

Request for Amendment 5 for the Biglow Canyon Wind Farm

Exhibit F. Retirement and Financial Assurance

**Submitted to
Oregon Energy Facility Siting Council**

Prepared for



Portland General Electric Company

Prepared by



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Acronyms and Abbreviations

Acronym/Abbreviation	Definition
AC	alternating current
BCWF or Facility	Biglow Canyon Wind Farm
BIGL 2 or Project Developer	BIGL 2, LLC
Certificate Holder or PGE	Portland General Electric Company
Council or EFSC	Energy Facility Siting Council
Mizuho	Mizuho Bank, Ltd.
MW	megawatt
MWh	megawatt-hour
O&M	operations and maintenance
OAR	Oregon Administrative Rules
ODOE	Oregon Department of Energy
PV	photovoltaic
RFA	Request for Amendment
Site Certificate	Site Certificate on Amendment 4
Solar Facility	solar energy generation and battery storage components

1.0 Introduction

The Portland General Electric Company (PGE or Certificate Holder) submits this Request for Amendment (RFA) 5 to the Site Certificate on Amendment 4, issued March 27, 2026 (Site Certificate) for the Biglow Canyon Wind Farm (BCWF or Facility) to add a second phase of solar photovoltaic (PV) energy generation and battery storage capacity to the BCWF following the solar power generation and battery storage capacity approved under RFA 4.

BCWF, owned and operated by PGE, is located within an approved site boundary comprising approximately 25,000 acres, approximately 2.5 miles northeast of the town of Wasco in Sherman County, Oregon (Background Exhibit Figure 1). The BCWF operates under the Site Certificate from the Oregon Energy Facility Siting Council (Council or EFSC) as administered by the Oregon Department of Energy (ODOE). BCWF currently consists of 217 operating wind turbines, with a maximum blade tip height of 445 feet, and a peak generating capacity of 450 megawatts (MW) (Wind Facility). RFA 4, approved March 27, 2026, added 125 MW alternating current (AC) generating capacity from PV solar arrays and 500 megawatt-hours (MWh) in battery storage capacity. The solar energy generation and battery storage components (Solar Facility) described in RFA 4 are currently under construction.

In RFA 5, PGE proposes to add up to 200 MW AC generating capacity from PV solar arrays and 1,000 MWh in battery storage capacity (RFA 5 Solar Facility) by expanding the overall BCWF site boundary by approximately 839 acres. The RFA 5 Solar Facility is located across approximately 622 acres of the existing BCWF site boundary and 839 acres of expanded site boundary, for a total of approximately 1,461 acres (together, RFA 5 Site Boundary; see Background Exhibit Figure 4).

The RFA 5 Site Boundary provides a conservative estimate of the maximum area needed for development and micrositings through final design and construction for the RFA 5 Solar Facility, rather than the anticipated disturbance footprint. Primary infrastructure includes solar arrays, inverters, battery energy storage system facilities and their subcomponents (i.e., inverters), one collector substation, and medium-voltage collector lines (herein collectively referred to as “Solar Components”). Additionally, the Solar Components include operations and maintenance (O&M) structures, site access roads, internal roads, perimeter fencing, facility entry gates, and temporary laydown areas. The maximum generating capacity from the Solar Components will be 200 MW AC. Power generated from the Solar Components will be transferred to the grid via a 230-kilovolt generation tie transmission line, approximately 2.7 miles long. The RFA 5 Solar Facility includes the Solar Components and the gen-tie transmission line.

PGE will own and operate the RFA 5 Solar Facility as a part of the BCWF, which, to date, has been developed by BIGL 2, LLC (BIGL 2, or Project Developer). BIGL 2, in its capacity as the Project Developer, supports PGE in this RFA 5 and may construct and temporarily operate the RFA 5 Solar Facility on behalf of PGE under a Build-Transfer Agreement.

The information contained herein supports demonstration of compliance with the Retirement and Financial Assurance approval standard for Oregon Administrative Rules (OAR) 345-022-0050.

2.0 Project Retirement – OAR 345-022-0050(2)

(2) To assist the Council in determining whether the standard outlined in (1) has been met, the Applicant must submit information about site restoration, providing evidence to support a finding by the Council as required by this rule. The applicant must include:

2.1 Estimated Useful Life of the Project – OAR 345-022-0050(2)(a)

(a) The estimated useful life of the proposed facility;

For financial and engineering purposes, the Solar Components are estimated to have a useful life of at least 40 years. While some components may need replacement during the operational life of the Project, these activities are anticipated to be routine. At the end of the estimated 40-year operational life, the Solar Components may be decommissioned. The Solar Components' useful life could be extended if equipment continues to function well with routine maintenance or it could be repowered with updated equipment in the same locations.

While retirement of the Solar Components is possible, the need for renewable energy generation is expected to increase into the foreseeable future. Substantial changes to the Solar Components associated with repowering or upgrading, if warranted, may be approved by the Council through the Site Certificate amendment procedures outlined in OAR Chapter 345 Division 27.

2.2 Actions to Restore the Project Site – OAR 345-022-0050(2)(b)

(b) Specific actions and tasks to restore the site to a useful, non-hazardous condition;

In accordance with Site Certificate Conditions GEN-GS-05, GEN-RF-01, and RET-RF-01, prior to retiring the Solar Components, the Certificate Holder will prepare and submit a Retirement Plan to the Council for approval (Council 2026).¹ 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 Certificate Holder 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.

¹ If both the BCWF and the Solar Components are retired at the same time, the retirement plan may address retirement of both (e.g., a separate retirement plan may not be prepared for each).

- 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 RFA 5 Site Boundary area are anticipated to include the following:

- **Removal of all facilities.** Facilities to be removed will include aboveground solar and battery components, inverter and transformer pads, O&M buildings, the overhead collector line segment, the 2.7-mile-long transmission lines connecting the collector substations to the existing Biglow Canyon substation, collector 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 racking and loaded into a truck or roll-off container for off-site disposal or recycling.
 - Posts 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 N).
 - 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 within the solar array perimeter fencing will be regraded to restore the surface soil to a useful condition consistent with site zoning. For purposes of estimating current reclamation costs, it is assumed that pre-existing roads will not be decommissioned, but new access roads built for the Solar Components will be decommissioned.
- **Site Restoration.** All RFA 5 Site Boundary area locations will be restored to a useful condition consistent with site zoning. The restoration work will include restoring the site to a condition suitable for agricultural uses in the Exclusive Farm Use zoning district and uses comparable with surrounding land uses.
- **Revegetation.** Vegetation will be restored to the maximum extent practicable, and all areas disturbed during decommissioning will be restored in a manner compatible with surrounding land uses. Disturbed areas will be regraded as necessary and reseeded with

appropriate seed mixes, consistent with the Comprehensive Solar Revegetation and Soil Management Plan (see Exhibit C, Attachment C-2).

2.3 Retirement Costs – OAR 345-022-0050(2)(c)

(c) An estimate, in current dollars, of the total and unit costs of restoring the site to a useful, non-hazardous condition;

Attachment F-1 provides a detailed retirement and restoration cost estimate for the Solar Components and RFA 5 Site Boundary area. The total retirement and restoration cost of retirement and restoration for the Solar Components is \$17,636,562.74 (in 2026 dollars; see Attachment F-1).

2.4 Retirement Cost Methods and Assumptions – OAR 345-022-0050(2)(d)

(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 Certificate Holder's engineering staff and contractors. The Solar Components 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 RSMeans (Gordian 2024). Labor and equipment rates prevalent to the geographic area of the RFA 5 Site Boundary area 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 RSMeans. 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 RSMeans 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 RFA 5 Site Boundary area and Solar Components. 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 F-1. Unit costs are developed by including the labor, equipment, and production rate required for each individual task. RSMeans 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 one office trailer and one Conex storage unit have been included in the restoration cost. Additional management costs include portable toilets, first aid supplies, and office supplies.
- Field management during decommissioning activities has been included in the estimate. These include one Superintendent and one Field Engineer. These positions are critical to the safe and successful execution of work.
- The one collector substation will be removed in its 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. Topsoil will be placed and the area will be reseeded.
- The O&M building will be demolished and transported off-site for disposal. The foundation will be removed to a minimum of 3 feet below grade, and the area will be regraded and reseeded.
- Roads within the solar array perimeter fences will be restored so that they become a part of the natural surroundings and are no longer recognizable or usable as a road, unless landowner(s) request they remain in place. 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 off-site for recycling or disposal in accordance with applicable regulatory requirements. For cost estimating purposes, it is assumed that batteries will need to be recycled off-site, with transportation fees of \$2,000 per trip. Refrigerant associated with heating, ventilation, and air conditioning systems 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 salvaged topsoil on disturbed areas.
- Reseeding is assumed to be required for the collector substation, along with an estimated 35 percent of the areas where solar panels and associated facilities will be removed (1,199 acres). For cost estimating purposes, it is assumed that final seeding will utilize a mix of native grasses. Actual seed mix will be determined by the Solar Component Revegetation Plan approved by 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 Contractor Overhead and Fee.
- ODOE could incur additional costs in the case where the Certificate Holder 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.

The Certificate Holder's proposed cost estimate will be sufficient to fund the restoration of the RFA 5 Site Boundary area to a useful, nonhazardous condition (per Site Certificate Conditions GEN-GS-05, GEN-RF-01, and RET-RF-01). Please see below for information on the security the Certificate Holder will provide to cover this amount.

