A DECOMMISSIONING PLAN FOR

Prattsburgh Wind Project

Stueben County, New York

MAY 27, 2025

PREPARED FOR:

TERRA-GEN

PREPARED BY:

Westwood

Westwood

Decommissioning Plan

Prattsburgh Wind Project

Stueben County, New York

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1.0 Introduction / Project Description

This Decommissioning Plan ("Plan") has been prepared for the Prattsburgh Wind Project components located within the Municipality of Cohocton. The Plan has been prepared in accordance with Chapter XI, Title 16, Part 1100 of the New York Codes, Rules and Regulations (NYCRR) and the Town of Cohocton Zoning Law. The Plan has also been prepared so that decommissioning activities will comply with the New York State Department of Agriculture and Markets (NYSAGM) "Guidelines for New York State Department of Agriculture and Markets (NYSAGM) Guidelines for Agricultural Mitigation for Wind Power Projects (Revision 4/19/2018)." The purpose of the Plan is to describe the means and methods that can be used to remove all structures, foundations, underground cables, and equipment and to reclaim and restore the land altered during the construction and operation of the wind project to its predevelopment condition to the extent feasible.

The Prattsburgh Wind Project ("Project") is a 147-megawatt (MW) wind power generation project proposed by Prattsburgh Wind, LLC ("Applicant") in Stueben County, New York. Within the Cohocton Municipality, the Project will include the construction, operation, and decommissioning of five large scale wind turbines, a collector substation, an operation and maintenance (O&M) facility, underground and overhead 34.5 kV collection lines, and associated Project access roads. A new point of interconnection switchyard and associated overhead 230 kV loop-in and loop-out transmission lines will also be constructed. However, the ownership and operation of this infrastructure will be transferred to NYSEG upon completion of construction and, therefore, is not a part of this Plan. In addition, this Plan assumes that the Project turbines are Vestas V150 4.5-MW wind turbines with 150-meter rotor diameters and 120-meter hub heights.

The useful life of commercial size turbines is generally considered to be 30 years. At that time, the Project will either be decommissioned or repowered with newer technology. The Plan identifies components which may be removed and areas that may be restored once the Project has not operated for twelve consecutive months, or when the Project has surpassed the useful lifespan of the turbines and facilities.

2.0 Proposed Future Land Use

Prior to the development of the Project, the land use of the project area was primarily agricultural production. After all equipment and infrastructure is removed during decommissioning, any holes or voids created by poles, concrete pads, and other equipment will be filled in with native soil to the surrounding grade, and the site will be restored to pre-construction conditions to the extent practicable. Access roads and other areas compacted by equipment may be decompacted to a depth necessary to ensure drainage of the soil and root penetration prior to fine grading and tilling to farmable condition. Please refer to Section 3.2 for a detailed description of reclamation activities.

3.0 Engineering Techniques

Decommissioning of the wind farm includes multiple phases and activities such as:

- Application of necessary sediment and erosion controls during and following decommissioning activities.
- Public road modifications (if required) and access road improvements to accommodate heavy equipment traffic during decommissioning.
- Removal of aboveground components (turbines, transformers, overhead transmission lines, and substation) for either resale or scrap.
- Removal of turbine foundations to a depth of four (4) feet below grade.
- Removal of other underground components (junction boxes, transformer and substation foundations) to a depth of four feet below grade.
- Removal of access roads (unless the landowners request the roads to remain, to the extent allowed by law at the time of decommissioning) and decompaction.
- Reclamation, re-grading, and restoration of disturbed areas including topsoil reapplication and decompaction of soils.
- Repair and/or restoration of public roads and culverts to pre-decommissioning conditions, as required.

During decommissioning, the landowners will be consulted to identify the extent and type of work to be completed. Some Project infrastructure, such as the access roads, may be left in place at the landowners' requests to the extent allowed by law at the time of decommissioning. However, for the purposes of this Plan, the cost estimate assumes full removal of all access roads. Underground utility lines, if deeper than four feet below ground surface elevation, will be left in place to minimize land disturbance and associated impacts to future land use.

Decommissioning will include the removal and transportation of all turbine components from the Project site. Decommissioning will also include the removal of electrical components, foundations, and any other associated facilities in the manner described in the Plan, unless otherwise agreed upon by Applicant and the applicable landowner(s). All dismantling, removal, recycling, and disposal of materials generated during decommissioning will comply with rules, regulations, and prevailing Federal, State, and local laws at the time decommissioning is initiated and will use approved local or regional disposal or recycling sites as available. Recyclable materials will be recycled to the furthest extent practicable. Non-recyclable materials will be disposed of in accordance with State and Federal law.

