



Environment

**REQUEST
FOR INFORMATION**

**MA CLASS I REC
BERDO CONNECTOR PROGRAM**

Seeking innovative vendors who can propose solutions to expand equitable access to MA Class I RECs among building owners subject to Boston's Building Emissions Reduction and Disclosure Ordinance (BERDO)

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WHAT IS AN RFI?

A Request for Information (RFI) is used by the city to gather detailed information from as many potential suppliers as possible about their products, services, and capabilities. The RFI document includes specific questions, and also provides background information on Boston's context and goals.

Vendors who respond to this RFI and fulfill the minimum eligibility criteria and the requirements in [Section 2.2](#) and [Section 2.3](#) will be featured in the MA Class I REC BERDO Connector Program website.

This RFI is for information and planning purposes only and shall not be construed as a solicitation or as an obligation on the part of the City of Boston to issue any competitive procurement or award a contract. It will help us develop our strategy for future partnerships and investments, but your participation – or lack thereof – in this does not help or hurt your chances of partnering with us in the future.

Please note that all responses will be public record. Do not submit confidential information in your response.

1. INTRODUCTION

1.1 BACKGROUND

The Building Emissions Reduction and Disclosure Ordinance (BERDO) is a local law that aims to reduce air pollution and greenhouse gas emissions generated by large buildings in Boston. Owners of buildings subject to BERDO are required to report their buildings' annual energy and water consumption. Starting in either 2025 or 2030, they will also need to comply with building emissions standards (emissions limits). The emissions standards set by BERDO decrease over time, with all buildings expected to reach net-zero emissions by 2050.

Approximately 6,000 buildings across Boston are subject to BERDO, impacting:

- Residential buildings that have 15 or more units.
- Non-residential buildings that are 20,000 square feet or more.
- Any tax parcel with multiple buildings that sum to at least 20,000 square feet or 15 units.

BERDO outlines four eligible non-emitting renewable energy options that enable building owners to reduce or mitigate their electricity emissions, and thereby achieve compliance over time:

1. **Boston Communicate Choice Electricity:** Building owners may enroll into the City of Boston's municipal electricity aggregation program, which provides options to obtain electricity supply with a higher renewable energy content than Eversource Basic.
2. **Massachusetts Class I Renewable Energy Certificates (“MA Class I RECs”):** Building owners may purchase and retire MA Class I RECs to mitigate electricity emissions. MA Class I RECs may be purchased as an unbundled product or through a bundled Power Purchase Agreement (PPA) inside New England.

Any MA Class I RECs must meet the following BERDO requirements:

- RECs are generated by non-emitting renewable energy sources that meet the RPS Class I eligibility criteria.
- RECs must be tracked by the New England Power Pool Generation Information System (NEPOOL GIS).
- RECs must be generated either within the compliance year in which they are used or within the 12 months prior. For example, to use a REC to comply with the 2025 emissions standard, the REC must have been generated any time between January 2024 and December 2025.
- RECs must be retired no later than 6 months after the end of the compliance year in which they are used. For example, to use a REC to comply with the 2025 emissions standard, the REC must be retired by June 30, 2026.

3. **PPAs outside New England:** Building owners may utilize a PPA outside of New England to meet BERDO obligations if the project meets technological specifications of RPS class I, addtionality criteria, and other BERDO requirements.

4. **Local renewable energy:** Building owners can use local renewable energy generation to meet BERDO compliance in two ways:

- On-site renewable generation systems (e.g. rooftop solar).
- Off-site renewable net metering (e.g. community solar, or PPA located inside the City of Boston).

For further details on the four eligible renewable energy options, please refer to the [Renewable Energy Quick Guide](#) and [Section X of the BERDO Compliance Guide](#).

1.2. CHALLENGES WITH MA CLASS I RECS

While BERDO offers multiple renewable energy compliance pathways, purchasing and retiring unbundled MA Class I RECs is meant to provide one of the easiest and most flexible options for BERDO building owners to achieve emissions compliance. In particular, unbundled MA Class I RECs are an important compliance pathway for buildings that are close to their emissions limits and may only need to mitigate a portion of their annual electricity use to meet their respective emissions standards in the short-term.

This means that an important subset of BERDO building owners are relying on their ability to quickly transact for unbundled MA Class I RECs in smaller volumes to achieve BERDO compliance. However, BERDO building owners without experience in the renewable energy market or with limited resources to contract a renewable energy advisor may face additional barriers to access the New England MA Class I REC market, select a qualified REC vendor, and/or identify BERDO-compliant REC products. At the same time, MA Class I REC vendors may find individual requests for small volumes from BERDO building owners unattractive without the possibility to aggregate multiple requests and streamline transactions. This highlights a need to develop flexible and reliable MA Class I REC procurement options for BERDO building owners.