2.5 Monitoring Plan for Site Contamination – OAR 345-022-0050(2)(e)

(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 Certificate Holder elects to retire the Solar Components, the site will be restored to a useful, nonhazardous condition consistent with site zoning and in accordance with the final Retirement Plan approved by the Council (see Section 2.2). The Solar Components are not expected to cause site contamination with hazardous materials, and no contamination monitoring plan is proposed. The Solar Components can be removed without significant risk of contamination.

Hazardous materials associated with the Solar Components will largely be limited to internal battery components, which would be removed by an authorized vendor prior to removing the equipment. The RFA 5 Site Boundary area 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 Solar Facility as amended by RFA 5, soil contamination is unlikely, and therefore a monitoring plan is unnecessary.

3.0 Financial Assurance – OAR 345-022-0050(4)(a)

(4) To assist the Council in determining whether the standard outlined in (3) has been met, the Applicant must submit information:

(a) about the applicant's financial capability, providing evidence to support a finding by the Council as required by OAR 345-022-0050(2). Nothing in this section requires the disclosure of information or records protected from public disclosure by any provision of state or federal law. The applicant must include:

3.1 Opinion of Legal Counsel – OAR 345-022-0050(4)(a)(A)

(A) An opinion or opinions from legal counsel stating that, to counsel's best knowledge, the applicant has the legal authority to construct and operate the facility without violating its bond indenture provisions, articles of incorporation, common stock covenants, or similar agreements;

Attachment F-2 is an opinion from the Certificate Holder's legal counsel. This letter confirms that PGE has the legal authority to construct and operate the Solar Components outlined in RFA 5 in conformance with the requirements of the rule.

3.2 Proposed Bond or Letter of Credit – OAR 345-022-0050(4)(a)(B)(C)

(B) The type and amount of the applicant's proposed bond or letter of credit to meet the requirements of OAR 345-022-0050; and

(C) Evidence that the applicant has a reasonable likelihood of obtaining the proposed bond or letter of credit in the amount proposed in paragraph (B), before beginning construction of the facility.

Attachment F-3 includes a letter from Mizuho Bank, Ltd. (Mizuho) with the specified amount for the letter of credit. The letter explains that Mizuho understands the potential liability of the letter of credit could total up to \$53.5 million for the Facility. Mizuho explains in the letter the institution's willingness to furnish or arrange a letter of credit.

Prior to construction of the Solar Components, the Certificate Holder will submit a new letter of credit to cover the amount required under Site Certificate Condition GEN-RF-01 in the Fifth Amended Site Certificate.

4.0 Material Analysis – OAR 345-022-0050(4)(b)

(b) A materials analysis, including:

- (A) An inventory of substantial quantities of industrial materials flowing into and out of the proposed facility during construction and operation;*
- (B) The applicant's plans to manage hazardous substances during construction and operation, including measures to prevent and contain spills; and*
- (C) The applicant's plans to manage non-hazardous waste materials during construction and operation.*

The materials analysis for the RFA 5 Solar Facility can be found in Section 7.0 of Exhibit N.

5.0 References

Council. 2026. Fourth Amended Site Certificate for the Biglow Canyon Wind Farm. Energy Facility Siting Council, Salem, Oregon. March 2026.

Gordian. 2024. RSMeans Data. Greenville, South Carolina.

<https://www.gordian.com/products/rsmeans-data-services/>. Accessed October 2024.

6.0 Approval Standards and Submittal Requirements

Table F-1. Approval Standards and Submittal Requirements Matrix

Requirements	Location
OAR 345-022-0050 Retirement and Financial Assurance	–
Approval Standards	
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.	Section 2.2
(3) 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.	Section 3.2
Submittal Requirements	
(2) To assist the Council in determining whether the standard outlined in (1) has been met, the Applicant must submit information about site restoration, providing evidence to support a finding by the Council as required by this rule. The applicant must include:	Section 2.0
(a) The estimated useful life of the proposed facility;	Section 2.1
(b) Specific actions and tasks to restore the site to a useful, non-hazardous condition;	Section 2.2
(c) An estimate, in current dollars, of the total and unit costs of restoring the site to a useful, non-hazardous condition;	Section 2.3

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Requirements	Location
(d) A discussion and justification of the methods and assumptions used to estimate site restoration costs; and	Section 2.4
(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 2.5
(4) To assist the Council in determining whether the standard outlined in (3) has been met, the Applicant must submit information:	Section 3.0
(a) about the applicant's financial capability, providing evidence to support a finding by the Council as required by OAR 345-022-0050(2). Nothing in this section requires the disclosure of information or records protected from public disclosure by any provision of state or federal law. The applicant must include:	Section 3.0
(A) An opinion or opinions from legal counsel stating that, to counsel's best knowledge, the applicant has the legal authority to construct and operate the facility without violating its bond indenture provisions, articles of incorporation, common stock covenants, or similar agreements;	Section 3.1
(B) The type and amount of the applicant's proposed bond or letter of credit to meet the requirements of OAR 345-022-0050; and	Section 3.2
(C) Evidence that the applicant has a reasonable likelihood of obtaining the proposed bond or letter of credit in the amount proposed in paragraph (B), before beginning construction of the facility.	Section 3.2
(b) A materials analysis, including:	Section 7.0 of Exhibit N
(A) An inventory of substantial quantities of industrial materials flowing into and out of the proposed facility during construction and operation;	Section 7.1 of Exhibit N
(B) The applicant's plans to manage hazardous substances during construction and operation, including measures to prevent and contain spills; and	Section 7.2 of Exhibit N
(C) The applicant's plans to manage non-hazardous waste materials during construction and operation.	Section 7.3 of Exhibit N

Attachment F-1. Retirement Calculations

Estimate Summary
TETRA TECH, INC.

Job Code: Bright Night Biglow Phase 2
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	BRIGHT NIGHT BIGLOW SOLAR PHASE 2 RETIREMENT	0.00	Detail	U.S. Dollar	17,636,562.74	17,636,562.74
1.1	1.00 Lump Sum	Equipment & Facilities Mob / Demob	0.20	Detail	U.S. Dollar	135,868.00	135,868.00
1.1.1	1.00 Lump Sum	Equipment Mob	0.00	Detail	U.S. Dollar	61,200.00	61,200.00
Resource Code	Description	Hours	Quantity UM	Currency	Unit Cost	Total Cost	
UERNTRLG	Rental Equip Transp-Large		6.00 Each	U.S. Dollar	10,000.00	60,000.00	
UERNTRSM	Rental Equip Transp-Small		8.00 Each	U.S. Dollar	150.00	1,200.00	
1.1.2	1.00 Lump Sum	Site Facilities	0.00	Detail	U.S. Dollar	2,200.00	2,200.00
Resource Code	Description	Hours	Quantity UM	Currency	Unit Cost	Total Cost	
UOCONMOB	Connex Box Mob		2.00 Each	U.S. Dollar	300.00	600.00	
UOTRLTRN	Trailer Trnsp/Setup/Trdwn		2.00 Each	U.S. Dollar	800.00	1,600.00	
1.1.3	3.00 Day	Crew Mob & Site Setup	1.00	Detail	U.S. Dollar	14,493.60	43,480.80
Resource Code	Description	Hours	Quantity UM	Currency	Unit Cost	Total Cost	
L060100	GENERAL LABORER	720.00	24.00 Each (hourly)	U.S. Dollar	46.97	33,818.40	
L010101	OPERATOR	180.00	6.00 Each (hourly)	U.S. Dollar	53.68	9,662.40	
1.1.4	2.00 Day	Crew Demob & Site Cleanup	1.00	Detail	U.S. Dollar	14,493.60	28,987.20
Resource Code	Description	Hours	Quantity UM	Currency	Unit Cost	Total Cost	
L060100	GENERAL LABORER	480.00	24.00 Each (hourly)	U.S. Dollar	46.97	22,545.60	
L010101	OPERATOR	120.00	6.00 Each (hourly)	U.S. Dollar	53.68	6,441.60	
1.2	8.00 Month	Project Site Support	0.05	Detail	U.S. Dollar	58,510.64	468,085.12
1.2.1	8.00 Month	Site Facilities	0.00	Detail	U.S. Dollar	1,605.00	12,840.00
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		8.00 Month	U.S. Dollar	500.00	4,000.00	
UO1STAD	1st Aid Supplies		8.00 Month	U.S. Dollar	300.00	2,400.00	
UOOFFSUP	Office Supplies(\$/prs/mo)		8.00 Month	U.S. Dollar	55.00	440.00	
URPRTAJH	Port-a-John Unit(s) (4)		16.00 Month	U.S. Dollar	300.00	4,800.00	
1.2.2	8.00 Month	Field Management	0.05	Detail	U.S. Dollar	56,905.64	455,245.12
Resource Code	Description	Hours	Quantity UM	Currency	Unit Cost	Total Cost	
L90FXX02	Field - Proj Superintendent	1,760.00	1.00 Each (hourly)	U.S. Dollar	125.40	220,704.00	
RPUTRK05	F-250 4X4 3/4 TON PICKUP	3,520.00	2.00 Each (hourly)	U.S. Dollar	11.88	41,817.60	
L90FEL00	Field - Engr. Tech	1,760.00	1.00 Each (hourly)	U.S. Dollar	109.50	192,723.52	
1.3	1.00 Each	Substation Retirement	0.03	Detail	U.S. Dollar	300,300.46	300,300.46
1.3.1	1.00 Day	Fence Removal	1.00	Detail	U.S. Dollar	1,359.20	1,359.20
Resource Code	Description	Hours	Quantity UM	Currency	Unit Cost	Total Cost	
L010101	OPERATOR	10.00	1.00 Each (hourly)	U.S. Dollar	53.68	536.80	
L060100	GENERAL LABORER	10.00	1.00 Each (hourly)	U.S. Dollar	46.97	469.70	
RBACKH09	Deere 710J BACKHOE, 1.62CY	10.00	1.00 Each (hourly)	U.S. Dollar	35.27	352.70	
1.3.2	2.00 Each	Transformer Removal	0.17	Detail	U.S. Dollar	95,095.40	190,190.80
1.3.2.1	2.00 Each	Oil Removal & Disposal	1.00	Detail	U.S. Dollar	58,314.40	116,628.80

