



**City of
Cambridge**

EVERSOURCE
ENERGY

Annual Planning Board Update June 30th, 2026

Sustainability Commitment and Disclosures

Our Commitment

We strive to deliver safe, reliable and affordable energy while advancing the transition to clean energy — and doing so with a deeply rooted commitment to sustainability. This drives how we operate our business, serve our customers, support our communities and plan for the future.

Our annual Sustainability Report provides key updates on Environmental, Social and Governance performance

- Visit our Sustainability webpage to find our report in both English and Spanish
- Features key 2025 accomplishments and performance updates
- Adheres to reputable reporting frameworks and standards
- Complementary Climate Adaptation & Mitigation Plan (*Eversource's Climate Transition Plan*) coming soon



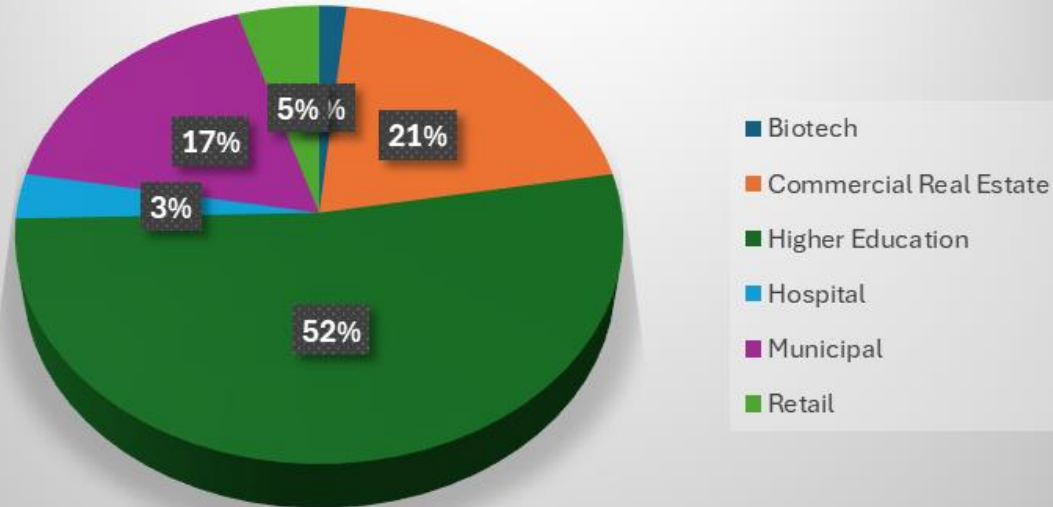
Energy Efficiency

Cambridge Data

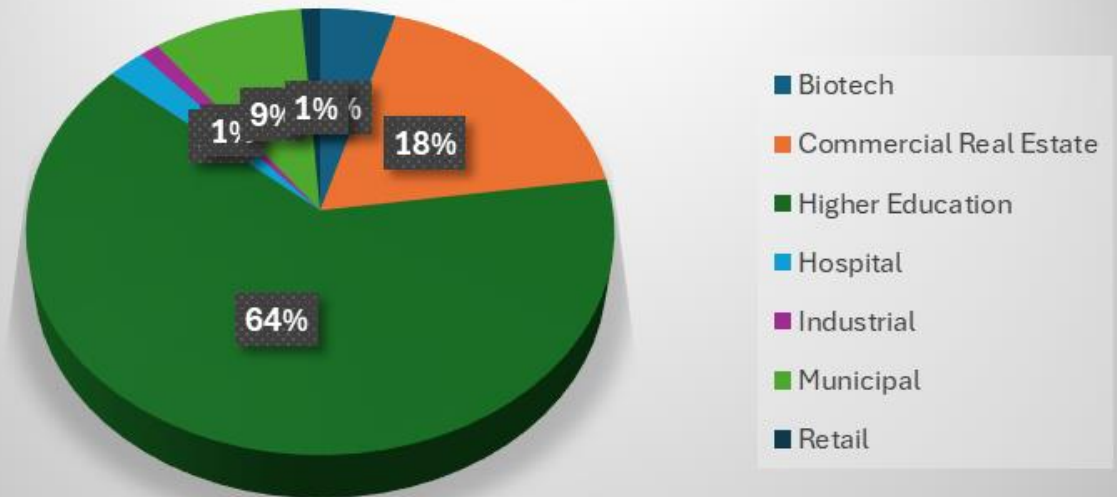
Cambridge Overall	Annual Electric Usage (MWh)	Annual Electric Savings (MWh)	Electric Incentives	Annual Gas Therms	Annual Gas Savings	Gas Incentives
Commercial and Industrial	1,369,888	17,923	\$5,263,543	254,462,146	1,374,466	\$397,155
Residential and Low Income	215,999	1,562	\$1,390,702	160,082,477	404,209	\$5,124,648

Large C&I Projects

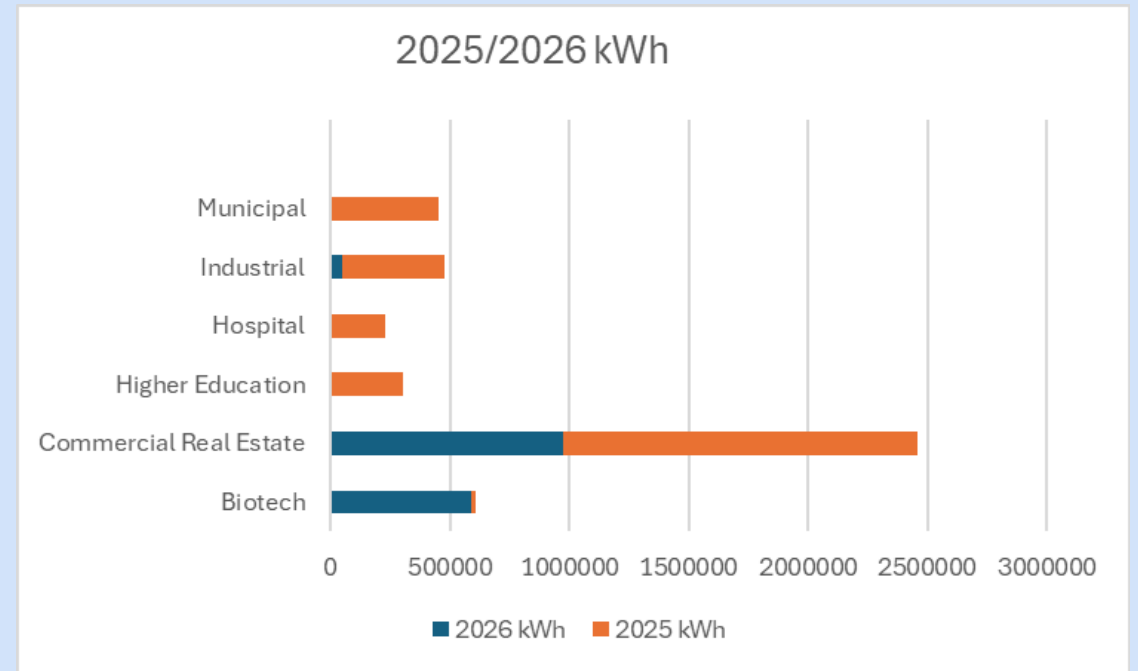
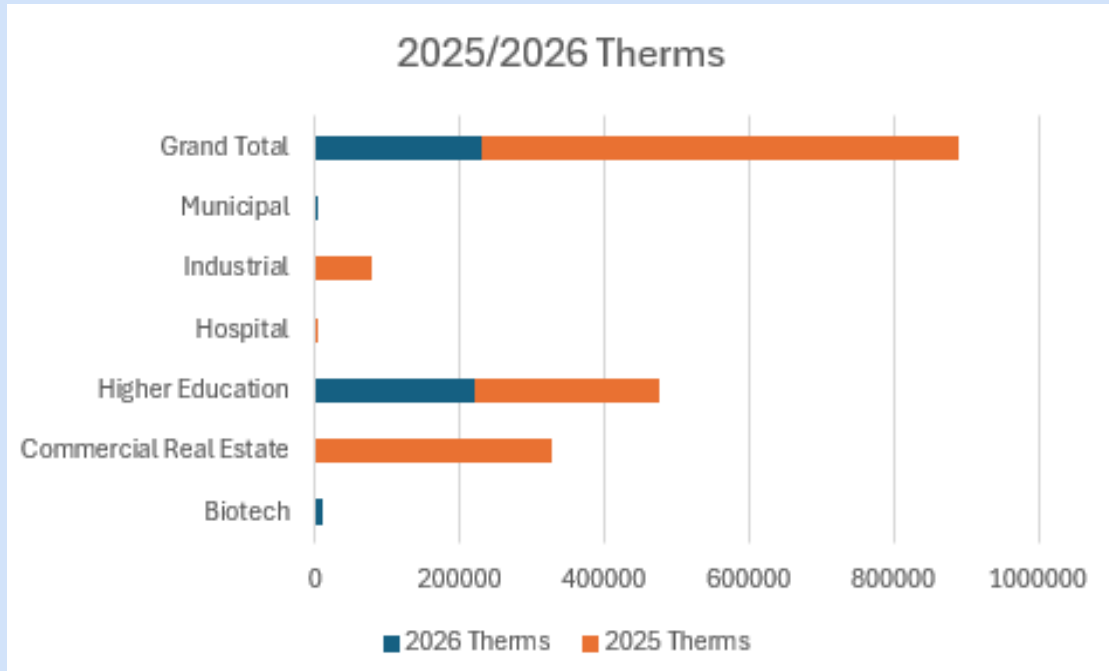
2025/2026 Projects By Sector



