

Appendix A - Bidder Response Form

UR-Silo Devco LLC

Lee BESS • REDACTED

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

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

The Certification, Project and Pricing Data workbook for this Distribution Project accompanies this response, in a working Microsoft Excel confidential version and a public version.

Section A-2: Executive Summary of the Proposal

REDACTED

REDACTED

REDACTED

- REDACTED
- REDACTED
- **No state permit is required** - independent environmental due diligence confirms no mapped Priority or Estimated Habitat, no wetland resource area within the work area, no riverfront jurisdiction, and land disturbance below the stormwater permitting threshold. **No MEPA review, no Massachusetts**

Endangered Species Act filing, no Chapter 91 license and no Water Quality Certification.

- REDACTED
- REDACTED

REDACTED

Summary table

[illegible]

REDACTED	REDACTED
REDACTED	REDACTED
REDACTED	REDACTED
REDACTED	REDACTED
REDACTED	REDACTED

REDACTED

Section A-3: Operational Parameters and Operational Schedule

3.1 Energy Storage System operations project summary

i. New or Existing Facility	New. Guaranteed Commercial Operation Date 1 January 2030. This is not an upgrade to an existing facility.
ii. Technology type	Electrochemical - lithium iron phosphate (LFP), AC-coupled
iii. Technology description	REDACTED
iv. Point of interconnection deliverability restrictions	REDACTED
v. Nameplate MW AC at 100% project completion	REDACTED

**vi. Net contract MW
AC**

REDACTED

vii. Charge rate

REDACTED

viii. Discharge rate

REDACTED

ix. Storage energy

REDACTED

**x. Discharge duration
at Full Rated Capacity**

REDACTED

xi. Charging efficiency

REDACTED

**xii. Discharging
efficiency**

REDACTED

**xiii. Round trip
efficiency**

REDACTED

**xiv. Other
characteristics**

REDACTED

**xv. Maximum and
minimum cycles per
day, season and year**

REDACTED

Efficiency basis

REDACTED

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 energy, capacity and ancillary services markets under a continuous network operations and market participation arrangement, on the model in service at the Bidder's operating facilities and described at Section 12.1.

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, regulation up and regulation down:** the Facility is technically capable of providing each.

REDACTED

1. the Facility will be operated to deliver Environmental Attributes in accordance with the delivery schedule at CPPD Part VII;
2. REDACTED
3. the Facility will be maintained in a configuration capable of dispatching at Full Rated Capacity for not less than four hours in every year of the term, and planned outages will be scheduled outside the Clean Peak seasonal peak periods; and
4. the Bidder will maintain the Facility's Clean Peak Standard Statement of Qualification and its NEPOOL GIS registration in good standing for the term.

3.3 Location of the Energy Storage System

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

3.4 Proposed technology and equipment

Component	Manufacturer	Model and rating
Battery containers	REDACTED	REDACTED
Power conversion system	REDACTED	REDACTED
Step-up transformers	REDACTED	REDACTED
Auxiliary	REDACTED	REDACTED

Component	Manufacturer	Model and rating
transformer		REDACTED
Medium-voltage switchgear	REDACTED	REDACTED
Protection and metering	REDACTED	REDACTED
Energy management system	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

REDACTED

REDACTED

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

REDACTED

REDACTED

3.8 Anticipated revenue streams

Stream	Market or counterparty	Status under this proposal
Clean Peak Energy Certificates	REDACTED	REDACTED
Clean Peak Energy Certificates, pre-term production	REDACTED	REDACTED
Capacity	REDACTED	REDACTED
Ancillary services	REDACTED	REDACTED
Energy	REDACTED	REDACTED

REDACTED

REDACTED

3.9 Maintenance outage requirements

Planned partial outages: two preventive maintenance visits per year under the battery supplier's long-term services agreement, each requiring a partial outage of approximately two days. Power conversion system preventive maintenance is performed on the same visits where practicable.

Planned complete outages: a complete outage of approximately five days is anticipated at five-year intervals for major inspection and capacity testing.

