Exhibit X

Facility Retirement and Site Restoration

Carty Generating Station
October 2026

Prepared for

Portland General Electric Company

Prepared by

TETRA TECH

This page intentionally left blank

Table of Contents

1.0 Introduction 1
2.0 Estimated Useful Life of the Project – OAR 345-021-0010(1)(x)(A) 1
3.0 Actions to Restore the Site – OAR 345-021-0010(1)(x)(B) 2
4.0 Total Costs, Estimating Methods, and Assumptions 4
4.1 Estimate of Cost – OAR 345-021-0010(1)(x)(C) 4
4.2 Estimating Methods and Assumptions – OAR 345-021-0010(1)(x)(D) 5
5.0 Monitoring Plan – OAR 345-021-0010(1)(x)(E) 8
6.0 References 8

List of Attachments

Attachment X-1. Estimated Retirement and Restoration Cost

Acronyms and Abbreviations

AC	alternating current
BCP	Boardman Coal Plant
BESS	battery energy storage system
Certificate Holder / PGE	Portland General Electric Company
CGS / Facility	Carty Generating Station
Council	Oregon Energy Facility Siting Council
MW	megawatt
O&M	operations and maintenance
OAR	Oregon Administrative Rules
ODOE	Oregon Department of Energy
RFA	Request for Amendment

1.0 Introduction

The Portland General Electric Company (PGE or Certificate Holder) is submitting a Request for Amendment (RFA) 4 to the Site Certificate for the Carty Generating Station (CGS or Facility). The Facility is located approximately 13 miles southwest of Boardman, in Morrow County, Oregon. As currently approved, the Facility is capable of generating up to 450 megawatts (MW) from the natural gas-fueled combined-cycle unit (Unit 1).

In RFA 4, the Certificate Holder is proposing photovoltaic solar energy generation with approximately 200 MW alternating current (AC) of nominal and average generating capacity and battery energy storage system (BESS) with the capability of storing up to 200 MW AC. The overall CGS additions proposed with RFA 4 (including the BESS) are referred to throughout this request as the Carty Solar Farm with proposed RFA 4 changes. The solar generation is proposed in two separate solar areas referred to as the Northern Solar Area, located north of the Carty Reservoir, and the Southern Solar Area, located south of the reservoir [see Figure 2 in RFA 4's Division 27 document (Request for Amendment 4 for the Carty Generating Station)].

This Exhibit X provides the information required by Oregon Administrative Rules (OAR) 345-021-0010(1)(x) in support of RFA 4. Analysis in this exhibit incorporates and/or relies on reference information, analysis, and findings found in the Application for Site Certificate, previous RFAs, and Oregon Department of Energy (ODOE) Final Orders to demonstrate that the Facility, as modified by RFA 4, continues to comply with applicable Site Certificate conditions and the Retirement and Financial Assurance approval standard in OAR 345-022-0050.

The focus of this exhibit is on retirement and restoration of the Carty Solar Farm with proposed RFA 4 changes to a useful non-hazardous condition. The exhibit does not address retirement and restoration of the natural gas-fueled combined-cycle unit (Unit 1), which is already operating at the Facility and has been addressed previously by the Oregon Energy Facility Siting Council (Council).[1] In addition, the exhibit does not address retirement and restoration of CGS infrastructure and facilities previously approved by the Council[2] with the Second Amended Site Certificate.

2.0 Estimated Useful Life of the Project – OAR 345-021-0010(1)(x)(A)

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:

OAR 345-021-0010(1)(x)(A) The estimated useful life of the proposed facility;

[1] Final Order on Application for Site Certificate for the Carty Generating Station, p. 88-96 (June 2012).
[2] Final Order on Request for Amendment 2 to the Site Certificate for the Carty Generating Station, p. 44-54 (November 2020).

