



Notice of Intent to Fund:
Berkshire Innovation Center Microgrid Feasibility Assessment

Date of Issue: May 28th, 2026
Proposals Due: 11:59PM on June 11th, 2026

Total Funding Available: \$40,000

All proposals must be submitted to:
grid@masscec.com

I. SUMMARY

The Massachusetts Clean Energy Center (MassCEC), a public instrumentality of the Commonwealth of Massachusetts, announces its intent to accept the following unsolicited and best-value offer from the Berkshire Innovation Center (BIC)—a Massachusetts Tech Hub that supports innovation and entrepreneurship in the Berkshires, including a focus on advanced manufacturing in the William Stanley Business Park (WSBP)—pending the results of the posting of this notice.

MassCEC seeks to fund a feasibility assessment of a clean energy microgrid and thermal energy network supporting the redevelopment of the WSBP, building on a microgrid feasibility study for the City of Pittsfield funded by MassCEC in 2017. The assessment would evaluate a variety of energy system scenarios, including solar photovoltaics (PV), wind, battery energy storage systems (BESS), controllable loads, and coordinated thermal strategies. An integrated assessment of these options represents a novel approach to infrastructure planning for industrial redevelopment. The WSBP offers a unique opportunity as an industrial zone with strong potential for regional development benefits that need to design and build out utility infrastructure. This proposal was received from the BIC (the Offeror).

II. ABOUT MASSCEC

MassCEC is a quasi-state economic development agency dedicated to accelerating the growth of the clean energy sector across the Commonwealth to spur job creation, deliver statewide environmental benefits and to secure long-term economic growth for the people of Massachusetts. MassCEC works to increase the adoption of clean energy while driving down costs and delivering financial, environmental, and economic development benefits to energy users and utility customers across the state.

MassCEC's mission is to accelerate the clean energy and climate solution innovation that is critical to meeting the Commonwealth's climate goals, advancing Massachusetts' position as an international climate leader while growing the state's clean energy economy. MassCEC is committed to creating a diverse, equitable, and inclusive organization where everyone is welcomed, supported, respected, and valued. We are committed to incorporating principles of diversity, equity, inclusion, and environmental justice in all aspects of our work in order to promote the equitable distribution of the health and economic benefits of clean energy and support a diverse and inclusive clean energy industry. MassCEC strives to lead and innovate in equitable clean energy and climate solutions.

III. JUSTIFICATION

Microgrids and thermal energy networks are priority areas for MassCEC and have the potential to support the Commonwealth's decarbonization goals cost-effectively. However, scaled

adoption of these technologies remains a challenge, and microgrids and thermal energy networks have not been sufficiently investigated in industrial redevelopment contexts. The WSBP offers an exciting opportunity as an industrial Massachusetts Tech Hub site undergoing redevelopment to evaluate potential strategies for infrastructure build outs planned for electrification.

MassCEC conducted the Community Microgrids Program from 2017 – 2020 to catalyze the development of microgrids throughout Massachusetts to reduce customer energy costs, reduce greenhouse gas emissions, and increase resiliency of critical facilities and infrastructure. The program funded 13 microgrid feasibility assessments. The City of Pittsfield received a Community Microgrids award, and its feasibility study evaluated the WSBP as a component of the proposed city-wide microgrid. However, the microgrid has not progressed, primarily due to regulatory barriers that inhibit multi-property microgrids.

BIC's proposed study represents a second phase of the microgrid feasibility study focused solely on the WSBP, which hosts the BIC. The proposal brings together a strong team uniquely positioned to undertake this assessment. BIC is a nonprofit organization that supports climate-tech companies in western Massachusetts focused on advanced manufacturing. BIC plans to partner with the consultant team at **Microgrid Initiatives**, an engineering and economic modeling group with prior experience conducting MassCEC-supported microgrid feasibility assessments in Pittsfield and across Massachusetts. Additionally, BIC plans to partner with **Jouler**, a data and analytics company for thermal energy networks, to support analysis related to thermal energy network opportunities and their interaction with potential microgrid configurations, as well as with **Sustaine**, a company that provides analysis and project support developing distributed energy projects for commercial and institutional customers.

The results of this study could also inform similar redevelopment efforts across Massachusetts as communities seek to align industrial growth, electrification, and grid resilience. The assessment will provide updated economic viability thresholds, key build out constraints, clear go / no-go criteria, and an evaluation of coordinated electric and thermal system performance under projected build out conditions. These results may help inform further deployments of DERS, microgrids, and thermal energy systems in similar contexts throughout the Commonwealth.