BUEDO Projects By Sector

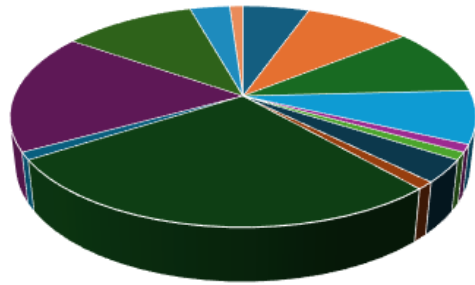


2025/2026 LC&I Project Savings



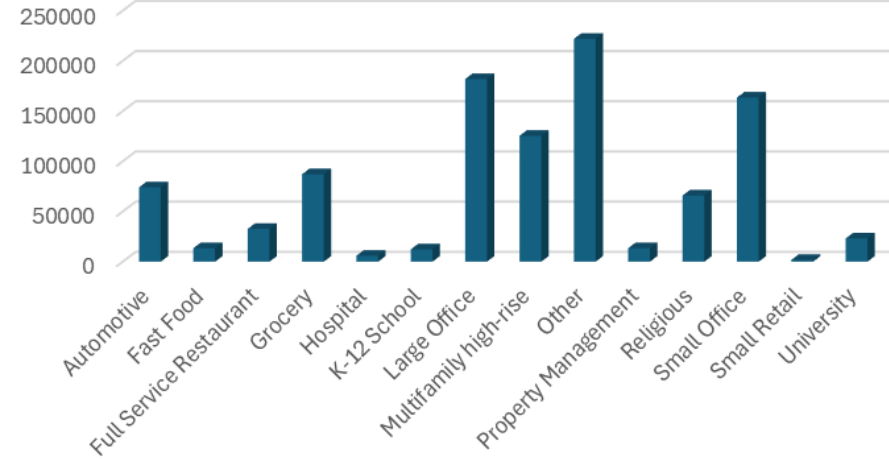
Small Business 2025/2026

Number of Small B Projects

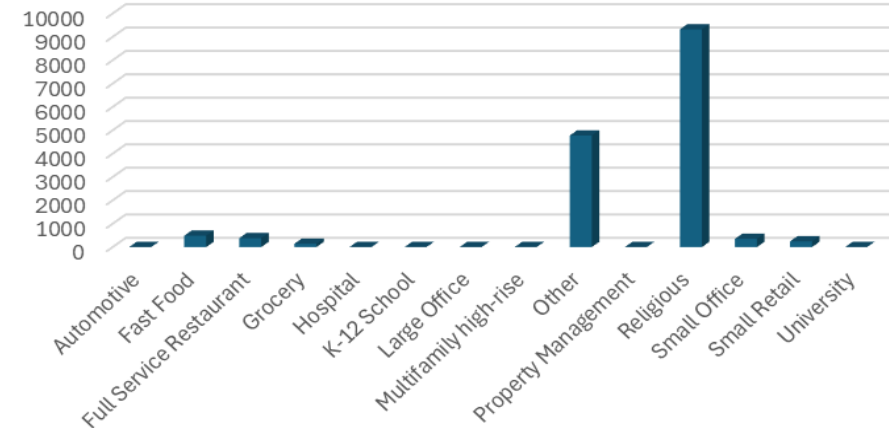


- Automotive
- Fast Food
- Full Service Restaurant
- Grocery
- Hospital
- K-12 School
- Large Office
- Multifamily high-rise
- Other
- Property Management
- Religious
- Small Office
- Small Retail
- University

Gross Annual kWh



Gross Annual Therms



Residential

Fully
Displaced
Homes: 119

- Full Displacement
Incentives: \$1,176,026

Partially
Displaced
Homes: 109

- Partial Displacement
Incentives: \$409,603

Weatherized
Homes: 281

- Weatherization
Incentives: \$1,244,547



Electric Sector **Modernization Plan** (ESMP)

Ten-year plan that enables Massachusetts' climate law

- **UPGRADES AND EXPANDS** infrastructure to handle increasing electrical demand and enable large amounts of new clean energy
- **STRENGTHENS** the electric distribution system to withstand more frequent storms
- **MODERNIZES** with smart technologies that empower customers to have more control over their energy use and costs
- **LEVERAGES** a formal stakeholder engagement process to seek communities' perspectives before projects proceed to siting

Massachusetts Mandate:

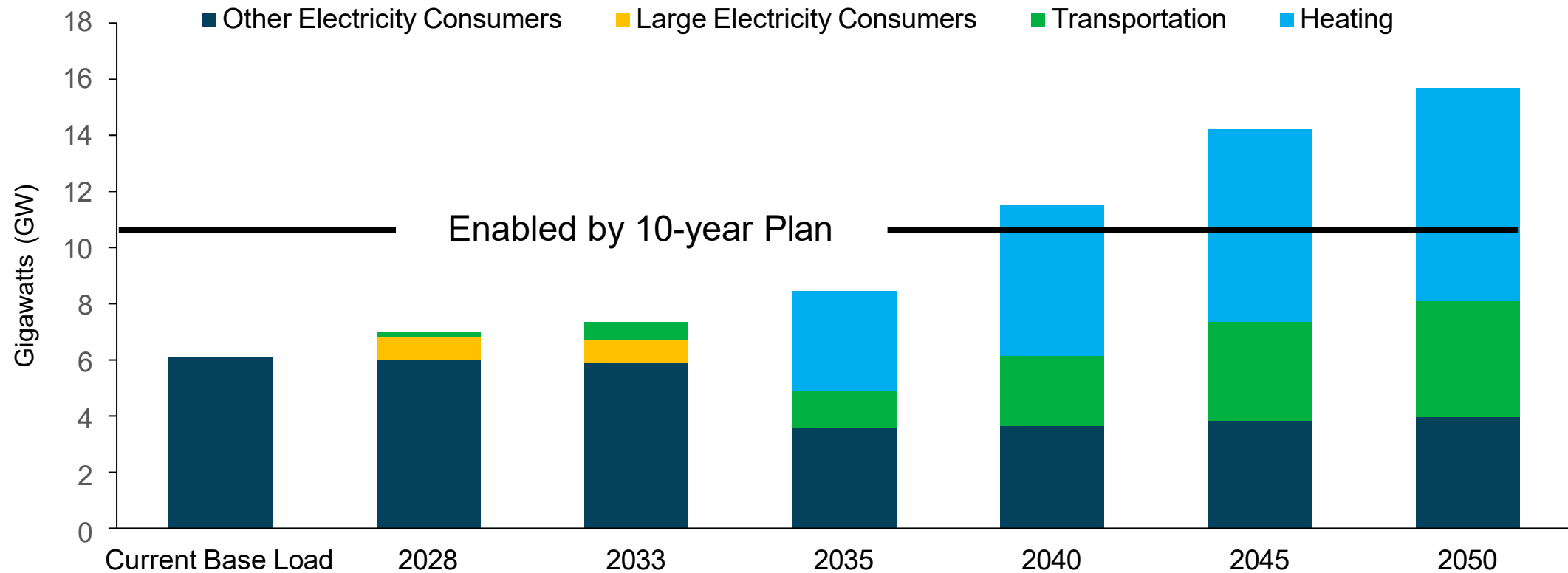
Reduce carbon emissions
by at least **85%** by **2050**