All planned outages are scheduled **outside the Clean Peak seasonal peak periods**. Unplanned outages are covered by the response regime at Section 12.1.

3.10 Operating constraints

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

3.11 Degradation mitigation plan

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

Section A-4: Environmental Attribute Delivery Plan

4.1 Delivery plan

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. Clean Peak Energy Certificates are created and transferred within the existing GIS framework; the Bidder proposes no change to any rule or protocol and requires none.

REDACTED

No existing offtake. This Facility has **no executed certificate forward sale and no other offtake commitment.** Its Clean Peak production for the whole of the Contract Services Term is uncommitted other than under the contract proposed here, and the Bidder warrants that certificates delivered under this contract will be free and clear of any other claim. Production before the Contract Services Term commences is sold merchant and is outside this contract.

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

REDACTED

5.4 Financial commitments to enter into long-term contracts

None. Neither the Bidder nor UR-Silo Devco LLC has any financial commitment to enter into a long-term contract with any business, nonprofit organization, municipality or group of municipalities, or any other source of long-term revenue, in respect of this Facility, other than the contract proposed in response to this RFP.

5.5 Status of commitments with offtakers

None. This Facility has **no executed or pending offtake agreement** other than the long-term contract proposed here, and no offtake agreement is contingent on selection

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

REDACTED

REDACTED

REDACTED

5.10 Audited financial statements

REDACTED

REDACTED

5.11 Board of directors, officers and trustees for the past three years

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 downgrade events

REDACTED

5.14 Federal Investment Tax Credit and other incentives

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

5.15 Litigation or disputes in the last three years

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

REDACTED

5.17 Financing obtained or committed

REDACTED

5.18 Executed agreements for energy, capacity or environmental attributes

None with respect to this Facility. Neither the Bidder, UR-Silo Devco LLC nor any affiliate has executed any agreement with respect to energy, Clean Peak Energy Certificates or capacity for this Facility, and no such agreement has been terminated. Its 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.

5.23 Failures to achieve commercial operation dates

REDACTED

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, disputes, claims or complaints against a Distribution Company

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 a binding agreement

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 is being studied 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.

REDACTED

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	None

common ownership

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 REDACTED

REDACTED

Section A-6: Interconnection, Deliverability, and Reliability

6.1 Evidence of the interconnection request; eCNRC

REDACTED

Distribution Company

REDACTED

Application

REDACTED

Status

REDACTED

Circuit and substation

REDACTED

Point of interconnection

REDACTED

Facility size on the application

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

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

REDACTED

Study

Author

Date

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

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REDACTED

1. REDACTED

2. REDACTED

3. REDACTED

4. REDACTED

5. REDACTED

REDACTED

REDACTED

REDACTED

6.3 Multiple interconnection requests

REDACTED

6.4 Network and distribution upgrade cost estimates, and payments made

REDACTED

REDACTED

REDACTED

REDACTED

6.5 Electrical models

REDACTED

REDACTED

REDACTED

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

Supporting documents attached

REDACTED

6.6 One-line diagram

REDACTED

REDACTED

REDACTED

6.7 Interconnection facilities

REDACTED

REDACTED

REDACTED

6.8 Deliverability

REDACTED

REDACTED

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.

Section A-7: Siting, Permitting and Community Support

7.1 Site plan

REDACTED

7.2 Real property rights

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

7.3 Evidence that the site and interconnection locations are permitted

REDACTED

REDACTED

REDACTED

No state permit is required. As Section 7.8 sets out, independent environmental due diligence confirms no MEPA review, no Massachusetts Endangered Species Act filing, no Chapter 91 license and no Water Quality Certification is required.

REDACTED

7.4 Permitting plan and timeline

REDACTED

Approval	Start	End
Zoning certification, Town of Lee		
Consolidated local permit, 225 CMR 29.00	REDACTED	
Building and electrical permits		
Lee Fire Department NFPA 855 review		
Interconnection - final Impact Study, EMT study, Affected System Operator study	REDACTED	
REDACTED	REDACTED	
Construction		
Commissioning, witness testing and Permission to Operate		
DOER Clean Peak Standard Statement of Qualification;		REDACTED

Approval	Start	End
MA RPS identification	[REDACTED]	
MassCEC Production Tracking System; NEPOOL GIS registration	[REDACTED]	REDACTED

7.5 Description of the surrounding area

REDACTED

Zoning. Industrial district; the applicable zoning treatment of the site is **confirmed by municipal certification**.