Cost Item							
CBS Position Code	Quantity UM	Description	UM/Day	Cost Source	Currency	Unit Cost	Total Cost
1.3.2.1.1	2.00 Each	Oil Removal	1.00	Detail	U.S. Dollar	939.40	1,878.80
Resource Code	Description	Hours	Quantity UM	Currency		Unit Cost	Total Cost
L060100	GENERAL LABORER	40.00	2.00 Each (hourly)	U.S. Dollar		46.97	1,878.80
1.3.2.1.2	28,000.00 Gallon	Oil Disposal	0.00	Detail	U.S. Dollar	4.00	112,000.00
Resource Code	Description	Hours	Quantity UM	Currency		Unit Cost	Total Cost
USDISPOSAL	Disposal Fee's		112,000.00 Each	U.S. Dollar		1.00	112,000.00
1.3.2.1.3	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
1.3.2.2	2.00 Each	Dismantle & Loadout Transformer	0.20	Detail	U.S. Dollar	36,781.00	73,562.00
1.3.2.2.1	2.00 Each	Dismantle, Cut & Size	0.20	Detail	U.S. Dollar	30,781.00	61,562.00
Resource Code	Description	Hours	Quantity UM	Currency		Unit Cost	Total Cost
L060100	GENERAL LABORER	400.00	4.00 Each (hourly)	U.S. Dollar		46.97	18,788.00
L010101	OPERATOR	200.00	2.00 Each (hourly)	U.S. Dollar		53.68	10,736.00
*REXCAV06A	Excav 100K w/ Bucket & Grapple	100.00	1.00 Each (hourly)	U.S. Dollar		129.71	12,971.00
*REXCAV06E	Excav 100K w/ Shear	100.00	1.00 Each (hourly)	U.S. Dollar		190.67	19,067.00
1.3.2.2.2	8.00 Each	Trucking - Per Load	0.00	Detail	U.S. Dollar	1,500.00	12,000.00
Resource Code	Description	Hours	Quantity UM	Currency		Unit Cost	Total Cost
USTRUCKING	Trucking Sub		12,000.00 Each	U.S. Dollar		1.00	12,000.00
1.3.3	1.00 Each	Remove Control Building & Switchgear	1.00	Detail	U.S. Dollar	5,303.60	5,303.60
1.3.3.1	1.00 Each	Demo	1.00	Detail	U.S. Dollar	2,303.60	2,303.60
Resource Code	Description	Hours	Quantity UM	Currency		Unit Cost	Total Cost
L060100	GENERAL LABORER	10.00	1.00 Each (hourly)	U.S. Dollar		46.97	469.70
L010101	OPERATOR	10.00	1.00 Each (hourly)	U.S. Dollar		53.68	536.80
*REXCAV06A	Excav 100K w/ Bucket & Grapple	10.00	1.00 Each (hourly)	U.S. Dollar		129.71	1,297.10
1.3.3.2	2.00 Each	Trucking - Per Load	0.00	Detail	U.S. Dollar	1,500.00	3,000.00
Resource Code	Description	Hours	Quantity UM	Currency		Unit Cost	Total Cost
USTRUCKING	Trucking Sub		3,000.00 Each	U.S. Dollar		1.00	3,000.00
1.3.4	2.00 Day	UG Utility & Ground Removal	1.00	Detail	U.S. Dollar	1,359.20	2,718.40
Resource Code	Description	Hours	Quantity UM	Currency		Unit Cost	Total Cost
L010101	OPERATOR	20.00	1.00 Each (hourly)	U.S. Dollar		53.68	1,073.60
L060100	GENERAL LABORER	20.00	1.00 Each (hourly)	U.S. Dollar		46.97	939.40
RBACKH09	Deere 710J BACKHOE, 1.62CY	20.00	1.00 Each (hourly)	U.S. Dollar		35.27	705.40
1.3.5	750.00 Cubic Yard	Remove Foundations To Subgrade	60.00	Detail	U.S. Dollar	43.05	32,288.25
1.3.5.1	750.00 Cubic Yard	Excavate / Remove Foundation - Various Depth	150.00	Detail	U.S. Dollar	30.01	22,509.00
Resource Code	Description	Hours	Quantity UM	Currency		Unit Cost	Total Cost
L060100	GENERAL LABORER	50.00	1.00 Each (hourly)	U.S. Dollar		46.97	2,348.50
L010101	OPERATOR	100.00	2.00 Each (hourly)	U.S. Dollar		53.68	5,368.00
*REXCAV06C	Excav 100K w/ Hammer	50.00	1.00 Each (hourly)	U.S. Dollar		166.14	8,307.00

Cost Item							
CBS Position Code	Quantity UM	Description	UM/Day	Cost Source	Currency	Unit Cost	Total Cost
*REXCAV06A	Excav 100K w/ Bucket & Grapple	50.00	1.00 Each (hourly)	U.S. Dollar		129.71	6,485.50
1.3.5.2	750.00 Cubic Yard	Concrete Transport Offsite	100.00	Detail	U.S. Dollar	13.04	9,779.25
Resource Code	Description	Hours	Quantity UM	Currency		Unit Cost	Total Cost
RDUTRK06	CAT D350D, 18CY-24CY	75.00	1.00 Each (hourly)	U.S. Dollar		76.71	5,753.25
L080940	TEAMSTER	75.00	1.00 Each (hourly)	U.S. Dollar		53.68	4,026.00
1.3.6	1.00 Lump Sum	Misc. Material Disposal	0.00	Detail	U.S. Dollar	2,200.00	2,200.00
1.3.6.1	1.00 Each	Trucking - Per Load	0.00	Detail	U.S. Dollar	1,500.00	1,500.00
Resource Code	Description	Hours	Quantity UM	Currency		Unit Cost	Total Cost
USTRUCKING	Trucking Sub		1,500.00 Each	U.S. Dollar		1.00	1,500.00
1.3.6.2	10.00 Ton	Disposal Cost	0.00	Detail	U.S. Dollar	70.00	700.00
Resource Code	Description	Hours	Quantity UM	Currency		Unit Cost	Total Cost
USDISPOSAL	Disposal Fee's		700.00 Each	U.S. Dollar		1.00	700.00
1.3.7	1.00 Lump Sum	Restore Yard	0.12	Detail	U.S. Dollar	66,240.21	66,240.21
1.3.7.1	4.00 Acre	Backfill / Regrade	2.00	Detail	U.S. Dollar	1,708.72	6,834.87
Resource Code	Description	Hours	Quantity UM	Currency		Unit Cost	Total Cost
L060100	GENERAL LABORER	40.00	2.00 Each (hourly)	U.S. Dollar		46.97	1,878.80
L010101	OPERATOR	40.00	2.00 Each (hourly)	U.S. Dollar		53.68	2,147.20
REXCAV06B	Gradall - Excavator	20.00	1.00 Each (hourly)	U.S. Dollar		79.62	1,592.47
*RDOZER08	CAT D6 LGP Dozer	20.00	1.00 Each (hourly)	U.S. Dollar		60.82	1,216.40
1.3.7.2	2,000.00 Cubic Yard	Vegetative Cover	300.00	Detail	U.S. Dollar	27.70	55,405.33
1.3.7.2.1	2,000.00 Cubic Yard	Topsoil, Delivered	0.00	Detail	U.S. Dollar	20.00	40,000.00
Resource Code	Description	Hours	Quantity UM	Currency		Unit Cost	Total Cost
IMSOIL	Topsoil		2,000.00 Cubic Yard	U.S. Dollar		20.00	40,000.00
1.3.7.2.2	2,000.00 Cubic Yard	Placement	300.00	Detail	U.S. Dollar	7.70	15,405.33
Resource Code	Description	Hours	Quantity UM	Currency		Unit Cost	Total Cost
L010101	OPERATOR	133.33	2.00 Each (hourly)	U.S. Dollar		53.68	7,157.33
RDOZER08	CAT D6N XL	133.33	2.00 Each (hourly)	U.S. Dollar		61.86	8,248.00
1.3.7.3	4.00 Acre	Re-Seed With Native Vegetation	0.00	Detail	U.S. Dollar	1,000.00	4,000.00
Resource Code	Description	Hours	Quantity UM	Currency		Unit Cost	Total Cost
USLANDSCAPE	Landscape Sub		4.00 Acre	U.S. Dollar		1,000.00	4,000.00
1.4	1.00 Lump Sum	Transmission Line Retirement	0.04	Detail	U.S. Dollar	150,568.03	150,568.03
1.4.1	21.00 Each	Monopole / Cable Span Removal	1.00	Detail	U.S. Dollar	5,626.30	118,152.30
1.4.1.1	21.00 Each	Cut / Lower Structure	2.00	Detail	U.S. Dollar	1,965.50	41,275.50
Resource Code	Description	Hours	Quantity UM	Currency		Unit Cost	Total Cost
L060100	GENERAL LABORER	420.00	4.00 Each (hourly)	U.S. Dollar		46.97	19,727.40
L010101	OPERATOR	105.00	1.00 Each (hourly)	U.S. Dollar		53.68	5,636.40
*RXMISC14	MAN LIFT GAS 125ft	105.00	1.00 Each (hourly)	U.S. Dollar		54.88	5,762.40
*RXMISC23	GROVE RT 200 TON	105.00	1.00 Each (hourly)	U.S. Dollar		96.66	10,149.30
1.4.1.2	21.00 Each	Cut / Size Structure & Loadout	2.00	Detail	U.S. Dollar	2,160.80	45,376.80
Resource Code	Description	Hours	Quantity UM	Currency		Unit Cost	Total Cost
L060100	GENERAL LABORER	630.00	6.00 Each (hourly)	U.S. Dollar		46.97	29,591.10