ESMP Investment Drivers

20% INCREASE IN DEMAND BY 2033 AND 150% BY 2050

10-Year plan meets 85% of 2050 goals



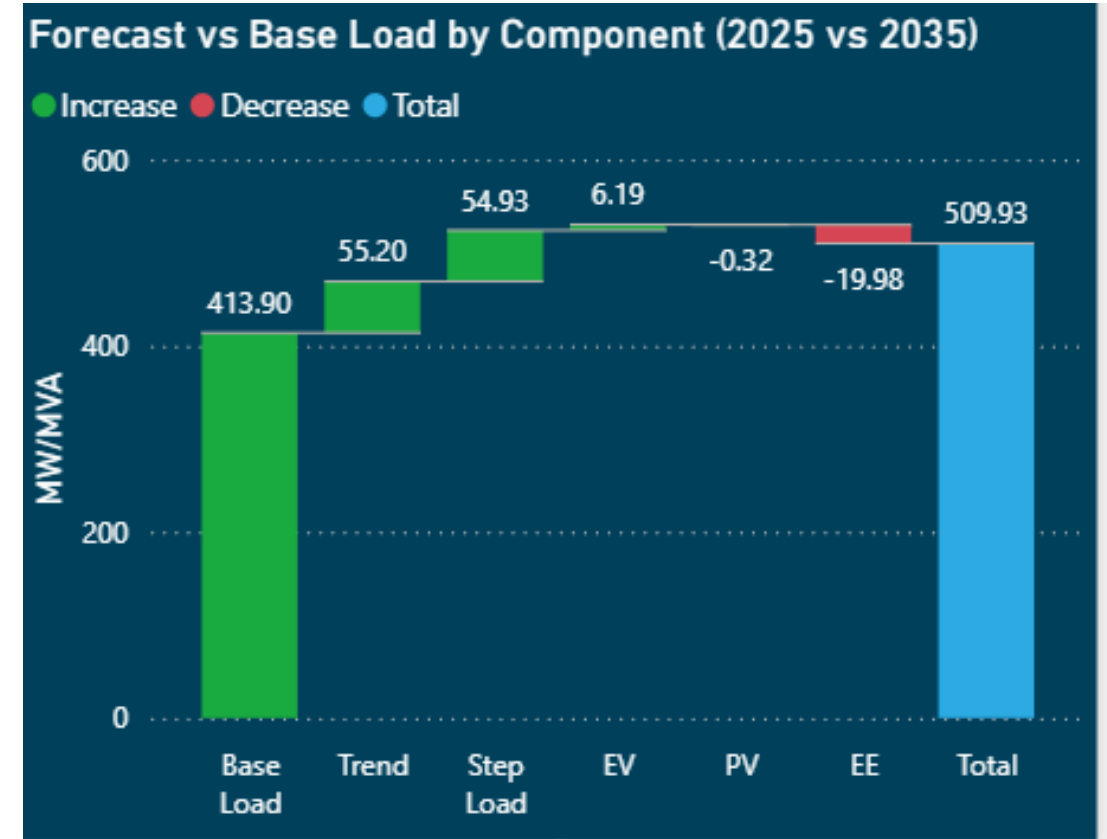
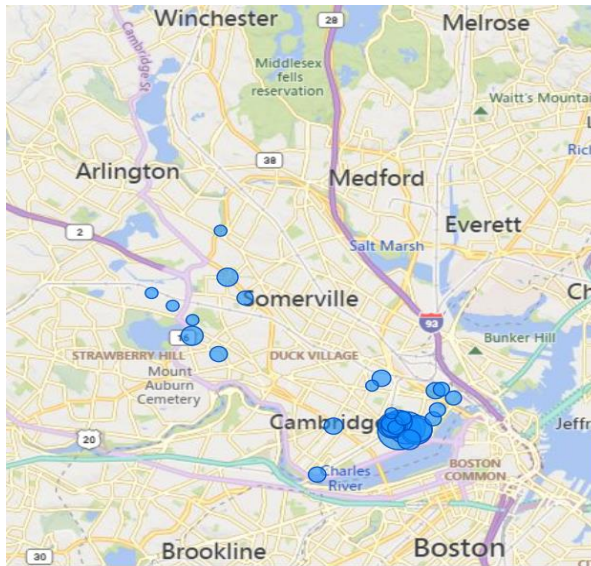
Increases in **electric vehicles** projected to add **1.3 GW of winter demand by 2035**



Increases in **zero-carbon heating** projected to add **3.5 GW of winter demand by 2035**

Key Demand Drivers in Cambridge

- The Company is closely monitoring development in Cambridge
- Peak Forecast Change:
 - 2025-2026: 12.2% total growth
 - 2025-2035: 23.2% total growth
- Development of new Bio-Tech is more critical considering the uncertain economic outlook
- Step Load has largest contribution towards overall load, making up 57% of the load change
- Electric vehicle adoption in Massachusetts has been slowing



New Commercial buildings remain the single largest driver of infrastructure needs in the Cambridge area

Monitoring Economic Impacts

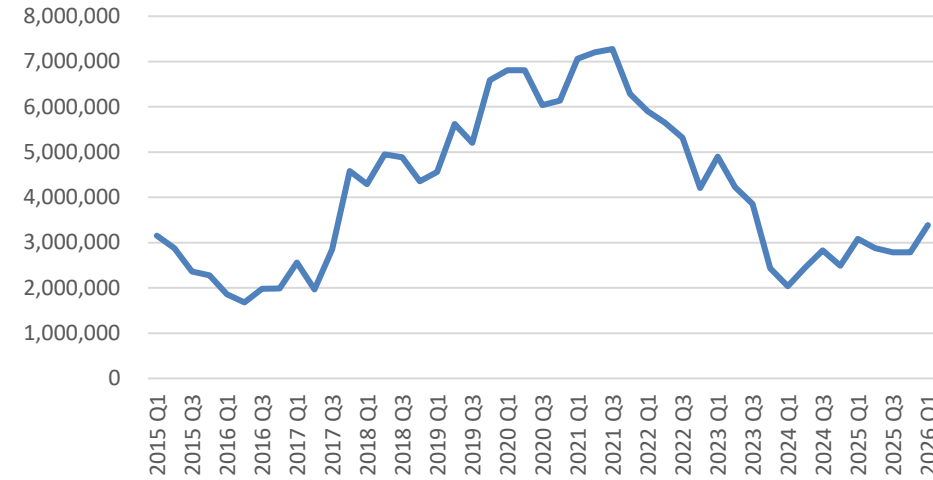
The Company is closely monitoring **economic development** in the region from

