

# Exhibit X

## Facility Retirement and Site Restoration

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Sunstone Solar Project  
June 2023

Prepared for



Sunstone Solar, LLC

Prepared by



Tetra Tech, Inc.

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Attachment X-1. Estimated Retirement and Restoration Cost

## **Acronyms and Abbreviations**

Applicant	Sunstone Solar, LLC, a subsidiary of Pine Gate Renewables, LLC
Council	Energy Facility Siting Council
Facility	Sunstone Solar Project
O&M	operations and maintenance
OAR	Oregon Administrative Rule
ODOE	Oregon Department of Energy

## 1.0 Introduction

Sunstone Solar, LLC, a subsidiary of Pine Gate Renewables, LLC (Applicant), proposes to construct and operate the Sunstone Solar Project (Facility), a solar energy generation facility and related or supporting facilities in Morrow County, Oregon. This Exhibit X was prepared to meet the submittal requirements in Oregon Administrative Rule (OAR) 345-021-0010(1)(x).

## 2.0 Estimated Useful Life of the Project

*OAR 345-021-0010(1)(x) Information about site restoration, providing evidence to support a finding by the Council as required by OAR 345-022-0050(1). The applicant must include:*

*(A) The estimated useful life of the proposed facility;*

The estimated useful life of the Facility is 40 years. While some components may need replacement during the operational life of the Facility, these activities are anticipated to be routine and are described elsewhere in this ASC. At the end of the estimated 40-year Facility operational life, the Facility may be decommissioned. The Facility's useful life could be extended if equipment continues to function well with routine maintenance or the Facility could be repowered with updated equipment in the same locations.

While retirement of the Facility is possible, the need for electricity generation and transmission, along with supporting facilities, is expected to increase into the foreseeable future. Substantial changes to the Facility associated with repowering, if warranted, may be approved by the Energy Facility Siting Council (Council) through the procedures outlined in OAR Chapter 345 Division 27.

## 3.0 Actions to Restore the Site

*OAR 345-021-0010(1)(x)(B) Specific actions and tasks to restore the site to a useful, non-hazardous condition;*

In accordance with the mandatory site certificate conditions identified in OAR 345-025-0006(9), prior to retiring the Facility, the Applicant will prepare and submit a Retirement Plan to the Oregon Department of Energy (ODOE) for Council approval. The Retirement Plan will describe the activities necessary to restore the site to a useful, nonhazardous condition. After Council approval of the Retirement Plan, the Applicant will obtain the necessary authorization from the appropriate regulatory agencies to proceed with restoration of the site.

The proposed final Retirement Plan will include the following specific information as required by OAR 345-027-0110(5):

- Measures to complete retirement while protecting public health, safety, and the environment.

- Information on how impacts to fish, wildlife, and the environment will be minimized during the retirement process.
- A current detailed cost estimate and information on funding for completion of retirement.
- An updated list of property owners in accordance with OAR 345-021-0010(1)(f).

Measures to decommission the Facility are anticipated to include the following:

- Removal of all facilities. Facilities to be removed will include aboveground solar and battery components, the operations and maintenance (O&M) buildings, transmission and overhead collector lines, inverter pads, the substations, and perimeter fencing.
  - Underground electrical cable will be removed to its lateral depth; buried lateral runs are assumed to be a minimum of 3 feet deep, and will be abandoned in place.
  - Solar modules will be separated from the poles and loaded into a truck or roll-off container for off-site disposal or recycling.
  - Poles will be removed from the ground and recycled as scrap metal.
  - Transformers will be decommissioned and disposed of off-site.
  - Self-contained battery components will be removed, transported, and disposed of or recycled.
  - Battery containers and associated components will be disassembled and transported off-site via truck for disposal or recycling. Materials that cannot be salvaged will be disposed of at authorized sites (as described in Exhibit W).
  - Concrete foundations for transformers, inverters, and battery storage system are assumed to be slab on grade; thus, they will be removed in their entirety. For all foundation areas, the area will be filled with soil or gravel as part of site restoration.
- Removal of access roads. Decommissioned roads will be regraded to restore the surface soil to a useful condition consistent with site zoning. Alternatively, roads may be left in place based on landowner preference. For purposes of estimating current reclamation costs, it is assumed that improved, pre-existing roads will not be decommissioned, but new access roads built for the Facility will be decommissioned.
- Site Restoration. All Facility locations and access roads will be restored to a useful condition consistent with site zoning as coordinated with the landowner. This restoration will include restoring the site to a condition suitable for agricultural uses and uses comparable with the surrounding land uses, intended land use, and then-current technologies.
- Revegetation: Vegetation will be restored to the maximum extent practicable in accordance with landowner wishes, and all areas disturbed by construction shall be landscaped in a manner compatible with the surroundings and proposed use. Disturbed areas may be regraded and reseeded with seed mixes, consistent with the Draft Revegetation Plan (see Exhibit P, Attachment P-4).

## 4.0 Decommission Cost Estimate

### 4.1 Estimate of Cost

*OAR 345-021-0010(1)(x)(C) An estimate, in current dollars, of the total and unit costs of restoring the site to a useful, non-hazardous condition;*

Attachment X-1 provides a detailed Facility retirement and restoration cost estimate for the Facility. The total retirement and restoration cost of retirement and restoration for the Facility is \$114.969 million (in Q1 2023 dollars; see Attachment X-1).

### 4.2 Estimating Methods and Assumptions

*OAR 345-021-0010(1)(x)(D) A discussion and justification of the methods and assumptions used to estimate site restoration costs; and*

The scope of work and individual tasks were established using professional experience, in collaboration with the Applicant's engineering staff and contractors. The Facility retirement is broken into individual tasks that were each estimated separately to include labor requirements, equipment needs, and duration. Production rates were established using professional experience and published standards that include RS Means<sup>1</sup>. Labor and equipment rates prevalent to the geographic area of the Facility were obtained based on U.S. Department of Labor wage determinations. After the estimate was completed, typical average markups that are industry standards were applied for contingency, overhead, and fee.

Estimating methods and assumptions specific to this estimate are as follows:

- Labor costs were developed by reviewing the U.S. Department of Labor wage determinations and rates published by RS Means. Using this method, an average rate is developed that includes base wage, fringe, and payroll tax liability. The final rate used in the estimate is an average of 40 hours of standard time and 10 hours of overtime per week, assuming a 50-hour work week during decommissioning activities.
- Equipment rates used in the estimate are developed by reviewing rates published by RS Means and historical vendor quotes. Rates include fuel, maintenance, and wear and tear of ground-engaging components. The rates assume the use of rental equipment, not owned equipment.
- Mobilization and demobilization costs reflect the actual costs to mobilize equipment, facilities, and crew to the Facility site. This amount does not include the front loading of cost from other tasks.
- Restoration is estimated on a unit cost basis, priced by task that follows the progression of work from start to finish, as illustrated in Attachment X-1. Unit costs are developed by

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<sup>1</sup> <https://www.rsmeans.com/>

including the labor, equipment, and production rate required for each individual task. RS Means and estimator experience are utilized to establish the crew, equipment, and production for each individual task. Several other miscellaneous costs have been approximated, including permits, engineering, signage, fencing, traffic control, utility disconnects, etc. In the context of the overall estimate, these are incidental costs that are covered in the estimate's contingency.

- Temporary facilities including an office trailer and eight Connex storage units have been included in the restoration cost. Additional management costs include portable toilets, first aid supplies, and utilities.
- Field management during construction activities has been included in the estimate. These include two Superintendents, two Health and Safety Representatives, and two Field Engineers. These positions are critical to the safe and successful execution of work.
- All six substations will be removed in their entirety. This will include fence removal, transformer oil removal and disposal, transformer dismantling and removal, control building demolition and removal, concrete foundation demolition and removal to at least 4 feet below grade, and miscellaneous materials removal. Transformer oil will be disposed of in accordance with applicable state and federal regulations. For cost estimating purposes, disposal is estimated at \$4 per gallon (2023 dollars). Topsoil will be placed and the area will be reseeded.
- The switchyard will be removed, which will consist of removing fencing and utilities, dismantling and removing racks and switching gear, and excavating and removing foundations to at least 4 feet below grade. Aggregate placed in the yard will be removed and the area will be backfilled and regraded. Topsoil will be placed and the area will be reseeded.
- The O&M buildings will be demolished and transported offsite for disposal. Foundations will be removed to at least 4 feet below grade, and the area will be regraded and reseeded.
- For estimating purposes, the 230-kilovolt transmission line was assumed to be composed of steel monopoles and cable. Towers were assumed to be recyclable and will be disassembled on-site and shipped off-site. Tower foundations will be removed to at least 4 feet below grade.
- Roads will be restored so that they become a part of the natural surroundings and are no longer recognizable or usable as a road. On private lands, roads will be restored at the request of the current landowner. Road gravel will be used to backfill locations where needed. It is expected that the remaining road gravel will be accepted by local receivers with no additional disposal cost.
- Battery energy storage materials will be removed and transported offsite for recycling or disposal in accordance with applicable regulatory requirements. For cost estimating purposes, it is assumed that batteries will need to be disposed offsite, with disposal fees of

\$200 per ton in 2023 dollars. Refrigerant associated with heating, ventilation, and air conditioning systems (specific to lithium-ion batteries, if selected) will be recovered in accordance with applicable state and federal regulations. Concrete foundations are assumed to be at-grade slabs and will be fully removed.

