Section 29. DECOMMISSIONING PLAN

29.1. ANTICIPATED LIFE OF WIND TURBINES

Vestas turbines have a warranty life of 30 years with a minimum life expectancy of 20 years. Given the rapid advance of wind turbine technology there is the possibility that turbine components will be replaced, upgraded, and repowered during Project operations to increase output and extend useable life. As such the Project anticipates the useful life of facilities to be in advance of 25 years.

Once the project is operational, the Applicant will decommission the project or turbines on an individual basis if electricity is not generated for 12 consecutive months, except in the case of a force majeure event (defined below) or if the Applicant can provide reasonable evidence as to why the facility is rendered inoperable by unanticipated mechanical or structural failures and can demonstrate why it should not proceed to decommissioning.

If the Applicant determines that a turbine failure will result in a turbine being non-operational for more than 6 months, the Applicant will notify MDEP in writing within 2 days of that determination.

Once there is determination that the entire facility or individual turbines need to be decommissioned, the process will be completed in 12 months. If the Applicant needs an extension of time for repair or replacement, a request will be made in accordance with 06-096 CMR 382(7)(E).

If a force majeure event causes the absence of electrical generation by one or more turbines for 12 months, by the end of the twelfth month of non-operation, the Applicant must demonstrate to the Department that the Project, or any single turbine, will be substantially operational and producing electricity within 24 months of the force majeure event. If such a demonstration is not made to the Department's satisfaction, decommissioning of the Project must be initiated within 18 months after the force majeure event.

A force majeure would include, but would not be limited to, events like fire, earthquake, flood, tornado, or other acts of God and natural disasters; and war, civil strife, or other similar violence.

29.2. ESTIMATE COST OF DECOMMISSIONING

The Applicant has developed a decommissioning plan for all Project components, including a decommissioning budget developed by 1898 & Co., a division of Burns & McDonnell Consultants, Inc., included as Exhibit 29-1.

The estimated cost of decommissioning without the consideration of salvage value is $3,103,900.

Table 29.1. Estimated Gross Decommissioning Costs

Facility	Cost of Removal
Wind Turbines	$2,028,000
Site Work/Civil (Site Reclamation)	$ 187,000
Wind Turbine Foundations	$ 174,000
Met Tower	$ 10,000
Substation	$ 158,000
Electrical Collector Lines	$ 36,000
O&M Facility	$ 56,000
Oil and Chemical Removal/Disposal	$ 50,000
Total	$3,103,900

29.3. FINANCIAL ASSURANCE

The Applicant will fully fund the decommissioning cost of $3,103,900, prior to construction, in the form of a letter of credit, guarantee, bond, cash escrow, or other acceptable form of financial assurance.

Once the project is operating, the Applicant will reassess the decommissioning costs every two years throughout the life of the Project to account for price fluctuations.

The form of Financial Assurance will be in place until the decommissioning work is complete.

29.4. DECOMMISSIONING PROCESS

As described in Exhibit 29-1, decommissioning of the Project will include disassembly and removal of all above ground structures, removal of subsurface structures to a minimum depth of 24 inches below grade, and re-grading and re-seeding of disturbed areas. At the time of decommissioning, the Applicant will submit a plan for continued beneficial use of any components left on site. The decommissioning process will incorporate best management practices then in place, which may differ from current standards. A licensed demolition contractor will refine the decommissioning plan, acquire necessary permits, and adhere to Maine Department of Environmental Protection (MDEP) standards for control of surface water drainage and best practices for site restoration.

Above-ground structures include the turbines, transformers, components of the expanded substation, meteorological towers, and the O&M facility. The below-ground structures include the turbine and collector substations, underground collection system conduit and cable, fiber optic facilities, and subterranean drainage structures.

The owner of the Project may request review and approval from MDEP for continued beneficial use of any project components during or prior to decommissioning.