1. Global and national economic trends
2. Changes to Federal Policies on Trade, Clean Technologies, and Research Funding

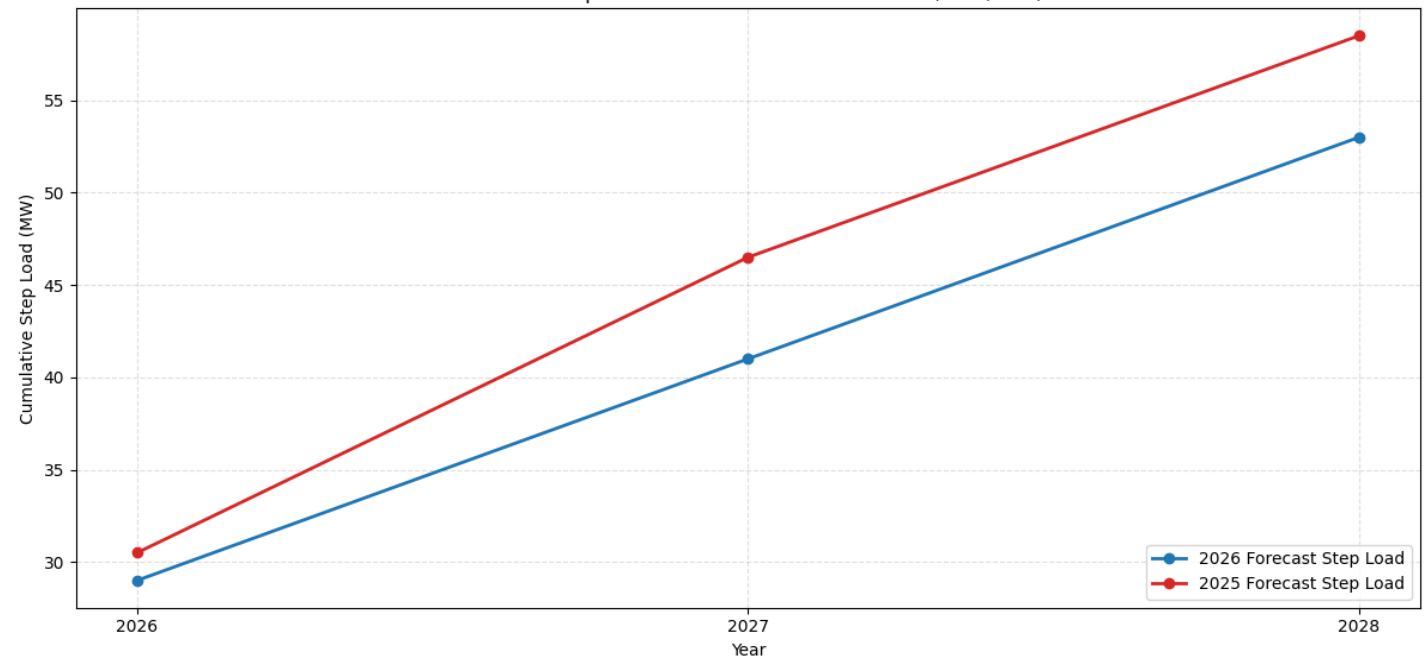
The Company anticipates that the scope and timing of projects will be adjusted based on changes to the forecast:

- Large load in the forecasts have **decreased by 9%** from the 2025 forecast vintage to the 2026 forecast.
- The 10-year CAGR for total load forecast for Cambridge decreased from 3.3% per year to 2.1%.

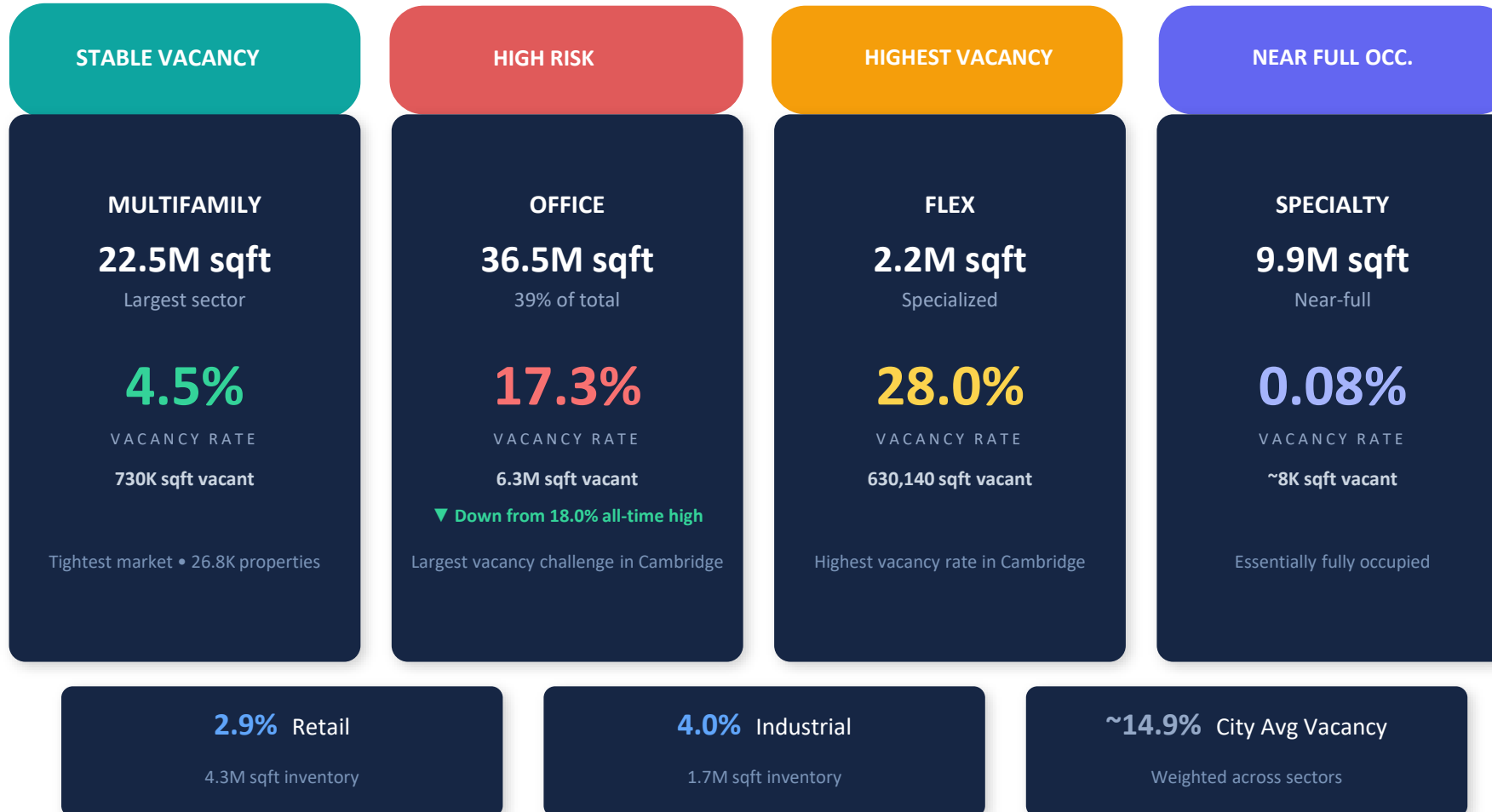
Cambridge MA SQFT Under Construction



2026 vs 2025 Step Load Forecast — Substations 831, 402, 875, 828



Key Sector Highlights



Acting in Economically Challenging Times



Inventory Risk

Underutilized building inventory can transition to full occupancy within short timeframe with little or no notice to the Company. Current vacancy is not a reliable indicator of sustained low demand.



Vacancy Tracking Models

Eversource is developing models to monitor unoccupied and vacant building inventory, enabling adjustments to the load forecasting tied to occupancy trends.



Capacity Readiness

Slowing load development must not create capacity shortfalls if building utilization rebounds quickly. Planning reserves must account for this latent demand risk.



EV & Commuter Load Link

Reduced building utilization also correlates with lower inbound commuter traffic dampening current EV charging load

- Rebound risk as occupancy returns.

