, suppression and ventilation systems under the long-term services agreement.

## 8.4 Consequences of potential failures

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. The Bidder incorporates manufacturer field bulletins and industry incident findings into operating procedures.

## 8.6 Reporting protocols

Internally, events are reported through the network operations center to the Bidder's asset management function and to the equipment suppliers under the long-term services agreement. Externally, events are reported to the Boston Fire Department, the Distribution Company, and, where applicable, to the Department of Public Utilities and other authorities having jurisdiction.

## 8.7 Experience employing safety plans

REDACTED

REDACTED

## 8.8 Prior fire incidents or thermal events

**No.** No facility on this equipment platform developed by UR-Silo Devco has experienced a fire incident, thermal event or related occurrence.

## 8.9 Testimonials and statements of support

REDACTED

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

## 9.1 Preliminary engineering plan

REDACTED

REDACTED

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

Lithium iron phosphate battery energy storage is a mature, commercially deployed technology, and both the battery and power conversion platforms proposed here are in volume commercial operation as described at Section 3.5. No equipment in the proposal is in development or awaiting qualification.

## 9.5 Completeness of equipment list

REDACTED

## 9.6 Equipment secured

REDACTED

## 9.7 Root cause analysis disclosure

**This question is not applicable.** No technology proposed for this Facility has been involved in a fire or thermal event, anywhere in the world, that necessitated a root cause analysis, whether in a prior project of the Bidder, its affiliates or parent companies.

Section A-10: Project Schedule

10.1 Critical path

| Element  | Start    | End      |
|----------|----------|----------|
| REDACTED |          |          |
| REDACTED |          |          |
| REDACTED |          |          |
| REDACTED |          |          |
| REDACTED | REDACTED | REDACTED |
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| REDACTED |          |          |
| REDACTED |          |          |
| REDACTED |          |          |
| REDACTED |          |          |

REDACTED

REDACTED

REDACTED

## 10.2 Likelihood of coming online by the stated date

REDACTED

REDACTED

REDACTED

REDACTED

## 10.3 Status of critical path items

REDACTED

## Section A-11: Construction and Logistics

### 11.1 Major tasks

REDACTED

### 11.2 Staging and deployment of major components

REDACTED

### 11.3 Responsible parties

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

## Section A-12: Operations and Maintenance

### 12.1 Operations and maintenance plan

REDACTED

### 12.2 Operations and maintenance funding

REDACTED

### 12.3 Warranties and guarantees

REDACTED

### 12.4 Status of O&M agreements

REDACTED

### 12.5 Experience with O&M for similar projects

The operating model proposed here is the one in service at the Chicopee and Framingham facilities, both reaching commercial operation in 2026.

More broadly, the sponsor group has operated renewable generation for over thirty years: hydroelectric plants in Navarra (Spain) in commercial operation since 1993, 2009 and 2011; landfill biogas plants in Spain; wind farms in Spain and Poland, the Polish assets operating since 2022; and solar and solar-plus-storage facilities in Puerto Rico, including a 27 MW hybrid facility with battery storage in commercial operation since 2014 and a 3 MW facility supplying a pharmaceutical offtaker since December 2023. That is an

operating record across four jurisdictions and five technologies, including battery storage paired with generation.

Standalone storage differs from paired storage in revenue model rather than in technology or maintenance practice. The battery systems, power conversion equipment, controls, monitoring and preventative maintenance regime are common to both, as is the asset management discipline applied to them.

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## Section A-13: Project Management and Experience