- Removal of solar arrays will consist of fence removal, solar panel removal and disposal, and removal of electrical cabling to 3 feet below grade.
  - Solar panels will be removed from the racking systems and hauled off-site for recycling or disposal. For cost estimating purposes, it is assumed that panels will not have any scrap value and disposal fees will be required.
  - Underground electrical cable will be removed to its lateral depth; lateral runs are assumed to be a minimum of 3 feet deep and will be abandoned in place.
  - Racking systems and posts will require off-site disposal and are assumed to have no scrap value but will require disposal fees.
- Inverters and transformers will be removed, and their slab foundations will be removed in their entirety.
- Site restoration will include the placement of approximately 9,756 cubic yards of topsoil on disturbed areas. With the exception of the substation and switchyard areas, it was assumed that topsoil required for restoration is available on-site as a result of the original installation.
- Reseeding is assumed to be required for the substation and switchyard areas, along with an estimated 35 percent of the areas where solar panels and associated facilities will be removed (3,304 acres). For cost estimating purposes, it is assumed that final seeding will utilize a mix of native grasses. Actual seed mix will be as agreed with ODOE.
- A contractor's Home Office, Project Management, Overhead, and Fee can vary widely by contractor. As such, averages were developed for the estimate and added as a percentage of total cost. These include 5 percent for Home Office and Project Management and 15 percent for Overhead and Fee.
- ODOE could incur additional costs in the case where the Applicant is unable to manage the decommissioning process. Additional contingencies are included in the restoration costs for ODOE incurred costs, including a 1 percent Performance Bond, 10 percent Administrative and Project Management fee, and 10 percent Future Development contingency.

## 5.0 Decommissioning Financial Assurance

Using the decommissioning cost estimates (Attachment X-1), financial assurances will be made so that the Facility is restored to a useful, non-hazardous condition (per OAR 345-022-0050). A phased approach to decommissioning security will be implemented, as described below.



Prior to construction, the Applicant will provide a decommissioning bond for the full amount of estimated decommissioning cost, in an amount satisfactory to the Council and commensurate with rates provided in Attachment X-1 to restore the site to a useful, non-hazardous conditions and will be maintained in effect at all times until the Facility has been retired (per OAR 345-025-0006(8)). The amount will be scaled to the actual Facility size based on final design using the unit costs in Attachment X-1. The Applicant understands that the Council may specify different amounts for the bond during construction and operation of the Facility.

Each phase of the Facility will hold separate financial assurances for decommissioning that portion of the Facility. The Applicant asserts that a phased approach to the decommissioning bond could be made in partnership with one or more equity investors in a project in compliance with OAR 345-022-0050.

## 6.0 Monitoring Plan

*OAR 345-021-0010(1)(x)(E) For facilities that might produce site contamination by hazardous materials, a proposed monitoring plan, such as periodic environmental site assessment and reporting, or an explanation why a monitoring plan is unnecessary.*

In the event that the Applicant elects to retire the Facility, the site will be restored to a useful, non-hazardous condition consistent with site zoning and in accordance with the final Retirement Plan approved by the Council (see Section 3.0). The Facility is not expected to cause site contamination with hazardous materials, and no contamination monitoring plan is proposed. The Facility components can be removed without significant risk of contamination.

Hazardous materials associated with the Facility will largely be limited to internal battery components, which would be removed by an authorized vendor prior to removing the equipment. Used lithium-ion or zinc batteries are not considered hazardous waste by the U.S. Environmental Protection Agency. The Facility will not have any underground storage tanks or on-site bulk storage of hazardous materials. Small quantities of lubricants, vehicle fuel, and herbicides might be transported over and across the site during operation, and leaks, spills and improper handling of these materials could occur. Given the small amounts of such materials used at the Facility site, soil contamination is unlikely, and therefore a monitoring plan is unnecessary.

## 7.0 Submittal Requirements and Approval Standards

### 7.1 Submittal Requirements

**Table X-1. Submittal Requirements Matrix**

Requirement	Location
OAR 345-021-0010(1)(x) Information about site restoration, providing evidence to support a finding by the Council as required by OAR 345-022-0050(1). The applicant must include:	-
(A) The estimated useful life of the proposed facility;	Section 2.0
(B) Specific actions and tasks to restore the site to a useful, non-hazardous condition;	Section 3.0
(C) An estimate, in current dollars, of the total and unit costs of restoring the site to a useful, non-hazardous condition;	Section 4.1
(D) A discussion and justification of the methods and assumptions used to estimate site restoration costs; and	Section 4.2
(E) For facilities that might produce site contamination by hazardous materials, a proposed monitoring plan, such as periodic environmental site assessment and reporting, or an explanation why a monitoring plan is unnecessary.	Section 6.0

### 7.2 Approval Standards

**Table X-2. Approval Standard**

Requirement	Location
<b>OAR 345-022-0050 Retirement and Financial Assurances</b>	
To issue a site certificate, the Council must find that:	-
(1) The site, taking into account mitigation, can be restored adequately to a useful, non-hazardous condition following permanent cessation of construction or operation of the facility.	Sections 2.0 through 6.0
(2) The applicant has a reasonable likelihood of obtaining a bond or letter of credit in a form and amount satisfactory to the Council to restore the site to a useful, non-hazardous condition.	Exhibit M