29.4.1. TURBINE REMOVAL

All aboveground structures including turbines, blades, nacelles, towers, transformers, permanent meteorological towers, and the collection substation, including the storage batteries, will be disassembled and transported off-site for reuse, recycling, reclamation, sale, or disposal. Blades will be cut into sections for ease of transport and removal. They are made of composite materials that will be salvaged to the extent feasible, with disposal of what remains. Nacelles and towers will be lowered, disassembled, removed, and materials largely recycled.

29.4.2. TURBINE FOUNDATION REMOVAL

Topsoil around the foundation will be removed and safely stored for later placement. The foundations will be removed to a minimum depth of two feet in compliance with DEP standards.

29.4.3. ACCESS ROADS AND CONSTRUCTION PADS

Unless the landowner requests otherwise, the access roads will stay in place. In the event the access road needs to be removed, the crushed rock will be removed and loaded into dump trucks and hauled offsite. The area will be fine graded to provide suitable drainage. Right-of-way and non-agricultural areas will be seeded to prevent erosion.

29.4.4. OVERHEAD COLLECTION OR TRANSMISSION LINES

This project will not have overhead collection or transmission lines therefore this is not applicable.

29.4.5. UNDERGROUND COLLECTION LINES

Consistent with DEP standards, underground collection lines within 24 inches of grade will be removed along with transformers located at each turbine and above-grade junction boxes. Removal of transformers is figured into the cost of turbine removal while costs associated with junction boxes and cables account for the removal, scrapping, and disposal of collections infrastructure down to two feet below grade.

29.4.6. OPERATIONS & MAINTENANCE BUILDING

The Applicant will own the property on which the O&M building will be located and may elect to retain the building or sell it with the land. However, the decommissioning plan conservatively includes costs associated with demolition and removal of the building and restoration of the site.

29.4.7. SUBSTATION

The point of interconnection (POI) substation, which will be owned and operated by the utility (Versant Power) and will remain in place. The Project collection substation will be removed including all above-grade electrical equipment, fencing, and crushed rock surface material. Salvageable materials will be transported to a scrap yard for processing. As in other areas, the station will be removed to a minimum depth of two feet.

29.5. SITE RESTORATION PROCESS

Site restoration will be conducted in consultation with the demolition contractor, the landowner, and the Project to ensure consistency with contemporary land uses. Silt fencing, compaction,

backfilling, soil stabilization, grading, seeding, and mulching may be used to ensure appropriate drainage after removal of site facilities.

EXHIBIT 29-1: DECOMMISSIONING PLAN AND RETIREMENT COST EVALUATION

Decommissioning Plan and Retirement Cost Evaluation

Downeast Wind LLC

Downeast Wind
Project No. 126044

Revision 2
3/5/2021

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LIST OF ABBREVIATIONS

Abbreviation	Term/Phrase/Name
1898 & Co.	1898 & Co., part of Burns & McDonnell Engineering Company, Inc.
BMPs	Best management practices
kV	Kilovolt
MDEP Standards	Maine Department of Environmental Protection Wind Energy Act Standards
MW	Megawatt
O&M	Operations and maintenance
Project	Proposed Downeast Wind facility
Project Site	Location of Project in Washington County, Maine
Study	Decommissioning Cost Evaluation

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1.0 EXECUTIVE SUMMARY

1.1 Introduction

1898 & Co., a division of Burns & McDonnell Engineering Company, Inc. (hereinafter called "1898 & Co."), was retained by Downeast Wind LLC to conduct a decommissioning cost evaluation ("Study") for the proposed Downeast Wind facility ("Project"). The objective of the Study was to review the Project and to make a recommendation regarding the decommissioning plan for retiring the facility at the end of its useful life.

1.2 Project Overview

The Project will be located in Washington County, Maine, in the town of Columbia and nearby unorganized territories of T18 MD BPP and T24 MD BPP (the "Project Site"). The Project will have a total nameplate capacity of approximately 126 MW megawatts ("MW") and will include 30 wind turbine locations once constructed. The overall Project configuration that was used as the basis for this Study is shown in Appendix A.