Wetlands, habitat and riverfront. Independent environmental due diligence confirms **no wetland resource area within the work area, no mapped Priority or Estimated Habitat, and no riverfront jurisdiction**.

Stormwater and land disturbance. Land disturbance is **below the stormwater permitting threshold**.

Environmental site assessment. *The environmental screening record for the site will be completed ahead of the local permit application.*

7.6 Interconnection facilities site control

REDACTED

REDACTED

7.7 List of permits, licenses and environmental assessments

Permit, license or assessment	Responsible authority	Status
Zoning certification	REDACTED	[REDACTED]
Consolidated local	REDACTED	[REDACTED]

Permit, license or
assessment

Responsible authority

Status

**permit, 225 CMR
29.00**

REDACTED

REDACTED

Building and
electrical permits

REDACTED

Fire Department
review under NFPA
855

REDACTED

MEPA review

REDACTED

REDACTED

Massachusetts
Endangered Species
Act review

REDACTED

REDACTED

Wetlands Protection
Act / Order of
Conditions

REDACTED

REDACTED

Chapter 91
Waterways license

REDACTED

Water Quality
Certification

REDACTED

Construction general
permit for
stormwater

REDACTED

REDACTED

REDACTED

REDACTED

Permission to Operate

REDACTED

REDACTED

Clean Peak Standard
Statement of
Qualification; MA
RPS identification

REDACTED

REDACTED

Permit, license or assessment	Responsible authority	Status
MassCEC Production Tracking System; NEPOOL GIS	REDACTED	REDACTED
Exempt Wholesale Generator status; market-based rate authority	REDACTED	REDACTED

7.8 Anticipated permitting timeline and project approval assessment

No state permit is required for this Facility, and local approval runs on a statutory clock with a defined outcome. That is an unusually clean permitting position for a Massachusetts battery energy storage project, and it is the reason this Facility’s schedule risk sits in the interconnection sequence rather than in permitting.

REDACTED

REDACTED

REDACTED

REDACTED

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

REDACTED

REDACTED

REDACTED

Tribes. The Project is not sited on tribal land and no federally recognized or state acknowledged tribal land adjoins the site.

REDACTED

REDACTED

7.10 Level of public support

No opposition has arisen in the process to date. The zoning certification was obtained without objection.

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

Design measures to avoid a safety event. Lithium iron phosphate chemistry, which does not sustain thermal runaway as readily as other lithium chemistries. Continuous cell-level monitoring by the battery management system with automatic protective action on out-of-range voltage, current or temperature. Liquid cooling with thermal management under continuous control. Insulation monitoring devices for ground fault detection. Enclosure construction of double steel panels with one-hour fire-rated insulation and UL 94 V-0 flame-retardant materials. **Container separation at the spacing established by the UL 9540A test results.**

Detection and mitigation. Smoke, heat and combustible gas detection in each container, reporting to a **fire alarm control panel** whose location, together with the locations of remote annunciators and Knox boxes, is specified in consultation with the **Lee Fire Department**. No suppression agent is stored in the containers; water is delivered through a dry-pipe deluge system fed only from fire department connections outside the fence, at the Incident Commander's decision. NFPA 69 mechanical ventilation with NFPA 68 deflagration venting. NFPA 72 compliant alarm notification. Emergency disconnect placards and NFPA 704 labeling at the site entrance and on each container, as NFPA 855 Section 4.2 requires.

REDACTED

Training. First-responder familiarization training is delivered on site to the Lee Fire Department before energization and refreshed annually, on the model already delivered at the Bidder’s operating facilities.