# **Attachment X-1. Estimated Retirement and Restoration Cost**

**Estimate Summary**

**TETRA TECH EC, INC.**

**Job Code: Sunstone Solar**

**Description: Decommissioning Estimate**

Cost Item							
CBS Position Code	Quantity UM	Description	UM/Day	Cost Source	Currency	Unit Cost	Total Cost
1	1.00 Lump Sum	SUNSTONE SOLAR RETIREMENT	0.00	Detail	U.S. Dollar	114,969,351.18	114,969,351.18
1.1	1.00 Lump Sum	Equipment & Facilities Mob / Demob	0.10	Detail	U.S. Dollar	531,771.16	531,771.16
1.1.1	1.00 Lump Sum	Equipment Mob	0.00	Detail	U.S. Dollar	162,700.00	162,700.00
Resource Code	Description	Hours	Quantity UM	Currency	Unit Cost	Total Cost	
UERNTRLG	Rental Equip Transp-Large		16.00 Each	U.S. Dollar	10,000.00	160,000.00	
UERNTRSM	Rental Equip Transp-Small		18.00 Each	U.S. Dollar	150.00	2,700.00	
1.1.2	1.00 Lump Sum	Site Facilities	0.00	Detail	U.S. Dollar	5,600.00	5,600.00
Resource Code	Description	Hours	Quantity UM	Currency	Unit Cost	Total Cost	
UOCONMOB	Connex Box Mob		8.00 Each	U.S. Dollar	300.00	2,400.00	
UOTRLTRN	Trailer Trnsp/Setup/Trdwn		4.00 Each	U.S. Dollar	800.00	3,200.00	
1.1.3	5.00 Day	Crew Mob & Site Setup	1.00	Detail	U.S. Dollar	36,347.12	181,735.58
Resource Code	Description	Hours	Quantity UM	Currency	Unit Cost	Total Cost	
L060100	GENERAL LABORER	3,000.00	60.00 Each (hourly)	U.S. Dollar	45.44	136,332.90	
L010101	OPERATOR	800.00	16.00 Each (hourly)	U.S. Dollar	56.75	45,402.68	
1.1.4	5.00 Day	Crew Demob & Site Cleanup	1.00	Detail	U.S. Dollar	36,347.12	181,735.58
Resource Code	Description	Hours	Quantity UM	Currency	Unit Cost	Total Cost	
L060100	GENERAL LABORER	3,000.00	60.00 Each (hourly)	U.S. Dollar	45.44	136,332.90	
L010101	OPERATOR	800.00	16.00 Each (hourly)	U.S. Dollar	56.75	45,402.68	
1.2	1.00 Lump Sum	Project Site Support	0.00	Detail	U.S. Dollar	1,950,322.19	1,950,322.19
1.2.1	1.00 Month	Site Facilities	0.00	Detail	U.S. Dollar	8,220.00	8,220.00
Resource Code	Description	Hours	Quantity UM	Currency	Unit Cost	Total Cost	
URCONNEX	Connex Box		8.00 Month	U.S. Dollar	150.00	1,200.00	
UROFFTRL	Office Trailer -12x60		4.00 Month	U.S. Dollar	500.00	2,000.00	
UO1STAI	1st Aid Supplies		4.00 Month	U.S. Dollar	300.00	1,200.00	
UOOFFSUP	Office Supplies(\$/prs/mo)		4.00 Month	U.S. Dollar	55.00	220.00	
URPRTAJH	Port-a-John Unit(s) (4)		12.00 Month	U.S. Dollar	300.00	3,600.00	
1.2.2	18.00 Month	Field Management	0.05	Detail	U.S. Dollar	107,894.57	1,942,102.19
Resource Code	Description	Hours	Quantity UM	Currency	Unit Cost	Total Cost	
L90FXX02	Field - Proj Superintendent	7,920.00	2.00 Each (hourly)	U.S. Dollar	83.18	658,801.44	
RPUTRK05	F-250 4X4 3/4 TON PICKUP	23,760.00	6.00 Each (hourly)	U.S. Dollar	11.07	262,904.40	
L90FEL00	Field - Engr. Tech	7,920.00	2.00 Each (hourly)	U.S. Dollar	39.57	313,426.26	
L90FXX03	Field - SHSO	7,920.00	2.00 Each (hourly)	U.S. Dollar	89.26	706,970.09	
1.3	6.00 Each	Substation Retirement	0.04	Detail	U.S. Dollar	169,560.21	1,017,361.23
1.3.1	6.00 Day	Fence Removal	1.00	Detail	U.S. Dollar	1,354.33	8,125.96
Resource Code	Description	Hours	Quantity UM	Currency	Unit Cost	Total Cost	
L010101	OPERATOR	60.00	1.00 Each (hourly)	U.S. Dollar	56.75	3,405.20	
L060100	GENERAL LABORER	60.00	1.00 Each (hourly)	U.S. Dollar	45.44	2,726.66	
RBACKH09	Deere 710J BACKHOE, 1.62CY	60.00	1.00 Each (hourly)	U.S. Dollar	33.24	1,994.10	
1.3.2	6.00 Each	Transformer Removal	0.17	Detail	U.S. Dollar	94,049.58	564,297.49
1.3.2.1	6.00 Each	Oil Removal & Disposal	1.00	Detail	U.S. Dollar	58,283.89	349,703.32

Cost Item							
CBS Position Code	Quantity UM	Description	UM/Day	Cost Source	Currency	Unit Cost	Total Cost
1.3.2.1.1	6.00 Each	Oil Removal	1.00	Detail	U.S. Dollar	908.89	5,453.32
Resource Code	Description	Hours	Quantity UM	Currency	Unit Cost	Total Cost	
L060100	GENERAL LABORER	120.00	2.00 Each (hourly)	U.S. Dollar	45.44	5,453.32	
1.3.2.1.2	84,000.00 Gallon	Oil Disposal	0.00	Detail	U.S. Dollar	4.00	336,000.00
Resource Code	Description	Hours	Quantity UM	Currency	Unit Cost	Total Cost	
USDISPOSAL	Disposal Fee's		336,000.00 Each	U.S. Dollar	1.00	336,000.00	
1.3.2.1.3	6.00 Each	Trucking - Per Load	0.00	Detail	U.S. Dollar	1,375.00	8,250.00
Resource Code	Description	Hours	Quantity UM	Currency	Unit Cost	Total Cost	
USTRUCKING	Trucking Sub		8,250.00 Each	U.S. Dollar	1.00	8,250.00	
1.3.2.2	6.00 Each	Dismantle & Loadout Transformer	0.20	Detail	U.S. Dollar	35,765.70	214,594.17
1.3.2.2.1	6.00 Each	Dismantle, Cut & Size	0.20	Detail	U.S. Dollar	30,265.70	181,594.17
Resource Code	Description	Hours	Quantity UM	Currency	Unit Cost	Total Cost	
L060100	GENERAL LABORER	1,200.00	4.00 Each (hourly)	U.S. Dollar	45.44	54,533.16	
L010101	OPERATOR	600.00	2.00 Each (hourly)	U.S. Dollar	56.75	34,052.01	
*REXCAV06A	Excav 100K w/ Bucket & Grapple	300.00	1.00 Each (hourly)	U.S. Dollar	124.54	37,360.50	
*REXCAV06E	Excav 100K w/ Shear	300.00	1.00 Each (hourly)	U.S. Dollar	185.50	55,648.50	
1.3.2.2.2	24.00 Each	Trucking - Per Load	0.00	Detail	U.S. Dollar	1,375.00	33,000.00
Resource Code	Description	Hours	Quantity UM	Currency	Unit Cost	Total Cost	
USTRUCKING	Trucking Sub		33,000.00 Each	U.S. Dollar	1.00	33,000.00	
1.3.3	6.00 Each	Remove Control Building	2.00	Detail	U.S. Dollar	2,508.66	15,051.98
1.3.3.1	6.00 Each	Demo	2.00	Detail	U.S. Dollar	1,133.66	6,801.98
Resource Code	Description	Hours	Quantity UM	Currency	Unit Cost	Total Cost	
L060100	GENERAL LABORER	30.00	1.00 Each (hourly)	U.S. Dollar	45.44	1,363.33	
L010101	OPERATOR	30.00	1.00 Each (hourly)	U.S. Dollar	56.75	1,702.60	
*REXCAV06A	Excav 100K w/ Bucket & Grapple	30.00	1.00 Each (hourly)	U.S. Dollar	124.54	3,736.05	
1.3.3.2	6.00 Each	Trucking - Per Load	0.00	Detail	U.S. Dollar	1,375.00	8,250.00
Resource Code	Description	Hours	Quantity UM	Currency	Unit Cost	Total Cost	
USTRUCKING	Trucking Sub		8,250.00 Each	U.S. Dollar	1.00	8,250.00	
1.3.4	6.00 Day	UG Utility & Ground Removal	1.00	Detail	U.S. Dollar	1,354.33	8,125.96
Resource Code	Description	Hours	Quantity UM	Currency	Unit Cost	Total Cost	
L010101	OPERATOR	60.00	1.00 Each (hourly)	U.S. Dollar	56.75	3,405.20	
L060100	GENERAL LABORER	60.00	1.00 Each (hourly)	U.S. Dollar	45.44	2,726.66	
RBACKH09	Deere 710J BACKHOE, 1.62CY	60.00	1.00 Each (hourly)	U.S. Dollar	33.24	1,994.10	
1.3.5	6,000.00 Cubic Yard	Remove Foundations To Subgrade	73.68	Detail	U.S. Dollar	27.85	167,080.08
1.3.5.1	6,000.00 Cubic Yard	Excavate / Remove Foundation - Various Depth	280.00	Detail	U.S. Dollar	15.87	95,239.50
Resource Code	Description	Hours	Quantity UM	Currency	Unit Cost	Total Cost	
L060100	GENERAL LABORER	214.29	1.00 Each (hourly)	U.S. Dollar	45.44	9,738.06	
L010101	OPERATOR	428.57	2.00 Each (hourly)	U.S. Dollar	56.75	24,322.86	
*REXCAV06C	Excav 100K w/ Hammer	214.29	1.00 Each (hourly)	U.S. Dollar	160.97	34,492.50	