Electric System Projects Currently Underway or Planned for Cambridge

Greater Cambridge Energy Program, Substation #8025

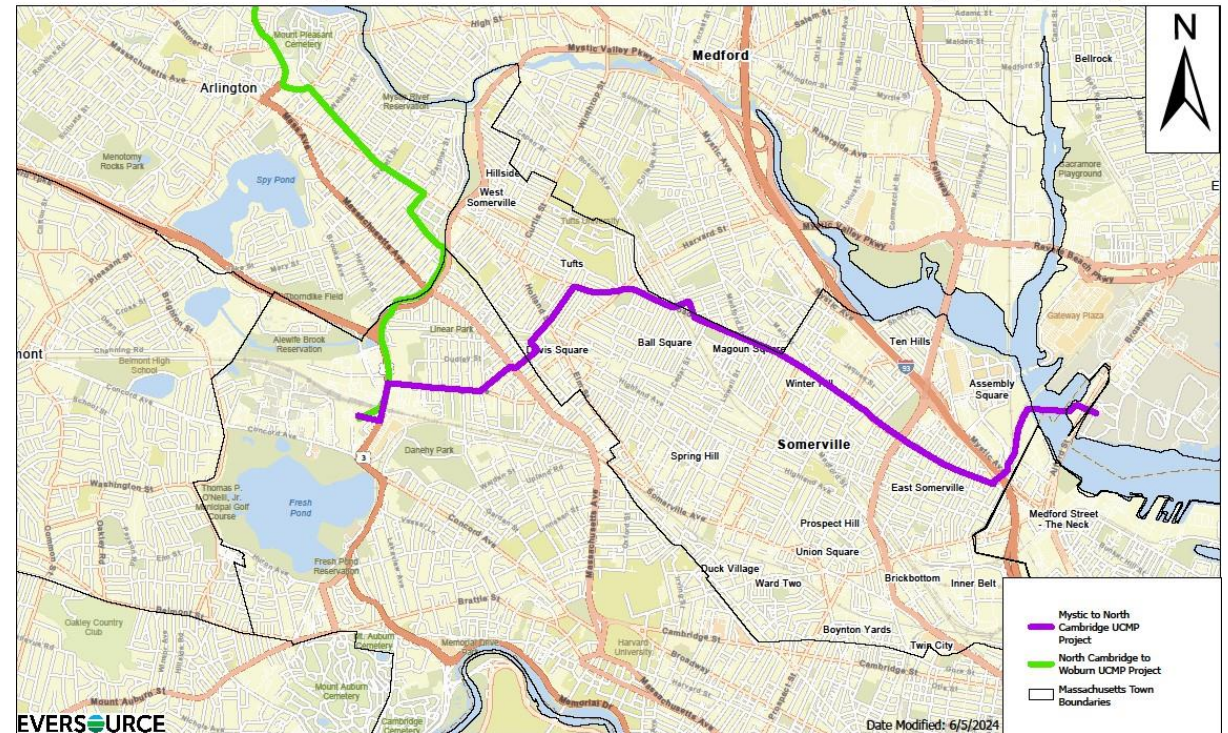
➤ **Underway** - New underground substation, five underground transmission routes through city streets to existing substations in Boston, Cambridge and Somerville.

North Cambridge Substation

❖ **Planning** – Underground Cable Modernization Program (UCMP) aims to replace high pressure fluid filled (HPFF) cable with new duct bank and XLPE cable between Mystic and North Cambridge substations and North Cambridge and Woburn substations.

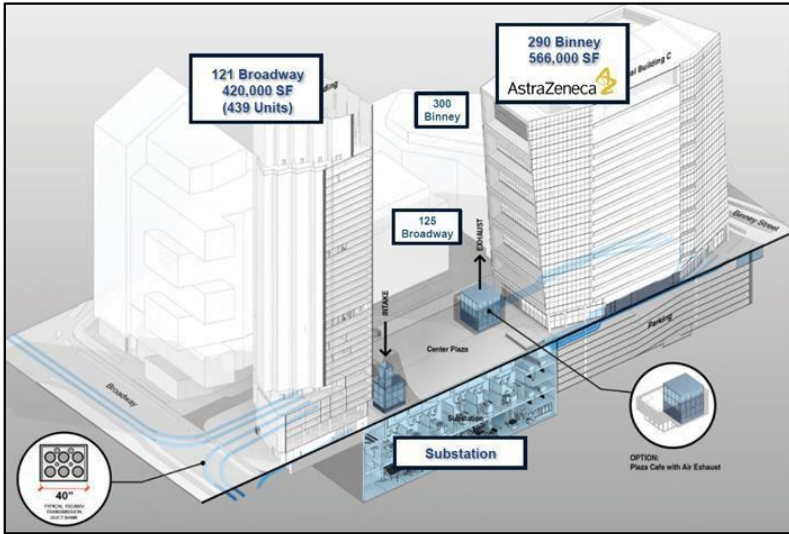
❖ **Planning** - Fence and Control House Upgrades

Cambridge Underground Cable Modernization Program (UCMP) Projects



Greater Cambridge Energy Program Details Refresher

New Underground Substation, New Underground Transmission Lines & Underground Distribution Upgrades



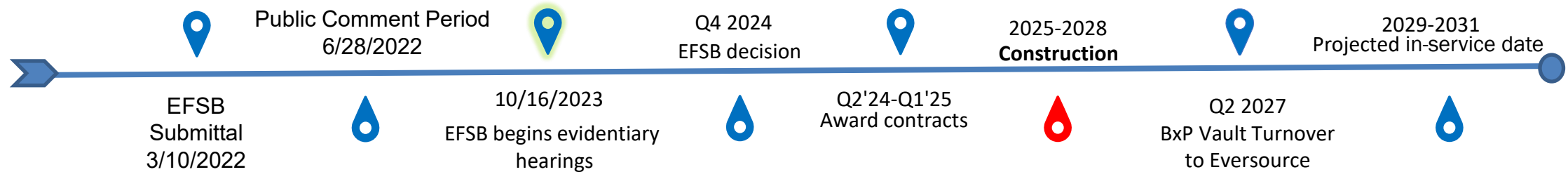
Underground substation and adjacent buildings (Courtesy BXP)

New underground substation in Kendall Square, new transmission lines

- Integrated into Boston Properties site plans
- Public open space above substation between residential and commercial buildings
- Five new duct banks housing eight new 115-kilovolt (“kV”) underground transmission lines.
- Interconnects with Allston/Brighton, Cambridge and Somerville substations.
- 36 distribution feeders and associated duct bank connect new substation to the existing distribution network



Transmission line routes as submitted to EFSB



UCMP Project Need & Scope Refresher

NEED



LINE REPLACEMENT REQUIRED FOR

- Phasing out High Pressure Fluid Filled (HPFF) cables and replacing them with modernized solid cross-linked polyethylene (XLPE) technology.
- Safeguarding system reliability, maintaining long-established electric transmission line connections between substations.
- Planning for future energy demand.

SOLUTION



REPLACE HPFF LINES WITH XLPE - BENEFITS

- Ensuring system reliability, as XLPE technology is more widely available on the market.
- Eliminating the potential for fluid leaks from the HPFF cables to the environment.
- XLPE cables with a wider diameter cables can handle larger electricity loads, assisting with electrification efforts aligning with the Commonwealth's net zero greenhouse gas emissions goals.
- Improving restoration times in the event of a cable incident.