1.3 Methodology

When it is determined that the Project should be retired, the above-grade steel structures and turbine nacelles are assumed to have significant scrap value to a salvage contractor, offsetting a portion of the cost to remove these items. The Project will also incur costs for removal and disposal of the blades, foundations, and other Project facilities as well as for the restoration of the site following the removal of salvageable equipment.

The decommissioning cost estimates provided herein include the costs to retire the power generating equipment that is part of the Project as well as the Project's balance-of-plant facilities. All equipment, structures, and supporting facilities are assumed to be removed to a depth of 2 feet below grade in accordance with Maine Department of Environmental Protection Wind Energy Act Standards ("MDEP Standards"). Costs are also included to return the site to a condition compatible with the surrounding land, similar to the conditions that existed before development of the Project.

1.4 Results

The total cost to decommission the Project at the end of its useful life, based on the assumptions noted herein, is presented in the table below. It is expressly noted that while costs are presented both in total and on a per turbine basis, a change in the quantity of turbines may not cause the total decommissioning cost to increase or decrease linearly by the per turbine cost due to non-scalable differences in balance-of-plant costs and other similar factors.

Table 1-1: Summary of Total Estimate Cost for Project Decommissioning

Turbine Layout	Gross Cost	Scrap Cost	Net Cost	Net Cost per Turbine
30 x Vestas V150-4.2	$3,103,900	($1,354,000)	$1,749,900	$58,300

1.5 Site Visit

1898 & Co did not visit the Project Site as part of this Study. The contents of this evaluation are based exclusively upon desktop analysis performed by 1898 & Co.

2.0 PROJECT OVERVIEW

2.1 Project Summary

1898 & Co. was retained by Downeast Wind LLC to conduct a decommissioning cost evaluation for the proposed Downeast Wind facility. The objective of the Study was to review the Project and to make a recommendation regarding the decommissioning cost and plan for retiring the facility at the end of its useful life.

The Project will be located in Washington County, Maine, in the town of Columbia and nearby unorganized territories of T18 MD BPP and T24 MD BPP, approximately 40 miles East of the city of Bangor. The Project will include 30 Vestas V150-4.2 wind turbine generators and have a total nominal capacity of approximately 126 MW.

2.2 Project Facilities

The following sections provide an overview of the Project facilities.

2.2.1 Wind Turbines

The Project will consist of 30 Vestas wind turbines resulting in a total nominal capacity of approximately 126 MW. Each Vestas V150-4.2 wind turbine includes a 125-meter conical tubular steel tower which supports the turbine nacelle mounted on top. The three spare turbine locations shown in Appendix A were not included in the cost estimate. The nacelle of each turbine includes three blades mounted to the nacelle rotor with a total rotor diameter of approximately 150 meters.

2.2.2 Wind Turbine Foundations

Each wind turbine tower is supported by a concrete foundation. The preliminary foundation design drawings were not available for review; therefore, 1898 & Co. estimated the foundation bottom diameter, foundation depth, and total concrete volume based on experience with similar projects. The circular concrete pedestal was assumed to be 3 feet wider than the lower diameter of the turbine base with a depth below grade of 3 feet. The pedestal will be supported by a footing which was assumed to have a lower diameter of 57 feet.

All underground facilities for the Project are to be removed to a depth of at least 2 feet below grade in accordance with the MDEP Standards regarding decommissioning. Thus, the concrete pedestal is to be removed down to 2 feet below grade. The area will then be backfilled as part of the decommissioning, and the remaining pedestal and the footing of the foundation will be abandoned in place.

2.2.3 Access Roads

Each wind turbine will have an access road to support construction and allow for vehicle access to facilitate inspections and maintenance of the turbines and associated equipment during operation. Access roads were assumed to be surfaced with approximately 10 inches of crushed rock with a width of approximately 16 feet. Road layouts were provided and included approximately 2.5 miles of new access roads and 12.3 miles of improved existing roads to serve as access roads.