Cost Item							
CBS Position Code	Quantity UM	Description	UM/Day	Cost Source	Currency	Unit Cost	Total Cost
*REXCAV06A	Excav 100K w/ Bucket & Grapple	214.29	1.00 Each (hourly)	U.S. Dollar		124.54	26,686.07
1.3.5.2	6,000.00 Cubic Yard	Concrete Transport Offsite	100.00	Detail	U.S. Dollar	11.97	71,840.58
Resource Code	Description	Hours	Quantity UM	Currency		Unit Cost	Total Cost
RDUTRK06	CAT D350D, 18CY-24CY	600.00	1.00 Each (hourly)	U.S. Dollar		74.29	44,574.00
L080940	TEAMSTER	600.00	1.00 Each (hourly)	U.S. Dollar		45.44	27,266.58
1.3.6	6.00 Each	Misc. Material Disposal	0.00	Detail	U.S. Dollar	2,475.00	14,850.00
1.3.6.1	6.00 Each	Trucking - Per Load	0.00	Detail	U.S. Dollar	1,375.00	8,250.00
Resource Code	Description	Hours	Quantity UM	Currency		Unit Cost	Total Cost
USTRUCKING	Trucking Sub		8,250.00 Each	U.S. Dollar		1.00	8,250.00
1.3.6.2	120.00 Ton	Disposal Cost	0.00	Detail	U.S. Dollar	55.00	6,600.00
Resource Code	Description	Hours	Quantity UM	Currency		Unit Cost	Total Cost
USDISPOSAL	Disposal Fee's		6,600.00 Each	U.S. Dollar		1.00	6,600.00
1.3.7	6.00 Each	Restore Yard	0.19	Detail	U.S. Dollar	39,971.63	239,829.77
1.3.7.1	9.60 Acre	Remove Aggregate / Backfill / Regrade	1.60	Detail	U.S. Dollar	2,115.37	20,307.54
Resource Code	Description	Hours	Quantity UM	Currency		Unit Cost	Total Cost
L060100	GENERAL LABORER	120.00	2.00 Each (hourly)	U.S. Dollar		45.44	5,453.32
L010101	OPERATOR	120.00	2.00 Each (hourly)	U.S. Dollar		56.75	6,810.40
REXCAV06B	Gradall - Excavator	60.00	1.00 Each (hourly)	U.S. Dollar		75.73	4,543.72
*RDOZER08	CAT D6 LGP Dozer	60.00	1.00 Each (hourly)	U.S. Dollar		58.34	3,500.10
1.3.7.2	7,740.00 Cubic Yard	Vegetative Cover	300.00	Detail	U.S. Dollar	27.74	214,722.23
1.3.7.2.1	7,740.00 Cubic Yard	Topsoil, Delivered	0.00	Detail	U.S. Dollar	20.00	154,800.00
Resource Code	Description	Hours	Quantity UM	Currency		Unit Cost	Total Cost
IMSOIL	Topsoil		7,740.00 Cubic Yard	U.S. Dollar		20.00	154,800.00
1.3.7.2.2	7,740.00 Cubic Yard	Placement	300.00	Detail	U.S. Dollar	7.74	59,922.23
Resource Code	Description	Hours	Quantity UM	Currency		Unit Cost	Total Cost
L010101	OPERATOR	516.00	2.00 Each (hourly)	U.S. Dollar		56.75	29,284.73
RDOZER08	CAT D6N XL	516.00	2.00 Each (hourly)	U.S. Dollar		59.38	30,637.50
1.3.7.3	9.60 Acre	Re-Seed With Native Vegetation	0.00	Detail	U.S. Dollar	500.00	4,800.00
Resource Code	Description	Hours	Quantity UM	Currency		Unit Cost	Total Cost
USLANDSCAPE	Landscape Sub		9.60 Acre	U.S. Dollar		500.00	4,800.00
1.4	2.00 Each	Switchyard Retirement	0.08	Detail	U.S. Dollar	57,806.42	115,612.85
1.4.1	2.00 Day	Fence Removal	1.00	Detail	U.S. Dollar	1,354.33	2,708.65
Resource Code	Description	Hours	Quantity UM	Currency		Unit Cost	Total Cost
L010101	OPERATOR	20.00	1.00 Each (hourly)	U.S. Dollar		56.75	1,135.07
L060100	GENERAL LABORER	20.00	1.00 Each (hourly)	U.S. Dollar		45.44	908.89
RBACKH09	Deere 710J BACKHOE, 1.62CY	20.00	1.00 Each (hourly)	U.S. Dollar		33.24	664.70
1.4.2	2.00 Day	UG Utility & Ground Removal	1.00	Detail	U.S. Dollar	1,354.33	2,708.65
Resource Code	Description	Hours	Quantity UM	Currency		Unit Cost	Total Cost
L010101	OPERATOR	20.00	1.00 Each (hourly)	U.S. Dollar		56.75	1,135.07
L060100	GENERAL LABORER	20.00	1.00 Each (hourly)	U.S. Dollar		45.44	908.89
RBACKH09	Deere 710J BACKHOE, 1.62CY	20.00	1.00 Each (hourly)	U.S. Dollar		33.24	664.70

Cost Item							
CBS Position Code	Quantity UM	Description	UM/Day	Cost Source	Currency	Unit Cost	Total Cost
1.4.3	2.00 Each	Dismantle & Loadout Racks & Switching	0.50	Detail	U.S. Dollar	13,481.28	26,962.56
1.4.3.1	2.00 Each	Dismantle, Cut & Size	0.50	Detail	U.S. Dollar	12,106.28	24,212.56
Resource Code	Description	Hours	Quantity UM	Currency	Unit Cost	Total Cost	
L060100	GENERAL LABORER	160.00	4.00 Each (hourly)	U.S. Dollar	45.44	7,271.09	
L010101	OPERATOR	80.00	2.00 Each (hourly)	U.S. Dollar	56.75	4,540.27	
*REXCAV06A	Excav 100K w/ Bucket & Grapple	40.00	1.00 Each (hourly)	U.S. Dollar	124.54	4,981.40	
*REXCAV06E	Excav 100K w/ Shear	40.00	1.00 Each (hourly)	U.S. Dollar	185.50	7,419.80	
1.4.3.2	2.00 Each	Trucking - Per Load	0.00	Detail	U.S. Dollar	1,375.00	2,750.00
Resource Code	Description	Hours	Quantity UM	Currency	Unit Cost	Total Cost	
USTRUCKING	Trucking Sub		2,750.00 Each	U.S. Dollar	1.00	2,750.00	
1.4.4	568.00 Cubic Yard	Remove Foundations To Subgrade	73.68	Detail	U.S. Dollar	27.85	15,816.91
1.4.4.1	568.00 Cubic Yard	Excavate / Remove Foundation - Various Depth	280.00	Detail	U.S. Dollar	15.87	9,016.01
Resource Code	Description	Hours	Quantity UM	Currency	Unit Cost	Total Cost	
L060100	GENERAL LABORER	20.29	1.00 Each (hourly)	U.S. Dollar	45.44	921.87	
L010101	OPERATOR	40.57	2.00 Each (hourly)	U.S. Dollar	56.75	2,302.56	
*REXCAV06C	Excav 100K w/ Hammer	20.29	1.00 Each (hourly)	U.S. Dollar	160.97	3,265.29	
*REXCAV06A	Excav 100K w/ Bucket & Grapple	20.29	1.00 Each (hourly)	U.S. Dollar	124.54	2,526.28	
1.4.4.2	568.00 Cubic Yard	Concrete Transport Offsite	100.00	Detail	U.S. Dollar	11.97	6,800.91
Resource Code	Description	Hours	Quantity UM	Currency	Unit Cost	Total Cost	
RDUTRK06	CAT D350D, 18CY-24CY	56.80	1.00 Each (hourly)	U.S. Dollar	74.29	4,219.67	
L080940	TEAMSTER	56.80	1.00 Each (hourly)	U.S. Dollar	45.44	2,581.24	
1.4.5	2.00 Each	Misc. Material Disposal	0.00	Detail	U.S. Dollar	2,475.00	4,950.00
1.4.5.1	2.00 Each	Trucking - Per Load	0.00	Detail	U.S. Dollar	1,375.00	2,750.00
Resource Code	Description	Hours	Quantity UM	Currency	Unit Cost	Total Cost	
USTRUCKING	Trucking Sub		2,750.00 Each	U.S. Dollar	1.00	2,750.00	
1.4.5.2	40.00 Ton	Disposal Cost	0.00	Detail	U.S. Dollar	55.00	2,200.00
Resource Code	Description	Hours	Quantity UM	Currency	Unit Cost	Total Cost	
USDISPOSAL	Disposal Fee's		2,200.00 Each	U.S. Dollar	1.00	2,200.00	
1.4.6	2.00 Each	Restore Yard	0.24	Detail	U.S. Dollar	31,233.04	62,466.07
1.4.6.1	2.50 Acre	Remove Aggregate / Backfill / Regrade	1.60	Detail	U.S. Dollar	2,115.37	5,288.42
Resource Code	Description	Hours	Quantity UM	Currency	Unit Cost	Total Cost	
L060100	GENERAL LABORER	31.25	2.00 Each (hourly)	U.S. Dollar	45.44	1,420.13	
L010101	OPERATOR	31.25	2.00 Each (hourly)	U.S. Dollar	56.75	1,773.54	
REXCAV06B	Gradall - Excavator	15.63	1.00 Each (hourly)	U.S. Dollar	75.73	1,183.26	
*RDOZER08	CAT D6 LGP Dozer	15.63	1.00 Each (hourly)	U.S. Dollar	58.34	911.48	
1.4.6.2	2,016.00 Cubic Yard	Vegetative Cover	300.00	Detail	U.S. Dollar	27.74	55,927.65
1.4.6.2.1	2,016.00 Cubic Yard	Topsoil, Delivered	0.00	Detail	U.S. Dollar	20.00	40,320.00
Resource Code	Description	Hours	Quantity UM	Currency	Unit Cost	Total Cost	
IMSOIL	Topsoil		2,016.00 Cubic Yard	U.S. Dollar	20.00	40,320.00	
1.4.6.2.2	2,016.00 Cubic Yard	Placement	300.00	Detail	U.S. Dollar	7.74	15,607.65
Resource Code	Description	Hours	Quantity UM	Currency	Unit Cost	Total Cost	

