



# DECOMMISSIONING & RESTORATION PLAN

East Point Energy Center  
Schoharie County, New York  
September 2019

**Facility Operator:**  
East Point Energy Center, LLC  
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Juno Beach, FL 33408

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## Introduction

East Point Energy Center, LLC (the Applicant), has prepared this Decommissioning & Restoration Plan (the Plan) to outline the methods and means to decommission the East Point Energy Center (the Project) at the end of the Project's useful life. The purpose of the Plan is to identify the methodology to be used to mitigate potential impacts resulting from the cessation of operation of the Project. All decommissioning and restoration activities will adhere to the applicable conditions in the issued Article 10 Certificate pertaining to decommissioning and restoration activities.

The Project, in the Town of Sharon, Schoharie County, New York, will be located on approximately 1,313 acres of land on parcels leased from private landowners. Project Components will occupy approximately 401 acres of the overall Project Area.

The Applicant has developed this Plan for the proposed 50 MW ground-mounted solar electric generation facility, including decommissioning budgets for each major component of the Project. The major components include ground-mounted solar arrays, collection lines, fencing, inverters, collection substation, and access roads.

The goal of decommissioning is the safe and efficient removal of all solar energy facility components and reclamation of the site to conditions as close to pre-construction characteristics as possible including restoration of native vegetation, habitat and/or land use. The same safety protocols that are used during construction will be used during decommissioning.

For decommissioning, the Applicant shall:

- Be responsible for all decommissioning costs;
- Commence work decommissioning, removing, and legally disposing of Project components;
- Remove and dispose of all aboveground infrastructure, including arrays and inverter structures;
- As needed, acquire permits not supplanted by Article 10 and develop a Stormwater Pollution Prevention Plan (SWPPP) to remove concrete foundations, pads, and fences, perform

grading and completion of ground stabilization using revegetating or other means in accordance with permits and in compliance with all applicable rules and regulations then in effect governing;

- Removed materials shall be recycled and/or salvaged to a reasonable extent practical and all waste streams shall be managed in accordance with the State's and local authority's waste hierarchy.

## **Anticipated Operational Life of the Project**

Typically, solar modules (panels) have a useful operational life of approximately 30 years. The Applicant will construct the solar arrays (consisting of multiple modules or panels) on privately owned lands controlled by lease agreements. Based on these terms, it is anticipated that the Project will be operational for at least 30 years.

At the end of its useful economic life, the Project will be decommissioned, and solar modules, collection lines (to a depth of 36 to 48 inches), collection substation, and associated aboveground infrastructure will be removed. Decommissioning would commence if the Project has not generated electricity for a period of 12 continuous months, unless the 12-month period of no energy output is the result of (a) 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 diligently pursued by the Developer (East Point Energy Center), or (b) a Force Majeure event. Force majeure includes, but is not limited to, causes or events beyond the reasonable control of, and without the fault or negligence of the party claiming Force Majeure, including acts of God, sudden actions of the elements such as floods, earthquakes, hurricanes, or tornadoes; sabotage; terrorism; war; riots; explosion; blockades; and insurrection.

Prior to commencing decommissioning, the Project will be shut down, de-energized and disconnected from the generation tie line at the Project collection substation. The Applicant will coordinate de-energization with National Grid to ensure no disruption to the overall electrical system. Additionally, the Applicant will give landowners and the Town of Sharon at least 60 days advance notice via mail prior to commencing decommissioning activity.

## **Implementation Plan**

The decommissioning will include disassembly and removal of aboveground structures, removal of subsurface structures to a minimum depth of 36 inches below grade in non-agricultural land,

and 48 inches below grade in agricultural land, and re-grading and re-seeding of disturbed areas. At the time of decommissioning, a plan will be submitted to the affected landowner for review and approval of any proposed continued beneficial use of a Component to be left on site. Gravel roads will be left in place if requested by the landowner. A professional salvaging company will be contracted to disassemble, remove, and recycle major Project Components and materials.