2.2.4 Collection System

Each wind turbine will generate three-phase electrical power that is transformed to 34.5 kilovolts ("kV") via a pad-mounted transformer located at the base of each wind turbine. It was assumed that all cables will be buried at a minimum depth of 2 feet below grade. At this depth, all cables (including both power and communication cabling) were assumed to remain in place after the Project is decommissioned as they meet or exceed the removal depth requirement set forth in the MDEP Standards. Thus, the only cost incurred in this Study from the collection system will be to remove and dispose of the above-grade junction boxes; for the avoidance of doubt, medium-voltage transformers are included in the turbine removal cost.

2.2.5 Project Substation

Power from each wind turbine will be delivered via underground power collection circuits to an on-site collector substation, where it will be transformed via two main power transformers. The substation will also consist of multiple disconnect switches, lightning masts, control building, circuit breakers, and other ancillary equipment. All above-grade equipment within the perimeter fence of the substation was assumed to be removed, and all below-grade equipment to a depth of 2 feet (per the MDEP Standards) was assumed to be removed.

2.2.6 Transmission Line

The Project output is transformed at an on-site collector substation. No other transmission lines are included in the Study, as it was assumed that the decommissioning responsibility of the Project terminates at the boundary of the Project substation prior to the generation tie-in line.

2.2.7 Maintenance/Warehouse Facility

It was assumed the Project will have an operation and maintenance ("O&M") facility within or near the Project Site. The O&M building was assumed to have dimensions of 100 feet long by 50 feet wide by 16 feet high and was assumed to consist of a pre-engineered metal building with a concrete slab foundation. The total O&M area, which was assumed to have a surrounding fence, was assumed to be 200 feet long by 200 feet wide.

2.2.8 Meteorological Equipment

Wind data will be measured using three guyed, 50-to-60-meter meteorological towers. Two of the towers will be temporary and will be removed during construction; the third will be a permanent tower. Therefore, only the permanent tower was assumed to be fully removed as part of this Study.

3.0 DECOMMISSIONING

3.1 Decommissioning Plan

When it is determined that the Project should be retired, the Project equipment will be removed as noted herein. It was assumed that the Project will incur costs for removal and disposal of the wind turbines, wind turbine foundations, and other Project facilities, as well as for the restoration of the site following the removal of equipment. However, the above-grade steel, aluminum, and copper equipment is expected to have significant scrap value to a salvage contractor that will offset a portion of the decommissioning costs. All recyclable materials will be recycled to the extent possible, while all other non-recyclable waste materials will be disposed of in accordance with state and federal law.

The wind turbine blades will be removed from the nacelle using a crane, cut into manageably-sized sections, loaded onto a trailer, and hauled to a local landfill for disposal. The wind turbine blades are constructed from a composite material that was assumed to have no salvage value at the time of decommissioning. The turbine nacelles will be removed from the towers with a crane and loaded onto a trailer. The towers will be disassembled and loaded onto a trailer as well. The nacelle and towers will then be hauled off to a scrap yard for recycling. The scrap value in the cost estimate presented in this Study includes the cost to haul the turbines and nacelles to the scrap yard.

All concrete wind turbine foundations will be removed to a depth of 2 feet below grade in accordance with the MDEP Standards; the portions of the foundation that are greater than 2 feet below grade will be abandoned in place. The recovered concrete will be demolished, loaded into a dump truck, and hauled to a local landfill for disposal. Voids left from the removal of the concrete footings will be backfilled with surrounding subsoil and topsoil and fine graded to provide suitable drainage.

The Project substation will be removed from the site, including all above-grade equipment (e.g., transformers, breakers, busbars), buildings, crushed rock surfacing, and fencing. The cost estimate presented in this report that includes scrap includes the cost to haul the salvageable equipment to the scrap yard. All below-grade equipment (e.g., foundations) will be removed to a depth of 2 feet below grade in accordance with the MDEP Standards.