3.1 Decommissioning of Project Components

3.1.1 Public Road Improvement and Access Road Modifications and Removal

Sections of public roads that have insufficient strength to accommodate the construction traffic necessary for decommissioning will need to be improved prior to the start of hauling operations. Intersection turning radius modifications are not anticipated since turbine components will be cut to fit on standard semitrailer trucks. The roads subjected to decommissioning traffic will be restored to a condition equal to or better than the condition of the road prior to decommissioning activities and per terms of the Cohocton Road User Agreement. Aggregate removed from the Project access roads is a potential source for the public road restoration material. A pre-decommissioning road survey, similar to a pre-construction survey, may be prepared so that road conditions pre- and post-decommissioning can be accurately assessed.

3.1.2 Crane Path and Crane Pad Preparation and Removal

To facilitate the movement of the large industrial cranes used to disassemble the turbines, crane paths will be required between the turbine sites. A crane path network was designed for the construction of the Project. The same corridors are likely to be used for decommissioning. Some turbine access roads may be temporarily widened from their operational width of 16 feet to approximately 40 feet wide by compacting in place soils to create crane shoulders on roads that were configured to accommodate crane travel during the construction of the Project. Preparations include compaction of the native soils and construction of temporary road crossings, crane mat crossings, low water crossings, and/or temporary culverts to cross streams. Following disassembly of the wind turbines, the temporary crossings will be removed, and the crossing areas will be restored to pre-decommissioning conditions. The soil on the crane paths will be decompacted and restored to a tillable condition.

3.1.3 Wind Turbine Removal

Each wind turbine consists of steel tower segments, a nacelle, a rotor and hub assembly, and three blades. These modular components can be disassembled and then processed into pieces small enough (less than 40 feet by eight feet by eight feet and less than 20 tons) to be loaded onto standard semitrailer trucks and transported off site. The components of the wind turbines that are not designated for resale will be cut into pieces sized to meet recycling requirements so the scrap value may be maximized. The components will then be loaded on tractor-trailers and transported off site. This cost estimate assumes that the blades will be hauled to a licensed recycling facility for processing into a reusable material.

3.1.4 Turbine Foundation Removal and Restoration

The turbine foundations are constructed from concrete and rebar. Little topsoil stripping will be required since the portion of the foundation less than four feet deep is within the gravel ring around each turbine. The foundation will first be exposed using backhoes or other earth moving equipment. The pedestal (upper part of the turbine foundation) will then be removed to a depth of at least four feet below grade using hydraulic vibratory hammers to break up the concrete. The rebar can be cut with torches or cutoff saws. The concrete will be broken into pieces sized for transport. The foundation debris will be hauled off site to be recycled or disposed of, depending on market prices for aggregate at the time of decommissioning. The rebar will be recycled.

Following removal of the turbine foundation, the resulting void will be backfilled with native subsoils and compacted to at least 90% of the fill material's standard Proctor density. Topsoil will be reapplied to the site and graded to match surrounding grade to preserve existing drainage patterns. The topsoil and subsoil will be decompacted to a minimum depth of 18 inches and revegetated to match pre-construction conditions.

3.1.5 Access Roads

Removal of access roads will entail removal of the road base aggregate and any other materials used for constructing the roads. During removal, the topsoil adjacent to both sides of the roads will be stripped and stockpiled in a windrow paralleling the road. The road base materials will then be removed by bulldozers, wheeled loaders, or backhoes and hauled off site in dump trucks to be recycled or disposed of at an off-site facility. On-site processing may allow much of the aggregate to be re-used to improve

public roads. The aggregate base can often be used by local landowners for driveway or clean fill. Another option is to use the aggregate base as "daily cover" at a landfill, where it is usually accepted without cost. If geotextile fabric was utilized under the aggregate base, it will be removed and disposed of in a landfill off site. The access road removal will proceed from the turbine area to the public roads to limit tracking and provide stable access during removal. Following removal, topsoil will be reapplied and graded to blend with surrounding contours to promote pre-construction drainage patterns. Topsoil to cover the access roads, turbine rings, and met tower rings will be acquired from the areas where it was stockpiled (or wasted) during the original construction. Since topsoil stayed with each landowner during the construction of the wind farm, there will be adequate topsoil to restore each area to its pre-construction condition. The soil and topsoil will then be decompacted to a minimum depth of 18 inches and restored to pre-construction tillable conditions or revegetated.