### 13.1 Organizational chart

REDACTED

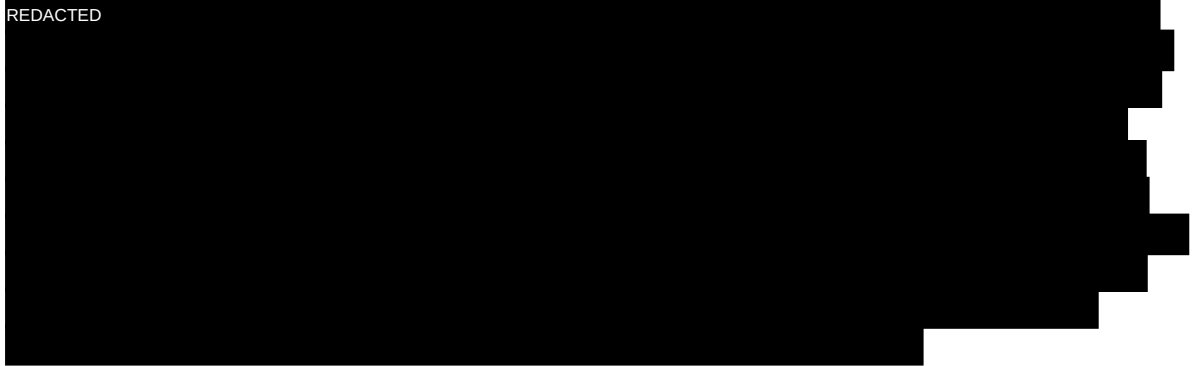
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### 13.2 Experience of the bidder and project participants

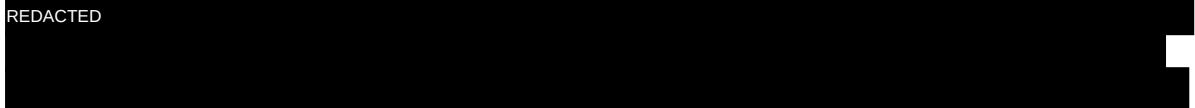
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REDACTED

REDACTED

REDACTED

13.3 Management chart and key personnel

REDACTED

| Role on this Project | Individual | Basis    |
|----------------------|------------|----------|
| 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 |          |          |

### 13.4 Project listing

| REDACTED |          |                        |          |
|----------|----------|------------------------|----------|
| Project  | Location | Type, size, technology | COD      |
| REDACTED | REDACTED | REDACTED               | REDACTED |
| REDACTED |          | REDACTED               |          |

|          |          |          |          |
|----------|----------|----------|----------|
| REDACTED |          | REDACTED |          |
|          |          |          |          |
| REDACTED | REDACTED | REDACTED |          |
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|          |          |          |          |
|          |          |          |          |
|          |          |          | REDACTED |
|          |          |          |          |

REDACTED

**vi. Safety record.** Zero recordable incidents across the sponsor’s United States operating establishments in the last three reported years. No fire or thermal event at any facility of the Bidder or its affiliates of which the Bidder is aware.

REDACTED

13.5 Experience outside Massachusetts

The Uriel group’s operating experience is principally outside Massachusetts - Spain, Poland and Puerto Rico - and outside the Northeast. Two aspects of it transfer directly.

REDACTED

REDACTED

REDACTED

13.6 Project team

REDACTED

| Role     | Entity   |
|----------|----------|
| REDACTED | REDACTED |
| REDACTED | REDACTED |
| REDACTED | REDACTED |

iv. Environmental REDACTED

**consultant**

**v. Facility operator and manager**

REDACTED

**vi. Owner's engineer**

REDACTED

**vii. Transmission and delivery consultant**

REDACTED

**viii. Legal counsel**

REDACTED

REDACTED

Fire protection engineering

REDACTED

Prevailing wage and apprenticeship compliance

REDACTED

### 13.7 Experience and expertise needed to deliver

REDACTED

**Continuity of corporate management.** The individuals named at Section 13.3 have been responsible for this Project from the outset of the interconnection process and are the same individuals who delivered the Chicopee and Framingham facilities. The sponsor is a family industrial group whose renewable energy business has operated under continuous ownership since 1988, and its board and senior management are stable.

### 13.8 Track record developing similar projects

REDACTED

REDACTED

REDACTED

### 13.9 Regulatory and judicial advocacy experience

The Project's Chapter 91 Waterways licensing before MassDEP is being conducted by the Bidder with specialist environmental regulatory support.

The Bidder and its development team participate directly in the Massachusetts regulatory processes that govern this class of project rather than through trade representation alone. That includes: the Department of Energy Resources' Clean Peak Standard qualification process, in which the Chicopee project company obtained a Near-Term Resource Multiplier reservation for the Chicopee facility (this Facility holds no such reservation); the Department of Public Utilities' distributed generation interconnection framework, under which the Bidder's members have taken three Massachusetts projects to executed interconnection agreements, Framingham and Chicopee through the Bidder and Lunenburg through Silo Electric LLC; and the Federal Energy Regulatory Commission, before which the Chicopee project company obtained Exempt Wholesale Generator status and market-based rate authority with the assistance of Stoel Rives LLP.

