3/5/2026

Decommissioning Cost Estimate - Tiger Storage 1

Prepared for Rock Island County, IL

This Decommissioning Estimate has been prepared by New Leaf Energy in an attempt to predict the cost associated with the removal of the proposed solar facility. The primary cost of decommissioning is the labor to dismantle and load as well as the cost of trucking and equipment. All material will be removed from the site, including the concrete equipment pads, which will be broken up at the site and hauled to the nearest transfer station.

Summary

Project Details	
Project Type	SAS
DC Size	200,000.0 kWac
AC Size	200,000.0 kWac

Decommissioning Cost - Today's Dollars	$4,416,928.33
Decommissioning Cost at Year 2056	$8,000,654.30
Inflation Rate	2%
Years Until Decommissioning Estimate	30

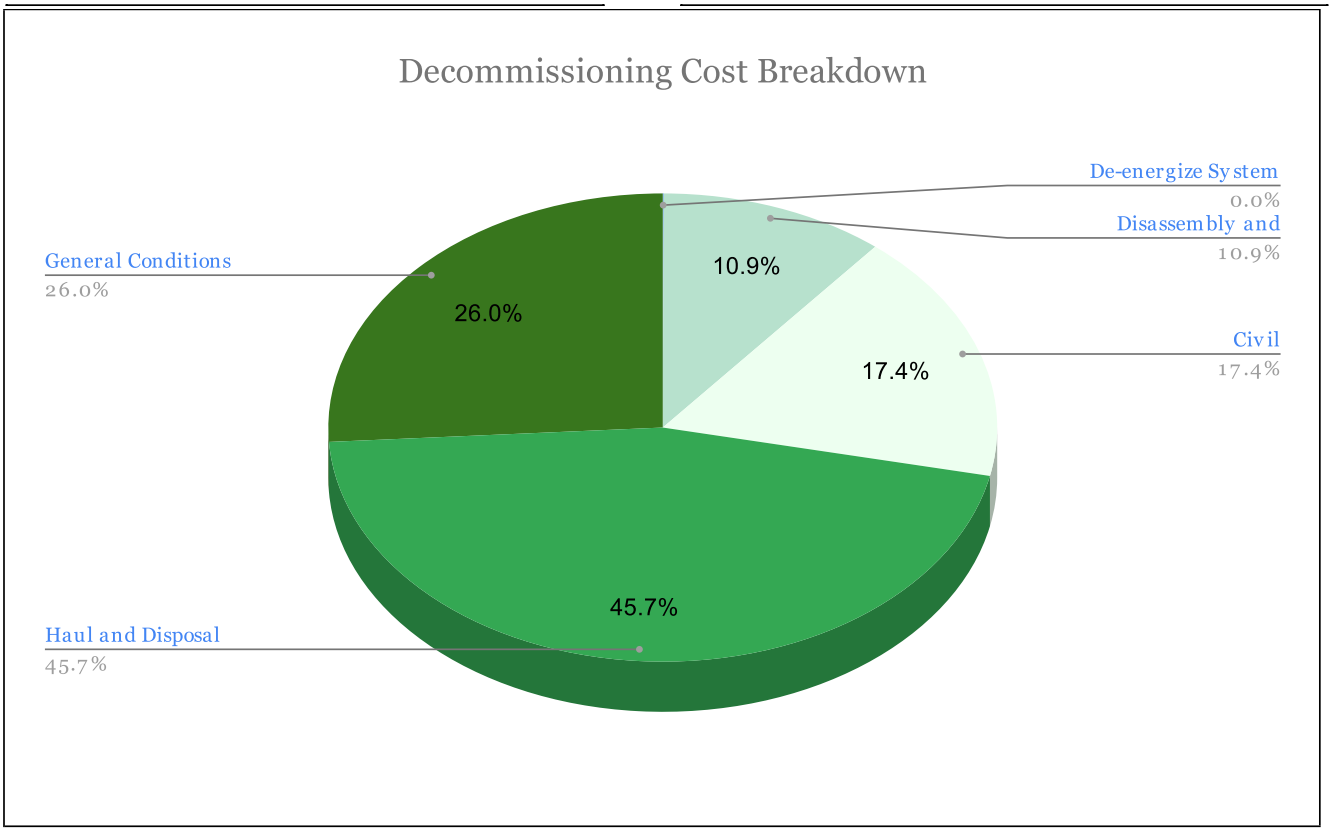
Scope of Work Roll Up	Price ($)
De-energize System	$1,729
Disassembly and Demolition	$438,219
Civil	$697,089
Haul and Disposal	$1,835,208
General Conditions	$1,043,144
TOTAL Exclude Salvage Costs	$4,015,389
Salvage Costs	$0
Contingency (Exclude Salvage Cost)	$401,539
TOTAL	$4,416,928

Project Inputs	
Disturbed Acreage (Include Gravel Road)	9.3 Acres
Concrete Area (SF) (Do not include Gravel)	58,140 SF
Fence Length (LF)	3,079 LF
Depth of Access Road (in) (Default 13 in)	13 in
Access Road Area (SF)	80,233 SF
Volume of all Basins (CY)	771 CY
LV Trench (LF)	0 LF
MV Trench (LF)	3,864 LF
Overhead MV Run (LF)	933 LF
AcoustiFence (LF) - 16' Assumpt	0 LF
Sound Wall Length (LF) - 20' Assumpt	0 LF
Topography - Post COD	0 - 5%