1.3 WHAT WE ARE LOOKING FOR

With this Request for Information (RFI), the City of Boston is seeking to identify innovative vendors who can propose solutions to expand equitable access to MA Class I RECs among all types of building owners subject to BERDO, particularly for those who require small volume transactions and have limited expertise or resources to secure unbundled MA Class I REC on their own.

Through this RFI, the City of Boston is seeking to publish a list of companies that provide such services as part of the **MA Class I REC BERDO Connector Program**. This will involve, at minimum, a website hosted under boston.gov/berdo with key information on MA Class I RECs, BERDO requirements associated with MA Class I REC transactions, tips to navigate the MA Class I REC market, and a list of qualified vendors who successfully respond to this RFI and demonstrate capacity, expertise, and willingness to provide MA Class I REC services for building owners seeking simple, quick, and small volume transactions. We expect the website will feature

key information on how to contact featured vendors, key characteristics of vendor's services as described in Section 2.3. (e.g., minimum transaction thresholds, aggregation approaches, pricing, vendor ability to meet BERDO requirements, etc.), and a template form or email that building owners can use to solicit MA Class I services.

We expect the MA Class I REC BERDO Connector Program will offer BERDO building owners three primary advantages:

- Access to reliable vendors with demonstrated capacity to transact different volumes of MA Class I RECs according to BERDO requirements and compliance timelines.
- Clear processes to independently procure unbundled MA Class I RECs in an easy and quick way.
- Increased transparency on transaction costs and available services in the MA Class I REC marketplace.

Vendors will benefit from this program by gaining visibility among BERDO building owners and understanding what requirements building owners must meet under BERDO. This will also allow vendors to tailor their services to be used for BERDO compliance purposes.

2. RFI ELIGIBILITY AND REQUIREMENTS

2.2 WHO CAN APPLY?

This RFI is open to any MA Class I REC vendors with:

1. An active [NEPOOL GIS account](#) in good standing
2. At least three years of demonstrated experience transacting MA Class I RECs in NEPOOL GIS

We welcome responses from local, national, and international vendors.

Please note that only vendors who fulfill the minimum eligibility criteria above, meet the requirements in Section 2.3, and attend the required [Pre-Submission Information Session](#) will be featured in the MA Class I REC BERDO Connector Program.

2.3 REQUIREMENTS

As part of the submission, vendors must demonstrate that they meet the following requirements:

2.3.1 Capacity and commitment to fulfill unbundled MA Class I REC transactions of different volumes

While the demand for unbundled MA Class I RECs is difficult to predict at this point in time, we anticipate that a substantial portion of BERDO building owners will be seeking unbundled MA Class I RECs to fulfill their emissions compliance obligations starting in 2026. However, individual volume transactions may vary significantly between building owners. For example, while some BERDO building owners may request 3,000 unbundled MA Class I RECs, others may require as few as dozens of unbundled RECs. We acknowledge that it may be efficient for vendors to respond to customer inquiries in batches rather than addressing them as they come in, particularly for smaller transactions.

In order to be featured in the MA Class I REC BERDO Connector Program, vendors must propose solutions that can serve BERDO building owners through both individual and aggregated transactions. Vendors must propose an aggregation process or an equivalent solution that allows BERDO building owners with small volume needs to still have reliable access to unbundled MA Class I RECs.

Specifically, vendors must submit:

- A proposed strategy to serve unbundled MA Class I RECs requests from BERDO building owners as **individual transactions**. This must include, at minimum:
 - The minimum transaction threshold that the vendor is able to accommodate as an individual transaction (i.e., the minimum number

of RECs that a BERDO building owner would need to request to execute an individual contract).

- How individual transactions will be managed, contracted, and executed.
- How REC purchase price will be determined and communicated to customers for individual transactions.
- Frequency of fulfillment and timeline for fulfillment of individual transactions.
- Any other requirements BERDO building owners would need to demonstrate in order to qualify for individual transactions.
- A proposed strategy to aggregate multiple unbundled MA Class I RECs requests from BERDO building owners below the minimum transaction threshold into a single **aggregated transaction**. This must include, at minimum:
 - How prospective buyers would opt into an aggregation process.
 - The minimum and, if applicable, the maximum individual transaction thresholds to participate in the aggregation.
 - The aggregation execution trigger or decision point (e.g. the REC volume threshold that must be reached for an aggregation to be executed, the number days after which any aggregated transactions would be executed, etc.)
 - Frequency of fulfillment and timeline for fulfillment of aggregated transactions.
 - How individual transactions would be tracked and aggregated.
 - How aggregated transactions will be managed, contracted, and executed.
 - How REC purchase price will be determined and communicated to customers for aggregated transactions.