For financial and engineering purposes, the Carty Solar Farm with proposed RFA 4 changes is estimated to have a useful life of at least 25 years. While some components may need replacement during the operational life of the Carty Solar Farm with proposed RFA 4 changes, these activities are anticipated to be routine. At the end of the estimated 25-year operational life, the solar generation and BESS may be decommissioned. The useful life of the Carty Solar Farm with proposed RFA 4 changes 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 generation and BESS is possible, the need for renewable energy generation is expected to increase into the foreseeable future. Substantial changes to the Carty Solar Farm with proposed RFA 4 changes 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.

3.0 Actions to Restore the Site – OAR 345-021-0010(1)(x)(B)

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

In accordance with Site Certificate Conditions 15.4-15.6, prior to retiring the Carty Solar Farm with proposed RFA 4 changes, the Certificate Holder will prepare and submit a Retirement Plan to the Council for approval.[3] 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.
- 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 Carty Solar Farm with proposed RFA 4 changes are anticipated to include the following:

[3] If both the natural gas-fueled combined-cycle (Unit 1) and the Amended Carty Solar Farm 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).

- **Removal of all facilities.** Facilities to be removed will include aboveground solar and battery components, inverter and transformer pads, operations and maintenance (O&M) building, overhead collector line segment, the 300-foot-long transmission line connecting the collector substation to the existing dead-end structure, collector substation, 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 within the solar 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 Carty Solar Farm with proposed RFA 4 changes will be decommissioned.
- **Site Restoration.** All Carty Solar Farm with proposed RFA 4 changes locations will be restored to a useful condition consistent with site zoning. This restoration will include restoring the site to a condition suitable for agricultural uses where in the Exclusive Farm Use zoning district, 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, 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 Vegetation and Soil Management Plan (see Exhibit I).

4.0 Total Costs, Estimating Methods, and Assumptions

4.1 Estimate of Cost – OAR 345-021-0010(1)(x)(C)

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 retirement and restoration cost estimate for the Carty Solar Farm with proposed RFA 4 changes. The total retirement and restoration cost of retirement and restoration for the Carty Solar Farm with proposed RFA 4 changes is $17,660,189.83(in Q4 2026 dollars; see Attachment X-1).[4]

Site Certificate Condition 15.1 in the Third Amended Site Certificate (Council 2022), involving decommissioning costs, requires modification as follows to make it consistent with Attachment X-1:

15.1 Before beginning construction, the certificate holder shall submit to the State of Oregon through the Council a bond or letter of credit naming the State of Oregon, acting by and through the Council, as beneficiary or payee. The initial bond or letter of credit amount for Block 1 is $7.884 million (in 3rd Quarter 2011 dollars), to be adjusted to the date of issuance, and adjusted on an annual basis thereafter, as described in sub-paragraph (b) of this condition. ~~The initial bond or letter of credit amount for the Carty Solar Farm and its supporting facilities is $2.713 million (in 3rd Quarter 2016 dollars) to be adjusted to the date of issuance, and adjusted on an annual basis thereafter, as described in sub-paragraph (b) of this condition.~~ The initial bond or letter of credit amount for the related or supporting facilities approved in Final Order on RFA2 is $13.779 million (in 4th Quarter 2020 dollars) to be adjusted to the date of issuance and submitted within 60 days of execution of the Second Amended Site Certificate, and adjusted on an annual basis thereafter, as described in sub-paragraph (b) of this condition. The initial bond or letter of credit amount for the Carty Solar Farm and its supporting facilities approved in Final Order on RFA4 is $17.660 million (in 4th Quarter 2026 dollars) to be adjusted to the date of issuance and submitted prior to beginning construction of the Carty Solar Farm, and adjusted on an annual basis thereafter, as described in sub-paragraph (b) of this condition.