8.3 Plans and measures to operate the facility safely

REDACTED

REDACTED

Mitigation features. Automatic protective action on out-of-range conditions; container-level containment and separation; deflagration venting and mechanical ventilation; external dry-pipe deluge connections, with no suppression agent stored in the containers; insulation monitoring; and manual and remote disconnect including a visible-break loadbreak switch accessible to the Distribution Company at all times.

Potential failure modes, to be enumerated in the site-specific Hazard Mitigation Analysis, comprise cell-level thermal runaway, module and rack level propagation, combustible gas accumulation, power conversion failure, transformer failure, loss of thermal management, loss of communications, and external events including vehicle impact - the last mitigated by bollards.

Security and access. Perimeter fencing with locked gates; site surveillance; restricted access with lockout/tagout procedures for all energized work; and network isolation of the battery management, energy management and SCADA systems with no public network exposure and remote and local disable capability.

8.4 Consequences of potential failures

Level of event	Consequence
Single cell thermal runaway	Contained within the module. Detected by gas and temperature sensing. UL 9540A test data for this unit confirms limited propagation. No effect on plant availability beyond isolation of the affected rack.
Module or rack event	Contained within the container by ventilation, deflagration venting and suppression, all engineered to prevent enclosure overpressure. The affected container is isolated; the remaining containers and the point of interconnection are unaffected. Capacity is reduced by the affected container’s share.
Container-level event	Contained within the enclosure, which is separated from adjacent enclosures at the spacing established by the UL 9540A results and

Level of event	Consequence
	constructed with one-hour fire-rated panels. Loss of one container reduces available energy; it does not affect the integrity of the remaining containers, the power conversion equipment or the point of interconnection, and the Facility continues to operate at up to 4,999 kW on the remaining containers. A container out of service for an extended period is remedied under the supply and long-term services agreements and by the property insurance carried on the Facility.
Power conversion or transformer failure	Loss of half the plant's power capability, or all of it if both inverters are affected. No fire or life-safety consequence beyond ordinary electrical equipment risk. Covered by warranty.
Loss of grid supply	The Facility is tripped offline and does not return until the normal feed is restored. Battery management, ventilation and detection remain powered by the uninterruptible supply and backup ventilation power.
External event, including vehicle impact	Mitigated by bollards, fencing and setbacks.

The Facility is unstaffed, so no employee is routinely present to be exposed to any of these events. Separation distances to occupied buildings will be established in the NFPA 855 code compliance review.

8.5 Continuous improvement of safety practices

REDACTED

8.6 Reporting protocols

REDACTED

REDACTED

8.7 Experience employing safety plans for similar projects

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, statements of support and community engagement

REDACTED

REDACTED

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

9.1 Preliminary engineering plan

REDACTED

REDACTED

REDACTED

Equipment

Manufacturer

Where manufactured

Battery containers,
modules and battery
management system

REDACTED

REDACTED

Power conversion
system

REDACTED

REDACTED

Step-up and auxiliary
transformers

REDACTED

REDACTED

Medium-voltage
switchgear

REDACTED

REDACTED

Protection, control and
metering

REDACTED

REDACTED

Energy management
system

REDACTED

REDACTED

Enclosures, HVAC, fire
detection and
suppression

REDACTED

REDACTED

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 the equipment list

REDACTED

REDACTED

9.6 Equipment secured

REDACTED

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	
REDACTED	REDACTED	REDACTED
REDACTED		REDACTED
REDACTED	REDACTED	REDACTED
REDACTED		REDACTED
REDACTED	REDACTED	
REDACTED	REDACTED	
REDACTED		
REDACTED	REDACTED	
REDACTED		
REDACTED		

Element	Start	End
REDACTED		
REDACTED		
REDACTED		
REDACTED	REDACTED	
REDACTED		

10.2 Likelihood of coming online by the projected commercial operation date

REDACTED
REDACTED
REDACTED
REDACTED

REDACTED	REDACTED
REDACTED	REDACTED
REDACTED	REDACTED
REDACTED	REDACTED
REDACTED	REDACTED
REDACTED	REDACTED
REDACTED	REDACTED
REDACTED	REDACTED
REDACTED	REDACTED
REDACTED	REDACTED