- Any other requirements BERDO building owners would need to demonstrate in order to qualify for aggregated transactions.

Any offering should be available to customers no later than January 15, 2026 to be most attractive to BERDO building owners. Offerings that meet all eligibility requirements may be added after this date at the City of Boston's discretion.

2.3.2 Commitment to fulfill MA Class I REC attestation requirements

In order to be featured in the MA Class I REC BERDO Connector Program, the vendor must confirm that it is able to provide BERDO building owner customers with supporting documentation that attests to the retirement of unbundled MA Class I REC under NEPOOL.

To comply with the MA Class I REC requirements under BERDO, building owners will need to show the following supporting documentation. When responding to this RFI, vendors must attest that they are able to provide such supporting documentation to customers they transact with:

1. RECs retirement date.
2. The serial numbers of the RECs that were retired.
3. The year of generation of the retired RECs (Vintage Year)
4. The quantity of RECs that were retired on behalf of the customer.
5. Proof that the RECs were retired from NEPOOL (e.g., a screenshot from the NEPOOL registry showing that MA Class I RECs were retired in the building owner's name or "obo BERDO obligations" in case of batch retirements) and/or a signed attestation from the vendor testifying that they have retired MA Class I RECs on behalf of the building owner.

2.3.3 Commitment to fulfill BERDO Requirements

To comply with the MA Class I REC requirements under BERDO, building owners will need to show that any MA Class I REC they purchase and retire meet the following minimum requirements.

In order to be featured in the MA Class I REC BERDO Connector Program, the vendor must confirm that it is able to offer services and documentation to building owners that meet BERDO's minimum requirements for MA Class I RECs, including the following:

- REC product type (MA Class I only)
- REC vintage year is consistent with BERDO requirements
- Vendor's NEPOOL GIS registration number is included on documentation to customer
- REC retirement process and timeline is consistent with BERDO requirements
- RECs are retired on behalf of a BERDO building owner OR batch retired in NEPOOL GIS with the notation "obo BERDO Obligations".
- Attestation requirements are consistent with BERDO requirements.

2.3.4 Disclosure of transaction fees

In order to be featured in the MA Class I REC BERDO Connector Program, vendors must disclose the transaction fees that would be associated with any individual and aggregated transactions. These fees will be included on the list of offerings on the website to provide transparency to MA Class I REC customers.

In your RFI, please include all of the following fees that apply to your service offerings for the 2026 reporting year. As part of their submission, the vendor must describe their preferred approach to set transaction fees for the different types of services offered for BERDO building owners and share what said transaction fees would be.

- A fixed administrative per individual transaction
- A fixed administrative fee per aggregated transaction
- Negotiable fees above a certain threshold.
- Other fee structures.

Reported fees should be all inclusive. Customers should be aware of the full cost of their transaction based on the information provided through this RFI. Additional markups or margins added to the transaction apart from the fixed fee reported and REC price may be grounds to remove a vendor from the published list.

A goal of this RFI is to provide customers price transparency, so we encourage submissions that have valid pricing through July 1, 2026. The BERDO Team will reach out to all responding vendors in June 2026 to request an update on fees for the following six months. Vendors that continue to meet the required criteria will be asked to update pricing (if applicable) every six months.

Vendors may update their reported fees outside of the 6-month cycle if necessary by emailing claudia.diezmartinez@boston.gov. Fees with less frequent fluctuations may be more attractive for BERDO building owners.

Note: Fees should not include the actual REC price.

2.3.5 Ongoing disclosure of indicative unbundled MA Class REC I market prices

In order to be featured in the MA Class I REC BERDO Connector Program, the vendor must commit to make the pricing of MA Class I RECs transparent and accessible to BERDO building owners and/or provide the City of Boston with updates of the average MA Class I REC market prices on a regular basis, as appropriate (e.g., weekly, biweekly, or monthly). The City of Boston may disclose such indicative market prices publicly on the MA Class I REC BERDO Connector website.

As part of their submission, the vendor must share their preferred approach and frequency with which they would provide transparency of MA Class I REC pricing and/or regular updates of unbundled MA Class I REC pricing to the City of Boston.