a. The certificate holder may adjust the amount of the bond or letter of credit based on the final design configuration of the facility and turbine types selected by applying the unit costs and general costs presented in Site Restoration Cost Estimate of the Final Order on ASC for Unit 1; ~~Table 4 of the Final Order on RFA1 for Carty Solar Farm; and~~ Table 2 of the Final Order on RFA2; and Table [TBD] of the Final Order on RFA4 for the approved related or supporting facilities. Any

[4] Note that the cost estimate from 2024 has been adjusted to Q4 2026 dollars

revision to the restoration costs should be adjusted to the date of issuance as described in (b), and is subject to review and approval by the Department.

b. The certificate holder shall adjust the amount of the bond or letter of credit, using the following calculation and subject to approval by the Department.

i. Adjust the amount of the bond or letter of credit amount for Unit 1 (expressed in 3rd Quarter 2011 dollars), ~~Carty Solar Farm (expressed in 3rd Quarter 2016 dollars), and~~ related or supporting facilities approved in Final Order on RFA2 (expressed in 4th Quarter 2020 dollars), and Carty Solar Farm approved in Final Order on RFA4 (expressed in 4th Quarter 2026 dollars) to present value, using the U.S. Gross Domestic Product Implicit Price Deflator, Chain-Weight, as published in the Oregon Department of Administrative Services' "Oregon Economic and Revenue Forecast" or by any successor agency (the "Index") and using the index value and the quarterly index value applicable for Unit 1, ~~Carty Solar Farm, and~~ RFA2 facility components, and Carty Solar Farm for the date of issuance of the new bond or letter of credit. If at any time the Index is no longer published, the Council shall select a comparable calculation to adjust the bond or letter of credit to present value.

ii. Round the resulting total to the nearest $1,000 to determine the financial assurance amount.

c. The certificate holder shall use a form of bond or letter of credit approved by the Council.

d. The certificate holder shall use an issuer of the bond or letter of credit approved by the Council.

e. The certificate holder shall describe the status of the bond or letter of credit in the annual report submitted to the Council under Condition VI.4.

f. The bond or letter of credit shall not be subject to revocation or reduction before retirement of the facility site.

[Final Order IV.G.2.9] [Mandatory Condition OAR 345-025-0006(8)] [AMD1] [AMD2] [AMD4]

4.2 Estimating Methods and Assumptions – OAR 345-021-0010(1)(x)(D)

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 Certificate Holder's engineering staff and contractors. The Carty Solar Farm with proposed RFA 4 changes 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 (Gordian

2023). 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 Carty Solar Farm with proposed RFA 4 changes 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 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 four office trailers 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 one Superintendent and two Field Engineers. These positions are critical to the safe and successful execution of work.
- The 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 (2023 dollars). 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 at least 4 feet below grade, and the area will be regraded and reseeded.
- For estimating purposes, the 2-mile-long segment of aboveground 34.5-kilovolt collector line was assumed to be composed of wood support poles. The support poles will be removed and shipped off-site for disposal.
- Roads within the solar 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. 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 disposed off-site, with disposal fees of $250 per ton in 2024 dollars. 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 approximately 1,290 cubic yards of 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 (302 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 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 Carty Solar Farm with proposed RFA 4 changes to a useful, nonhazardous condition (per Site Certificate Conditions 15.1-15.6). Please see Exhibit M for information on the security the Certificate Holder will provide to cover this amount.

5.0 Monitoring Plan – OAR 345-021-0010(1)(x)(E)

> *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 Certificate Holder elects to retire the Carty Solar Farm with proposed RFA 4 changes, 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 Carty Solar Farm with proposed RFA 4 changes is not expected to cause site contamination with hazardous materials, and no contamination monitoring plan is proposed. The Carty Solar Farm with proposed RFA 4 changes components can be removed without significant risk of contamination.

Hazardous materials associated with the Carty Solar Farm with proposed RFA 4 changes will largely be limited to internal battery components, which would be removed by an authorized vendor prior to removing the equipment. The Carty Solar Farm with proposed RFA 4 changes 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 Carty Solar Farm with proposed RFA 4 changes site, soil contamination is unlikely, and therefore a monitoring plan is unnecessary.