All crushed rock surfacing will be removed from the Project's access roads. Areas where crushed rock surfacing has been removed will be fine graded to provide suitable drainage. In right-of-way and non-agricultural areas, the ground will be seeded to prevent erosion. The removed crushed rock will be loaded into dump trucks and hauled offsite. Crushed rock can be

recycled and reused and typically has a salvage value as a commodity equal to or greater than the cost to haul to an end user. However, for the purpose of this Study, the cost to remove the crushed rock, load it into dump trucks, and haul it offsite will be at the expense of the Project.

Best management practices ("BMPs") applicable at the time that decommissioning activities occur will need to be implemented by the contractor for control of storm water runoff. Since decommissioning activities are not anticipated to occur for 20 years or more, BMPs may differ from current standards. However, if decommissioning takes place in the near future, 1898 & Co. would anticipate BMPs such as silt fencing and proper compaction, seeding, and mulching practices to be implemented. BMPs will need to be reviewed by the contractor prior to commencing decommissioning activities to determine appropriate BMPs at that time. To the extent necessary, permits relating to decommissioning activities will need to be obtained, including permits from the Environmental Protection Agency. The costs included in this Study are expected to be sufficient for a demolition contractor to develop suitable plans for the control of surface water drainage and water accumulation and, where appropriate, for backfilling, soil stabilization, compacting, and grading prior to commencing demolition activities.

All disturbed areas at the site will be returned to as close to predevelopment conditions as possible. This will allow all land disturbed by the construction of the Project to be returned to its predevelopment use at the end of the useful life of the Project. The cost estimates provided in the following section include activities and costs to return the land to a condition suitable for agricultural use subsequent to decommissioning of the Project.

The activities associated with the decommissioning plan described above are anticipated to be completed within a 6-month timeframe, according to the following estimated schedule:

- Decommissioning Planning & Permitting: 2 months
- Demolition: 3 months
- Site Restoration: 1 month

Additional time may be required for post-decommissioning activities, including monitoring of new vegetation. However, this timetable and the cost estimates below should provide sufficient time and budget to comply with any applicable health and safety regulations.

3.2 Decommissioning Costs

The total cost to decommission the Project at the end of its useful life, based on the assumptions noted herein, is presented below; a detailed breakdown of these costs is included in Appendix B. It is expressly noted that while costs are presented both in total and on a per

turbine basis, a change in the quantity of turbines may not cause the total decommissioning cost to increase or decrease linearly by the per turbine cost, due to non-scalable differences in balance-of-plant costs and other similar factors.

Table 3-1: Summary of Total Estimated Cost for Project Decommissioning

Turbine Layout	Gross Cost	Scrap Cost	Net Cost	Net Cost per Turbine
30 x Vestas V150-4.2	$3,103,900	($1,354,000)	$1,749,900	$58,300