Cost Item								
CBS Position Code	Quantity UM	Description	UM/Day	Cost Source	Currency	Unit Cost	Total Cost	
L010101	OPERATOR		134.40	2.00 Each (hourly)	U.S. Dollar	56.75	7,627.65	
RDOZER08	CAT D6N XL		134.40	2.00 Each (hourly)	U.S. Dollar	59.38	7,980.00	
1.4.6.3	2.50 Acre	Re-Seed With Native Vegetation		0.00	Detail	U.S. Dollar	500.00	1,250.00
Resource Code	Description	Hours	Quantity UM	Currency	Unit Cost	Total Cost		
USLANDSCAPE	Landscape Sub		2.50 Acre	U.S. Dollar	500.00	1,250.00		
1.5	1.00 Lump Sum	Transmission Line Retirement		0.00	Detail	U.S. Dollar	1,980,848.61	1,980,848.61
1.5.1	200.00 Each	Structure Removal		1.00	Detail	U.S. Dollar	4,978.95	995,789.70
1.5.1.1	200.00 Each	Cut / Lower Structure		2.00	Detail	U.S. Dollar	1,914.80	382,960.55
Resource Code	Description	Hours	Quantity UM	Currency	Unit Cost	Total Cost		
L060100	GENERAL LABORER	4,000.00	4.00 Each (hourly)	U.S. Dollar	45.44	181,777.20		
L010101	OPERATOR	1,000.00	1.00 Each (hourly)	U.S. Dollar	56.75	56,753.35		
*RXMISC14	MAN LIFT GAS 125ft	1,000.00	1.00 Each (hourly)	U.S. Dollar	53.52	53,520.00		
*RXMISC23	GROVE RT 200 TON	1,000.00	1.00 Each (hourly)	U.S. Dollar	90.91	90,910.00		
1.5.1.2	200.00 Each	Cut / Size Structure & Loadout		2.00	Detail	U.S. Dollar	2,101.65	420,329.15
Resource Code	Description	Hours	Quantity UM	Currency	Unit Cost	Total Cost		
L060100	GENERAL LABORER	6,000.00	6.00 Each (hourly)	U.S. Dollar	45.44	272,665.80		
L010101	OPERATOR	1,000.00	1.00 Each (hourly)	U.S. Dollar	56.75	56,753.35		
*RXMISC23	GROVE RT 200 TON	1,000.00	1.00 Each (hourly)	U.S. Dollar	90.91	90,910.00		
1.5.1.3	140.00 Each	Trucking - Per Load		0.00	Detail	U.S. Dollar	1,375.00	192,500.00
Resource Code	Description	Hours	Quantity UM	Currency	Unit Cost	Total Cost		
USTRUCKING	Trucking Sub		192,500.00 Each	U.S. Dollar	1.00	192,500.00		
<b>Notes:</b> ***** Assume 9 ton per steel structure and cable span *****								
1.5.2	200.00 Each	Remove Foundations To Subgrade		0.98	Detail	U.S. Dollar	4,925.29	985,058.91
1.5.2.1	200.00 Each	Excavate / Remove Foundation - Various Depth		1.00	Detail	U.S. Dollar	4,898.95	979,790.60
Resource Code	Description	Hours	Quantity UM	Currency	Unit Cost	Total Cost		
L060100	GENERAL LABORER	4,000.00	2.00 Each (hourly)	U.S. Dollar	45.44	181,777.20		
L010101	OPERATOR	4,000.00	2.00 Each (hourly)	U.S. Dollar	56.75	227,013.40		
*REXCAV06C	Excav 100K w/ Hammer	2,000.00	1.00 Each (hourly)	U.S. Dollar	160.97	321,930.00		
*REXCAV06A	Excav 100K w/ Bucket & Grapple	2,000.00	1.00 Each (hourly)	U.S. Dollar	124.54	249,070.00		
1.5.2.2	330.00 Cubic Yard	Concrete Transport Offsite		75.00	Detail	U.S. Dollar	15.96	5,268.31
Resource Code	Description	Hours	Quantity UM	Currency	Unit Cost	Total Cost		
RDUTRK06	CAT D350D, 18CY-24CY	44.00	1.00 Each (hourly)	U.S. Dollar	74.29	3,268.76		
L080940	TEAMSTER	44.00	1.00 Each (hourly)	U.S. Dollar	45.44	1,999.55		
1.6	4.00 Each	O&M Building Removal		0.21	Detail	U.S. Dollar	26,163.89	104,655.58
1.6.1	160.00 Ton	Structure Demo		10.00	Detail	U.S. Dollar	514.43	82,308.05
Resource Code	Description	Hours	Quantity UM	Currency	Unit Cost	Total Cost		
*REXCAV06A	Excav 100K w/ Bucket & Grapple	160.00	1.00 Each (hourly)	U.S. Dollar	124.54	19,925.60		
*REXCAV06E	Excav 100K w/ Shear	160.00	1.00 Each (hourly)	U.S. Dollar	185.50	29,679.20		
L010101	OPERATOR	320.00	2.00 Each (hourly)	U.S. Dollar	56.75	18,161.07		
L060100	GENERAL LABORER	320.00	2.00 Each (hourly)	U.S. Dollar	45.44	14,542.18		
1.6.2	200.00 Cubic Yard	Remove Foundations To Subgrade		71.43	Detail	U.S. Dollar	35.74	7,147.53



Cost Item							
CBS Position Code	Quantity UM	Description	UM/Day	Cost Source	Currency	Unit Cost	Total Cost
1.6.2.1	200.00 Cubic Yard	Excavate / Remove Foundation - Various Depth	250.00	Detail	U.S. Dollar	17.78	3,555.61
Resource Code	Description	Hours	Quantity UM	Currency	Unit Cost	Total Cost	
L060100	GENERAL LABORER	8.00	1.00 Each (hourly)	U.S. Dollar	45.44	363.55	
L010101	OPERATOR	16.00	2.00 Each (hourly)	U.S. Dollar	56.75	908.05	
*REXCAV06C	Excav 100K w/ Hammer	8.00	1.00 Each (hourly)	U.S. Dollar	160.97	1,287.72	
*REXCAV06A	Excav 100K w/ Bucket & Grapple	8.00	1.00 Each (hourly)	U.S. Dollar	124.54	996.28	
1.6.2.2	200.00 Cubic Yard	Concrete Transport Offsite	100.00	Detail	U.S. Dollar	17.96	3,591.92
Resource Code	Description	Hours	Quantity UM	Currency	Unit Cost	Total Cost	
RDUTRK06	CAT D350D, 18CY-24CY	20.00	1.00 Each (hourly)	U.S. Dollar	74.29	1,485.80	
L080940	TEAMSTER	20.00	1.00 Each (hourly)	U.S. Dollar	45.44	908.89	
L010101	OPERATOR	10.00	0.50 Each (hourly)	U.S. Dollar	56.75	567.53	
RFELWH09	CAT 966F LOADER, 4.25CY	10.00	0.50 Each (hourly)	U.S. Dollar	62.97	629.70	
1.6.3	160.00 Ton	Material T&D	0.00	Detail	U.S. Dollar	95.00	15,200.00
Resource Code	Description	Hours	Quantity UM	Currency	Unit Cost	Total Cost	
USTRUCKING	Trucking Sub		10,400.00 Each	U.S. Dollar	1.00	10,400.00	
USDISPOSAL	Disposal Fee's		4,800.00 Each	U.S. Dollar	1.00	4,800.00	
1.7	1,745.00 MW	DC Storage Retirement	2.47	Detail	U.S. Dollar	3,101.35	5,411,852.14
1.7.1	1,745.00 MW	Battery Removal & Disposal	5.00	Detail	U.S. Dollar	1,984.59	3,463,111.34
1.7.1.1	349.00 Day	Remove Batteries, Load For Transport	1.00	Detail	U.S. Dollar	3,159.56	1,102,685.74
Resource Code	Description	Hours	Quantity UM	Currency	Unit Cost	Total Cost	
L060100	GENERAL LABORER	20,940.00	6.00 Each (hourly)	U.S. Dollar	45.44	951,603.64	
RLIFTS05	JCB 508C, 8,000lbs FRKLFT	6,980.00	2.00 Each (hourly)	U.S. Dollar	21.65	151,082.10	
1.7.1.2	576.00 Each	Transport Batteries	0.00	Detail	U.S. Dollar	1,480.60	852,825.60
1.7.1.2.1	576.00 Each	Roll Off Liners	0.00	Detail	U.S. Dollar	105.60	60,825.60
Resource Code	Description	Hours	Quantity UM	Currency	Unit Cost	Total Cost	
UODCLINER	Rolloff Liner		576.00 Each	U.S. Dollar	105.60	60,825.60	
1.7.1.2.2	576.00 Each	Trucking - Per Load	0.00	Detail	U.S. Dollar	1,375.00	792,000.00
Resource Code	Description	Hours	Quantity UM	Currency	Unit Cost	Total Cost	
USTRUCKING	Trucking Sub		792,000.00 Each	U.S. Dollar	1.00	792,000.00	
1.7.1.3	7,538.00 Ton	Disposal Fee's	0.00	Detail	U.S. Dollar	200.00	1,507,600.00
Resource Code	Description	Hours	Quantity UM	Currency	Unit Cost	Total Cost	
USDISPOSAL	Disposal Fee's		1,507,600.00 Each	U.S. Dollar	1.00	1,507,600.00	
1.7.2	1,745.00 MW	Structure & Components Removal	4.90	Detail	U.S. Dollar	1,116.76	1,948,740.79
1.7.2.1	174.50 Day	Refrigerant Recovery	1.00	Detail	U.S. Dollar	1,275.93	222,649.44
Resource Code	Description	Hours	Quantity UM	Currency	Unit Cost	Total Cost	
L010110	Craft - MEP	3,490.00	2.00 Each (hourly)	U.S. Dollar	63.80	222,649.44	
1.7.2.2	5,723.60 Ton	Structure Demo	43.33	Detail	U.S. Dollar	118.71	679,468.76
Resource Code	Description	Hours	Quantity UM	Currency	Unit Cost	Total Cost	
*REXCAV06A	Excav 100K w/ Bucket & Grapple	1,320.83	1.00 Each (hourly)	U.S. Dollar	124.54	164,489.66	
*REXCAV06E	Excav 100K w/ Shear	1,320.83	1.00 Each (hourly)	U.S. Dollar	185.50	245,007.50	
L010101	OPERATOR	2,641.66	2.00 Each (hourly)	U.S. Dollar	56.75	149,923.14	

