

Belmont Light Substation & Transmission Project

The Project

In February 2012, Belmont Town Meeting:

- Approved \$53.7 million capital bonding limit to address Belmont's critical electrical power requirements.
- Directed Belmont Light to work in conjunction with the Belmont Light Board and NSTAR to examine potential voltage/transmission options to determine the best solution for Belmont.

Belmont Light Substation & Transmission Project

The Project

After months of working with Belmont Light Board, NSTAR, MLAB, DPU, and ISO-NE to analyze costs, efficiencies, and long-term viability of available options, the project directive was clear:

- It was determined that the best solution for Belmont is a new substation with a 115-kV single-loop transmission line.
- It was determined that it is in the best interest of Belmont to partner with NSTAR on the development and ownership of this project.
- This Project Direction was announced by Belmont Light Board in May 2013

Belmont Light Substation & Transmission Project

The Project

With the Project Direction set:

- MLAB accepts project schedule, budget estimate, cash flow, financing strategy
- All Professional Services Agreements signed
- Belmont Light/NSTAR Joint Development Agreement signed
- Belmont Light/NSTAR Project Design Memorandum issued
- Issuance of \$26.1 million Long Term Bond



Belmont Light Substation & Transmission Project

The Project

In addition to finalizing the technical parameters of the project, development of other facets of the project are occurring simultaneously and fall into 3 main categories:

- New Substation Site and Building
- Transmission route
- Regulatory/permitting process

Belmont Light Substation & Transmission Project

The Site

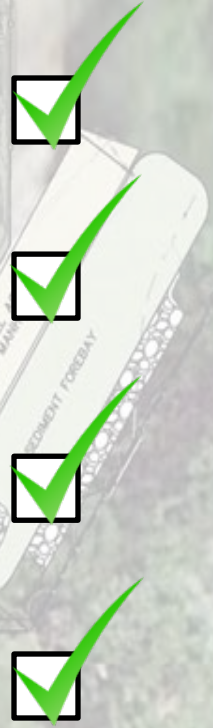
- Identify suitable site
- Negotiate purchase & sale on preferred site
- Identify approaches to reconcile Flanders Road neighbors' concerns
- Negotiate and design satisfactory party wall agreement with adjoining neighbor
- Purchase and take control of site property



Belmont Light Substation & Transmission Project

The Site

- Design site plan for 20 Flanders Road
- Order of conditions received from Belmont Conservation Commission
- Site plan approval received from Belmont Planning Board
- Site demolition approval from Cambridge Conservation Commission



Belmont Light Substation & Transmission Project

The Site and Building

- Finalize 20 Flanders Road building demolition design, site plan, and party wall design review with neighbors
- Complete and issue site demolition and party wall reconstruction RFP
- Award contract for demolition of 20 Flanders Road
- Commence demolition of 20 Flanders Road
- Complete Design and publish RFP for substation construction
- Receive Order of Conditions from Belmont and City of Cambridge Conservation Commission



Belmont Light Substation & Transmission Project

Transmission Route

- Identify preferred transmission route from Alewife to Belmont
- Negotiate easement agreement with Massachusetts State Transportation Agencies to secure access to preferred route
- Coordinate Project schedule with MBTA – Fitchburg Commuter Rail Improvement Project
- Environmental and soil testing of transmission route property



LEGEND

- MBTA Route
- Existing NSTAR 329 - 530, 531 Lines
- Possible Takeoff Point
- Proposed Substation Location
- Parcel Boundary
- Town Boundary
- Hydrologic Connections
- Open Water
- Wetland
- NHESP Priority Habitats of Rare Species
- FEMA Q3 100 Year Flood Zones

Map Date: 11/21/2011
Scale 1:4,800
1 inch = 400 feet
0 200 Feet
2008 Orthophotography, MassGIS

TRANSMISSION LINE ROUTE

Belmont Light Substation & Transmission Project

Transmission Route

- Research all easements and titles of properties abutting transmission route
- Finalize consent with all transportation agencies: MASSDOT, MBTA, Mass Commuter Rail
- Sign easement agreement for transmission route placing property in our control



LEGEND

- MBTA Route
- Existing NSTAR 329 - 530, 531 Lines
- Possible Takeoff Point
- Proposed Substation Location
- Parcel Boundary
- Town Boundary
- Hydrologic Connections
- Open Water
- Wetland
- NHESP Priority Habitats of Rare Species
- FEMA Q3 100 Year Flood Zones

Map Date: 11/21/2011

Scale 1:4,800
1 inch = 400 feet

0 200 Feet

2008 Orthophotography, MassGIS

TRANSMISSION LINE ROUTE

Belmont Light Substation & Transmission Project

Regulatory Process

- Define ownership, regulatory, and construction responsibilities, in Joint Development Agreement with NSTAR
- Begin regulatory process with initial presentation to ISO-NE
- Work with NSTAR to file petition with Massachusetts DPU to obtain transmission line approval

Belmont Light Substation & Transmission Project

Regulatory Process

- Schedule and host site and transmission route tour with DPU
- Host formal public hearing with DPU in Belmont

Belmont Light Substation & Transmission Project

Summary of Where We Are

- Capital bond limit and project mission approved by Belmont Town Meeting
- Best voltage and transmission option for Belmont determined in collaboration with all stakeholders
- Best project ownership option for Belmont determined in collaboration with all interested parties

Belmont Light Substation & Transmission Project

Summary of Where We Are

- Environmental assessments, title research completed along transmission route
- Regulatory proceedings begun:
 - Presentation to ISO-NE
 - NSTAR filed petition with DPU
 - DPU site visit
 - DPU public hearing

Belmont Light Substation & Transmission Project

Summary of Where We Are

- **Joint Development Agreement identifying ownership and responsibilities between Belmont and NSTAR negotiated and signed**
- **Preferred new substation site identified, negotiated and purchased**
- **Immediate neighbor's concerns and party wall needs addressed, designed and agreed upon**
- **Demolition of 20 Flanders Road contract awarded and in progress.**

Belmont Light Substation & Transmission Project

Summary of Where We Are

- Site plan approved by Belmont Planning Board and Orders of Condition received from Belmont and City of Cambridge Conservation Commission
- RFP for construction of substation issued
- Transmission route easement agreement negotiated and finalized with Commonwealth of Massachusetts (MBTA)

Belmont Light Substation & Transmission Project

What's Next?

- Complete demolition and rough grading – this fall
- Reconstruction of party wall – this fall
- Award contract for new substation – this fall
- Procure major equipment – this fall
- Complete Design and issue RFP for transmission route – this fall

Belmont Light Substation & Transmission Project

Most Significant Challenges Ahead

- DPU approval process - Schedule
- Changing market conditions
- Fitchburg Commuter Rail Line Project interface

Belmont Light Substation & Transmission Project

Summary of Project Status

As you can see by what has been accomplished to date, we have made great progress in a short amount of time.

We fully understand the steps that lie ahead of us and are fully resourced and engaged to efficiently manage all ongoing aspects and challenges of the project.

We are therefore proud to report that at this time we maintain our expectation to be energized in 2016 and our \$53.7 million capital bond limit is not expected to be exceeded.