3.3 Decommissioning Assumptions

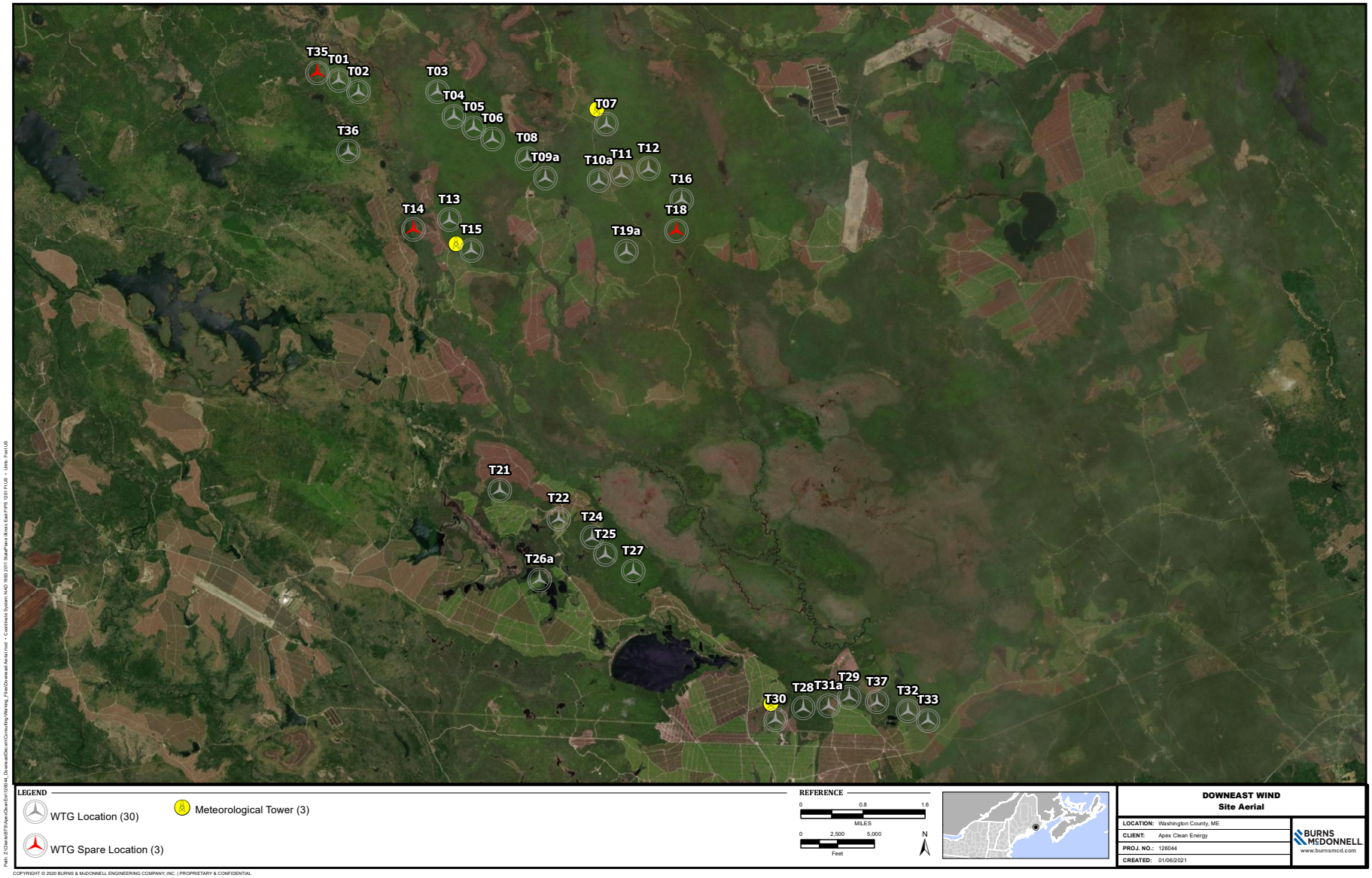
The following key assumptions are utilized for the decommissioning cost estimates presented herein:

1. All costs are presented in current (2021) dollars using the site cost index of 92.9 percent for Bangor, Maine.
2. The decommissioning cost estimate is based on details and equipment defined through conversations with and documentation provided by Apex.
3. An offsite landfill is used for disposal of demolition waste. The hauling distance to this landfill is approximately 65 miles from the Project site, and the cost for disposal of debris and concrete is $50.00 per ton.
4. Scrap values are based upon an average of monthly American Metal Market prices for November 2019 through October 2020 (i.e., one calendar year). These values include the cost to haul the scrap via truck and/or rail to the major market which provides the best price. However, because rail service pricing quotes were not available, 1898 & Co. calculated the net scrap value assuming that all scrap will be delivered via truck. Based on hauling distance and scrap market prices, the best market at the time of this Study is Boston, Massachusetts. Prices used include:
    a. Steel scrap value is $35.15 per net ton.
    b. Copper scrap value is $1.80 per pound.
    c. Aluminum scrap value is $0.14 per pound.
5. Fluids located within the turbine nacelle, including oils, fuels, solvents and process chemicals, were assumed to be drained and disposed of offsite as part of the decommissioning.
6. It was assumed that all containers and chemical storage tanks owned by the Project will be drained and the material disposed of prior to demolition; these costs are excluded from the estimate.