3.1.6 Underground and Overhead Electrical Collection Lines

For the purposes of this decommissioning cost estimate, it has been assumed that all underground cables will be installed deeper than four (4) feet below ground and may therefore be abandoned in place, with the exception of those cables running to surface equipment. Topsoil will be segregated and stockpiled for later use prior to any excavation and the subsurface soils will be staged next to the excavation. The subgrade will be compacted per standards. Topsoil will be redistributed across the disturbed area. Overhead lines, support poles, and attachments will be removed from the Project and taken to a recycling facility. The topsoil and subsoil will be decompacted and tilled to farmable conditions.

3.1.7 Substation

Decommissioning of the Project substation will be performed with the rest of the Project. All steel, conductors, switches, transformers, and other components of the substation will be disassembled and taken off site to be recycled or reused. Foundations and underground components will be removed to a depth of four feet. The rock base will be removed using bulldozers and backhoes or front loaders. The material will be hauled from the site using dump trucks to be recycled or disposed at on off-site facility. Additionally, any permanent stormwater treatment facilities (e.g., infiltration ponds and engineered drainage swales) will be removed. Topsoil will be reapplied to match surrounding grade to preserve existing drainage patterns. Topsoil and subsoil will be decompacted to a minimum depth of 18 inches and the site will be revegetated to match pre-construction conditions.

3.1.8 Operations and Maintenance Building

The O&M Building is a sturdy, general purpose steel building. If the building is not repurposed, decommissioning will include disconnection of the utilities and demolition of the building structure, foundation, rock base parking lot, and associated vegetated/stormwater handling facilities. For the purposes of this Plan, it is assumed that the O&M Building will be removed. All associated materials will be removed from the site using wheeled loaders or backhoes and bulldozers and hauled off site in dump trucks. All recyclable materials will be brought to appropriate facilities and sold; the remaining materials will be disposed of at an approved landfill facility.

3.1.9 Operations and Maintenance Pad

The O&M facility area will graded as necessary. The soils will be decompacted and graded to blend with the adjacent topography. Topsoil will be reapplied to match existing surrounding grade to preserve existing drainage patterns, and the site will be tilled to a farmable condition.

3.2 Reclamation

In addition to the reclamation activities described above for each decommissioning activity, all unexcavated areas compacted by equipment and activity during the decommissioning will be decompacted to a depth of 18 inches or to a depth as needed to ensure proper density of topsoil consistent and compatible with the surrounding area and associated land use. All materials and debris associated with the Project decommissioning will be removed and properly recycled or disposed of at off-site facilities.

As necessary, the topsoil will be stripped and isolated prior to removal of structures and facilities for reapplication to promote future land use activities. Preservation of topsoil will be key for re-establishing vegetation at the site. The topsoil will be reapplied following backfill, as necessary, and graded to blend with adjacent contours to maintain pre-construction drainage patterns. Decompaction of the soil and topsoil will be applied to a minimum depth of 18 inches.

Areas formerly used for agriculture shall be re-tilled to a farmable condition. In areas not to be used for crops, the topsoil will then be revegetated using seed mixes approved by the ORES/DPS, NYSAGM, NYSDEC, local Farm Service Agency, Soil and Water Conservation District, Natural Resource Conservation Service, or other state agency.[1] The selected seed mix must be suitable for the site's annual precipitation and elevation. Temporary erosion protection such as nurse crop (annual grass to aid in establishment of permanent species), mulch, hydromulch, or erosion control blanket will be applied in accordance with the requirements of the project Stormwater Pollution Prevention Plan (SWPPP) until permanent vegetation has been established.

4.0 Best Management Practices (BMPs)

4.1 Construction Stormwater Practices

During decommissioning, erosion and sediment control BMPs will be implemented to minimize potential for erosion of site soils and sedimentation of surface waters and waters of the state. Because decommissioning will entail disturbance of more than one acre of soil, the Applicant will prepare a Stormwater Pollution Prevention Plan (SWPPP) and obtain coverage with the NYS Department of Environmental Conservation under the State Pollutant Discharge Elimination System (SPDES) permit prior to initiating soil disturbing activities. Potential BMPs to be implemented during decommissioning activities are described below and will be subject to refinement in the SWPPP. The decommissioning team will review the permitting requirements at the time of decommissioning and obtain any other necessary permits, which may include a US Army Corps of Engineers (USACE) Section 404 Permit to Discharge Dredged or Fill Material.