10.3 Status of critical path items

Item	Status
Site control	REDACTED
Zoning	REDACTED
Local permitting	REDACTED

Item	Status
	REDACTED
State permitting	REDACTED
Interconnection application	REDACTED
Interconnection studies outstanding	REDACTED
REDACTED	REDACTED
REDACTED	REDACTED
REDACTED	REDACTED
Equipment	REDACTED
REDACTED	REDACTED
Construction	REDACTED

Section A-11: Construction and Logistics

11.1 Major tasks and specialized equipment

REDACTED

Specialized equipment required: a mobile crane for container, inverter and transformer setting; standard heavy civil plant for site work; and relay test equipment for

protection commissioning. **Nothing exceptional is required.** The same scope was executed twice by the same team in 2026 in under six months per site.

11.2 Staging and deployment of major components

REDACTED

Berkshire County access is checked rather than assumed. The delivery route from the Massachusetts Turnpike to the site is confirmed for standard over-the-road container transport ahead of procurement, and any oversize-load route approval, if one proves necessary, is obtained in the ordinary course well ahead of the 2028 construction campaign. **No public way modification, road closure or bridge work is anticipated.**

11.3 Responsible parties, roles, and status of contractual agreements

Scope	Party	Role	Status of the agreement
REDACTED	REDACTED	REDACTED	REDACTED
REDACTED	REDACTED	REDACTED	REDACTED
REDACTED	REDACTED	REDACTED	REDACTED
REDACTED	REDACTED	REDACTED	REDACTED
REDACTED	REDACTED	REDACTED	REDACTED

Scope	Party	Role	Status of the agreement
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			

Section A-12: Operations and Maintenance

12.1 Operations and maintenance plan

REDACTED

Function

Provider

Basis

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

REDACTED

The Bidder states plainly that this is the most remote site in its portfolio, and that is why the plan leans on **continuous remote monitoring with remote isolation and de-energization capability**, rather than on physical proximity, as the primary operating control.

Staffing levels. 1.0 full-time equivalent across the operating life, comprising approximately 0.5 FTE of field maintenance and service and 0.5 FTE of market participation and network operations. This is stated as a measurable commitment at Section 14.1.

REDACTED

REDACTED

Scheduling of major maintenance. Two preventive maintenance visits a year on the DC blocks, each requiring a partial outage; a complete outage at five-year intervals for major inspection. **All planned outages are scheduled outside the Clean Peak seasonal peak periods.**