7. All underground equipment will be removed to a depth of 2 feet below grade in accordance with the MDEP Standards. All non-hazardous structures or foundations greater than 2 feet below grade will remain and are excluded from the decommissioning estimate.
8. Project access roads newly installed during construction of the Project will be removed, including turbine access roads, substation access road, permanent meteorological tower access road. Additionally, parking areas, storage yards, crane pads, and all other areas constructed from asphalt, concrete, gravel, or compactable fill will be removed, recycled, and reclaimed.
9. A new crane path and a new temporary meteorological tower access road will be installed as part of the Project; however, it is assumed these will be removed during construction. As such, costs for removal are not included in the cost estimate.
10. Roads that existed prior to construction of the Project will remain along with any improvements made to these existing roads to make them suitable for Project use.
11. Crushed rock from roads, balance-of-plant areas, and turbine foundation areas was assumed to have value as a commodity for reuse. The cost to remove the crushed rock, load it into dump trucks, and haul it offsite was assumed to be at the expense of the Project.
12. It was assumed that all disturbed areas will be restored to original grade, reclaimed with native soils, seeded, and replanted with native vegetation consistent with the surrounding land use.
13. Transformers will be removed and processed on site. The cost to drain and dispose of transformer oil off-site is included in the decommissioning cost estimate.
14. The Project laydown yard utilized during construction of the Project was assumed to have been previously reclaimed and restored; no further grading, seeding, or other restoration of the laydown yard is included in this estimate.
15. Cost estimates include 5 percent indirects and 10 percent contingency.
16. Market conditions may result in cost variations at the time of contract execution.

APPENDIX A – SITE LAYOUT AND CONFIGURATION

Figure 1: Site Layout and Configuration



APPENDIX B – DECOMMISSIONING COST BREAKDOWN

Table B-1: Estimated Decommissioning Costs

Wind Turbine Removal Cost		
Removal	$	1,601,000
Hauling & Disposal	$	427,000
Total	**$**	**2,028,000**
Scrap Value	**$**	**(1,271,000)**
Wind Turbine Foundation Removal Cost		
Removal	$	65,000
Hauling & Disposal	$	109,000
Total	**$**	**174,000**
Collection System Removal Cost		
Removal	$	35,000
Hauling & Disposal	$	1,000
Total	**$**	**36,000**
Substation Removal Cost		
Removal	$	143,000
Hauling & Disposal	$	15,000
Total	**$**	**158,000**
Scrap Value	**$**	**(80,000)**
Civil Works Removal Cost		
Removal	$	73,000
Hauling & Disposal	$	89,000
Grading & Seeding Costs	$	25,000
Total	**$**	**187,000**
O&M Facility Removal		
Removal	$	29,000
Hauling & Disposal	$	27,000
Total	**$**	**56,000**
Scrap Value	**$**	**(3,000)**
Met Tower Removal		
Removal	$	10,000
Total	**$**	**10,000**
Other Costs		
Oils & Chemicals Removal & Disposal	$	50,000
Total	**$**	**50,000**
Total Estimated Cost	**$**	**2,699,000**
Owner Indirects (5%)	**$**	**135,000**
Contingency (10%)	**$**	**269,900**
Total Gross Cost	**$**	**3,103,900**
Total Scrap Value	**$**	**(1,354,000)**
Total Net Cost	**$**	**1,749,900**

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