Cost Item							
CBS Position Code	Quantity UM	Description	UM/Day	Cost Source	Currency	Unit Cost	Total Cost
L010101	OPERATOR	105.00	1.00 Each (hourly)	U.S. Dollar		53.68	5,636.40
*RXMISC23	GROVE RT 200 TON	105.00	1.00 Each (hourly)	U.S. Dollar		96.66	10,149.30
1.4.1.3	21.00 Each	Trucking - Per Load	0.00	Detail	U.S. Dollar	1,500.00	31,500.00
Resource Code	Description	Hours	Quantity UM	Currency		Unit Cost	Total Cost
USTRUCKING	Trucking Sub		31,500.00 Each	U.S. Dollar		1.00	31,500.00
1.4.2	21.00 Each	Remove Foundations To Subgrade	2.94	Detail	U.S. Dollar	1,543.61	32,415.73
1.4.2.1	21.00 Each	Excavate / Remove Foundation - Various Depth	3.33	Detail	U.S. Dollar	1,491.45	31,320.45
Resource Code	Description	Hours	Quantity UM	Currency		Unit Cost	Total Cost
L060100	GENERAL LABORER	126.00	2.00 Each (hourly)	U.S. Dollar		46.97	5,918.22
L010101	OPERATOR	126.00	2.00 Each (hourly)	U.S. Dollar		53.68	6,763.68
*REXCAV06C	Excav 100K w/ Hammer	63.00	1.00 Each (hourly)	U.S. Dollar		166.14	10,466.82
*REXCAV06A	Excav 100K w/ Bucket & Grapple	63.00	1.00 Each (hourly)	U.S. Dollar		129.71	8,171.73
1.4.2.2	84.00 Cubic Yard	Concrete Transport Offsite	100.00	Detail	U.S. Dollar	13.04	1,095.28
Resource Code	Description	Hours	Quantity UM	Currency		Unit Cost	Total Cost
RDUTRK06	CAT D350D, 18CY-24CY	8.40	1.00 Each (hourly)	U.S. Dollar		76.71	644.36
L080940	TEAMSTER	8.40	1.00 Each (hourly)	U.S. Dollar		53.68	450.91
1.5	1.00 Lump Sum	O&M Removal	0.67	Detail	U.S. Dollar	16,457.20	16,457.20
1.5.1	5.00 Each	Loadout Containers	10.00	Detail	U.S. Dollar	170.72	853.60
Resource Code	Description	Hours	Quantity UM	Currency		Unit Cost	Total Cost
L060100	GENERAL LABORER	5.00	1.00 Each (hourly)	U.S. Dollar		46.97	234.85
L010101	OPERATOR	5.00	1.00 Each (hourly)	U.S. Dollar		53.68	268.40
RHYDCR06	GROVE RT880 73 TON	5.00	1.00 Each (hourly)	U.S. Dollar		70.07	350.35
1.5.2	1.00 Each	Demo Structures	1.00	Detail	U.S. Dollar	2,303.60	2,303.60
Resource Code	Description	Hours	Quantity UM	Currency		Unit Cost	Total Cost
L060100	GENERAL LABORER	10.00	1.00 Each (hourly)	U.S. Dollar		46.97	469.70
L010101	OPERATOR	10.00	1.00 Each (hourly)	U.S. Dollar		53.68	536.80
*REXCAV06A	Excav 100K w/ Bucket & Grapple	10.00	1.00 Each (hourly)	U.S. Dollar		129.71	1,297.10
1.5.3	40.00 Ton	Structure Recyclingl Cost	0.00	Detail	U.S. Dollar	70.00	2,800.00
Resource Code	Description	Hours	Quantity UM	Currency		Unit Cost	Total Cost
USDISPOSAL	Disposal Fee's		2,800.00 Each	U.S. Dollar		1.00	2,800.00
Notes: ***** Assumption: 264,836 modules x 72.97 lbs each *****							
1.5.4	7.00 Each	Trucking - Per Load	0.00	Detail	U.S. Dollar	1,500.00	10,500.00
Resource Code	Description	Hours	Quantity UM	Currency		Unit Cost	Total Cost
USTRUCKING	Trucking Sub		10,500.00 Each	U.S. Dollar		1.00	10,500.00
Notes: ***** Assumption: 45,000 lbs per load *****							
1.6	1.00 Lump Sum	BESS Removal	0.00	Detail	U.S. Dollar	1,972,675.13	1,972,675.13
1.6.1	258.00 Each	BESS Unit Removal	1.00	Detail	U.S. Dollar	6,614.58	1,706,562.67
1.6.1.1	258.00 Each	Disconnect Electrical	10.00	Detail	U.S. Dollar	107.36	27,698.88
Resource Code	Description	Hours	Quantity UM	Currency		Unit Cost	Total Cost
L010110	ELECTRICIAN	258.00	1.00 Each (hourly)	U.S. Dollar		60.39	15,580.62

Cost Item							
CBS Position Code	Quantity UM	Description	UM/Day	Cost Source	Currency	Unit Cost	Total Cost
L060100	GENERAL LABORER	258.00	1.00 Each (hourly)	U.S. Dollar		46.97	12,118.26
1.6.1.2	19,294.71 Gallon	Glycol Recovery & Disposal	747.86	Detail	U.S. Dollar	3.82	73,690.99
Resource Code	Description	Hours	Quantity UM	Currency		Unit Cost	Total Cost
USLIQUID	Liquids T&D		19,294.71 Each	U.S. Dollar		1.00	19,294.71
L060100	GENERAL LABORER	1,031.99	4.00 Each (hourly)	U.S. Dollar		46.97	48,472.64
RLIFTS05	JCB 508C, 8,000lbs FRKLFT	258.00	1.00 Each (hourly)	U.S. Dollar		22.96	5,923.63
1.6.1.3	258.00 Each	Battery Removal & Recycling	2.00	Detail	U.S. Dollar	3,054.20	787,983.60
1.6.1.3.1	129.00 Day	Remove Batteries, Load For Transport	1.00	Detail	U.S. Dollar	2,108.40	271,983.60
Resource Code	Description	Hours	Quantity UM	Currency		Unit Cost	Total Cost
L060100	GENERAL LABORER	5,160.00	4.00 Each (hourly)	U.S. Dollar		46.97	242,365.20
RLIFTS05	JCB 508C, 8,000lbs FRKLFT	1,290.00	1.00 Each (hourly)	U.S. Dollar		22.96	29,618.40
1.6.1.3.2	258.00 Each	Trucking - Per Load	0.00	Detail	U.S. Dollar	2,000.00	516,000.00
Resource Code	Description	Hours	Quantity UM	Currency		Unit Cost	Total Cost
USTRUCKING	Trucking Sub		516,000.00 Each	U.S. Dollar		1.00	516,000.00
1.6.1.4	258.00 Each	Unit Removal	3.33	Detail	U.S. Dollar	3,167.40	817,189.20
1.6.1.4.1	258.00 Each	Remove Misc Waste	5.00	Detail	U.S. Dollar	421.68	108,793.44
Resource Code	Description	Hours	Quantity UM	Currency		Unit Cost	Total Cost
L060100	GENERAL LABORER	2,064.00	4.00 Each (hourly)	U.S. Dollar		46.97	96,946.08
RLIFTS05	JCB 508C, 8,000lbs FRKLFT	516.00	1.00 Each (hourly)	U.S. Dollar		22.96	11,847.36
1.6.1.4.2	258.00 Each	Loadout Unit For Transport	10.00	Detail	U.S. Dollar	170.72	44,045.76
Resource Code	Description	Hours	Quantity UM	Currency		Unit Cost	Total Cost
RHYDCR06	GROVE RT880 73 TON	258.00	1.00 Each (hourly)	U.S. Dollar		70.07	18,078.06
L010101	OPERATOR	258.00	1.00 Each (hourly)	U.S. Dollar		53.68	13,849.44
L060100	GENERAL LABORER	258.00	1.00 Each (hourly)	U.S. Dollar		46.97	12,118.26
1.6.1.4.3	258.00 Each	Trucking - Per Load	0.00	Detail	U.S. Dollar	1,375.00	354,750.00
Resource Code	Description	Hours	Quantity UM	Currency		Unit Cost	Total Cost
USTRUCKING	Trucking Sub		354,750.00 Each	U.S. Dollar		1.00	354,750.00
1.6.1.4.4	3,870.00 Ton	Waste Recyling & Disposal Cost	0.00	Detail	U.S. Dollar	80.00	309,600.00
Resource Code	Description	Hours	Quantity UM	Currency		Unit Cost	Total Cost
USDISPOSAL	Disposal Fee's		309,600.00 Each	U.S. Dollar		1.00	309,600.00
1.6.2	65.00 Each	Transformer Removal	5.00	Detail	U.S. Dollar	1,836.93	119,400.45
1.6.2.1	65.00 Each	Disconnect Electrical	10.00	Detail	U.S. Dollar	119.24	7,750.60
Resource Code	Description	Hours	Quantity UM	Currency		Unit Cost	Total Cost
L010110	ELECTRCIAN	65.00	1.00 Each (hourly)	U.S. Dollar		60.39	3,925.35
L060100	GENERAL LABORER	65.00	1.00 Each (hourly)	U.S. Dollar		46.97	3,053.05
RPUTRK05	F-250 4X4 3/4 TON PICKUP	65.00	1.00 Each (hourly)	U.S. Dollar		11.88	772.20
1.6.2.2	65.00 Each	Loadout Inverter & Transformer	10.00	Detail	U.S. Dollar	217.69	14,149.85
Resource Code	Description	Hours	Quantity UM	Currency		Unit Cost	Total Cost
L060100	GENERAL LABORER	130.00	2.00 Each (hourly)	U.S. Dollar		46.97	6,106.10