Cost Item							
CBS Position Code	Quantity UM	Description	UM/Day	Cost Source	Currency	Unit Cost	Total Cost
L060100	GENERAL LABORER		2,641.66	2.00 Each (hourly)	U.S. Dollar	45.44	120,048.46
1.7.2.3	575.85 Each	Trucking - Per Load		0.00	Detail U.S. Dollar	1,375.00	791,793.75
Resource Code	Description	Hours	Quantity UM	Currency	Unit Cost	Total Cost	
USTRUCKING	Trucking Sub		791,793.75 Each	U.S. Dollar	1.00	791,793.75	
1.7.2.4	152,687.50 Gallon	Glycol Recovery & Disposal		0.00	Detail U.S. Dollar	1.00	152,687.50
Resource Code	Description	Hours	Quantity UM	Currency	Unit Cost	Total Cost	
USLIQUID	Liquids T&D		152,687.50 Each	U.S. Dollar	1.00	152,687.50	
1.7.2.5	3,667.99 Cubic Yard	Remove Foundations To Subgrade		73.68	Detail U.S. Dollar	27.85	102,141.34
1.7.2.5.1	3,667.99 Cubic Yard	Excavate / Remove Foundation		280.00	Detail U.S. Dollar	15.87	58,222.92
Resource Code	Description	Hours	Quantity UM	Currency	Unit Cost	Total Cost	
L060100	GENERAL LABORER	131.00	1.00 Each (hourly)	U.S. Dollar	45.44	5,953.19	
L010101	OPERATOR	262.00	2.00 Each (hourly)	U.S. Dollar	56.75	14,869.34	
*REXCAV06C	Excav 100K w/ Hammer	131.00	1.00 Each (hourly)	U.S. Dollar	160.97	21,086.36	
*REXCAV06A	Excav 100K w/ Bucket & Grapple	131.00	1.00 Each (hourly)	U.S. Dollar	124.54	16,314.04	
1.7.2.5.2	3,667.99 Cubic Yard	Concrete Transport Offsite		100.00	Detail U.S. Dollar	11.97	43,918.42
Resource Code	Description	Hours	Quantity UM	Currency	Unit Cost	Total Cost	
RDUTRK06	CAT D350D, 18CY-24CY	366.80	1.00 Each (hourly)	U.S. Dollar	74.29	27,249.50	
L080940	TEAMSTER	366.80	1.00 Each (hourly)	U.S. Dollar	45.44	16,668.92	
1.8	1.00 Lump Sum	Solar Array Retirement		0.00	Detail U.S. Dollar	45,035,158.86	45,035,158.86
1.8.1	306,240.00 Linear Feet	Fence Removal		5,124.80	Detail U.S. Dollar	1.31	399,882.09
1.8.1.1	306,240.00 Linear Feet	Fence Removal		5,124.80	Detail U.S. Dollar	1.06	324,257.09
Resource Code	Description	Hours	Quantity UM	Currency	Unit Cost	Total Cost	
L010101	OPERATOR	1,792.69	3.00 Each (hourly)	U.S. Dollar	56.75	101,741.41	
L060100	GENERAL LABORER	3,585.39	6.00 Each (hourly)	U.S. Dollar	45.44	162,935.48	
RBACKH09	Deere 710J BACKHOE, 1.62CY	1,792.69	3.00 Each (hourly)	U.S. Dollar	33.24	59,580.20	
1.8.1.2	55.00 Each	Trucking - Per Load		0.00	Detail U.S. Dollar	1,375.00	75,625.00
Resource Code	Description	Hours	Quantity UM	Currency	Unit Cost	Total Cost	
USTRUCKING	Trucking Sub		75,625.00 Each	U.S. Dollar	1.00	75,625.00	
1.8.2	3,937,536.00 Each	Solar Panel Removal & Disposal		10,000.00	Detail U.S. Dollar	6.54	25,749,571.62
1.8.2.1	3,937,536.00 Each	Solar Panel Removal		10,000.00	Detail U.S. Dollar	3.06	12,033,891.62
Resource Code	Description	Hours	Quantity UM	Currency	Unit Cost	Total Cost	
RLIFTS05	JCB 508C, 8,000lbs FRKLFT	39,375.36	10.00 Each (hourly)	U.S. Dollar	21.65	852,279.67	
L010101	OPERATOR	39,375.36	10.00 Each (hourly)	U.S. Dollar	56.75	2,234,683.59	
L060100	GENERAL LABORER	196,876.80	50.00 Each (hourly)	U.S. Dollar	45.44	8,946,928.36	
<b>Notes:</b> *****							
Assumed production: 20 panels per laborer per hour, Includes packaging and preparing for shipment offsite. *****							
1.8.2.2	5,250.00 Each	Trucking - Per Load		0.00	Detail U.S. Dollar	1,375.00	7,218,750.00
Resource Code	Description	Hours	Quantity UM	Currency	Unit Cost	Total Cost	
USTRUCKING	Trucking Sub		7,218,750.00 Each	U.S. Dollar	1.00	7,218,750.00	
<b>Notes:</b> *****							
Assumption: 45,000 lbs per load *****							