REDACTED

12.2 Operations and maintenance funding mechanism and funding levels

REDACTED

REDACTED

REDACTED

12.3 Warranties and guarantees on major equipment

REDACTED

Equipment

Warranty or guarantee

Term and expiration

**Battery DC
blocks - product**

REDACTED

REDACTED

Equipment

Warranty or guarantee

Term and expiration

REDACTED

REDACTED

REDACTED

REDACTED

Battery DC
blocks - round
trip efficiency

REDACTED

REDACTED

Battery DC
blocks -
corrective
maintenance

REDACTED

REDACTED

Power
conversion
system

REDACTED

REDACTED

Step-up and
auxiliary
transformers

REDACTED

REDACTED

Construction
workmanship

REDACTED

REDACTED

Delay and
performance

REDACTED

REDACTED

Section A-13: Project Management and Experience

13.1 Organizational chart

REDACTED

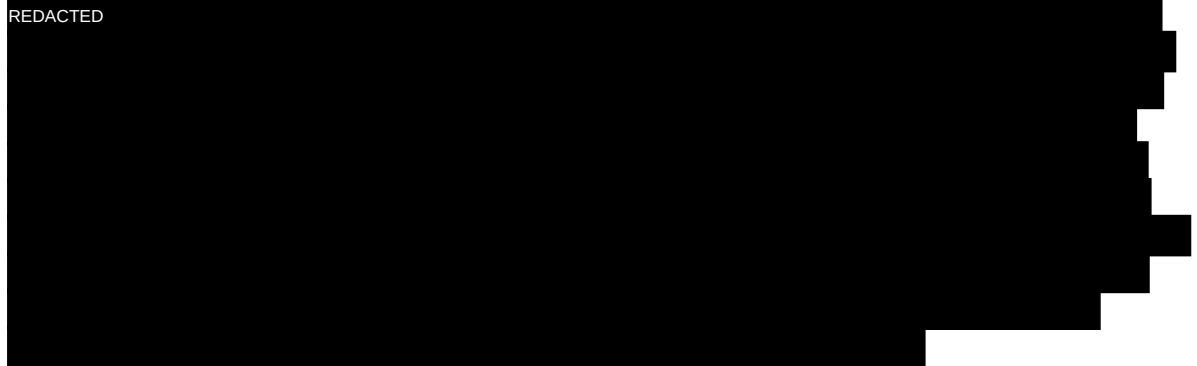
A large rectangular area is completely redacted with a solid black box, obscuring the organizational chart content.

13.2 Experience of the bidder and project participants

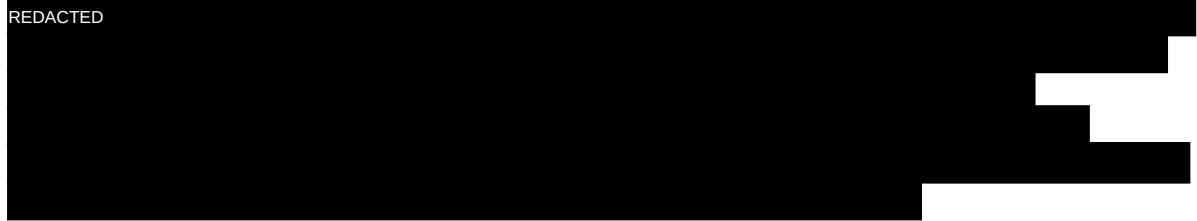
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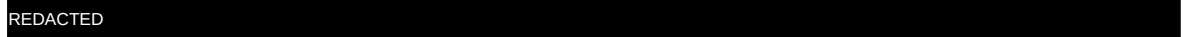
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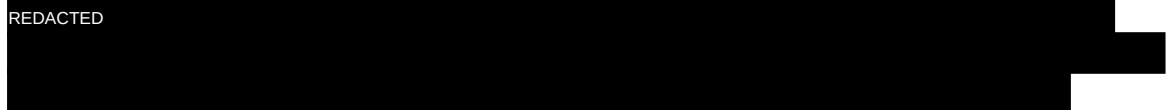
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REDACTED

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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

REDACTED

REDACTED

13.4 Project listing

REDACTED

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

REDACTED			
		REDACTED	
REDACTED			
REDACTED			
			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 consultant	REDACTED
v. Facility operator and manager	REDACTED
vi. Owner's engineer	REDACTED

vii. Transmission and delivery consultant

REDACTED

viii. Legal counsel

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 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

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 this 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, low-income communities and EJ residents

REDACTED

14.3 Workforce harmony and community benefits

REDACTED

14.4 Contractual commitments on job creation

REDACTED

REDACTED

14.5 Other economic activity

REDACTED

Regional significance. The Project puts an **industrial-zoned parcel to productive energy use in a part of the Commonwealth with limited new energy investment**, and delivers a construction campaign and a continuing operating relationship into **Berkshire County**. Direct economic activity of this scale in western Berkshire County is not routine, and the Bidder states it as the honest measure of this Facility's local benefit rather than inflating it.

REDACTED

REDACTED

14.6 Benefits to low-income ratepayers

REDACTED

REDACTED

REDACTED

14.7 Benefits to transitioning fossil fuel communities

Lee is not itself a transitioning fossil fuel community, and the Bidder does not claim otherwise. The benefit is functional rather than local: the Facility discharges into the seasonal peak hours currently served by peaking generation, including the peaking units of Berkshire County.

A disproportionate share of New England's peaking fleet is sited in or adjacent to Environmental Justice populations, and storage that serves those hours is a direct substitute for that generation.