### 13.10 Failed or terminated development projects

REDACTED

REDACTED

REDACTED

REDACTED

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## 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

Employment is measured and reported annually under the Form MOU with the Department of Energy Resources as described at Section 14.9.

#### 14.2 Employment opportunities for tribal members

REDACTED

#### 14.3 Workforce harmony and community benefits

REDACTED

#### 14.4 Contractual commitments on job creation

REDACTED

#### 14.5 Other economic activity

REDACTED

#### 14.6 Benefits to low-income ratepayers

REDACTED

REDACTED

REDACTED

## 14.7 Benefits to transitioning fossil fuel communities

The Facility is sited in Charlestown, across the Mystic River from the site of the Mystic Generating Station in Everett, which served Greater Boston for decades and retired in 2024. It discharges into the seasonal peak hours currently served by peaking generation. A disproportionate share of New England's peaking fleet is sited in or adjacent to Environmental Justice populations - as is this Facility itself - and storage that serves those hours is a direct substitute for that generation. The Bidder is committed to building the resources that make its retirement possible, in the neighborhoods that hosted it.

## 14.8 Diversity, equity and inclusion plan

REDACTED

REDACTED

**Supplier Diversity Program Plan.** Battery, power conversion and transformer equipment is sourced from the original equipment manufacturers named at Section 3.4 and is not competitively addressable. For the scopes that are - 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 a certified firm is available for the scope. Participation is 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

Commitments made in this proposal are tracked by the Bidder's asset management function, which maintains regulatory compliance and performance reporting for the Project.

### 14.10 Form MOU with DOER

The Bidder accepts the Form MOU with the Department of Energy Resources at Appendix H to the revised RFP without change and will execute it as issued following selection, completing only the party, project, date, notice and signature fields. As no change is proposed, no marked version is attached.

### 14.11 Environmental justice tracking and reporting

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

REDACTED

REDACTED

REDACTED

**Impacts - paragraph (i).** The Facility is unstaffed, produces no emissions, no process water and no operating traffic, so the reportable set is narrow and factual: sound measured at the property line against the applicable limit, any complaint received

through the published community contact and its disposition, any emergency service call-out, and traffic associated with scheduled major maintenance. Construction-period impacts are reported for the construction years on the same basis.

REDACTED

REDACTED

**Cadence.** The Bidder's asset management function owns the report, delivered not later than one year after the effective date of the Memorandum of Understanding and thereafter by 31 August of each year with data through 30 June, matching the Form MOU. The Bidder proposes no changes to the reporting provisions of the Form MOU.

#### 14.12 Stakeholder engagement experience

The Bidder's engagement to date runs through the Project's regulatory record: the Boston Water and Sewer Commission site plan approval, and the active Chapter 91 Waterways licensing process before MassDEP, which includes its own public process. Community engagement in Charlestown follows the Chapter 91 license in the Project's permitting sequence, and the developer's record at its other Massachusetts facilities - unanimous zoning votes, unopposed approvals, fire department review and approval of its systems - is the model for it.

#### 14.13 Avoidance and minimization of environmental impact

REDACTED

#### 14.14 Avoidance and minimization of impact on Environmental Justice populations

The Facility is sited within a Boston Environmental Justice population, and the Bidder addresses that fact directly rather than by proximity. Avoidance and minimization are achieved by siting and design: the Facility occupies a small area of a parcel in long

industrial use on the working waterfront, not open land or a residential street; it is unstaffed; it produces no emissions and no process water; it has no operating traffic beyond scheduled maintenance visits; and its sound emissions are engineered, supported by the RSG noise study, to comply with applicable limits at the property line.

**As an unstaffed facility it has no long-term effect on housing, schools, medical services, municipal resources or traffic.** Its language-access and engagement commitments for the surrounding Environmental Justice populations are set out at Section 14.11 and are affirmative, not on-request.

Its positive operational effect on the Environmental Justice populations it sits among is the displacement of peaking generation described at Section 14.7 - in the part of Greater Boston that hosted that generation - together with the ratepayer benefit quantified at Section 14.6, which reaches high-energy-burden households through the bill.

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

None.

REDACTED