2.3.6 Clear and streamlined customer interface

One of the objectives of the MA Class I REC BERDO Connector Program is to provide prospective buyers with a turnkey, streamlined approach that connects them with qualified vendors.

The vendor must share their proposed approach and technological resources (e.g., website, standardized forms, platform, etc.) they would use to receive unbundled MA Class I REC requests from BERDO building owners.

In order to be featured in the MA Class I REC BERDO Connector Program, vendors must also provide a clear, step-by-step description that BERDO building owners would follow to submit an unbundled MA Class I REC request.

We recommend establishing any website, standardized form, or platform as soon as possible. Any website, standardized form, or platform should be publicly available by January 15, 2025.

2.3.7 Ongoing Communications with the City of Boston

In order to be featured in the MA Class I REC BERDO Connector Program, vendors must commit to maintaining regular communications with City of Boston personnel through regularly scheduled meetings (at least 2 - 3 times per year) or status reports to provide updates on REC transaction activity, transaction volumes, building owner engagement metrics, program performance, and any emerging challenges or opportunities requiring City attention.

Communication may include periodic status updates during standard operations and more regulator communication during the peak BERDO reporting season. The City of Boston may also reach out to vendors to request documentation to follow up on any customer complaints or issues related to BERDO compliant offerings. Recurrent customer complaints and/or failure to provide accurate records may be grounds for removal from the list.

2.4 ONGOING INCLUSION IN MA CLASS I BERDO CONNECTOR PROGRAM

The City of Boston is expecting to launch the MA Class I REC BERDO Connector Program website by December 2025. Only vendors who fulfill the minimum eligibility criteria and the requirements in [Section 2.2](#) and [Section 2.3](#) will be featured in the MA Class I REC BERDO Connector Program website.

Lack of fulfillment with any of the requirements in [Section 2.2](#) and [Section 2.3](#) may result in the removal of the vendors from the MA Class I REC BERDO Connector Program website at any time.

The City of Boston anticipates re-issuing this RFI annually and may re-issue this RFI at its discretion to include new vendors in the MA Class I REC BERDO Connector Program website.

3. RFI SUBMISSION PROCESS

3.1 TIMELINE

The table below shows the preliminary RFI schedule. Dates are subject to change.

EVENT	DATE
RFI Released	Monday, September 22, 2025
Pre-Submission Information Session (Required)	Monday, October 30, 2025 at 2:00 p.m. EST Zoom Registration Link
Deadline for Submission in Google Form	Friday, November 21, 2025 at 5:00 p.m. EST
Vendor Follow-Up Meetings (As Needed)	Late November - Early December 2025
RFI Results Published in MA Class I REC BERDO Connector Program website	December 2025 - January 2026

The City of Boston may change these dates at its sole discretion.

The City of Boston may request follow-up information and/or schedule follow-up meetings with vendors that provide solutions that meet the minimum requirements.

3.2 PROCESS

You must prepare a response to this RFI using this [Google Form](#). Respondents are invited to respond earlier than the submission due date.

3.3 CONTACT

Vendors can ask questions live during the **Pre-Submission Information Session Conference Call** (information in the table above).

Vendors can also ask additional questions before the submission deadline via email to **claudia.diezmartinez@boston.gov**. Please use the following format in the subject line: “[Vendor Name] - MA Class I REC BERDO Connector Program RFI”

3.4 CONFIDENTIALITY

The City of Boston is subject to public records laws and it must comply with associated obligations. A guide to the Massachusetts Public Records Law is available [here](#). **Your response will be public record. Do not submit confidential information in your response.**

3.5 TERMS & CONDITIONS

This RFI is for information and planning purposes only and shall not be construed as a solicitation or as an obligation on the part of the City to issue any competitive procurement or award a contract. The City will not award a contract on the basis of responses to this RFI nor otherwise pay for the preparation of any information submitted, for any vendor presentation, or the City’s use of such information. All responses to this RFI will be public record under the Massachusetts’ Public Records Law, Mass. Gen. L. Ch. 66 s. 10, regardless of confidentiality notices to the contrary.

Inclusion of a vendor on any website or list resulting from this RFI shall not constitute an endorsement by the City of such vendor. Similarly, that a vendor meets the minimum eligibility criteria and requirements in this RFI shall not create any type of relationship between such Vendor and the City. By electing to submit a response to MA Class I REC BERDO Connector Program RFI, the submitting vendor acknowledges that the submitting vendor is not relying upon the City or any criteria or requirement in this RFI in any way, including by such vendor entering into any transaction relating to or contemplated by this RFI.

By submitting, the respondent authorizes the City of Boston to publicize, refer to, and use your response as it sees fit.