14.8 Diversity, equity and inclusion plan

REDACTED

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 year on the same basis.**

Engagement. The Bidder maintains a named point of contact, published with the Town of Lee and its Fire and Police Departments, and gives written notice of it annually to the Town. Inquiries and their outcomes are logged and the log is the source for this part of the report. **No Environmental Justice population lies within the screening distance, so no translation requirement is triggered; Project materials are available in Spanish on request.**

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

Specific to this Facility, engagement with the Town of Lee to date has been through the **zoning certification process**, which confirmed the applicable zoning treatment of the site. **Full community engagement accompanies the consolidated local permit application** and its public process, and the plan for it is at Section 7.10.

The developer's record at its other Massachusetts facilities - unanimous zoning votes, unopposed approvals, fire department review and approval of the systems in permitting - is the model for that engagement.

14.13 Avoidance and minimization of environmental impact

Preliminary characterization of potential impacts, pre-construction through the operating term.

Phase	Potential impact	Avoidance, minimization or mitigation
Pre-	Habitat and rare	No mapped Priority or Estimated Habitat on

Phase	Potential impact	Avoidance, minimization or mitigation
construction	species	any portion of the Facility, on independent environmental due diligence; no Massachusetts Endangered Species Act filing required
Pre-construction	Wetlands and riverfront	No wetland resource area within the work area; the Facility is outside riverfront jurisdiction; no Order of Conditions and no Water Quality Certification required
Pre-construction	Site condition	Environmental screening record to be completed ahead of the local permit application
Construction	Land disturbance	A small footprint on an industrial-zoned parcel; land disturbance below the stormwater permitting threshold , so no construction general permit is required
Construction	Traffic and public way	REDACTED
Operation	Emissions and process water	None. The Facility has no combustion, no stack, no process water and no discharge
Operation	Traffic	None beyond scheduled maintenance visits
Operation	Sound	Liquid-cooled enclosures on an industrial-zoned parcel. Setback and noise standards are applied through the Town of Lee's review under the consolidated local permit. Property-line sound is measured and reported annually under the Form MOU (Section 14.11) against the applicable limit
Operation	Visual	A screened, fenced enclosure of container-height equipment on an industrial-zoned parcel
End of life	Battery disposal and decommissioning	A decommissioning estimate has been prepared by Elm Electrical, Inc. Decommissioning under the manufacturer's program with vendor takeback; units transported as DOT Class 9 UN3480

Avoidance was achieved by siting rather than by mitigation, which is the order the question implies: an industrial-zoned parcel in an industrial district with no wetland, no habitat and no riverfront jurisdiction, half a mile from the substation, at the smallest footprint the equipment allows.

14.14 Avoidance and minimization of impact on Environmental Justice populations

REDACTED

Avoidance and minimization were achieved by siting and design. The Facility occupies a small footprint on a **screened, fenced, unpopulated industrial-zoned parcel half a mile from the substation** - not open land, not a residential street, not a parcel taken out of another use. It is **unstaffed**. It produces **no emissions and no process water**. It has **no operating traffic** beyond scheduled maintenance visits. It will be subject to the noise and setback standards applied through the Town of Lee's review under the consolidated local permit, and property-line sound is measured and reported annually under the Form MOU rather than asserted here.

As an unstaffed facility it has no long-term effect on housing, schools, medical services, municipal resources or traffic.

Engagement commitments. The Bidder maintains a published named community contact given in writing to the Town of Lee and its Fire and Police Departments and refreshed annually, logs inquiries and their disposition, and makes Project materials available in Spanish on request. The screening distance contains no Environmental Justice population, so no affirmative translation obligation is triggered, and **the Bidder says that rather than offering a commitment the screen does not call for.**

Positive benefits directed to Environmental Justice populations. Two. First, the **displacement of peaking generation** in the hours the Facility discharges, described at Section 14.7, in a region whose peaking fleet sits disproportionately in and beside Environmental Justice populations. Second, the **ratepayer benefit** quantified at Section 14.6, which reaches high-energy-burden households through the bill wherever they are in the Commonwealth.

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

None.

REDACTED

REDACTED