EXHIBIT NO. ___(PKW-6)
DOCKET NO. UE-09___/UG-09__
2009 PSE GENERAL RATE CASE
WITNESS: PAUL K. WETHERBEE

BEFORE THE WASHINGTON UTILITIES AND TRANSPORTATION COMMISSION

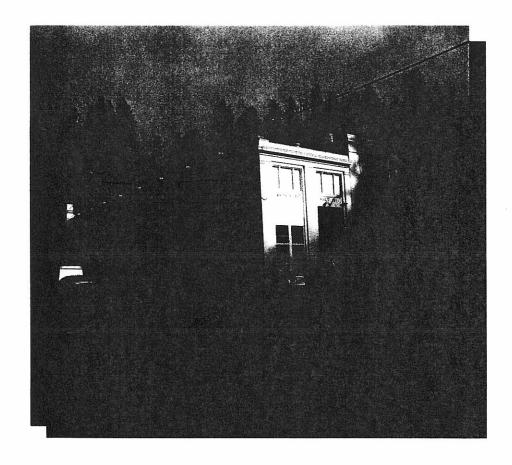
WASHINGTON UTILITIES AND TRANSPORTATION COMMISSION,	
Complainant,	
v.	Docket No. UE-09 Docket No. UG-09
PUGET SOUND ENERGY, INC.,	
Respondent.	

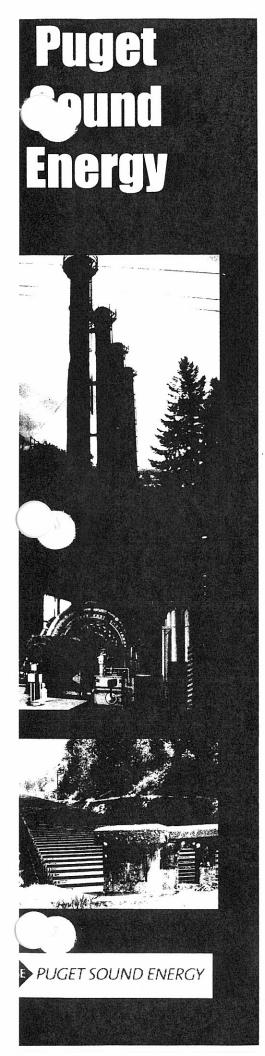
FIFTH EXHIBIT (NONCONFIDENTIAL) TO THE PREFILED DIRECT TESTIMONY OF PAUL K. WETHERBEE ON BEHALF OF PUGET SOUND ENERGY, INC.

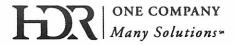
White River Project Retirement Cost Estimate

Pierce County, Washington

August, 2006







White River Hydroelectric Project Retirement Cost Estimate



August 4, 2006



White River Hydroelectric Project Retirement Cost Estimate

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White River Hydroelectric Project Retirement Cost Estimate

1. PROJECT BACKGROUND

Puget Sound Energy (PSE) and the Cascade Water Alliance are currently under negotiations to transfer ownership of certain project features and associated land for use as a water supply project. PSE has requested a "reconnaissance level" cost estimate of actions that would be necessary to restore the identified lands to a condition suitable for redevelopment. This analysis considers costs associated with retirement of the following project features:

- Intake gates at diversion dam
- Concrete flume
- ➤ Wooden flume
- Unlined canal
- Sedimentation basins
- Dikes
- > Fish screen facility
- ➤ 30 inch HDPE fish bypass pipeline
- Lined approach canal
- Intake to pipelines

- Valve house at pipelines
- ➤ Twin 10,000 foot long,10-ft diameter pipes
- Downstream valve house
- ➤ Printz Basin
- ➤ Tunnel intake
- > 12-foot diameter tunnel
- Forebay and penstock gatehouse
- Penstocks
- > Powerhouse
- ➤ Tailrace

This technical memorandum provides a "reconnaissance level" cost estimate of actions that would be necessary to restore the identified lands to a condition compatible with land use and development assumptions that are contained in an appraisal of the underlying property that is being prepared by Greg Goodman of Allen Brackett Shedd.

2. PROJECT FEATURES TO BE RETIRED

Retirement options considered for the project facilities described in the following sections fall into three broad categories depending on the anticipated land use.

Timberland

Retirement is generally based upon demolishing and disposing of facilities or demolishing facilities to below grade and filling the remaining voids with locally disturbed (or previously excavated) material. Following removal the disturbed area would be locally re-graded and reseeded/revegetated.