1. FERTILIZING, LIME, AND SEEDING RECOMMENDATIONS FOR RESTORATION OF CONSTRUCTION PROJECT ON FARMLAND IN NEW YORK STATE, Rev. 9-25-2012, NYS Dept. of Agriculture and Markets Division of Land and Water Resources 10-B Airline Drive, Albany, NY 12235-0001

4.1.1 Erosion Control

Erosion control measures will be refined based on the standard of practice current at the time the SWPPP is developed for decommissioning. All disturbed areas without permanent impermeable or gravel surfaces, or planned for use as crop land, will be vegetated for final stabilization. All slopes steeper than 4:1 should be protected with erosion control blankets. Restoration should include seed application prior to application of the blanket. All slopes 4:1 or flatter should be restored with seed and mulch, which will be disc anchored.

4.1.2 Sediment Control

Sediment controls, such as silt fence, fiber logs, dewatering practices, construction entrances, and sedimentation traps and/or basins will be implemented during construction to prevent the transport of sediment off-site during decommissioning activities. Street sweeping/scraping will also be implemented to mitigate potential tracking of sediment onto public roadways.

4.1.3 Controlling Stormwater Flowing Onto and Through the Project

Given the low gradient of the slopes in the project area, controlling stormwater flow that enters the project area will likely require minimal effort during decommissioning activities. Only newly disturbed areas may require new, temporary stormwater control. If necessary, water may be diverted around the project site using diversion berms.

4.2 Permitting

All decommissioning and reclamation activities will comply with Federal and State permit requirements. Decommissioning activities that will disturb more than one acre of soil will require coverage under the State Pollutant Discharge Elimination System (SPDES) permit for construction stormwater. The permits will be applied for and received prior to decommissioning construction activities commencing. A SWPPP will be developed prior to filing for construction stormwater permit coverage.

If necessary for decommissioning activities, wetlands and waters permits will be obtained from the US Army Corps of Engineers (USACE) or New York State Department of Environmental Conservation. A Spill Prevention, Control, and Countermeasures (SPCC) Plan for decommissioning will likely also be required for decommissioning work.

4.3 Health and Safety Standards

Work will be conducted in strict accordance with the Applicant's health and safety plan. The construction contractor hired to perform the decommissioning will also be required to prepare a site-specific health and safety plan. All site workers, including subcontractors, will be required to read, understand, and abide by the plans. A site safety office will be designated by the construction contractor to ensure compliance. This official will have stop-work authority over all activities on the site should unsafe conditions or lapses in the safety plan be observed.

5.0 Timeline

The facility will be decommissioned if, after commercial operation of the facility commences, the facility ceases generating electricity for a period of eighteen (18) continuous months, unless the 18-month period of no energy output is due to Force Majeure or the result of a repair, restoration, or improvement to an integral part of the project that affects the generation of electricity and that repair, restoration, or improvement is being actively pursued in good faith by the permittee, or the permittee otherwise obtains approval from the Office that the project will not generate electricity for such period of time. It is anticipated that the decommissioning activities for the Project components in the town of Cohocton can be completed in a 10-week period. The estimated costs for decommissioning are tied to assumptions about the amount of equipment mobilized, the crew sizes, weather and climate conditions, and the productivity of the equipment and crews.

6.0 Decommissioning Costs

The decommissioning costs are calculated using current pricing. In keeping with the requirements of Chapter XI, Title 16, Part 1100 of the NYCRR, the estimate of net costs should be updated every five (5) years to recognize price trends for both decommissioning costs and the salvage and resale values of the components.

There are currently active markets for scrap steel, aluminum, and copper, and used transformers and electrical equipment. Scrap metal prices have been discounted from posted spot prices found on www.scrapmonster.com.