Cost Item							
CBS Position Code	Quantity UM	Description	UM/Day	Cost Source	Currency	Unit Cost	Total Cost
L010101	OPERATOR	65.00	1.00 Each (hourly)	U.S. Dollar		53.68	3,489.20
RHYDCR06	GROVE RT880 73 TON	65.00	1.00 Each (hourly)	U.S. Dollar		70.07	4,554.55
1.6.2.3	65.00 Each	Trucking - Per Load	0.00	Detail	U.S. Dollar	1,500.00	97,500.00
Resource Code	Description	Hours	Quantity UM	Currency		Unit Cost	Total Cost
USTRUCKING	Trucking Sub		97,500.00 Each	U.S. Dollar		1.00	97,500.00
1.6.3	7.00 Day	UG Cable Removal	1.00	Detail	U.S. Dollar	2,058.50	14,409.50
Resource Code	Description	Hours	Quantity UM	Currency		Unit Cost	Total Cost
L010101	OPERATOR	70.00	1.00 Each (hourly)	U.S. Dollar		53.68	3,757.60
L060100	GENERAL LABORER	140.00	2.00 Each (hourly)	U.S. Dollar		46.97	6,575.80
RBACKH09	Deere 710J BACKHOE, 1.62CY	70.00	1.00 Each (hourly)	U.S. Dollar		35.27	2,468.90
RLIFTS05	JCB 508C, 8,000lbs FRKLFT	70.00	1.00 Each (hourly)	U.S. Dollar		22.96	1,607.20
1.6.4	323.00 Each	Support Pile Removal (Per BESS Unit / Transformer)	10.00	Detail	U.S. Dollar	409.61	132,302.51
1.6.4.1	323.00 Each	Excavate / Remove Piles	10.00	Detail	U.S. Dollar	230.36	74,406.28
Resource Code	Description	Hours	Quantity UM	Currency		Unit Cost	Total Cost
L060100	GENERAL LABORER	323.00	1.00 Each (hourly)	U.S. Dollar		46.97	15,171.31
L010101	OPERATOR	323.00	1.00 Each (hourly)	U.S. Dollar		53.68	17,338.64
*REXCAV06A	Excav 100K w/ Bucket & Grapple	323.00	1.00 Each (hourly)	U.S. Dollar		129.71	41,896.33
1.6.4.2	38.60 Each	Trucking - Per Load	0.00	Detail	U.S. Dollar	1,500.00	57,896.23
Resource Code	Description	Hours	Quantity UM	Currency		Unit Cost	Total Cost
USTRUCKING	Trucking Sub		57,896.23 Each	U.S. Dollar		1.00	57,896.23
1.7	54.00 Each	Inverter / Transformer Removal	5.00	Detail	U.S. Dollar	1,836.93	99,194.22
1.7.1	54.00 Each	Disconnect Electrical	10.00	Detail	U.S. Dollar	119.24	6,438.96
Resource Code	Description	Hours	Quantity UM	Currency		Unit Cost	Total Cost
L010110	ELECTRICIAN	54.00	1.00 Each (hourly)	U.S. Dollar		60.39	3,261.06
L060100	GENERAL LABORER	54.00	1.00 Each (hourly)	U.S. Dollar		46.97	2,536.38
RPUTRK05	F-250 4X4 3/4 TON PICKUP	54.00	1.00 Each (hourly)	U.S. Dollar		11.88	641.52
1.7.2	54.00 Each	Loadout Inverter & Transformer	10.00	Detail	U.S. Dollar	217.69	11,755.26
Resource Code	Description	Hours	Quantity UM	Currency		Unit Cost	Total Cost
L060100	GENERAL LABORER	108.00	2.00 Each (hourly)	U.S. Dollar		46.97	5,072.76
L010101	OPERATOR	54.00	1.00 Each (hourly)	U.S. Dollar		53.68	2,898.72
RHYDCR06	GROVE RT880 73 TON	54.00	1.00 Each (hourly)	U.S. Dollar		70.07	3,783.78
1.7.3	54.00 Each	Trucking - Per Load	0.00	Detail	U.S. Dollar	1,500.00	81,000.00
Resource Code	Description	Hours	Quantity UM	Currency		Unit Cost	Total Cost
USTRUCKING	Trucking Sub		81,000.00 Each	U.S. Dollar		1.00	81,000.00
1.8	54.00 Each	Inverter / Transformer Support Pile Removal	10.00	Detail	U.S. Dollar	424.80	22,939.44
1.8.1	54.00 Each	Excavate / Remove Piles	10.00	Detail	U.S. Dollar	230.36	12,439.44
Resource Code	Description	Hours	Quantity UM	Currency		Unit Cost	Total Cost
L060100	GENERAL LABORER	54.00	1.00 Each (hourly)	U.S. Dollar		46.97	2,536.38
L010101	OPERATOR	54.00	1.00 Each (hourly)	U.S. Dollar		53.68	2,898.72
*REXCAV06A	Excav 100K w/ Bucket & Grapple	54.00	1.00 Each (hourly)	U.S. Dollar		129.71	7,004.34
1.8.2	7.00 Each	Trucking - Per Load	0.00	Detail	U.S. Dollar	1,500.00	10,500.00
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
USTRUCKING	Trucking Sub		10,500.00 Each	U.S. Dollar		1.00	10,500.00
1.9	1.00 Lump Sum	Solar Array Retirement	0.01	Detail	U.S. Dollar	7,752,092.62	7,752,092.62
1.9.1	44,880.00 Linear Feet	Fence Removal	5,124.80	Detail	U.S. Dollar	1.34	60,049.31
1.9.1.1	44,880.00 Linear Feet	Fence Removal	5,124.80	Detail	U.S. Dollar	1.07	48,049.31
Resource Code	Description	Hours	Quantity UM	Currency		Unit Cost	Total Cost
L010101	OPERATOR	262.72	3.00 Each (hourly)	U.S. Dollar		53.68	14,102.94
L060100	GENERAL LABORER	525.44	6.00 Each (hourly)	U.S. Dollar		46.97	24,680.15
RBACKH09	Deere 710J BACKHOE, 1.62CY	262.72	3.00 Each (hourly)	U.S. Dollar		35.27	9,266.22
1.9.1.2	8.00 Each	Trucking - Per Load	0.00	Detail	U.S. Dollar	1,500.00	12,000.00
Resource Code	Description	Hours	Quantity UM	Currency		Unit Cost	Total Cost
USTRUCKING	Trucking Sub		12,000.00 Each	U.S. Dollar		1.00	12,000.00
1.9.2	391,152.00 Each	Solar Panel Removal & Disposal	4,800.00	Detail	U.S. Dollar	8.30	3,246,524.09
1.9.2.1	391,152.00 Each	Solar Panel Removal	4,800.00	Detail	U.S. Dollar	3.31	1,293,344.09
Resource Code	Description	Hours	Quantity UM	Currency		Unit Cost	Total Cost
RLIFTS05	JCB 508C, 8,000lbs FRKLFT	4,889.40	6.00 Each (hourly)	U.S. Dollar		22.96	112,260.62
L010101	OPERATOR	4,889.40	6.00 Each (hourly)	U.S. Dollar		53.68	262,462.99
L060100	GENERAL LABORER	19,557.60	24.00 Each (hourly)	U.S. Dollar		46.97	918,620.47
Notes: ***** Assumed production: 20 panels per laborer per hour, Includes packaging and preparing for shipment offsite. *****							
1.9.2.2	636.00 Each	Trucking - Per Load	0.00	Detail	U.S. Dollar	1,500.00	954,000.00
Resource Code	Description	Hours	Quantity UM	Currency		Unit Cost	Total Cost
USTRUCKING	Trucking Sub		954,000.00 Each	U.S. Dollar		1.00	954,000.00
Notes: ***** Assumption: 45,000 lbs per load *****							
1.9.2.3	14,274.00 Ton	Recycling Cost	0.00	Detail	U.S. Dollar	70.00	999,180.00
Resource Code	Description	Hours	Quantity UM	Currency		Unit Cost	Total Cost
USDISPOSAL	Disposal Fee's		999,180.00 Each	U.S. Dollar		1.00	999,180.00
Notes: ***** Assumption: 243,740 modules x 72.97 lbs each *****							
1.9.3	13,970.00 Each	Solar Rack (Trackers) & Post Removal	133.33	Detail	U.S. Dollar	318.22	4,445,519.22
1.9.3.1	13,970.00 Each	Solar Rack (Trackers) & Post Removal	133.33	Detail	U.S. Dollar	284.83	3,979,019.22
Resource Code	Description	Hours	Quantity UM	Currency		Unit Cost	Total Cost
L010101	OPERATOR	16,764.00	16.00 Each (hourly)	U.S. Dollar		53.68	899,891.52
L060100	GENERAL LABORER	8,382.00	8.00 Each (hourly)	U.S. Dollar		46.97	393,702.54
*REXCAV06A	Excav 100K w/ Bucket & Grapple	8,382.00	8.00 Each (hourly)	U.S. Dollar		129.71	1,087,229.22
*REXCAV06E	Excav 100K w/ Shear	8,382.00	8.00 Each (hourly)	U.S. Dollar		190.67	1,598,195.94
Notes: ***** 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. *****							
1.9.3.2	311.00 Each	Trucking - Per Load	0.00	Detail	U.S. Dollar	1,500.00	466,500.00
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
USTRUCKING	Trucking Sub		466,500.00 Each		U.S. Dollar	1.00	466,500.00
Notes: ***** Assumption: 45,000 lbs per load *****							
1.10	1.00 Lump Sum	UG Cable Removal	0.05	Detail	U.S. Dollar	89,448.00	89,448.00
1.10.1	20.00 Day	Excavate & Remove Cable	1.00	Detail	U.S. Dollar	4,322.40	86,448.00
Resource Code	Description	Hours	Quantity UM	Currency		Unit Cost	Total Cost
*REXCAV06D	Excav 100K	400.00	2.00 Each (hourly)	U.S. Dollar		103.99	41,596.00
RLIFTS05	JCB 508C, 8,000lbs FRKLFT	200.00	1.00 Each (hourly)	U.S. Dollar		22.96	4,592.00
L010101	OPERATOR	400.00	2.00 Each (hourly)	U.S. Dollar		53.68	21,472.00
L060100	GENERAL LABORER	400.00	2.00 Each (hourly)	U.S. Dollar		46.97	18,788.00
1.10.2	2.00 Each	Trucking - Per Load	0.00	Detail	U.S. Dollar	1,500.00	3,000.00
Resource Code	Description	Hours	Quantity UM	Currency		Unit Cost	Total Cost
USTRUCKING	Trucking Sub		3,000.00 Each		U.S. Dollar	1.00	3,000.00
Notes: ***** Assumption: 45,000 lbs per load *****							
1.11	1.00 Lump Sum	Site Restoration - Partial Site Seeding	0.01	Detail	U.S. Dollar	793,290.73	793,290.73
1.11.1	92,928.00 Linear Feet	Strip & Decomact Roads	2,500.00	Detail	U.S. Dollar	1.45	134,730.73
Resource Code	Description	Hours	Quantity UM	Currency		Unit Cost	Total Cost
*RDOZER08	CAT D6 LGP Dozer	743.42	2.00 Each (hourly)	U.S. Dollar		60.82	45,215.05
L010101	OPERATOR	1,115.14	3.00 Each (hourly)	U.S. Dollar		53.68	59,860.50
*RFELWH08C	CAT 980 LOADER	371.71	1.00 Each (hourly)	U.S. Dollar		79.78	29,655.18
Notes: ***** Decompaction to include discing and regrading Assume removed road base transported offsite at no charge *****							
1.11.2	512.00 Acre	Spot Grade Disturbed Areas	8.00	Detail	U.S. Dollar	286.25	146,560.00
Resource Code	Description	Hours	Quantity UM	Currency		Unit Cost	Total Cost
*RDOZER08	CAT D6 LGP Dozer	1,280.00	2.00 Each (hourly)	U.S. Dollar		60.82	77,849.60
L010101	OPERATOR	1,280.00	2.00 Each (hourly)	U.S. Dollar		53.68	68,710.40
Notes: ***** Assumption: 1461 acres total property area. Assume that 35% of the area distrubed by construction will be regraded. *****							
1.11.3	512.00 Acre	Re-Seed With Native Vegetation - Roads & Areas Disturbed By Construction	0.00	Detail	U.S. Dollar	1,000.00	512,000.00
Resource Code	Description	Hours	Quantity UM	Currency		Unit Cost	Total Cost
USLANDSCAPE	Landscape Sub		512.00 Acre		U.S. Dollar	1,000.00	512,000.00
Notes: ***** Assumption: 1461 acres total property area. Assume that 35% of the area distrubed by construction will be re-seeded. *****							
1.12	1.00 Lump Sum	Contractor Markups	0.00	Detail	U.S. Dollar	2,448,690.70	2,448,690.70
1.12.1	1.00 Lump Sum	Home Office, Project Management (5% Of Cost)	0.00	Detail	U.S. Dollar	590,045.95	590,045.95
Resource Code	Description	Hours	Quantity UM	Currency		Unit Cost	Total Cost
USMARKUP5	5% Markup		11,800,919.00 Each		U.S. Dollar	0.05	590,045.95