### **Proposed Agricultural Restoration**

Agricultural restoration techniques will be in accordance with the New York State Department of Agriculture and Markets (NYSDAM) Guidelines for Agricultural Mitigation for Solar Energy Projects (Revision 4/19/2018), to the maximum extent practicable. Per the NYSDAM Guidelines, an Environmental Monitor will be on site during decommissioning and restoration work on agricultural land. Areas previously used for agricultural production will be determined by the landowner, the Schoharie County Soil and Water Conservation District, and NYSDAM. In agricultural lands, all posts will be removed to a depth of 48 inches below the soil surface. Underground electric collection lines will be abandoned in place and access roads in agricultural areas will be removed, unless otherwise specified by the landowner.

### **Estimated Cost of Decommissioning**

The estimated cost of decommissioning the Project is approximately \$3,008,039. Detailed cost estimates providing justification for these estimates are provided in Table 1 below.

**Table 1. Decommissioning Cost Estimates for the East Point Energy Center**

Description of Item	Total <sup>1</sup>
<b>OVERHEAD</b>	
Office Trailer	\$1,200
Toilet, portable chemical	\$4,800
Superintendent	\$84,000
Environmental Monitor	\$42,000
General Demolition Laborers (2)	\$76,560
<b>OVERHEAD SUBTOTAL</b>	<b><u>\$208,560</u></b>
<b>DISASSEMBLY AND STOCKPILE</b>	
PV Modules	<u>\$932,303</u>
Inverters	<u>\$10,296</u>
Excavation	<u>\$1,407</u>
Hauling	<u>\$2,375</u>
Racking Frame (Tracking)	\$466,151
Racking Posts <sup>2</sup> (1 post /7 panels)	\$887,459
Tracker Motors	\$60,510
Fence <sup>2</sup>	\$108,749
Gravel Access Road <sup>4</sup>	\$33,281
Hauling	\$56,188
Infiltration Trench <sup>3</sup>	\$7,459
Hauling	\$12,593
Collector Substation <sup>4</sup>	\$14,640
Excavation	\$3,954
Hauling	\$6,676
<b>DISASSEMBLY AND STOCKPILE SUBTOTAL</b>	<b><u>\$2,604,043</u></b>

**Table 1. Decommissioning Cost Estimates for the East Point Energy Center**

Description of Item	Total <sup>1</sup>
<b>SITE RESTORATION</b>	
Re-Seeding (5% of fenced area)	\$42,253
Re-Grading (Access Road & Infiltration Trench)	\$51,462
<b>SITE RESTORATION SUBTOTAL</b>	<b><u>\$93,715</u></b>
<b>RAW COST</b>	<b><u>\$2,906,318</u></b>
<b>ADJUSTMENTS</b>	
Albany Area Adjustment Factor (Site Demo)	(\$43,595)
Contingency	\$145,316
<b>SUBTOTAL</b>	<b><u>\$101,721</u></b>
<b>TOTAL COST</b>	<b><u>\$3,008,039</u></b>
<b>Notes:</b>	
1 Costs derived from 2018 RS Means Site Work & Landscaping Costs estimating manual.	
2 Post removal includes backfilling holes.	
3 Assume the native soils from excavation of roads and infiltration trenches will be sidecast then graded during construction and will be available as backfill when the roads and infiltration trenches are removed.	
4 Assume the Switchyard is Owned and Operated by the utility company and will not be decommissioned as part of this Project.	

**Financial Assurance**

The Applicant will provide financial assurance in the form of a performance bond, surety bond, or letter of credit, details of which will be provided in a Compliance Filing or a filing with the Secretary. The Siting Board will determine in the Article 10 certificate the amount of the financial assurance and the holder of the security.

**Basis of Estimate: Current Day**

The following assumptions were made to estimate the cost of decommissioning the Project:

- Limited foundation removal to 36 to 49 inches below grade and concrete is adequate for fill or recycling.
- No fill brought on site
- Waste removal e.g. is limited to modules
- All general waste has been gathered up in a central location by plant personnel

- All stored lubricants have been brought to a central location by plant personnel
- Excludes plant personnel salaries, incentives, benefits and other discharge costs
- Dismantlement may be achieved by any optimal means
- Excludes utilities costs e.g. sewage, potable water, electrical power, IT network