6.0 References

Council (Energy Facility Siting Council). 2022. Third Amended Site Certificate for the Carty Generating Station. Energy Facility Siting Council, Salem, Oregon. July 2022. 2022-08-07-CGS-AMD3-Site-Certificate.pdf (oregon.gov).

Gordian. 2023. RSMeans Data. Greenville, South Carolina. https://www.gordian.com/products/rsmeans-data-services/. Accessed September 2023.

Attachment X-1. Estimated Retirement and Restoration Cost

This page intentionally left blank

CBS Position Code	Description	Forecast (T/O) Quantity	Unit of Measure	Unit Cost	Total Cost (Forecast)
1	**PGE - CARTY SOLAR RETIREMENT**	**1.00**	**Lump Sum**	**$16,234,216.63**	**$16,234,216.63**
				See Row 68 for the Estimate in Q4 2026 dollars.	
1.1	**Equipment & Facilities Mob / Demob**	**1.00**	**Lump Sum**	**$195,841.35**	**$195,841.35**
1.1.1	Equipment Mob	1.00	Lump Sum	$81,200.00	$81,200.00
1.1.2	Site Facilities	1.00	Lump Sum	$5,600.00	$5,600.00
1.1.3	Crew Mob & Site Setup	3.00	Day	$18,173.56	$54,520.67
1.1.4	Crew Demob & Site Cleanup	3.00	Day	$18,173.56	$54,520.67
1.2	**Project Site Support**	**1.00**	**Lump Sum**	**$621,672.83**	**$621,672.83**
1.2.1	Site Facilities	10.00	Month	$8,220.00	$82,200.00
1.2.2	Field Management	10.00	Month	$53,947.28	$539,472.83
1.3	**Substation Retirement**	**1.00**	**Each**	**$167,977.15**	**$167,977.15**
1.3.1	Fence Removal	1.00	Day	$1,354.33	$1,354.33
1.3.2	Transformer Removal	1.00	Each	$102,049.58	$102,049.58
1.3.3	Remove Control Building	1.00	Each	$2,508.66	$2,508.66
1.3.4	UG Utility & Ground Removal	1.00	Day	$1,354.33	$1,354.33
1.3.5	Remove Foundations To Subgrade	502.00	Cubic Yard	$27.85	$13,979.03
1.3.6	Misc. Material Disposal	1.00	Each	$2,575.00	$2,575.00
1.3.7	Restore Yard	1.00	Each	$44,156.22	$44,156.22
1.4	**Transmission Line Retirement**	**1.00**	**Lump Sum**	**$10,944.13**	**$10,944.13**
1.4.1	Conductor Removal	300.00	Linear Feet	$2.09	$627.39
1.4.2	Structure Removal	1.00	Each	$5,391.45	$5,391.45
1.4.3	Remove Foundations To Subgrade	1.00	Each	$4,925.29	$4,925.29
1.5	**Collector Line Retirement**	**1.00**	**Lump Sum**	**$138,486.37**	**$138,486.37**
1.5.1	Conductor Removal	10,560.00	Linear Feet	$6.72	$70,989.11
1.5.2	Utility Pole Removal	60.00	Each	$1,124.95	$67,497.26
1.6	**O&M Building Removal**	**1.00**	**Lump Sum**	**$46,179.48**	**$46,179.48**
1.6.1	Excavate, Cut & Cap Utilities	1.00	Day	$1,354.33	$1,354.33
1.6.2	Interior Demo & Removal	1.00	Lump Sum	$15,820.37	$15,820.37
1.6.3	Structure Demo	2.00	Day	$10,178.14	$20,356.28
1.6.4	Remove Foundations To Subgrade	242.00	Cubic Yard	$35.74	$8,648.51
1.7	**DC Storage Retirement**	**156.00**	**MW**	**$13,675.75**	**$2,133,417.15**
1.7.1	Fence Removal	4,514.00	Linear Feet	$1.36	$6,154.57
1.7.2	Battery Removal & Disposal	156.00	MW	$2,880.31	$449,328.44
1.7.3	Structure & Components Removal	156.00	MW	$9,384.47	$1,463,976.81
1.7.4	Transformer Removal	30.00	Each	$2,650.08	$79,502.50
1.7.5	Inverter Removal	58.00	Each	$2,318.19	$134,454.84
1.8	**Solar Array Retirement**	**1.00**	**Lump Sum**	**$7,170,337.22**	**$7,170,337.22**
1.8.1	Fence Removal	77,794.00	Linear Feet	$1.31	$101,620.87
1.8.2	Solar Panel Removal & Disposal	390,879.00	Each	$7.41	$2,896,798.81
1.8.3	Solar Rack (Trackers) & Post Removal	1.00	Lump Sum	$4,171,917.53	$4,171,917.53
1.9	**Solar Inverter / Transformer Removal**	**44.00**	**Each**	**$5,616.16**	**$247,111.15**
1.9.1	Disconnect Electrical	44.00	Each	$1,203.06	$52,934.51
1.9.2	Loadout Inverter & Transformer	44.00	Each	$3,038.11	$133,676.64
1.9.3	Trucking - Per Load	44.00	Each	$1,375.00	$60,500.00
1.10	**Remove Inverter / Transformer Foundations**	**2,360.00**	**Cubic Yard**	**$27.85**	**$65,718.16**