Cost Item							
CBS Position Code	Quantity UM	Description	UM/Day	Cost Source	Currency	Unit Cost	Total Cost
1.12.2	1.00 Lump Sum	Contractor OH & Fee (15% Of Cost)	0.00	Detail	U.S. Dollar	1,858,644.75	1,858,644.75
Resource Code	Description	Hours	Quantity UM	Currency	Unit Cost	Total Cost	
USMARKUP	15% Markup		12,390,965.00 Each	U.S. Dollar	0.15	1,858,644.75	
1.13	1.00 Lump Sum	ODOE Mandated Contingencies	0.00	Detail	U.S. Dollar	3,386,953.10	3,386,953.10
1.13.1	1.00 Lump Sum	20% Contingency on BESS	0.00	Detail	U.S. Dollar	394,535.00	394,535.00
Resource Code	Description	Hours	Quantity UM	Currency	Unit Cost	Total Cost	
UODCBESS	20% ODOE Mandated Contingency		1,972,675.00 Each	U.S. Dollar	0.20	394,535.00	
1.13.2	1.00 Lump Sum	1% Performance Bond	0.00	Detail	U.S. Dollar	142,496.10	142,496.10
Resource Code	Description	Hours	Quantity UM	Currency	Unit Cost	Total Cost	
UODOE1	ODOE 1% Markup		14,249,610.00 Each	U.S. Dollar	0.01	142,496.10	
1.13.3	1.00 Lump Sum	10% Administrative and Project Management	0.00	Detail	U.S. Dollar	1,424,961.00	1,424,961.00
Resource Code	Description	Hours	Quantity UM	Currency	Unit Cost	Total Cost	
UODOE2	ODOE 10% Markup		14,249,610.00 Each	U.S. Dollar	0.10	1,424,961.00	
1.13.4	1.00 Lump Sum	10% Future Development Contingency	0.00	Detail	U.S. Dollar	1,424,961.00	1,424,961.00
Resource Code	Description	Hours	Quantity UM	Currency	Unit Cost	Total Cost	
UODOE2	ODOE 10% Markup		14,249,610.00 Each	U.S. Dollar	0.10	1,424,961.00	
Report Total:						17,636,562.74	

Category	Total
Labor	3,821,847.10
Rented Equipment	3,298,860.90
Supplies	2,840.00
Materials	40,000.00
Subcontract	7,064,566.93
Travel-Risk-Adj	19,294.71
ODCs	3,389,153.10

CBS Outline Report**TETRA TECH, INC.****Job Code: Bright Night Biglow Phase 2****Description: Decommissioning Estimate**

From Cost Item: .

To Cost Item: .

