
RENAISSANCE BESS

Project Operations & Maintenance Plan

Supplemental to the Tesla Megapack 2 XL Operation and Maintenance Manual

Project	Renaissance BESS A LLC, Renaissance BESS B LLC, Renaissance BESS C LLC, and Renaissance BESS D LLC
Location	370 Youngs Rd, Town of Amherst, New York 14221
Tax Parcel	81.02-3-1.1
Facility	Four 5 MW AC, 4-hour Tier 3 battery energy storage systems (20 MW AC total)
Applicant / Manager	Carson Power LLC
Plan Date	September 2026

Document purpose. This plan addresses project-level operations, property upkeep, inspection schedules, security, environmental stewardship, reporting, and removal of inoperable equipment. Manufacturer-specific service of the Megapack equipment remains governed by the current Tesla documentation and applicable service agreements.

Prepared for submission to the Town of Amherst pursuant to Town Code § 6-12, Battery Energy Storage Systems, and in response to project review comments.

Document Control

Revision	Date	Description	Prepared / Reviewed By
0	September 2026	General O&M plan for municipal review	Carson Power LLC

1. Purpose and Scope

This Project Operations and Maintenance Plan (Plan) establishes a general framework for operating and maintaining the Renaissance BESS facility throughout its operational life. It is intended to supplement - not replace - the current Tesla Megapack 2 XL Operation and Maintenance Manual, the approved Site Plan, the approved emergency plan, the Decommissioning Plan, and other applicable project approvals.

The facility will be operated and maintained in accordance with applicable Town approvals, permit conditions, codes, utility requirements, manufacturer instructions, and service agreements.

Division of responsibility. Tesla or a Tesla-authorized Service Provider is responsible for manufacturer-specific preventative and corrective maintenance of the Megapack system. The Owner/Operator is responsible for day-to-day operations and general site and balance-of-plant maintenance, unless a contract assigns a task differently.

This Plan applies to Renaissance BESS A LLC, Renaissance BESS B LLC, Renaissance BESS C LLC, and Renaissance BESS D LLC, their successors and assigns, and contractors performing operations or maintenance activities at the facility. Contractors shall be appropriately trained, qualified, licensed, or certified for the work performed. Only Tesla or another authorized party may open or service internal Megapack components.

2. Facility and Site Description

The project is a Tier III battery energy storage facility consisting of four approximately 5 MW AC, 4-hour systems (20 MW AC total) at 370 Youngs Rd in the Town of Amherst, Erie County, New York. The systems will use Tesla Megapack 2 XL equipment and associated electrical interconnection and balance-of-plant equipment. The facility is unmanned during normal operation and will be accessed periodically by authorized personnel for inspection, maintenance, testing, repair, and emergency response.

Site Feature	Project-Specific Description
Access and circulation	Site access and internal service areas are provided for authorized maintenance and emergency response.
Energy storage equipment	Tesla Megapack 2 XL units on concrete equipment pads, with associated transformers, switchgear, meters, reclosers, controls, and electrical equipment.
Security and site features	Perimeter fencing, controlled gates, safety and emergency-contact signage, and other security features shown on the approved Site Plan.
Stormwater and landscaping	Approved drainage, stormwater, landscaping, and screening features will be maintained in accordance with the approved plans.

3. Roles and Responsibilities

Party	Primary Responsibilities
Owner / Operator	Overall operation and compliance; monitoring; contracts; records; coordination as required; and arranging qualified inspection, maintenance, repair, and equipment removal.
Tesla / Authorized Service Provider	Manufacturer-specific preventative and corrective maintenance, diagnostics, internal component service, and equipment-specific guidance.
Site O&M Contractor	Routine site inspections and maintenance of site access, fencing, gates, signage, grounds, snow, stormwater features, and housekeeping.
Qualified Electrical Contractor	Balance-of-plant electrical inspection, testing, maintenance, and repair within applicable qualifications and approved procedures.

4. Operations and Monitoring

4.1 Normal Operations

The facility is designed for remote, automated operation. Authorized operators will monitor system status, alarms, communications, and operating performance through the approved controls and communications systems.

- Alarm review and escalation will be performed in accordance with operating procedures and applicable service agreements.
- On-site attendance will occur periodically and as needed for inspection, maintenance, repair, testing, or emergency response; no permanent on-site staff are anticipated.
- Operational changes will be conducted only by authorized personnel and in accordance with utility, manufacturer, and safety requirements.

4.2 Site Access

Site access shall be maintained unobstructed at all times for authorized service personnel and emergency responders. Gates, equipment clearances, service areas, and designated emergency access routes shall remain free of parked vehicles, stored materials, vegetation, snow, ice, and other obstructions.

Snow removal shall be initiated upon accumulation of approximately six (6) inches, with accumulated snow not to exceed twelve (12) inches on designated emergency access routes. Snow shall not be stored or piled in a manner that obstructs gates, equipment clearances, emergency access routes, or required service areas.