1.10.1	Excavate / Remove Foundation	2,360.00	Cubic Yard	$15.87	$37,460.87
1.10.2	Concrete Transport Offsite	2,360.00	Cubic Yard	$11.97	$28,257.29
1.11	**Remove BESS Foundations**	**1,148.00**	**Cubic Yard**	**$27.85**	**$31,967.99**
1.11.1	Excavate / Remove Foundation	1,148.00	Cubic Yard	$15.87	$18,222.49
1.11.2	Concrete Transport Offsite	1,148.00	Cubic Yard	$11.97	$13,745.50
1.12	**Site Restoration - Partial Site Seeding**	**1.00**	**Lump Sum**	**$350,901.80**	**$350,901.80**
1.12.1	Site Roads - Removal & Restoration	64,944.00	Linear Feet	$1.74	$113,010.09
1.12.2	Spot Grade Disturbed Areas	302.00	Acre	$287.72	$86,891.70
1.12.3	Re-Seed With Native Vegetation - Roads & Areas Disturbed By Construction	302.00	Acre	$500.00	$151,000.00
1.13	**Contractor Markups**	**1.00**	**Lump Sum**	**$2,236,110.96**	**$2,236,110.96**
1.13.1	Home Office, Project Management (5% Of Cost)	1.00	Lump Sum	$559,027.74	$559,027.74
1.13.2	Contractor OH & Fee (15% Of Cost)	1.00	Lump Sum	$1,677,083.22	$1,677,083.22
1.14	**ODOE Applied Contingencies**	**1.00**	**Lump Sum**	**$2,817,499.80**	**$2,817,550.89**
1.14.1	1% Performance Bond	1.00	Lump Sum	$134,166.66	$134,166.66
1.14.2	10% Administrative and Project Management	1.00	Lump Sum	$1,341,666.57	$1,341,666.57
1.14.3	10% Future Development Contingency	1.00	Lump Sum	$1,341,666.57	$1,341,666.57
	Adjust from Q1 2024 to Q4 2026 (Oregon DAS accessed 10/21/2026)				
	Implicit Price Deflator Q1 2024	124.366			
	Implicit Price Deflator Q4 2026	135.290			
	Ratio	1.088			
	Adjusted Cost Q4 2026	**$17,660,189.827**			