Code Description	Forecast (T/O) Quantity	Unit of Measure	Unit Cost	Total Cost (Forecast)	Currency
1 BRIGHT NIGHT BIGLOW SOLAR PHASE 2 RETIREMENT					
1.1 Equipment & Facilities Mob / Demob	1.00	Lump Sum	135,868.00	135,868.00	U.S. Dollar
1.1.1 Equipment Mob	1.00	Lump Sum	61,200.00	61,200.00	U.S. Dollar
1.1.2 Site Facilities	1.00	Lump Sum	2,200.00	2,200.00	U.S. Dollar
1.1.3 Crew Mob & Site Setup	3.00	Day	14,493.60	43,480.80	U.S. Dollar
1.1.4 Crew Demob & Site Cleanup	2.00	Day	14,493.60	28,987.20	U.S. Dollar
1.2 Project Site Support	8.00	Month	58,510.64	468,085.12	U.S. Dollar
1.2.1 Site Facilities	8.00	Month	1,605.00	12,840.00	U.S. Dollar
1.2.2 Field Management	8.00	Month	56,905.64	455,245.12	U.S. Dollar
1.3 Substation Retirement	1.00	Each	300,300.46	300,300.46	U.S. Dollar
1.3.1 Fence Removal	1.00	Day	1,359.20	1,359.20	U.S. Dollar
1.3.2 Transformer Removal	2.00	Each	95,095.40	190,190.80	U.S. Dollar
1.3.2.1 Oil Removal & Disposal	2.00	Each	58,314.40	116,628.80	U.S. Dollar
1.3.2.1.1 Oil Removal	2.00	Each	939.40	1,878.80	U.S. Dollar
1.3.2.1.2 Oil Disposal	28,000.00	Gallon	4.00	112,000.00	U.S. Dollar
1.3.2.1.3 Trucking - Per Load	2.00	Each	1,375.00	2,750.00	U.S. Dollar
1.3.2.2 Dismantle & Loadout Transformer	2.00	Each	36,781.00	73,562.00	U.S. Dollar
1.3.2.2.1 Dismantle, Cut & Size	2.00	Each	30,781.00	61,562.00	U.S. Dollar
1.3.2.2.2 Trucking - Per Load	8.00	Each	1,500.00	12,000.00	U.S. Dollar
1.3.3 Remove Control Building & Switchgear	1.00	Each	5,303.60	5,303.60	U.S. Dollar
1.3.3.1 Demo	1.00	Each	2,303.60	2,303.60	U.S. Dollar
1.3.3.2 Trucking - Per Load	2.00	Each	1,500.00	3,000.00	U.S. Dollar
1.3.4 UG Utility & Ground Removal	2.00	Day	1,359.20	2,718.40	U.S. Dollar
1.3.5 Remove Foundations To Subgrade	750.00	Cubic Yard	43.05	32,288.25	U.S. Dollar
1.3.5.1 Excavate / Remove Foundation - Various Depth	750.00	Cubic Yard	30.01	22,509.00	U.S. Dollar
1.3.5.2 Concrete Transport Offsite	750.00	Cubic Yard	13.04	9,779.25	U.S. Dollar
1.3.6 Misc. Material Disposal	1.00	Lump Sum	2,200.00	2,200.00	U.S. Dollar
1.3.6.1 Trucking - Per Load	1.00	Each	1,500.00	1,500.00	U.S. Dollar
1.3.6.2 Disposal Cost	10.00	Ton	70.00	700.00	U.S. Dollar
1.3.7 Restore Yard	1.00	Lump Sum	66,240.21	66,240.21	U.S. Dollar
1.3.7.1 Backfill / Regrade	4.00	Acre	1,708.72	6,834.87	U.S. Dollar
1.3.7.2 Vegetative Cover	2,000.00	Cubic Yard	27.70	55,405.33	U.S. Dollar
1.3.7.2.1 Topsoil, Delivered	2,000.00	Cubic Yard	20.00	40,000.00	U.S. Dollar
1.3.7.2.2 Placement	2,000.00	Cubic Yard	7.70	15,405.33	U.S. Dollar
1.3.7.3 Re-Seed With Native Vegetation	4.00	Acre	1,000.00	4,000.00	U.S. Dollar
1.4 Transmission Line Retirement	1.00	Lump Sum	150,568.03	150,568.03	U.S. Dollar
1.4.1 Monopole / Cable Span Removal	21.00	Each	5,626.30	118,152.30	U.S. Dollar
1.4.1.1 Cut / Lower Structure	21.00	Each	1,965.50	41,275.50	U.S. Dollar
1.4.1.2 Cut / Size Structure & Loadout	21.00	Each	2,160.80	45,376.80	U.S. Dollar
1.4.1.3 Trucking - Per Load	21.00	Each	1,500.00	31,500.00	U.S. Dollar
1.4.2 Remove Foundations To Subgrade	21.00	Each	1,543.61	32,415.73	U.S. Dollar
1.4.2.1 Excavate / Remove Foundation - Various Depth	21.00	Each	1,491.45	31,320.45	U.S. Dollar
1.4.2.2 Concrete Transport Offsite	84.00	Cubic Yard	13.04	1,095.28	U.S. Dollar
1.5 O&M Removal	1.00	Lump Sum	16,457.20	16,457.20	U.S. Dollar
1.5.1 Loadout Containers	5.00	Each	170.72	853.60	U.S. Dollar

Code	Description	Forecast (T/O) Quantity	Unit of Measure	Unit Cost	Total Cost (Forecast)	Currency
1.5.2	Demo Structures	1.00	Each	2,303.60	2,303.60	U.S. Dollar
1.5.3	Structure Recyclingl Cost	40.00	Ton	70.00	2,800.00	U.S. Dollar
1.5.4	Trucking - Per Load	7.00	Each	1,500.00	10,500.00	U.S. Dollar
1.6	BESS Removal	1.00	Lump Sum	1,972,675.13	1,972,675.13	U.S. Dollar
1.6.1	BESS Unit Removal	258.00	Each	6,614.58	1,706,562.67	U.S. Dollar
1.6.1.1	Disconnect Electrical	258.00	Each	107.36	27,698.88	U.S. Dollar
1.6.1.2	Glycol Recovery & Disposal	19,294.71	Gallon	3.82	73,690.99	U.S. Dollar
1.6.1.3	Battery Removal & Recycling	258.00	Each	3,054.20	787,983.60	U.S. Dollar
1.6.1.3.1	Remove Batteries, Load For Transport	129.00	Day	2,108.40	271,983.60	U.S. Dollar
1.6.1.3.2	Trucking - Per Load	258.00	Each	2,000.00	516,000.00	U.S. Dollar
1.6.1.4	Unit Removal	258.00	Each	3,167.40	817,189.20	U.S. Dollar
1.6.1.4.1	Remove Misc Waste	258.00	Each	421.68	108,793.44	U.S. Dollar
1.6.1.4.2	Loadout Unit For Transport	258.00	Each	170.72	44,045.76	U.S. Dollar
1.6.1.4.3	Trucking - Per Load	258.00	Each	1,375.00	354,750.00	U.S. Dollar
1.6.1.4.4	Waste Recyling & Disposal Cost	3,870.00	Ton	80.00	309,600.00	U.S. Dollar
1.6.2	Transformer Removal	65.00	Each	1,836.93	119,400.45	U.S. Dollar
1.6.2.1	Disconnect Electrical	65.00	Each	119.24	7,750.60	U.S. Dollar
1.6.2.2	Loadout Inverter & Transformer	65.00	Each	217.69	14,149.85	U.S. Dollar
1.6.2.3	Trucking - Per Load	65.00	Each	1,500.00	97,500.00	U.S. Dollar
1.6.3	UG Cable Removal	7.00	Day	2,058.50	14,409.50	U.S. Dollar
1.6.4	Support Pile Removal (Per BESS Unit / Transformer)	323.00	Each	409.61	132,302.51	U.S. Dollar
1.6.4.1	Excavate / Remove Piles	323.00	Each	230.36	74,406.28	U.S. Dollar
1.6.4.2	Trucking - Per Load	38.60	Each	1,500.00	57,896.23	U.S. Dollar
1.7	Inverter / Transformer Removal	54.00	Each	1,836.93	99,194.22	U.S. Dollar
1.7.1	Disconnect Electrical	54.00	Each	119.24	6,438.96	U.S. Dollar
1.7.2	Loadout Inverter & Transformer	54.00	Each	217.69	11,755.26	U.S. Dollar
1.7.3	Trucking - Per Load	54.00	Each	1,500.00	81,000.00	U.S. Dollar
1.8	Inverter / Transformer Support Pile Removal	54.00	Each	424.80	22,939.44	U.S. Dollar
1.8.1	Excavate / Remove Piles	54.00	Each	230.36	12,439.44	U.S. Dollar
1.8.2	Trucking - Per Load	7.00	Each	1,500.00	10,500.00	U.S. Dollar
1.9	Solar Array Retirement	1.00	Lump Sum	7,752,092.62	7,752,092.62	U.S. Dollar
1.9.1	Fence Removal	44,880.00	Linear Feet	1.34	60,049.31	U.S. Dollar
1.9.1.1	Fence Removal	44,880.00	Linear Feet	1.07	48,049.31	U.S. Dollar
1.9.1.2	Trucking - Per Load	8.00	Each	1,500.00	12,000.00	U.S. Dollar
1.9.2	Solar Panel Removal & Disposal	391,152.00	Each	8.30	3,246,524.09	U.S. Dollar
1.9.2.1	Solar Panel Removal	391,152.00	Each	3.31	1,293,344.09	U.S. Dollar
1.9.2.2	Trucking - Per Load	636.00	Each	1,500.00	954,000.00	U.S. Dollar
1.9.2.3	Recyclingl Cost	14,274.00	Ton	70.00	999,180.00	U.S. Dollar
1.9.3	Solar Rack (Trackers) & Post Removal	13,970.00	Each	318.22	4,445,519.22	U.S. Dollar
1.9.3.1	Solar Rack (Trackers) & Post Removal	13,970.00	Each	284.83	3,979,019.22	U.S. Dollar
1.9.3.2	Trucking - Per Load	311.00	Each	1,500.00	466,500.00	U.S. Dollar
1.10	UG Cable Removal	1.00	Lump Sum	89,448.00	89,448.00	U.S. Dollar
1.10.1	Excavate & Remove Cable	20.00	Day	4,322.40	86,448.00	U.S. Dollar
1.10.2	Trucking - Per Load	2.00	Each	1,500.00	3,000.00	U.S. Dollar
1.11	Site Restoration - Partial Site Seeding	1.00	Lump Sum	793,290.73	793,290.73	U.S. Dollar
1.11.1	Strip & Decompact Roads	92,928.00	Linear Feet	1.45	134,730.73	U.S. Dollar
1.11.2	Spot Grade Disturbed Areas	512.00	Acre	286.25	146,560.00	U.S. Dollar
1.11.3	Re-Seed With Native Vegetation - Roads & Areas Disturbed By Construction	512.00	Acre	1,000.00	512,000.00	U.S. Dollar
1.12	Contractor Markups	1.00	Lump Sum	2,448,690.70	2,448,690.70	U.S. Dollar
1.12.1	Home Office, Project Management (5% Of Cost)	1.00	Lump Sum	590,045.95	590,045.95	U.S. Dollar

