



**CITY OF EVERETT
EDWARD CONNOLLY CENTER – DESIGNER
SERVICES**

ADDENDUM NO. 2

Date Issued: April 29, 2026

Project: #EPS-26-86B – Edward Connolly Center Designer Selection

NOTICE TO ALL BIDDERS

This Addendum is issued to amend the Request for Services for Designer Services for the Edward Connolly Center.

- 1. Please find attached sign in sheet from the 4/28/26 Designer Briefing.**
- 2. Deadline for Designer questions is 5 pm on Monday, May 4, 2026. The final Addendum addressing designer questions will be issued on Wednesday, May 6, 2026.**
- 3. Question:** Could you please confirm the City's timeline for the completion of Schematic Design? Page 3 of the RFS indicates Oct 2026, and page 9 has Oct 2027, so we wanted to confirm.

Answer: The City is going for funding for the project at a City Council Meeting in October 2026, please refer to Attachment #3/ Project Schedule for further details but the intent is for the Designer to issue the Schematic Design report by September 30, 2026 as shown in line item #34 on Attachment #3, please note as shown in the Project Schedule this includes all estimating and development of the project budget.

- 4. Question:** Is there a specific list of subconsultants the Designer needs to hire and include in their response/application?

Answer: Please identify those member(s) of the proposed design team who will be responsible for the following categories of work: (Firm's name, individual's name and professional registration or license number, as applicable, must be listed in the application for each category of work, as well as whether the firm is SDO certified firm.

1. Architecture
2. Sustainable/Green Design/Renewable Energy Consultant
3. Permitting Consultant
4. Landscape Architecture
5. Structural Engineering
6. Fire Protection Engineering
7. Plumbing Engineering
8. HVAC Engineering
9. Electrical/Lighting
10. Data/Communications
11. Geotechnical Engineering
12. Geoenvironmental Engineering
13. Hazardous Materials
14. Cost Estimating
15. Kitchen/Food Service Consultant
16. Audio Visual Consultant
17. Code/Accessibility Consultant
18. Furniture, Fixtures, and Equipment Consultant

Applicants must address each category of work listed above in their application whether it is to be performed by in-house staff or by sub-consultant(s). The members of the team for each of the categories of work listed above must be identified, including the firm's name, individual's name and professional registration or license number, as applicable, as well as whether the firm is SDO certified as an VBE, SDVOBE, MBE and/or WBE.

4. **Question:** The "Comprehensive Building Assessment" included with the RFS states that "the City has engaged with a consultant to determine the feasibility of installing solar photovoltaics (PVs) along with battery storage at the site." Is that feasibility study available to firms considering responding to the RFS?

Answer: See attached Exhibit 6. This conceptual report is all the information available at this point. Determining actual feasibility for including these renewable technologies at the Connolly Center is part of the scope of this RFQ.

This Addendum modifies and becomes part of the original bid documents for this RFQ.

All other terms and conditions of the RFQ remain unchanged. Proposers must acknowledge receipt of this Addendum with their submission.

Kiara M. Freeman
Chief Procurement Officer
City of Everett

Meeting Sign-In Sheet



Project: Connolly Center Upgrades

Meeting Topic: Designer Briefing

Date: 4/28/2026

Time: 9:00am

Name	Company	Email
Monica Lamboy	City of Everett	Monica.Lamboy@ci.everett.ma.us
Kiara Freeman	City of Everett	Kiara.Freeman@ci.everett.ma.us
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Brian Dakin	LeftField	Brian.Dakin@LeftFieldpm.com
Leena Long	LeftField	Leena.Long@LeftFieldpm.com
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HASKELL WERLIN	Solaris Design Associates	HWERLIN@Solarisdesign.com
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Kyler Spencer	Spencer Preservation Group	Kyler.Spencer@spencerpreservationgroup.com

Solect Energy and PowerOptions

City of Everett – Connolly Community Center
Solar + Battery Storage Conceptual Proposal
In Support of EPA Community Change Grant Application
June 20, 2024



About Solect Energy

- Leader in non-residential solar in the Northeast
- Founded in 2009; headquartered in Hopkinton, MA
- Wholly owned subsidiary of [Pattern Energy Group](#)
- Full service solar and energy storage
 - Design → Finance → Install → Monitor → Maintain
 - Solar Roofs, Canopies, Ground, Energy Storage
- 700+ installations | 130+ MW | 95+ employees
- Services team monitors and manages 630+ projects
- DCAMM certified
- PowerOptions Consortium RFP Award winner
 - Solar and storage provider to towns, schools, municipal agencies, and non-profits in MA, CT, and RI



Solect – Associations, Community Involvement, and Awards

Associations



Community Involvement



Awards





We give our members “peace of mind”

A Trusted Advisor Since 1998

Originally created by the Commonwealth of Massachusetts to serve state agencies, PowerOptions has been serving nonprofits and public entities for 25 years.

A Mission-Driven Nonprofit

PowerOptions’ mission is to empower nonprofits and public entities with solutions to reduce the cost, carbon, and complexity of energy.