IV. INSTRUCTIONS

All interested respondents (Respondents) must submit a proposal to this notice containing evidence of their qualification and interest. To submit a proposal, Respondents should follow the below steps:

1. Review this Notice of Intent to Fund to develop an understanding of the justification and proposed program;

2. Submit any questions about this Notice of Intent to Fund to grid@masscec.com by June 3rd, 2026 and review answers to any potential applicant questions. Answers to questions will be posted by June 8th, 2026 to the Q&A section of the notice of intent webpage;

3. Develop a proposal submission that demonstrates the ability of the Respondent to provide a program that would represent a comparable or better value;

4. Submit a complete proposal by 11:59PM on June 11th, 2026 Eastern Standard Time via email to the contact address below. Proposals will not be accepted after the deadline. Email submissions should contain the subject line “Best Value Grant Notice of Intent – Berkshire Innovation Center Microgrid Feasibility Assessment – [Respondent Entity Name]”. A complete application must include:

a. Full contact information about the lead Respondent, including address, phone number, and email address.

b. A thorough overview of the program proposed, including organizational qualifications, approach, and leveraged funds that will support the execution of the program.

c. General scope of work detailing the proposed project stages, timelines, and key outcomes.

d. Annual organizational operating budget, including the lead Respondent’s revenue and expenses, as well as top-level expense categories such as salaries, operational expenses, and administrative overhead.

e. Proposed project budget that includes a standard line-item project budget representing the full term of the proposed project, including staff salaries, direct program costs, subcontracting costs, indirect costs, and fringe costs. Each line item should include rates and units/quantities, as well as detailed narratives that align with the proposed activities. Detailed subcontractor budgets must be included for any subcontractors receiving over \$25,000 or responsible for conducting a core part of the proposed work.

f. Three references that can attest to the Respondent’s ability to execute the proposed work.

If interest is generated by this Notice, MassCEC will review all proposals and determine whether to:

- i. Withdraw the notice and not accept the Offerer’s offer (and cancel the Notice of Intent); or

- ii. Accept the offer from the Offerer; or
- iii. Accept a proposal from another Respondent offering a comparable or better value than the Offerer.

Contact Information:

Massachusetts Clean Energy Center
294 Washington St., Suite 1150
Boston, MA 02108
grid@masscec.com

V. Summary of the Proposal

The study will explore the technical, economic, and regulatory feasibility of a clean energy microgrid and thermal energy network in an infrastructure-ready section of the WSBP. The resulting deliverable will generate updated, site-specific insights relevant to other Massachusetts industrial parks facing electrification and redevelopment challenges.

The proposed assessment will evaluate microgrid scenarios incorporating PV, wind, battery energy storage (BESS), controllable loads, and coordinated thermal strategies to assess impacts on peak demand, resilience, and electrification pathways. The goals of the assessment include evaluating distributed energy deployment in a redeveloping industrial zone, assessing peak demand mitigation opportunities through distributed generation and storage, and examining coordinated electric-thermal load management strategies. The feasibility study will seek to examine the following key points:

1. Collection and analysis of 12+ months of electric load data from anchor facilities.
2. Incorporation of projected electric load growth associated with planned buildout and electrification pathways.
3. Updated economic modeling of microgrid scenarios (PV + Wind + BESS + controllable loads) under current and projected conditions.
4. Evaluation of phased configurations scalable within Zone 3.
5. Identification of regulatory and distribution-level interconnection constraints.
6. Assessment and incorporation of projected heating loads associated with redevelopment and electrification.
7. Integrated modeling of electric microgrid and Thermal Energy Network (TEN) scenarios.
8. Preliminary evaluation of coordinated electric-thermal load management strategies to reduce electric peak demand and improve system resilience.
9. High-level screening of thermal network infrastructure compatibility to preserve long-term flexibility and avoid duplicative future analysis.

The project will result in an expanded feasibility memorandum identifying updated economic viability thresholds, resilience implications, key constraints, and clear go/no-go criteria. This will

include evaluating coordinated electric and thermal system performance under projected buildout conditions.

VI. GENERAL REQUEST FOR PROPOSALS CONDITIONS

NOTICE OF PUBLIC DISCLOSURE

As a public entity, MassCEC is subject to Massachusetts' Public Records Law, codified at Chapter 66 of the Massachusetts General Laws. Thus, any documentary material, data, or other information received by MassCEC from an applicant is a public record subject to disclosure. Applicants shall not send MassCEC any confidential or sensitive information in response to this RFP. If confidential information is submitted as part of the application and not clearly marked as confidential, such information may be made publicly available by MassCEC without further notice to the Applicant.

DISCLAIMER & WAIVER AUTHORITY

This RFP does not commit MassCEC to award any funds, pay any costs incurred in preparing an application, or procure or contract for services or supplies. MassCEC reserves the right to accept or reject any or all applications received, waive minor irregularities in submittal requirements, modify the anticipated timeline, request modification of the application, negotiate with all qualified Applicants, cancel or modify the RFP in part or in its entirety, or change the application guidelines, when it is in MassCEC's best interests.

This RFP has been distributed electronically using MassCEC's website. It is the responsibility of Applicants to check the website for any addenda or modifications to an RFP to which they intend to respond. MassCEC accepts no liability and will provide no accommodation to Applicants who submit an application based on an out-of-date RFP document.

NOTICE OF INTENT DELIVERY METHOD

This Notice of Intent has been posted in "MassCEC Funding" section of MassCEC's public website at <https://www.masscec.com/funding>. It is the responsibility of every Respondent to check MassCEC's website for any addenda or modifications to proposal requirements. MassCEC accepts no liability and will provide no accommodations to Respondents who fail to check for amended requirements and submit inadequate or incorrect proposals.