Code	Description	Forecast (T/O) Quantity	Unit of Measure	Unit Cost	Total Cost (Forecast)	Currency
1.12.2	Contractor OH & Fee (15% Of Cost)	1.00	Lump Sum	1,858,644.75	1,858,644.75	U.S. Dollar
1.13	ODOE Mandated Contingencies	1.00	Lump Sum	3,386,953.10	3,386,953.10	U.S. Dollar
1.13.1	20% Contingency on BESS	1.00	Lump Sum	394,535.00	394,535.00	U.S. Dollar
1.13.2	1% Performance Bond	1.00	Lump Sum	142,496.10	142,496.10	U.S. Dollar
1.13.3	10% Administrative and Project Management	1.00	Lump Sum	1,424,961.00	1,424,961.00	U.S. Dollar
1.13.4	10% Future Development Contingency	1.00	Lump Sum	1,424,961.00	1,424,961.00	U.S. Dollar
Total: BRIGHT NIGHT BIGLOW SOLAR PHASE 2 RETIREMENT					17,636,562.74	
Grand Total:					17,636,562.74	

Attachment F-2. Opinion of Legal Counsel



Portland General Electric Company

Legal Department
121 SW Salmon Street, 1WTC1301
Portland, OR 97204
Phone 503-464-7717
Fax 503-464-2200
portlandgeneral.com

September 3, 2026

Oregon Department of Energy
550 Capitol St. NE, 1st Floor
Salem, OR 97301

Re: Request for Amendment No. 5 of the Site Certificate for the Biglow Canyon Wind Farm

Ladies and Gentlemen:

I am Senior Vice President, Chief Legal, Corporate Affairs and Compliance Officer of Portland General Electric Company ("Applicant"). In such capacity, I have reviewed or supervised the review of bond indenture provisions, articles of incorporation, common stock covenants, and similar agreements.

Based on the foregoing, I am of the opinion, based upon my best knowledge, that subject to Applicant meeting all applicable federal, state and local laws (including all rules and regulations promulgated pursuant thereto), Applicant has the legal authority without violating its bond indenture provisions, Articles of Incorporation, common stock covenants or similar agreements, to construct and operate all components of the Biglow Canyon Wind Farm (the "Facility") that Applicant proposes in its Request for Amendment No. 5 of the Site Certificate for the Biglow Canyon Wind Farm filed with the Oregon Energy Facility Siting Counsel, which includes this letter.

The foregoing opinion is rendered pursuant to OAR 345-022-0050(3)(a)(A) as to Applicant's legal authority to construct and operate the Facility. I express no opinion as to the applicability of any federal, state and local laws (including all rules and regulations promulgated thereto) to such construction and operation or as the effects of the foregoing laws on such construction and operation.

I am admitted to the Bar of the State of Oregon. In rendering the opinion set forth above, I do not express any opinion concerning the laws of any jurisdiction other than the State of Oregon and Federal law, as applicable.

Sincerely,

Angelica Espinosa (Sep 3, 2026 16:51:16 PDT)

Angelica Espinosa
Senior Vice President, Chief Legal,
Corporate Affairs and Compliance Officer

Opinion of Legal Counsel Biglow Site Certificate Amendment #5

Final Audit Report

2026-09-03

Created:	2026-09-03
By:	Jacqueline Wolf McLaughlin (jacqueline.wolfmclaughlin@pgn.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAALkyMnlvq84FHakKynhqoz3XVtthuKZnF

"Opinion of Legal Counsel Biglow Site Certificate Amendment #5" History

-  Document created by Jacqueline Wolf McLaughlin (jacqueline.wolfmclaughlin@pgn.com)
2026-09-03 - 11:44:01 PM GMT- IP address: 130.41.64.111
-  Document emailed to Angelica Espinosa (angelica.espinosa@pgn.com) for signature
2026-09-03 - 11:44:51 PM GMT
-  Email viewed by Angelica Espinosa (angelica.espinosa@pgn.com)
2026-09-03 - 11:45:07 PM GMT- IP address: 44.195.230.55
-  Angelica Espinosa (angelica.espinosa@pgn.com) has agreed to the terms of use and to do business electronically with PORTLAND GENERAL ELECTRIC CO
2026-09-03 - 11:51:16 PM GMT- IP address: 147.79.224.151
-  Document e-signed by Angelica Espinosa (angelica.espinosa@pgn.com)
Signature Date: 2026-09-03 - 11:51:16 PM GMT - Time Source: server- IP address: 147.79.224.151 - Signature Appearance Selected: DRAW
-  Agreement completed.
2026-09-03 - 11:51:16 PM GMT

Attachment F-3. Bank Letter Regarding a Bond of Letter of Credit

HIGHLY CONFIDENT LETTER:

NOT A COMMITMENT

January 28, 2025

Lenna Cope
Portland General Electric Company
121 SW Salmon St. 3WTC0403
Portland, OR 97204

Re: Biglow Canyon Wind Farm

Att: Financial Assurance Requirements for Proposed Addition to Biglow Canyon Wind Farm

Portland General Electric Company (“PGE” or “you”) has informed Mizuho Bank, Ltd. (“Mizuho” or “we”) that you are seeking to add solar and battery storage assets to your existing Biglow Canyon Wind Farm generating facility (the “Addition”), and that the Addition will require an amendment to the site certificate demonstrating proof that a bank would be willing to furnish or arrange a letter of credit for the estimated amount of decommissioning.

Mizuho has an existing business relationship with PGE and currently participates as a direct lender to PGE under a committed revolving credit facility agreement and acts as a letter of credit issuer under an uncommitted bilateral letter of credit facility. PGE has managed its credit relationship with Mizuho in a satisfactory manner and is considered to be a client in good standing. On a preliminary basis, we would be supportive of seeking approval to furnish or arrange a letter of credit in connection with the Addition in an amount up to \$53.5 million, subject to the qualifications and conditions hereunder, with the ultimate amount to be determined in our discretion (the “Letter of Credit”). We reserve the right to employ the services of our affiliates in providing any of the services contemplated by this letter.

Subject to the qualifications and conditions set forth below and based upon publicly available information and the financial and other information provided to us by you, Mizuho is highly confident in our ability to furnish or arrange the Letter of Credit.

Having held only preliminary discussions with you to date, we have not, at this point, sought to obtain required internal approvals concerning the Letter of Credit nor have we reached any definitive agreement with you or any third party on any matter concerning the Letter of Credit, the Addition or any related transaction. In order for us to proceed further, we will need to continue our due diligence and discussions with you regarding the Letter of Credit, the Addition and the transactions related thereto. In addition, we will need to review such additional information as we, in our sole discretion, determine necessary.

You acknowledge and agree that this letter is not intended to be, and shall not be deemed to be, a commitment by Mizuho and/or any of its affiliates to (i) furnish or arrange any letter of credit or provide any other financing to you in connection with the Addition or (ii) perform any service or assume any role in connection therewith. In addition to the above referenced qualifications, any such obligations would arise only after negotiation and execution of a separate written agreement and definitive legal documentation, the form and substance of which are acceptable to Mizuho, in our sole and absolute discretion. Any such commitment would be subject to the satisfaction of certain conditions, including, without limitation, (i) completion of business, legal, accounting, know-your-customer and other due diligence investigations to our satisfaction; (ii) the Letter of Credit being on terms and conditions, including pricing and fees, that in our view are appropriate for letters of credit of this size, type and purpose (in light of prevailing market conditions), and are otherwise satisfactory to us; (iii) receipt of all

required approvals, including without limitation, approvals by our credit, commitment and other internal committees, approval of the Addition and any necessary government approvals and third party consent; (iv) no change or proposed change in federal law or the laws of any applicable jurisdiction that could reasonably be expected to adversely affect the Letter of Credit, the Addition or any transaction related thereto; (v) the absence of any material adverse change; and (vi) the satisfaction of such other conditions as we, in our sole discretion, determine necessary to secure internal approvals to furnish or arrange the Letter of Credit.

You acknowledge that no duties, rights or responsibilities are created hereby. Mizuho reserves the right to cease discussions with you regarding the Letter of Credit at any time and for any reason. You agree not to institute or participate in any legal proceedings seeking to establish a contrary position.

Additionally, you acknowledge and agree that Mizuho is not advising you as to any legal, tax, investment, accounting or regulatory matters in any jurisdiction. You shall consult with your own advisors concerning such matters and shall be responsible for making your own independent investigation and appraisal of the transactions contemplated hereby, and Mizuho shall have no responsibility or liability to you with respect thereto.

This letter is delivered to you upon the condition that neither the existence of this letter, nor any of its contents, shall be disclosed by you, except (i) as may be compelled to be disclosed in a judicial or administrative proceeding or as otherwise required by law; (ii) on a confidential and “need to know” basis, to your directors, officers, employees, advisors and agents, or (iii) on a confidential and “need to know” basis, to regulatory bodies who have requested a copy of this letter. Additionally, you acknowledge that Mizuho and its affiliates may now or hereafter provide financing or obtain other interests in other companies in respect of which you or your affiliates may be business competitors, and that Mizuho and its affiliates will have no obligation to provide to you or any of your affiliates any confidential information obtained from such other companies.

Very truly yours,

By: *David Park*
Name: David Park
Title: Managing Director