The total estimated cost of decommissioning the Prattsburgh Wind Project components in the town of Cohocton is summarized in the table below. The costs are split between two phases of construction: 1) the proposed initial phase of construction that consists of the access road to the Project's O&M Facility and the O&M facility pad which will be used to stage equipment for tree clearing activities during the main construction phase of the project, and 2) the remaining project components, which include the O&M Building (and associated turbine infrastructure), turbines, all other access roads, underground and overhead collection, and the collector substation. The POI switchyard and associated 230kV loop lines are not part of this decommissioning plan since ownership of these components shall be transferred to NYSEG upon completion of construction. All decommissioning costs include a 15% contingency.

Table 1. Estimated Decommissioning Costs – Town of Cohocton

	O&M Facility Access Road and Pad Area (Initial Construction Phase)	All Other Project Components (Main Construction Phase)	Total
Decommissioning Cost Subtotal	$260,958	$2,416,259	$2,677,217
15% Contingency	$39,144	$362,439	$401,583
Decommissioning Cost Total	**$300,102**	**$2,778,698**	**$3,078,800**
Salvage Value	$0	$659,714	$659,714
Net Decommissioning Costs	**$300,102**	**$2,118,984**	**$2,419,086**

Attachment A

Decommissioning Cost Estimate

Prattsburgh Wind Project - O&M Facility Access Road and Pad Area

	Quantity	Unit	Unit Cost	Total Cost
Mobilization/Demobilization	1	Lump Sum	$14,900.00	$14,900
Mobilization was estimated to be approximately 7% of total cost of other items.				
Permitting - Included in Overall Decommissioning Costs				
O&M Pad Area				
Remove and Load Gravel Surfacing of O&M Site	1,389	Cubic Yards (BV)	$2.93	$4,073
Haul Gravel Removed from O&M Site (Bath, NY)	1,736	Cubic Yards (LV)	$7.17	$12,447
Dispose of Gravel from O&M Site	2,604	Tons	$55.00	$143,220
Decompact O&M Building Site	4.0	Acres	$249.40	$998
Grade O&M Building Site	173,403	SF	$0.05	$8,781
Erosion and Sediment Control at O&M Building Site	550	Linear Feet	$3.82	$2,101
Till to Farmable Condition	4.0	Acres	$216.22	$865
Subtotal O&M Pad Area				**$172,485**
O&M Access Road				
Remove and Load Gravel Surfacing from Access Roads	372	Cubic Yards	$2.93	$1,089.96
Haul Gravel Removed from Access Roads (Bath, NY)	558	Tons	$7.17	$4,000.86
Disposal of Gravel Removed from Access Roads	558	Tons	$55.00	$30,690.00
Decompact Access Road Corridor	942	Linear Feet	$0.09	$84.78
Grade Access Road Corridor	942	Linear Feet	$1.13	$1,062.82
Erosion and Sediment Control Along Access Roads	707	Linear Feet	$3.82	$2,700.74
Till to Farmable Condition	0.3	Acres	$216.22	$64.87
Subtotal O&M Access Road				**$39,694**
Project Management				
Project Manager	3	Weeks	$3,749.00	$11,247
Superintendent (full-time)	3	Weeks	$3,525.00	$10,575
Field Engineer (full-time)	3	Weeks	$3,269.00	$9,807
Clerk (full-time)	3	Weeks	$750.00	$2,250
Subtotal Project Management				**$33,879**
Standard industry weekly rates from RSMeans.				
Subtotal Demolition/Removals				**$260,958**
Contingency	15%			$39,144
Subtotal Demolition/Removals with Contingency				**$300,102**

Notes:

1. Prices used in analysis are estimated based on research of current average costs and salvage values.
2. Prices provided are estimates and may fluctuate over the life of the project.
3. Contractor means and methods may vary and price will be affected by these.