LOCATION

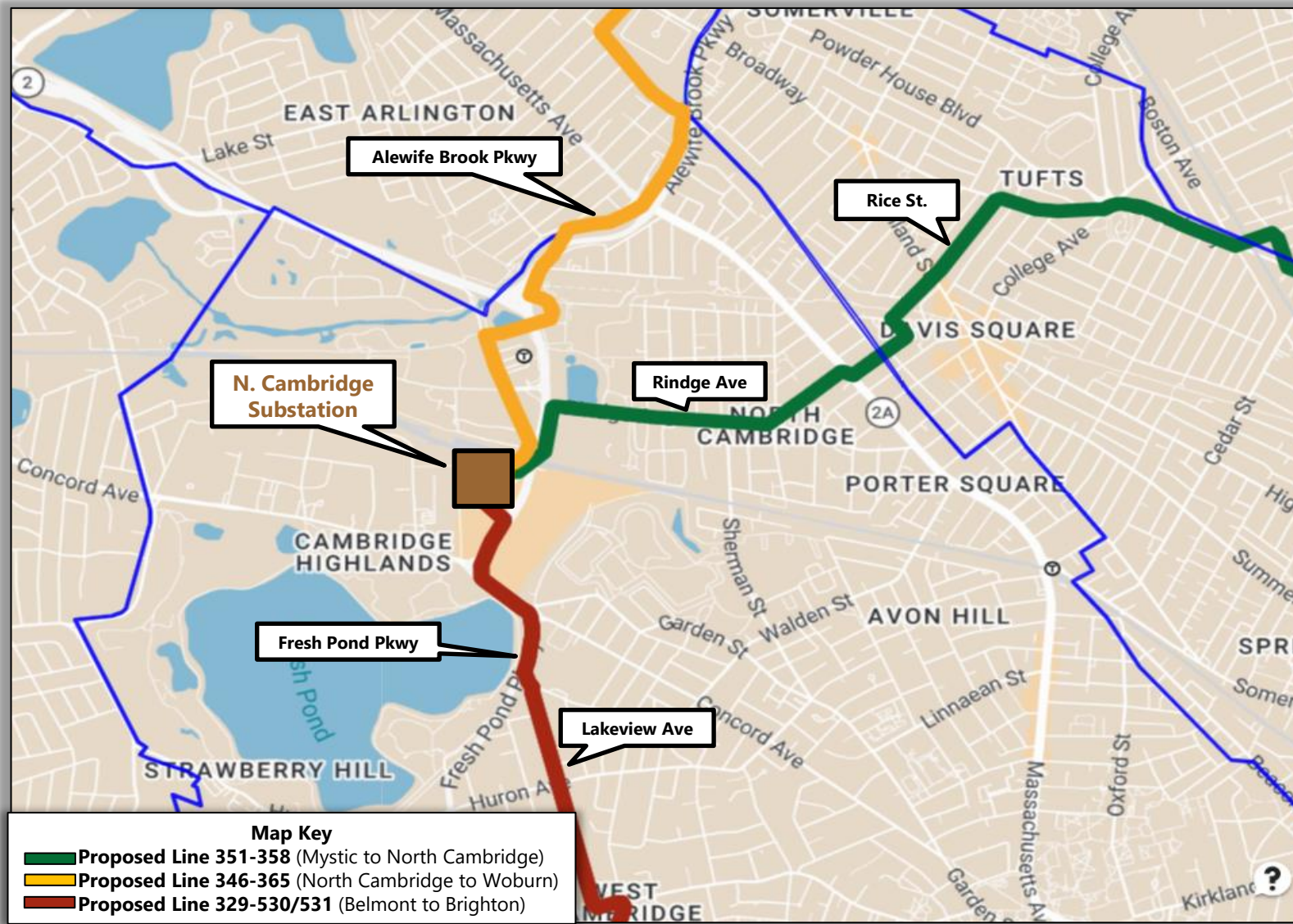


WORK AREA

- Potential XLPE routes between substations, primarily located in existing roadways, are displayed in this presentation.
- Replacement XLPE cables may require potential infrastructure upgrades within substations.
- No plans to interrupt regular electrical service to local customers

Cambridge UCMP Overview Map

Proposed projects being planned & seeking feedback



Projects & Key Updates

N. Cambridge to Woburn

- Line 346 and Line 365, have reached the end of their useful life.
- Engineering designs for the preferred route are being developed after a robust routing analysis started in 2023.

Mystic to N. Cambridge

- Line 351, originally included a spare pipe for a second 345-kV cable, which was utilized in 2001 for Line 358. Line 351 has reached the end of its useful life.
- Routing analyses which commenced in 2022, used an iterative process to identify the top 2 route options, which are currently being evaluated in more detail.

Brighton to Belmont

- Line 329-530/531 has reached the end of its useful life.
- Project was initiated this year and additional feedback will be sought on the alignment of the replacement XLPE cables along the existing HPFF alignment if possible.

Interim and Long-Term System Planning

Interim Solution 2026-2027

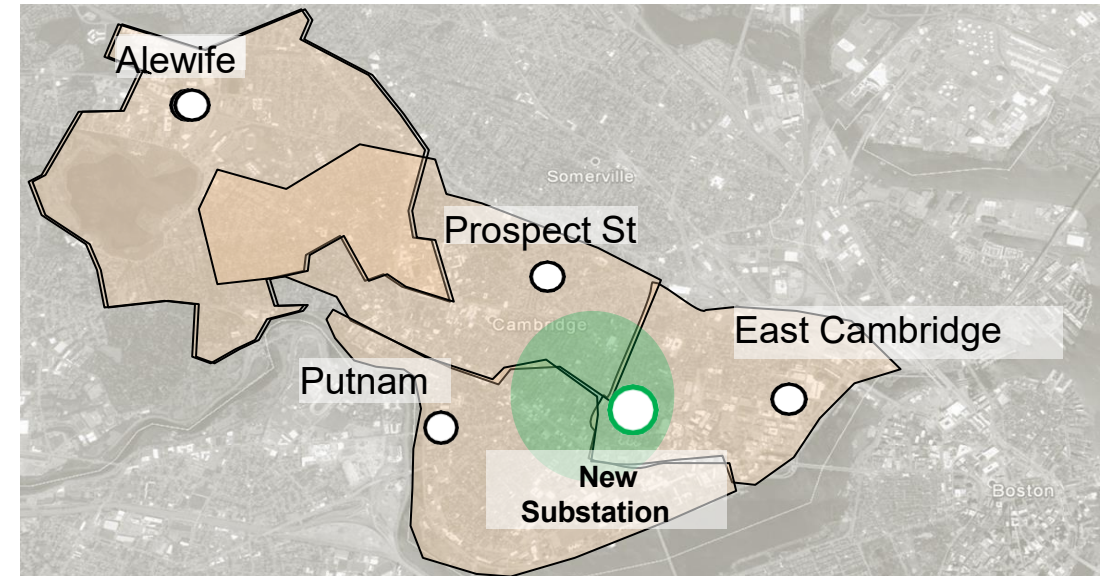
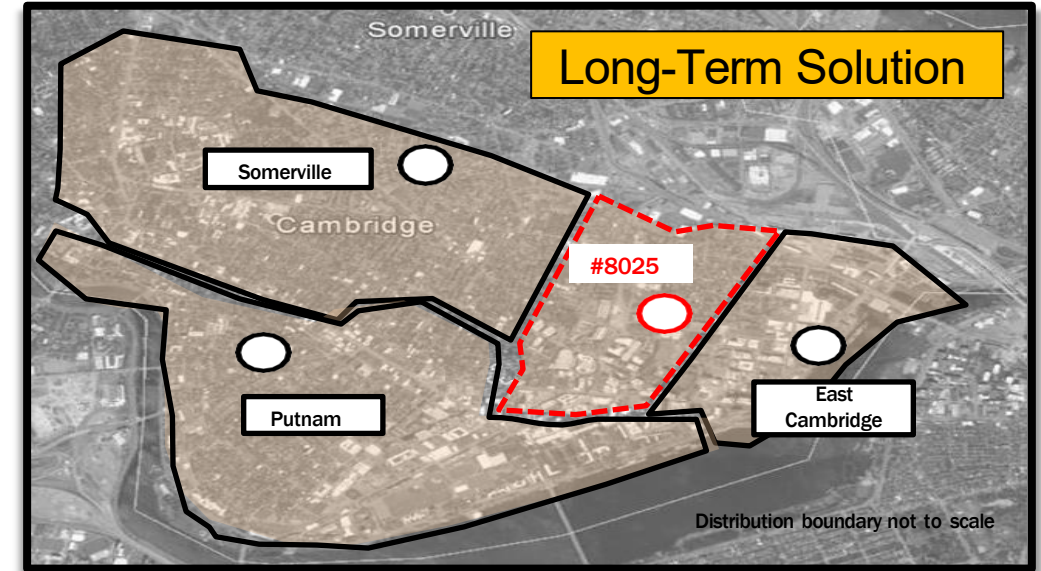
- Install 3rd Transformer at Somerville #402 Substation
- Step loads include Union Square and Boynton Yards