Cost Item							
CBS Position Code	Quantity UM	Description	UM/Day	Cost Source	Currency	Unit Cost	Total Cost
1.8.2.3	118,126.00 Ton	Disposal Cost	0.00	Detail	U.S. Dollar	55.00	6,496,930.00
Resource Code	Description	Hours	Quantity UM	Currency	Unit Cost	Total Cost	
USDISPOSAL	Disposal Fee's		6,496,930.00 Each	U.S. Dollar	1.00	6,496,930.00	
<b>Notes:</b> ***** Assumption: 3,937,536 modules x 60 lbs each *****							
1.8.3	1.00 Lump Sum	Solar Rack (Trackers) & Post Removal	0.00	Detail	U.S. Dollar	18,885,705.16	18,885,705.16
1.8.3.1	65,625.00 Each	Solar Rack (Trackers) & Post Removal	160.00	Detail	U.S. Dollar	257.21	16,879,580.16
Resource Code	Description	Hours	Quantity UM	Currency	Unit Cost	Total Cost	
L010101	OPERATOR	65,625.00	16.00 Each (hourly)	U.S. Dollar	56.75	3,724,438.59	
L060100	GENERAL LABORER	65,625.00	16.00 Each (hourly)	U.S. Dollar	45.44	2,982,282.19	
*REXCAV06A	Excav 100K w/ Bucket & Grapple	32,812.50	8.00 Each (hourly)	U.S. Dollar	124.54	4,086,304.69	
*REXCAV06E	Excav 100K w/ Shear	32,812.50	8.00 Each (hourly)	U.S. Dollar	185.50	6,086,554.69	
<b>Notes:</b> ***** Assumed production: .5 hour per rack per crew. Crew to include 1 excavator w/shear, 1 excavator w/grapple, 2 operators and 2 laborers. Includes post removal and sizing of steel for sale as scrap, and loadout to haul trucks. *****							
1.8.3.2	1,459.00 Each	Trucking - Per Load	0.00	Detail	U.S. Dollar	1,375.00	2,006,125.00
Resource Code	Description	Hours	Quantity UM	Currency	Unit Cost	Total Cost	
USTRUCKING	Trucking Sub		2,006,125.00 Each	U.S. Dollar	1.00	2,006,125.00	
<b>Notes:</b> ***** Assumption: 45,000 lbs per load *****							
1.9	318.00 Each	Inverter / Transformer Removal	0.50	Detail	U.S. Dollar	5,616.16	1,785,939.68
1.9.1	318.00 Each	Disconnect Electrical	1.00	Detail	U.S. Dollar	1,203.06	382,572.13
Resource Code	Description	Hours	Quantity UM	Currency	Unit Cost	Total Cost	
L010110	Craft - MEP	3,180.00	1.00 Each (hourly)	U.S. Dollar	63.80	202,872.55	
L060100	GENERAL LABORER	3,180.00	1.00 Each (hourly)	U.S. Dollar	45.44	144,512.87	
RPUTRK05	F-250 4X4 3/4 TON PICKUP	3,180.00	1.00 Each (hourly)	U.S. Dollar	11.07	35,186.70	
1.9.2	318.00 Each	Loadout Inverter & Transformer	1.00	Detail	U.S. Dollar	3,038.11	966,117.55
Resource Code	Description	Hours	Quantity UM	Currency	Unit Cost	Total Cost	
L060100	GENERAL LABORER	12,720.00	4.00 Each (hourly)	U.S. Dollar	45.44	578,051.50	
L010101	OPERATOR	3,180.00	1.00 Each (hourly)	U.S. Dollar	56.75	180,475.65	
RHYDCR06	GROVE RT880 73 TON	3,180.00	1.00 Each (hourly)	U.S. Dollar	65.28	207,590.40	
1.9.3	318.00 Each	Trucking - Per Load	0.00	Detail	U.S. Dollar	1,375.00	437,250.00
Resource Code	Description	Hours	Quantity UM	Currency	Unit Cost	Total Cost	
USTRUCKING	Trucking Sub		437,250.00 Each	U.S. Dollar	1.00	437,250.00	
1.10	633,990.00 Cubic Yard	Remove Inverter / Transformer / BESS Foundations	73.68	Detail	U.S. Dollar	27.85	17,654,516.65
1.10.1	633,990.00 Cubic Yard	Excavate / Remove Foundation	280.00	Detail	U.S. Dollar	15.87	10,063,481.77
Resource Code	Description	Hours	Quantity UM	Currency	Unit Cost	Total Cost	
L060100	GENERAL LABORER	22,642.50	1.00 Each (hourly)	U.S. Dollar	45.44	1,028,972.56	
L010101	OPERATOR	45,285.00	2.00 Each (hourly)	U.S. Dollar	56.75	2,570,075.45	
*REXCAV06C	Excav 100K w/ Hammer	22,642.50	1.00 Each (hourly)	U.S. Dollar	160.97	3,644,650.01	
*REXCAV06A	Excav 100K w/ Bucket & Grapple	22,642.50	1.00 Each (hourly)	U.S. Dollar	124.54	2,819,783.74	
1.10.2	633,990.00 Cubic Yard	Concrete Transport Offsite	100.00	Detail	U.S. Dollar	11.97	7,591,034.89

Cost Item							
CBS Position Code	Quantity UM	Description	UM/Day	Cost Source	Currency	Unit Cost	Total Cost
<b>Resource Code</b>	<b>Description</b>	<b>Hours</b>	<b>Quantity UM</b>	<b>Currency</b>		<b>Unit Cost</b>	<b>Total Cost</b>
RDUTRK06	CAT D350D, 18CY-24CY	63,399.00	1.00 Each (hourly)	U.S. Dollar		74.29	4,709,911.71
L080940	TEAMSTER	63,399.00	1.00 Each (hourly)	U.S. Dollar		45.44	2,881,123.18
1.11	1.00 Lump Sum	Site Restoration - Partial Site Seeding	0.00	Detail	U.S. Dollar	3,100,153.77	3,100,153.77
1.11.1	290,400.00 Linear Feet	Site Roads - Removal & Restoration	5,000.00	Detail	U.S. Dollar	1.71	497,524.00
<b>Resource Code</b>	<b>Description</b>	<b>Hours</b>	<b>Quantity UM</b>	<b>Currency</b>		<b>Unit Cost</b>	<b>Total Cost</b>
*RDOZER08	CAT D6 LGP Dozer	2,323.20	4.00 Each (hourly)	U.S. Dollar		58.34	135,523.87
L010101	OPERATOR	4,065.60	7.00 Each (hourly)	U.S. Dollar		56.75	230,736.42
RDUTRK06	CAT D350D, 18CY-24CY	1,161.60	2.00 Each (hourly)	U.S. Dollar		74.29	86,295.26
*RFELWH08C	CAT 980 LOADER	580.80	1.00 Each (hourly)	U.S. Dollar		77.43	44,968.44
<b>Notes:</b> ***** Assume topsoil for restoration available onsite. *****							
1.11.2	3,304.00 Acre	Spot Grade Disturbed Areas	16.00	Detail	U.S. Dollar	287.72	950,629.77
<b>Resource Code</b>	<b>Description</b>	<b>Hours</b>	<b>Quantity UM</b>	<b>Currency</b>		<b>Unit Cost</b>	<b>Total Cost</b>
*RDOZER08	CAT D6 LGP Dozer	8,260.00	4.00 Each (hourly)	U.S. Dollar		58.34	481,847.10
L010101	OPERATOR	8,260.00	4.00 Each (hourly)	U.S. Dollar		56.75	468,782.67
<b>Notes:</b> ***** Assumption: 9,441 acres total property area. Assume that 35% of the area disturbed by construction will be regraded. *****							
1.11.3	3,304.00 Acre	Re-Seed With Native Vegetation - Roads & Areas Disturbed By Construction	0.00	Detail	U.S. Dollar	500.00	1,652,000.00
<b>Resource Code</b>	<b>Description</b>	<b>Hours</b>	<b>Quantity UM</b>	<b>Currency</b>		<b>Unit Cost</b>	<b>Total Cost</b>
USLANDSCAPE	Landscape Sub		3,304.00 Acre	U.S. Dollar		500.00	1,652,000.00
<b>Notes:</b> ***** Assumption: 9,441 acres total property area. Assume that 35% of the area disturbed by construction will be re-seeded. *****							
1.12	1.00 Lump Sum	Contractor Markups	0.00	Detail	U.S. Dollar	16,327,799.95	16,327,799.95
1.12.1	1.00 Lump Sum	Home Office, Project Management (5% Of Cost)	0.00	Detail	U.S. Dollar	3,934,409.65	3,934,409.65
<b>Resource Code</b>	<b>Description</b>	<b>Hours</b>	<b>Quantity UM</b>	<b>Currency</b>		<b>Unit Cost</b>	<b>Total Cost</b>
USMARKUP5	5% Markup		78,688,193.00 Each	U.S. Dollar		0.05	3,934,409.65
1.12.2	1.00 Lump Sum	Contractor OH & Fee (15% Of Cost)	0.00	Detail	U.S. Dollar	12,393,390.30	12,393,390.30
<b>Resource Code</b>	<b>Description</b>	<b>Hours</b>	<b>Quantity UM</b>	<b>Currency</b>		<b>Unit Cost</b>	<b>Total Cost</b>
USMARKUP	15% Markup		82,622,602.00 Each	U.S. Dollar		0.15	12,393,390.30
1.13	1.00 Lump Sum	ODOE Applied Contingencies	0.00	Detail	U.S. Dollar	19,953,358.53	19,953,358.53
1.13.1	1.00 Lump Sum	1% Performance Bond	0.00	Detail	U.S. Dollar	950,159.93	950,159.93
<b>Resource Code</b>	<b>Description</b>	<b>Hours</b>	<b>Quantity UM</b>	<b>Currency</b>		<b>Unit Cost</b>	<b>Total Cost</b>
UODOE1	ODOE 1% Markup		95,015,993.00 Each	U.S. Dollar		0.01	950,159.93
1.13.2	1.00 Lump Sum	10% Administrative and Project Management	0.00	Detail	U.S. Dollar	9,501,599.30	9,501,599.30
<b>Resource Code</b>	<b>Description</b>	<b>Hours</b>	<b>Quantity UM</b>	<b>Currency</b>		<b>Unit Cost</b>	<b>Total Cost</b>
UODOE2	ODOE 10% Markup		95,015,993.00 Each	U.S. Dollar		0.10	9,501,599.30
1.13.3	1.00 Lump Sum	10% Future Development Contingency	0.00	Detail	U.S. Dollar	9,501,599.30	9,501,599.30