Prattsburgh Wind Project - All Other Project Components

	Quantity	Unit	Unit Cost	Total Cost
Mobilization/Demobilization	1	Lump Sum	$148,100.00	$148,100
Mobilization was estimated to be approximately 7% of total cost of other items.				
Permitting				
County Permits	1	Lump Sum	$10,000.00	$10,000
State Permits	1	Lump Sum	$20,000.00	$20,000
Subtotal Permitting				**$30,000**
Decommissioning will require SWPPP and SPCC Plans. Cost is an estimate of the permit preparation cost.				
Wind Turbine Generators				
Disconnect Turbine Wiring	5	Each	$3,142.40	$15,712
Dismantle Turbines	5	Each	$18,688.98	$93,445
Process to Size and Load Turbine Components	2,983	Tons	$168.24	$501,860
Haul Turbine Components Offsite for Recycling (except blades)	2,216	Tons	$14.81	$32,819
Haul Turbine Components For Disposal (except blades)	479	Tons	$7.17	$3,434
Turbine Component Disposal (except blades)	479	Tons	$55.00	$26,345
Haul Turbine Blades for Recycling (Fairfax,IA)	288	Tons	$425.97	$122,679
Recycle Fiberglass Blades	288	Tons	$550.00	$158,400
Excavate Around Turbine Foundation	5	Each	$35.42	$177
Remove Turbine Foundation and Load	210	Cubic Yards	$246.28	$51,719
Backfill Excavation Area from Turbine Foundation Removal	5	Each	$199.33	$997
Haul Concrete Turbine Foundation (Bath, NY)	426	Tons	$7.17	$3,054
Disposal of Concrete from Turbine Foundation	426	Tons	$55.00	$23,430
Grade Wind Turbine Generator Site	5	Each	$7,051.60	$35,258
Decompact Wind Turbine Generator Sites	3.6	Acres	$249.40	$898
Erosion and Sediment Control at Turbine Sites	1,571	Linear Feet	$3.82	$6,000
Till to Farmable Condition	3.6	Acres	$216.22	$778
Subtotal Wind Turbine Generators				**$1,077,006**
Access Roads				
Remove and Load Gravel Surfacing from Access Roads	6,325	Cubic Yards	$2.93	$18,532
Haul Gravel Removed from Access Roads (Bath, NY)	9,488	Tons	$7.17	$68,029
Disposal of Gravel Removed from Access Roads	9,488	Tons	$55.00	$521,840
Decompact Access Road Corridor	16,010	Linear Feet	$0.09	$1,441
Grade Access Road Corridor	16,010	Linear Feet	$1.13	$18,063
Erosion and Sediment Control Along Access Roads	12,008	Linear Feet	$3.82	$45,869
Till to Farmable Condition	5.9	Acres	$216.22	$1,276
Subtotal Access Roads				**$675,050**
Crane Paths				
Compact Crane Paths and Pads	7.8	Acres	$3,231.99	$25,210
Furnish and Place Timber Mats for Crane Travel	1	Location	$4,000.00	$4,000
Decompaction of Crane Paths and Pads	7.8	Acres	$249.40	$1,945
Till to Farmable Condition	7.8	Acres	$216.22	$1,687
Subtotal Crane Paths				**$32,841**
Electrical Collection System				
Removal of Underground Collector System Cables (Stub-Ups)	5	Locations	$605.10	$3,026
Removal of Overhead Collector System Cables	3,813	Linear Feet	$4.23	$16,129
Haul Collector System Cables (Beaver Dams, NY)	5.2	Tons	$14.81	$77
Disposal of Removed Cables (See Salvage Value)	5.2	Tons	$0.00	$0
Remove and Load Timber Overhead Collection Poles	31	Each	$885.41	$27,448
Haul Timber Poles for Disposal (Bath, NY)	31	Each	$150.03	$4,651
Disposal of Timber Poles (Stueben County Landfill)	101	Tons	$55.00	$5,541
Till to Farmable Condition	0.4	Acres	$216.22	$86
Subtotal Electrical Collection System				**$56,958**