4.3 Abnormal Conditions

Following a severe weather event, alarm, incident, or observed damage that could affect safety, access, or operation, the Owner/Operator will arrange an appropriate inspection and corrective action. Personnel shall not approach damaged Megapack equipment when smoke, fire, unusual heat, odor, venting, or physical deformation is present; the approved emergency plan shall be followed.

5. Inspection and Maintenance

Routine site inspections will be conducted periodically and as needed. Manufacturer, permit, utility, warranty, or service-contract requirements may establish additional tasks or frequencies.

5.1 Manufacturer Maintenance

Tesla or a Tesla-authorized Service Provider shall perform Megapack preventative and corrective maintenance in accordance with the current manufacturer manual and service agreement. Equipment-specific work shall not be performed by unqualified site personnel.

5.2 General Site Maintenance

- Maintain site access and service areas in a stable, passable, and unobstructed condition suitable for anticipated maintenance and emergency vehicles.
- Remove snow and ice as needed and keep gates, emergency routes, signage, equipment doors, and required service clearances accessible.
- Maintain fencing, gates, locks, warning and emergency-contact signage, and approved security features in operable condition.
- Maintain the private fire hydrant in operable condition and readily accessible to emergency responders. The hydrant will be periodically inspected and maintained in accordance with applicable Town and Fire Department requirements, including keeping the hydrant visible and free of vegetation, snow, ice, stored materials, or other obstructions. Any identified deficiencies will be promptly corrected by the Owner/Operator or a qualified service provider.
- Maintain equipment pads, visible balance-of-plant equipment, drainage and stormwater features, landscaping, screening, and grounds in accordance with approved plans.
- Keep the facility free of litter, scrap, abandoned materials, and unmanaged waste.

5.3 Corrective Maintenance

Conditions presenting an immediate safety, security, operational, or environmental concern shall be addressed or isolated promptly. Other deficiencies shall be corrected within a reasonable period based on severity, weather, contractor availability, manufacturer direction, and applicable approvals.

5.4 Inspection and Maintenance Schedule

The Owner/Operator shall implement the following minimum inspection and maintenance schedule throughout the operational life of the facility. Manufacturer-specific inspection and maintenance requirements established by Tesla or an authorized service provider shall continue to apply in addition to the schedule below.

Frequency	Inspection / Maintenance Activities
As Needed / Event-Based	Inspect and address conditions following significant weather events, alarms, incidents, observed damage, or other conditions that could affect facility safety, operation, security, or emergency access. Corrective maintenance shall be performed as necessary.
Annual	Conduct a general site inspection addressing the access road, gates, fencing, locks, signage, emergency access routes, private fire hydrant, equipment pads, visible balance-of-plant equipment, stormwater facilities, landscaping, screening, vegetation, and general site conditions. Identified deficiencies shall be documented and corrected as appropriate.
Every 5 Years	Conduct a comprehensive site condition and maintenance review, including the condition and functionality of access and security features, the private fire hydrant, stormwater facilities, landscaping and screening, equipment foundations/pads, and visible balance-of-plant equipment. Qualified contractors shall inspect applicable electrical and other

	specialized systems as appropriate. Maintenance, repair, or replacement identified through the review shall be completed as necessary. The O&M Plan shall also be reviewed and updated as appropriate.
Every 10 Years	Conduct a comprehensive long-term facility condition assessment, including the items reviewed during the five-year inspection, with particular consideration given to aging, deterioration, corrosion, useful life, and the need for major repair, refurbishment, or replacement of site and balance-of-plant components. Required maintenance or replacement activities shall be scheduled and completed as appropriate.

6. Environmental Protection and Equipment Management

6.1 Spill Prevention and Waste

Maintenance activities shall be conducted to prevent releases of fuels, lubricants, chemicals, sediment, or other pollutants. Spills or suspected releases shall be contained, reported, cleaned up, and documented in accordance with approved procedures and applicable law. Routine bulk chemical storage is not anticipated, and maintenance waste shall be removed and lawfully disposed of or recycled.

6.2 Inoperable or Damaged Equipment

Equipment that becomes inoperable, damaged, replaced, or unused shall be evaluated by Tesla or another qualified service provider and repaired, returned, recycled, or removed within a reasonable period consistent with safety, manufacturer direction, and applicable law. It shall not be abandoned or indefinitely stored at the site.

Following an incident, damaged equipment shall remain controlled until emergency responders and Tesla or another qualified service provider establish safe handling instructions.

7. Records and Plan Updates

The Owner/Operator shall maintain appropriate operations and maintenance records, including current plans and manuals, inspection and maintenance records, incident and corrective-action documentation, and waste or equipment-disposition records, as applicable. Records may be maintained electronically and provided to the Town when required by applicable approvals or law. This Plan will be reviewed and updated as needed after a material incident, significant equipment or site modification, or change in an applicable approval. Material revisions will be submitted to the Town when required.