2027-2029

- Planned interim solutions will exhaust all available capacity of neighboring substations by 2028
- Developing potential solution of modifications within Kendall Station #850 building at the Kendal Power Plant for emergency load relief.
- Continued distribution street work from 2025-2028

2029 and beyond

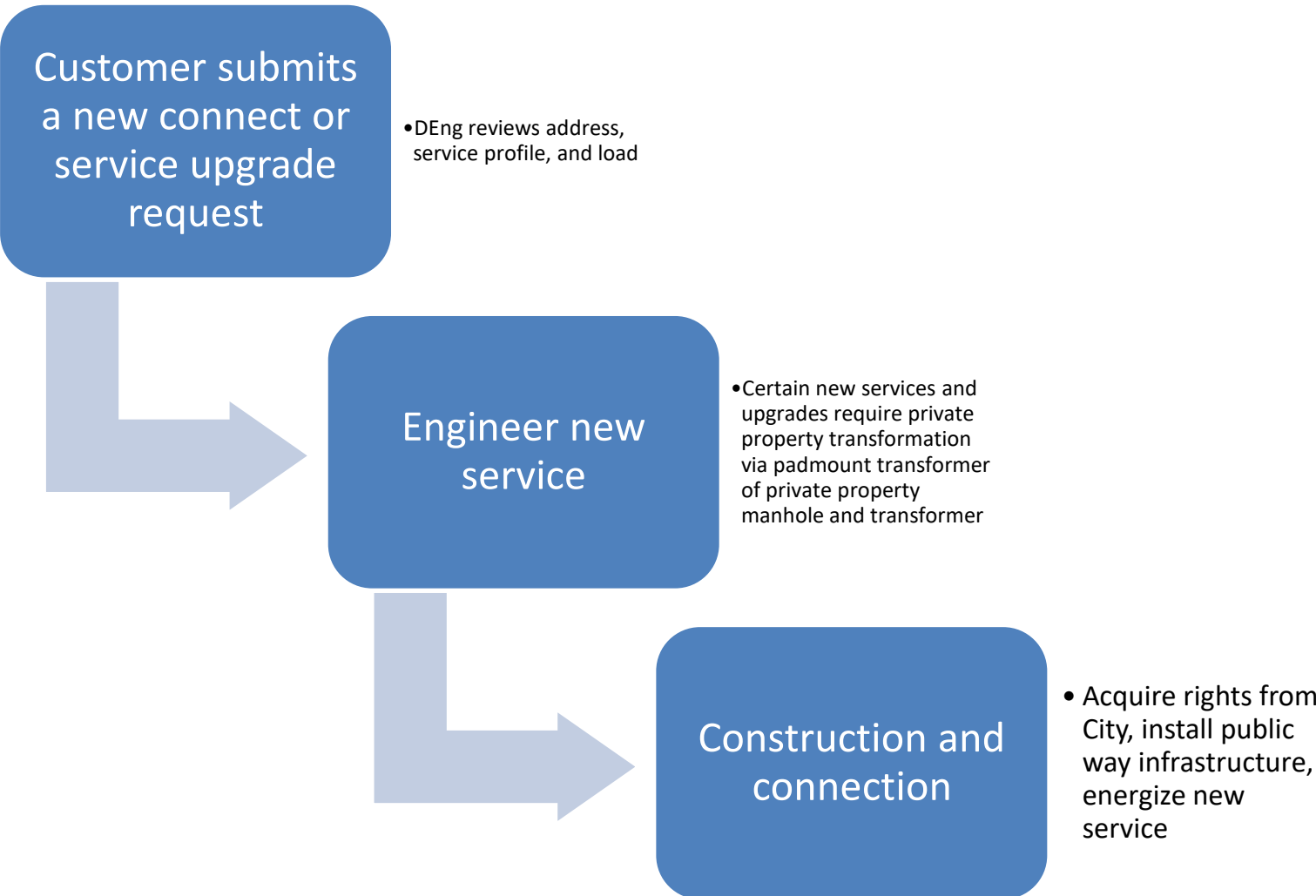
- New distribution bulk substation #8025 (GCEP) in service by 2029 to address capacity need for all three substations
- New substation initial capacity for three (3) 90MVA transformers, expandable to four (4)



Demand in 2031 projected numbers by Bulk Station. Approximate Distribution System Boundary - Not to Scale

Electric Operations- Distribution Engineering

Customer Work Order Lifecycle



New & upgrade service considerations in Cambridge:

- New zoning- demolish single family or smaller multi-family building and constructing larger buildings
- Electrification requirements increasing service size need
- OH challenges- larger transformers require larger poles, pole lines are full of existing transformers
- Zero lot line properties do not want to/do not have space on private property for transformation
- Smaller projects trigger service upgrades to whole streets, increasing the cost to the customer for common benefit

How does Eversource Distribution work with customers on their specific project challenges?

- Review standards for smaller private property installations
 - Standard equipment and engineering save installation cost and long-term maintenance cost
- Encourage customers to apply early for service
- Request targeted UG infrastructure upgrades from the City for customer benefit

Electric Operations- Distribution Engineering

NOTE: All Figures Not to Scale.