	Quantity	Unit	Unit Cost	Total Cost
Substation				
Disassemble and Remove Main Power Transformer(s)	1	Each	$4,800.00	$4,800
Haul Transformer(s) Offsite (Syracuse, NY)	1	Each	$712.63	$713
Haul Transformer Oil Offsite (Syracuse, NY)	12,830	Gallons	$0.13	$1,662
Dispose of Transformer (Including Oil) (Salvage Value)	1	Each	$0.00	$0
Excavate Around Transformer Foundation(s)	1	Each	$1,802.40	$1,802
Remove Complete Transformer Foundation(s)	70	Cubic Yards	$214.16	$14,991
Backfill Excavation Area from Transformer Foundation Removal	140	Cubic Yards	$1.72	$241
Haul Concrete (Foundations Transformer, Switch Gear, etc., (Bath, NY))	142	Tons	$7.17	$1,019
Dispose of Concrete from Transformer Foundation	142	Tons	$55.00	$7,816
Demolish Substation Site Improvements (fences, etc)	754	LF	$7.06	$5,323
Remove Medium/High Voltage Equipment	1	LS	$4,500.00	$4,500
Remove Structural Steel Substation Frame	1	LS	$4,500.00	$4,500
Remove and Load Copper Ground Grid	13,992	Feet	$1.03	$14,412
Haul Copper Wire to Recycling (Beaver Dams, NY)	5	Tons	$14.81	$67
Haul - Demolition Materials, Removed Equipment & Structural Steel	10	Tons	$7.17	$72
Dispose of Demolition Materials & Removed Equipment	10	Tons	$55.00	$550
Remove and Load Gravel Surfacing from Substation Site	864	Cubic Yards (BV)	$2.93	$2,532
Haul Gravel Surfacing from Substation Site (Bath, NY)	1,080	Cubic Yards (LV)	$7.17	$7,744
Dispose of Gravel Surfacing from Substation Site	1,400	Tons	$55.00	$77,000
Grade Substation Site	1	LS	$2,532.00	$2,532
Erosion and Sediment Control at Substation Site	566	LF	$3.82	$2,162
Decompact Substation Site	1	Acres	$249.40	$200
Till to Farmable Condition	1	Acres	$216.22	$173
Subtotal Substation				**$154,809**
O&M Building and Improvements				
Demolish O&M Building	12,000	Cubic Feet	$0.50	$6,000
Haul O&M Building Demo Materials/Site Improvements to Recycler (75%)	58	Tons	$14.81	$859
Haul O&M Building Demo Materials/Site Improvements to Landfill (25%)	19	Tons	$7.17	$136
Dispose of Demo Materials/Site Improvements at Landfill (25%)	19	Tons	$55.00	$1,045
Demolish O&M Building Foundation	57	Cubic Yards	$214.16	$12,207
Demolish O&M Site Improvements (fences, etc)	1,100	Linear Feet	$7.06	$7,766
Haul Concrete (O&M Building Foundation, Bath, NY)	116	Tons	$7.17	$832
Dispose of Concrete from O&M Building Foundation	116	Tons	$55.00	$6,380
Cap and Abandon Well	1	Lump Sum	$1,000.00	$1,000
Remove & Restore Septic and Drainfield area	1	Lump Sum	$3,000.00	$3,000
Subtotal O&M Building				**$39,225**
Project Management				
Project Manager	10	Weeks	$3,749.00	$37,490
Superintendent (full-time)	10	Weeks	$3,525.00	$35,250
Field Engineer (full-time)	10	Weeks	$3,269.00	$32,690
Clerk (full-time)	10	Weeks	$750.00	$7,500
Subtotal Project Management				**$112,930**
Standard industry weekly rates from RSMeans.				
Public Road Restoration	18	Miles	$4,400.00	$79,200
Crop Loss (10 Acres)	7.8	Acres	$1,300.00	$10,140
Subtotal Demolition/Removals with Public Road Restoration and Crop Loss				**$2,416,259**
Contingency	15%			$362,439
Subtotal Demolition/Removals with Contingency				**$2,778,698**

	Quantity	Unit	Unit Cost	Total Cost
Salvage				
Turbine Towers (Structural Steel)	1,644	Tons	$214.32	$352,342
Turbine Nacelles (Structural Steel)	351	Tons	$214.32	$75,226
Turbine Generators	134,000	Pounds	$0.34	$45,225
Substation Structural Steel	10	Tons	$214.32	$2,143
Substation Transformers (Core and Coils)	327,162	Pounds	$0.32	$104,692
Substation Transformers (Tanks and Fittings)	110	Tons	$214.32	$23,575
Transformers (Oil)	12,830	Gallons	$0.70	$8,981
Substation Ground Grid (Copper)	9,000	Pounds	$2.88	$25,920
AC Collection Lines (Aluminum)	10,400	Pounds	$0.88	$9,152
O&M Building Steel	58	Tons	$214.32	$12,457
Subtotal Salvage				**$659,714**

Salvage values are a combination of the following factors; current market metal salvage prices, discussions with national companies that specialize in recycling and reselling electrical transformers and inverters, and the assumption that care is taken to prevent any damage or breakage of equipment.

Total Demolition Minus Salvage	**$2,118,984**

Notes:

1. Prices used in analysis are estimated based on research of current average costs and salvage values.
2. Prices provided are estimates and may fluctuate over the life of the project.
3. Contractor means and methods may vary and price will be affected by these.