Project Paramters	
Prevailing Wage	Yes
State Labor Wages	Included

Scope of Work Breakdown

De-energize System	$1,729.05
Disassembly and Demolition	$438,219
Module Dissembly	$0
RackingDissembly	$0
DC Equipment	$17,291
LV Equipment	$86,615
MV Equipment	$10,116
Wiring	$324,198
Civil	$697,089
Mobilization/ Demobilization	$5,000
Site Restoration	$30,509
Cement Work & Pad Mount Area	$536,632
Fence Removal	$15,918
Erosion Control & Water Management	$3,769
Access Road Removal	$43,308
Trenching / Wire Runs	$51,758
Stormwater & Basin Removal	$10,194
Other Demo	$0
Project Specific	$0
Haul and Disposal	$1,835,208
1 Dump Truck, 12 C.Y., 400 H.P.	$120,485
Truck Driver (heavy)	$75,820
Transportation to Disposal Site (18 Tons or 25 CY) (M	$28,903
Disposal Costs and Fees	$10,000
BESS Disposal Cost ($2000/MWh)	$1,600,000
General Conditions	$1,043,144
Overhead	$1,000,000
EPC General Requirements	$5,000
Project Management / Construction Control	$33,144
Mobilization	$2,500
Demobilization	$2,500
Bonds and Insurance	$0
Salvage Costs	$0
Unprepared Steel	$0
Batteries	$0
PV modules	$0
Copper wire and parts	$0
Transformer and switchgear	$0
Aluminum rack and parts	$0
Contingency (Exclude Salvage Cost)	$401,539



Weight Assumptions	
lb/ Mod	63.49
lb/ Screw	40
lb/LF Fence	0.71
lb/ Pile	9
Racking: lb/Mod	35.5
lb/ Transformer	15000
lb/CY gravel	2,400
Max Truck Carrying Cap (lbs, for single axle)	28,000

Removal Weights	
Module Weight (lb)	0
Racking Weight (lb)	0
Pile Weight (lb)	0
Screw Weight (lb)	0
Fence Weight (lb)	2,186
Transformer (lb)	30,000
Concrete (lb)	4,360,501
Gravel (lb)	7,726,141

Equipment Quantities	
Module	0
Combiner Box	800
Inverter/ PCS	800
Switchboard	0
Transformers	2
Piles	0

Hourly Labor Rates - Prevailing	
Construction Managers	$59.19
Solar Photovoltaic Installers	$55.45
Operating Engineers and Other Construction Equipm	$92.87
Electricians	$86.45
MV Electrician	$108.07
Substation Electrician	$176.89
Structural Iron and Steel Workers	$84.33
Construction Laborers	$68.93

Methodology for Decommissioning Cost Estimate

Given the limited market data available for photovoltaic system decommissioning, our team employed a bottom-up cost estimation approach. This method builds the estimate from the component level, using detailed quantities, local labor rates, and regional disposal costs, rather than relying on generalized industry averages.

1. Disassembly and Demolition
We determined labor hours for dismantling each piece of equipment using a bottom-up calculation. Quantities for each component were taken directly from the permitted construction drawings. For each type of equipment, we applied an assumption for disassembly labor hours. These assumptions—detailed in the attached PDF—were derived from our assembly assumptions but discounted to account for reduced quality assurance requirements during deconstruction, which decreases the labor needed per part.

All labor rates are derived from Bureau of Labor Statistics, assuming prevailing wage. Such wages have been validated through recent market feedback within our RFPs.

2. Civil Scope
Civil decommissioning quantities were calculated using CAD take-offs, consistent with standard construction estimating practices. We applied local service rates from RSMeans for each scope of work. Where decommissioning work mirrored construction activities, the same logic was applied; however, where tasks differed (e.g., removal of foundations vs. installation), alternative RSMeans line items were used.

Additional scopes such as conduit and conductor removal and road demos were applied to show sufficient work to reestablish sites prior to PV Construction. Detailed line items help assure sufficient civil budgeting, especially for site grading restoration, erosion control and road removal, which is often overlooked when applying a market-level approach.

3. Hauling and Disposal
We assigned weights to each component based on manufacturer specifications when available, and for other items (such as fencing, concrete, and miscellaneous materials), we applied standard industry weight assumptions. These are documented in the attached PDF. RSMeans was again used to determine disposal fees, trucking rates, and equipment rentals, with adjustments for local conditions. Transportation mileage was calculated using Google Maps between the project site and the nearest appropriate disposal or recycling facility.

4. General Conditions
General conditions (e.g., project management, supervision, temporary facilities) were applied similarly to our construction estimates, using benchmarks from recent EPC contractor quotes and internal historical data. Mobilization, demobilization, and third party fees were applied.

5. Contingency (Excluding Salvage Value)
A 10% contingency was applied to account for uncertainties inherent in PV decommissioning, given the evolving nature of the market and the lack of standardized cost benchmarks. This higher-than-typical percentage reflects the increased risk profile for unforeseen site-specific conditions.This contingency percentage was developed internally, using recent new
A 10% contingency contingency was applied to account for uncertainties inherent in decommissioning, given the evolving nature of the market. This higher-than-typical percentage reflects the increased risk profile for unforeseen site-specific conditions. This contingency percentage was developed internally, using recent new market guidance seen in other markets.