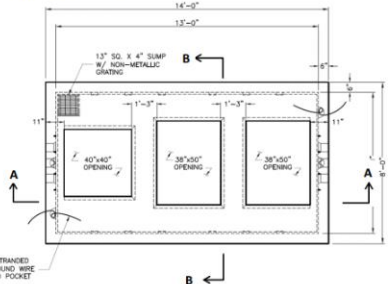


Figure 1 - Plan View

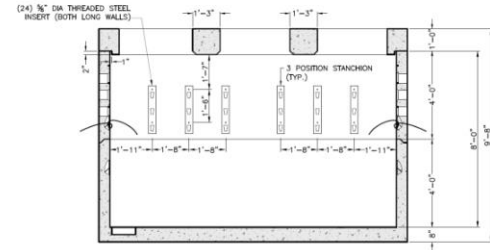
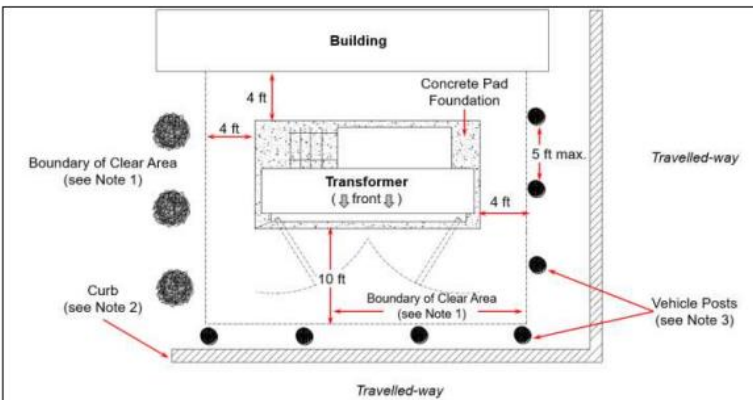
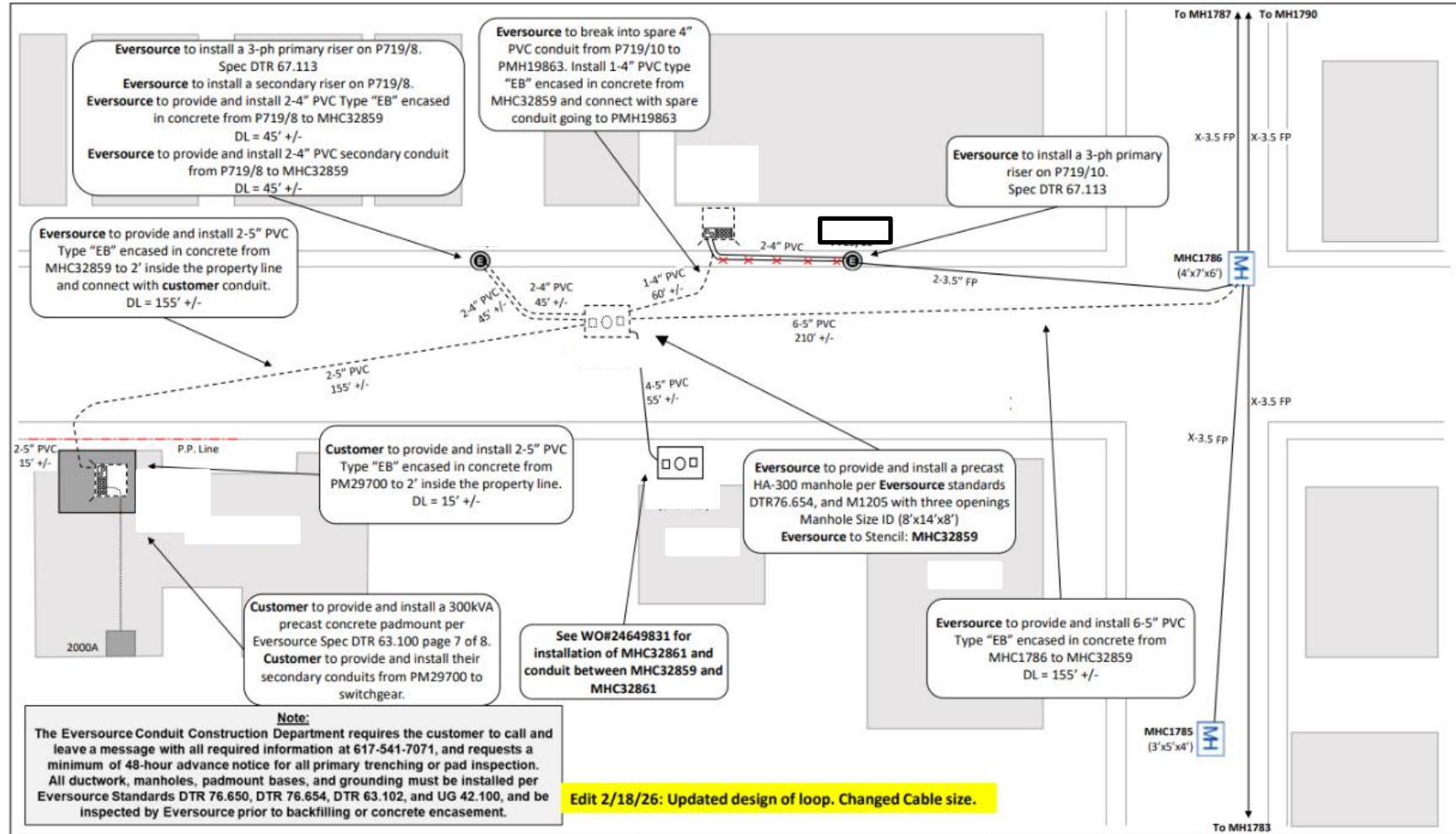


Figure 2 - Section A-A of Fig.1




Notes:

- (1) The specified distances "Boundary of Clear Area" in Figure 1 shall be maintained to provide access, inspect, perform switching, and ventilate the transformer or other piece of equipment sitting on the foundation.
- (2) If no curb exists, or the pad-mount transformer is located closer than 10 feet to the travelled way, then protective vehicle posts shall be installed on the exposed sides as specified.
- (3) Vehicle posts shall be a minimum of a 4 inch galvanized steel pipe, filled with concrete and extend 42 inches above and below grade. Larger diameter posts may be required for some installations.



AMI Smart Meter Project

- **3-year meter system upgrade project underway in MA**
- **Customers will benefit from:**
 - Access to near real-time data on their energy usage
 - Projected bill forecasts and other reports
 - Automatic outage reporting between the meter and Eversource
 - High usage and high bill alerts
 - Remote move in and move out process
- **Everyone will benefit from:**
 - Greater reliability for the system
 - Enhanced outage response
 - Innovative rate design to save customers energy and money



	Current Meter	Smart Meter
Projected bill amounts		✓
Automatic power outage reporting		✓
High energy-use alerts		✓
High bill alerts		✓
Start and end service remotely		✓



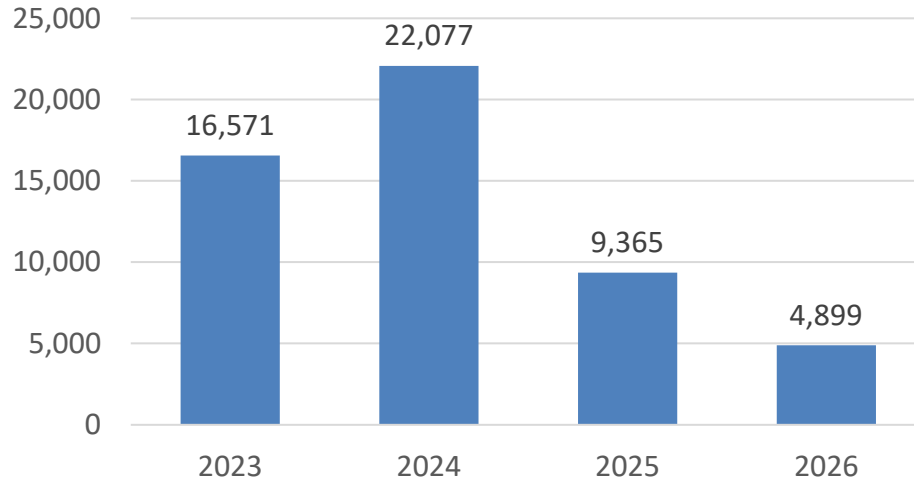
AMI Smart Meter Work in Cambridge

- Work began on the Project in January 2025
- Network buildout work in Cambridge in December 2025
- Smart meter installations at homes, businesses, and other buildings in Cambridge starting mid-2027
 - Customers will be notified several times ahead of their smart meter exchange via mail, email, and text



AMI Smart Meter Project Timeline: January 2025 – December 2027

Natural Gas Pipe Install Length (ft) by Year



Pipe Diameter	2023	2024	2025	2026
18"	-	12	-	-
12"	69	3,584	2,958	506
8"	320	1,619	840	2,293
6"	4,802	3,013	3,750	975
4"	9,435	12,200	1,560	380
2"	1,946	1,649	257	745
Total	16,571	22,077	9,365	4,899

2026 Natural Gas Pipe Replacement Projects

Completed (post June 2025)	Mt Auburn (CISBOT)	May/Vineyard
	Blanchard St	Rindge Ave/Jackson Pl
	Brewer St/Ross St	Hawthorne St
	Mt Auburn St/Shaler	Hancock St
	Maynard & Camden	Follen St
	Edmunds St	Museum St
	Garden St	
In Progress	Cottage Park Ave	
	George St	
	Columbia St (at Harvard)	
	Linnaean St	
	Mass Ave / Somerville Ave / Cameron Ave	
Planned (2026, some may start in 2027)	Webster Ave, Columbia St	
	Alewife Brook Parkway	
	Norfolk Ct	
	Walden St	
	Magazine Ct	
	Gore St/Twin City Plaza	
	Main St (CISBOT)	
	Broadway (CIPL)	



Community Relations

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