Consortium Leverage

PowerOptions members benefit from the collective buying strength of over 490 members including some of the largest nonprofits in Massachusetts, Connecticut, and Rhode Island.

Flexible Programs

PowerOptions’ programs are intentionally and thoughtfully designed to serve members of any size and circumstance

Your Energy Team

PowerOptions’ on-call energy team provides guidance throughout the contracting process, so you feel supported and resourced to make smart and proactive energy decisions.

Electricity & Gas Supply | Solar & Renewables | Vehicle Electrification | Energy Efficiency | Analytics & Sustainability Planning



490+
members

85+
MWs
SOLAR

25
years serving
nonprofits

1B kWh
ELECTRICITY

\$120m
ANNUAL ENERGY
SUPPLY SALES

7M Dth
NATURAL
GAS

PowerOptions Solar and Storage Program

- Since 2010, PowerOptions has conducted rigorous competitive RFPs on behalf of its members to the solar and energy storage provider communities with installation pricing, rate of return caps, a standard set of contract templates, and rules of engagement to work with PowerOptions members required by the solicitation.
- Procured pricing reflects the enormous purchasing potential of the nearly 500 members in the consortium; all Massachusetts, Connecticut and Rhode Island nonprofits and public entities are eligible to join.
- Highly efficient and best-in-class alternative to traditional public procurement methods (25A, 30B, 149).
 - Reviewed and verified by the MA Inspector General and Attorney General.
 - Standard contracts for nonprofits, municipal, and state entities (purchase, PPA, bill credit, lease).
 - Reduced time, effort, complexity, and cost for the solar and storage procurement process.
- PO Program Manager reviews EVERY proposal and contract for pricing and compliance to RFP.
- [Hopkinton Marathon Elementary School Solar-Plus-Storage Installation](#) [Case Study with video]



Massachusetts Solar Incentives

Solar Massachusetts Renewable Target (SMART)

A 20-year fixed tariff program that provides incentives for distributed solar and storage.

- Behind-the-meter applications offset energy usage.
- Front-of-the-meter applications offer compensation direct from the utility for 20 years.

[Declining incentives](#) as capacity is awarded; earlier projects secure higher incentives.

SMART 2.0 provides additional capacity and increased incentives for public entities, roof-mounted systems, parking canopies, and energy storage systems.



SMART Solar Block Status Update—Original 1600 MW Capacity					
		Last Update: 10/21/2022		8:45 AM	
SMALL PROJECTS (<= 25 kW AC)	Accepting Applications for Block ¹ :	Current Block Size (MW) ²	Total Allocated Capacity (MW) ³	Total Pending Capacity (MW) ⁴	Total Remaining Capacity (MW) ⁵
Electric Distribution Company (EDC)					
Eversource MA East	7 of 8	24.595	138.352	16.648	18.857
Eversource MA West	1-8 Full	N/A	24.540	0.000	0.000
National Grid (Massachusetts Electric)	1-8 Full	N/A	135.779	0.070	0.288
National Grid (Nantucket)	1-2 Full	N/A	1.207	0.000	0.000
Unitil	1-4 Full	N/A	2.739	0.000	0.000
Total			302.617	16.719	19.146
LARGE PROJECTS (>25 kW AC)	Accepting Applications for Block ¹ :	Current Block/Size (MW) ²	Total Allocated Capacity (MW) ³	Total Pending Capacity (MW) ⁴	Total Remaining Capacity (MW) ⁵
Electric Distribution Company (EDC)					
Eversource MA East	7 of 8	66.919	401.818	21.037	125.694
Eversource MA West	1-8 Full	N/A	100.302	0.000	0.000
National Grid (Massachusetts Electric)	1-8 Full	N/A	570.172	0.000	0.000
National Grid (Nantucket)	1-2 Full ⁸	N/A	4.203	0.000	0.000
Unitil	1-4 Full	N/A	12.631	0.000	0.000
Total			1089.126	21.037	125.694

SMART Solar Block Status Update—Expanded Capacity					
		Last Update: 10/21/2022		8:45 AM	
SMALL PROJECTS (<= 25 kW AC)	Accepting Applications for Block ¹ :	Current Block Size (MW) ²	Total Allocated Capacity (MW) ³	Total Pending Capacity (MW) ⁴	Total Remaining Capacity (MW) ⁵
Electric Distribution Company (EDC)					
Eversource MA East+West	9 of 16	21.339	12.385	5.527	152.798
National Grid (Massachusetts Electric)	10 of 16	36.822	45.261	3.787	113.509
National Grid (Nantucket)	3 of 4	0.644	0.383	0.113	0.792
Unitil	5 of 8	1.162	0.628	0.116	2.891
Total			58.658	9.543	269.989
LARGE PROJECTS (>25 kW AC)	Accepting Applications for Block ¹ :	Current Block/Size (MW) ²	Total Allocated Capacity (MW) ³	Total Pending Capacity (MW) ⁴	Total Remaining Capacity (MW) ⁵
Electric Distribution Company (EDC)					
Eversource MA East+West	9 of 16	85.355	60.275	4.820	617.745
National Grid (Massachusetts Electric)	10 of 16	58.803	89.395	10.383	462.489
National Grid (Nantucket)	3 of 4	2.575	0.522	0.000	4.689
Unitil	5 of 8	3.257	10.297	0.000	2.732
Total			160.490	15.203	1087.655