Cost Item							
CBS Position Code	Quantity UM	Description	UM/Day	Cost Source	Currency	Unit Cost	Total Cost
Resource Code	Description	Hours	Quantity UM	Currency	Unit Cost	Total Cost	
UODOE2	ODOE 10% Markup		95,015,993.00 Each	U.S. Dollar	0.10	9,501,599.30	
Report Total:						114,969,351.18	

Category	Total
Labor	31,221,959.03
Rented Equipment	25,288,006.82
Supplies	62,245.60
Materials	195,120.00
Subcontract	38,090,373.70
Travel-Risk-Adj	152,687.50
ODCs	19,958,958.53

CBS Position Code	Description	Forecast (T/O) Quantity	Unit of Measure	Unit Cost	Total Cost (Forecast)
<b>1</b>	<b>SUNSTONE SOLAR RETIREMENT</b>		<b>1.00 Lump Sum</b>	<b>\$114,969,351.18</b>	<b>\$114,969,351.18</b>
<b>1.1</b>	<b>Equipment &amp; Facilities Mob / Demob</b>		<b>1.00 Lump Sum</b>	<b>\$531,771.16</b>	<b>\$531,771.16</b>
1.1.1	Equipment Mob		1.00 Lump Sum	\$162,700.00	\$162,700.00
1.1.2	Site Facilities		1.00 Lump Sum	\$5,600.00	\$5,600.00
1.1.3	Crew Mob & Site Setup		5.00 Day	\$36,347.12	\$181,735.58
1.1.4	Crew Demob & Site Cleanup		5.00 Day	\$36,347.12	\$181,735.58
<b>1.2</b>	<b>Project Site Support</b>		<b>1.00 Lump Sum</b>	<b>\$1,950,322.19</b>	<b>\$1,950,322.19</b>
1.2.1	Site Facilities		1.00 Month	\$8,220.00	\$8,220.00
1.2.2	Field Management		18.00 Month	\$107,894.57	\$1,942,102.19
<b>1.3</b>	<b>Substation Retirement</b>		<b>6.00 Each</b>	<b>\$169,560.21</b>	<b>\$1,017,361.23</b>
1.3.1	Fence Removal		6.00 Day	\$1,354.33	\$8,125.96
1.3.2	Transformer Removal		6.00 Each	\$94,049.58	\$564,297.49
1.3.3	Remove Control Building		6.00 Each	\$2,508.66	\$15,051.98
1.3.4	UG Utility & Ground Removal		6.00 Day	\$1,354.33	\$8,125.96
1.3.5	Remove Foundations To Subgrade	6,000.00	Cubic Yard	\$27.85	\$167,080.08
1.3.6	Misc. Material Disposal		6.00 Each	\$2,475.00	\$14,850.00
1.3.7	Restore Yard		6.00 Each	\$39,971.63	\$239,829.77
<b>1.4</b>	<b>Switchyard Retirement</b>		<b>2.00 Each</b>	<b>\$57,806.42</b>	<b>\$115,612.85</b>
1.4.1	Fence Removal		2.00 Day	\$1,354.33	\$2,708.65
1.4.2	UG Utility & Ground Removal		2.00 Day	\$1,354.33	\$2,708.65
1.4.3	Dismantle & Loadout Racks & Switching		2.00 Each	\$13,481.28	\$26,962.56
1.4.4	Remove Foundations To Subgrade	568.00	Cubic Yard	\$27.85	\$15,816.91
1.4.5	Misc. Material Disposal		2.00 Each	\$2,475.00	\$4,950.00
1.4.6	Restore Yard		2.00 Each	\$31,233.04	\$62,466.07
<b>1.5</b>	<b>Transmission Line Retirement</b>		<b>1.00 Lump Sum</b>	<b>\$1,980,848.61</b>	<b>\$1,980,848.61</b>
1.5.1	Structure Removal	200.00	Each	\$4,978.95	\$995,789.70
1.5.2	Remove Foundations To Subgrade	200.00	Each	\$4,925.29	\$985,058.91
<b>1.6</b>	<b>O&amp;M Building Removal</b>		<b>4.00 Each</b>	<b>\$26,163.89</b>	<b>\$104,655.58</b>
1.6.1	Structure Demo	160.00	Ton	\$514.43	\$82,308.05
1.6.2	Remove Foundations To Subgrade	200.00	Cubic Yard	\$35.74	\$7,147.53
1.6.3	Material T&D	160.00	Ton	\$95.00	\$15,200.00
<b>1.7</b>	<b>DC Storage Retirement</b>		<b>1,745.00 MW</b>	<b>\$3,101.35</b>	<b>\$5,411,852.14</b>
1.7.1	Battery Removal & Disposal	1,745.00	MW	\$1,984.59	\$3,463,111.34
1.7.2	Structure & Components Removal	1,745.00	MW	\$1,116.76	\$1,948,740.79
<b>1.8</b>	<b>Solar Array Retirement</b>		<b>1.00 Lump Sum</b>	<b>\$45,035,158.86</b>	<b>\$45,035,158.86</b>
1.8.1	Fence Removal	306,240.00	Linear Feet	\$1.31	\$399,882.09
1.8.2	Solar Panel Removal & Disposal	3,937,536.00	Each	\$6.54	\$25,749,571.62
1.8.3	Solar Rack (Trackers) & Post Removal		1.00 Lump Sum	\$18,885,705.16	\$18,885,705.16
<b>1.9</b>	<b>Inverter / Transformer Removal</b>		<b>318.00 Each</b>	<b>\$5,616.16</b>	<b>\$1,785,939.68</b>
1.9.1	Disconnect Electrical	318.00	Each	\$1,203.06	\$382,572.13
1.9.2	Loadout Inverter & Transformer	318.00	Each	\$3,038.11	\$966,117.55
1.9.3	Trucking - Per Load	318.00	Each	\$1,375.00	\$437,250.00
<b>1.10</b>	<b>Remove Inverter / Transformer / BESS Foundations</b>		<b>633,990.00 Cubic Yard</b>	<b>\$27.85</b>	<b>\$17,654,516.65</b>
1.10.1	Excavate / Remove Foundation	633,990.00	Cubic Yard	\$15.87	\$10,063,481.77
1.10.2	Concrete Transport Offsite	633,990.00	Cubic Yard	\$11.97	\$7,591,034.89
<b>1.11</b>	<b>Site Restoration - Partial Site Seeding</b>		<b>1.00 Lump Sum</b>	<b>\$3,100,153.77</b>	<b>\$3,100,153.77</b>
1.11.1	Site Roads - Removal & Restoration	290,400.00	Linear Feet	\$1.71	\$497,524.00
1.11.2	Spot Grade Disturbed Areas	3,304.00	Acre	\$287.72	\$950,629.77
1.11.3	Re-Seed With Native Vegetation - Roads & Areas Disturbed By Construction	3,304.00	Acre	\$500.00	\$1,652,000.00
<b>1.12</b>	<b>Contractor Markups</b>		<b>1.00 Lump Sum</b>	<b>\$16,327,799.95</b>	<b>\$16,327,799.95</b>
1.12.1	Home Office, Project Management (5% Of Cost)		1.00 Lump Sum	\$3,934,409.65	\$3,934,409.65
1.12.2	Contractor OH & Fee (15% Of Cost)		1.00 Lump Sum	\$12,393,390.30	\$12,393,390.30
<b>1.13</b>	<b>ODOE Applied Contingencies</b>		<b>1.00 Lump Sum</b>	<b>\$19,953,358.53</b>	<b>\$19,953,358.53</b>
1.13.1	1% Performance Bond		1.00 Lump Sum	\$950,159.93	\$950,159.93
1.13.2	10% Administrative and Project Management		1.00 Lump Sum	\$9,501,599.30	\$9,501,599.30
1.13.3	10% Future Development Contingency		1.00 Lump Sum	\$9,501,599.30	\$9,501,599.30