Cost Estimate Assumptions

To develop a cost estimate for the decommissioning of the Prattsburgh Wind Project, Westwood engineers made the following assumptions and used the following pricing references. Costs were estimated based on current pricing, technology, and regulatory requirements. The assumptions are listed in order from top to bottom of the estimate spreadsheet. When publicly available bid prices or State Department of Transportation bid summaries were not available for particular work items, we developed time- and material-based estimates considering composition of work crews and equipment and material required. While materials may have a salvage value at the end of the Project life, the construction activity costs and the hauling/freight costs are separated from the disposal costs or salvage value to make revisions to salvage values more transparent.

1. Project quantities are based on design files provided by Westwood, dated February 13, 2025. Project quantities not yet determined in the Civil Permitting Plans were extrapolated from projects of similar size.
2. Unit pricing obtained from RS Means for the Elmira, New York area for the 1st quarter of 2025.
3. Common labor will be used for the majority of tasks, supplemented by electricians, steel workers, and equipment operators where labor rules may require. The labor rates reflect union labor rates.
4. Mobilization was estimated at approximately 7% of total cost of other items.
5. Permit applications will require the preparation of a Stormwater Pollution Prevention Plan (SWPPP) and a Spill Prevention, Control, and Countermeasure (SPCC) Plan.
6. The selected disposal facility (Stueben County Landfill) is located in Bath, New York, approximately five miles from the project site. Hauling costs to the landfill are estimated to be $7.17 per ton.
7. The selected metal recycling facility (Swarthout Recycling) is located in Beaver Dams, New York, approximately 24 miles from the project site. Hauling costs to the recycling facility are approximately $0.62 per ton mile, or $14.81 per ton.

8. Wind turbines are assumed to be removed from the site using the dismantling method. Once on the ground, the turbine components will be processed to a size that can be loaded on to standard hauling trucks.
9. Fiberglass blades will be hauled for recycling at REGENFiber recycling plant located in Fairfax, Iowa.
10. Subsurface turbine components will be removed to a depth of four feet below ground surface.
11. Medium voltage AC collection lines comprise 3-phase aluminum cables plus an aluminum grounding conductor and fiber optic cable. The underground collector system cables are placed in trenches with a minimum of 18 inches of cover. Several cables/circuits are placed side by side in each trench. The conduits and cables can be removed by trenching.
12. Overhead transmission lines comprise a 3-phase aluminum cables plus fiber optic cable. Transmission poles will be made of steel and will range from 65 to 110 feet in height.
13. Road gravel removal was estimated on a time and material basis. Since the material will not remain on-site, a hauling cost is added to the removal cost. Clean aggregate can typically be used as "daily cover" at landfills without incurring a disposal cost. The road gravel may also be used to fortify local driveways and roads, lowering hauling costs but incurring placing and compaction costs. The hauling costs to a landfill represents an upper limit to costs for disposal of the road gravel.
14. Erosion and sediment control along road reflects the cost of silt fence on the downgradient side of the proposed roads. As such, the length of controls has been estimated to be approximately 50% of the road length.
15. Topsoil is required to be stockpiled on-site during construction, so no topsoil replacement is expected to replace the road aggregate. Subsoiling cost to decompact roadway areas is estimated as $249.40. per acre, and tilling to an agriculture-ready condition is estimated as $216.22 per acre.
16. Metal salvage prices (steel, aluminum, copper) are based on February 2025 quotes from www.scrapmonster.com for the East Coast. Posted prices are three months old. These prices are based on delivery to the recycling facility with the material prepared to meet size, thickness, cleanliness, and other specifications.
17. A reduction of 25% has been taken from all pricing obtained from www.scrapmonster.com to reflect the processing by the contractor to meet the specifications.
18. The salvage value for steel uses pricing from the East Coast United States at $315 per metric ton, or $285.76 for U.S. ton. Turbine generators are priced to reflect current values for scrap electric motors, $0.45/pound.
19. The collection lines are priced assuming copper conductor wire for the direct current circuits and aluminum wire for the alternating current circuits. The prices reflect a reduced yield of copper or aluminum resulting from the stripping of insulation and other materials from the wire prior to recycling. The estimate uses the East Coast prices of #2 insulated copper wire with a 50% recovery rate ($1.52 /pound) and E.C. Aluminum Wire ($1.17 /pound).
20. Care to prevent damage and breakage of equipment must be exercised, but removal assumes unskilled common labor under supervision.