Rooftop Solar Design: Everett Connolly Community Center



Solar PV System Specs

DC Capacity: 80.2 kWdc

AC Capacity: 60 kWac

Year 1 Est. Production:
95,590 kWh (Helioscope PDF
file attached)

PV Modules: 167 count,
Hanwha, Q.PEAK DUO
XLG10.3/BFG 480 (2021)
(480W)

PV Inverters: 2 count
SolarEdge 30K (3-phase,
480v, stepped-down to 208v
via new step transformer;
alternatively, 208v inverters
could be used if found to be
lower cost in final pricing)

Battery Storage – Proposed Small Battery



Battery Energy Storage System (BESS) Specs

Proposed BESS Make & Model: Lithion 10GB-480-60-200 (pictured)


Rated Power (max discharge rate): 60 kW

Energy storage capacity: 200 kWh

Proposed coupling with PV: AC-coupled (means that battery can be charged by the solar PV system, or battery can be charged with power from the electric grid. The alternative is DC-coupled, where the battery can only be charged by the solar PV system). AC-coupled is best for emergency backup uses, such as Connolly Center. However, the total AC system size (solar + battery) will be greater than DC coupled because there will be solar inverters and a battery inverter – likely total AC-coupled size of 120 kWac (60 kW for solar inverters plus 60 kW for battery inverter)


Proposed location: must be outdoors; northeast of building in parking / driveway area; pad-mounted with approx. 10 ft x 10 ft fence around unit (Lithion 10GB external dimensions are H8.5'xW9.5'xD8')

Battery Storage – Proposed Large Battery



ENERGY STORAGE RATINGS

AC Coupled Solutions

	30 kW	125 kW	250 kW	500 kW	1,000 kW	1,500 kW	3,000 kW
							
Integrated Rental Solution			→				

Battery Energy Storage System (BESS) Specs

Proposed BESS Make & Model: MiltonCAT 250 (pictured)

Rated Power (max discharge rate): 250 kW

Energy storage capacity: 532 kWh

Proposed coupling with PV: AC-coupled (means that battery can be charged by the solar PV system, or battery can be charged with power from the electric grid. The alternative is DC-coupled, where the battery can only be charged by the solar PV system). AC-coupled is best for emergency backup uses, such as Connolly Center. However, the total AC system size (solar + battery) will be greater than DC coupled because there will be solar inverters and a battery inverter – likely total AC-coupled size of 310 kWac (60 kW for solar inverters plus 250 kW for battery inverter). This will require upgrading the current utility transformer from 150 kVa to at least 350 kVa.

Proposed location: must be outdoors; northeast of building in parking / driveway area; pad-mounted with approx. 10 ft x 10 ft fence around unit.

Experience with Other Public Organizations



Our Customers Include...

Colleges and Universities

- Harvard University (30 rooftop projects), Tufts University (4 rooftop projects), Stonehill College (2.8MW ground mount, 2.8MW canopy, and 3 rooftop projects), [Salem State University](#), Eastern Nazarene College, Bridgewater State University, Endicott College, Cape Cod Community College, Mass Bay Community College, Boston University and more...

Municipalities

- Boston, Worcester, Hopkinton, Holliston, Millis, Milford, Grafton, Sherborn, Sharon, Fitchburg, Lunenburg, Haverhill, Winchester, Woburn, Stoneham, Medford, Chelsea, Winthrop, and more...

Regional School Districts

- Wachusett, North Middlesex, Manchester Essex, Somerset Berkley, Upper Cape Tech, Southeastern Tech, Minuteman, and more...



Powering Municipalities



Haverill City Hall & DPW Garage

250kW rooftop solar system

\$22,000 estimated annual savings



Hopping Brook Solar Field

1.7 MW solar field

Provides electricity to various municipal off-takers in the town of Hopkinton - a school, fire station, and town hall



Powering Schools in Framingham, MA



Brophy Elementary School

- Solar canopy over the main parking lot.
- \$380,000 in estimated savings over the life of the 25-year PPA.




Fuller Middle School

- Solar canopy on the roof of the new school and over the eastern parking lot.
- \$530,000 in estimated savings over the life of the 25-year contract.



Thank you!



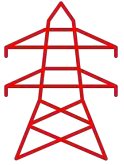
Dave Bisson
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Appendix

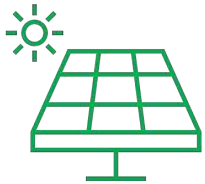


Primary Drivers of Prices



Grid Power
Cost

Grid-delivered electricity prices
driven by natural gas prices
ISO-NE resource mix 53% gas



Solar Prices

Solar equipment costs
Labor costs
Federal tax incentives
State incentive programs



Solect's OSHA Compliant Safety Program

- Written site-specific safety planning and coordination
- We prioritize passive fall protection systems (safety rail)
- Electrical Hazardous Control (Arc-flash) controls
- Personal Protective Equipment training and inspection
- Frequent, random, unannounced safety inspections