Residential

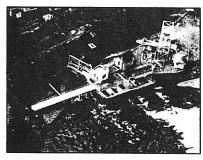
Retirement is generally based upon demolishing and completely removing facilities or for very deep structures, demolishing to below grade and filling the remaining voids with clean material. Following removal the disturbed area would be locally re-graded and reseeded/revegetated.

Flume

Retirement is generally based upon safely securing the facilities either through partial demolition and removal or abandoning in place with minor modifications.

2.1 Intake Gates at Diversion Dam

The intake gate and appurtenant structures at the diversion dam include two 14-foot by 17-foot steel lift gates, hoist machinery, a 14-foot by 14-foot reinforced concrete gate house, an 80-foot, 2-span, steel and timber bridge, an 18-foot by 20-foot light frame shop, and approximately 140 feet of 13-foot tall reinforced concrete retaining wall structure (Dwg F-5334, F-SW 365, F-SW 361, F-SW 358). The shop, adjacent fish facilities and diversion dam were not considered in the retirement evaluation. The land use category for this area is "Timberland."



Intake Structures at Diversion Dam

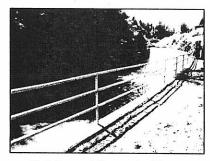
Retirement

Restoring the intake gate area to a "timberland" condition will require the removal of the existing bridge across the forebay, the gate house, the gates, and the operating machinery. A cofferdam will likely be required to deconstruct the area. The forebay walls could either be demolished into the forebay itself and buried or left in place and filled along with the forebay. In either case, a new riverbank would be constructed where the inlet previously existed. The diversion dam and associated infrastructure are assumed to be left in place.

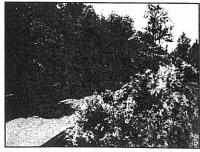
2.2 Concrete Flume

Immediately downstream of the intake structures the flow enters an approximately 1,700-foot long reinforced concrete flume. The flume begins at 33 feet, 6 inches wide and transitions after approximately 35 feet, to 28 feet wide (Dwg D7787). The walls are nominally 9 feet tall, however, in some locations increase to a maximum of 14 feet tall. The bottom slab is 30 feet, 10 inches wide and all walls and slab are 11 inches thick. The tops of walls of the flume are roughly at or below surrounding grade until it transitions to a wooden structure.

Beyond the wooden flume there is a second section of concrete flume approximately 822 feet long. This section of concrete flume is also present where the channel profile dips below existing grade. A reinforced concrete arch bridge is present at Station F42+00. Note, the status of this structure with respect to the project retirement was not investigated with the Washington



Reinforced Concrete Flume



Reinforced Concrete Flume and Arch Bridge June 2006

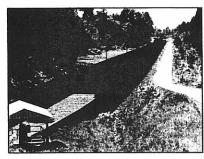
State Department of Archaeology and Historic Preservation (State Historic Preservation Office). The land use category for this area is "Timberland."

Retirement

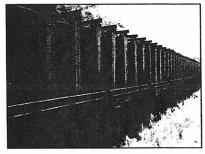
Restoring the concrete flume to timberland condition will require demolishing the flume walls and collapsing them onto the slab invert. The remaining depression would then be filled to roughly existing grade and reseeded. It is assumed that the fill can be performed with locally available disturbed soil and adjacent embankment material. The arch bridge is assumed to be removed.

2.3 Wooden Flume

The flume changes from concrete to wood as it daylights to roughly existing grade at Station 18+00. The wooden flume is approximately 3,300 feet long and consists of sections on grade, on trestles, and on partial or variable height, cross slope trestles (Dwg W.R.-305, H-SW 109, H-SW). The inside dimensions are a nominal 28 feet wide by 10 feet tall. The basic design for the at-grade or fill sections consists of 12-inch wide by 10-inch tall (lightly) reinforced concrete footings 7 feet, 6 inches long supporting pairs of transverse frames. There are six footings across the width of the flume with adjacent footings supporting alternating pairs of frames. The transverse frames consist of a 6-inch by 8-inch sill beam, 6-inch by 12-inch vertical posts and a structural steel (WF beam, plans unavailable) cap as a tension element (replacing an 8-inch by 8-inch timber cap in the original design). Original flooring consisted of 3-inch by 12-inch tongue and groove timbers. For sections in cut the foundation design differs slightly and two layers of flooring are used, 2-1/2-inch by 12-inch tongue and groove timbers below 2-inch by 12-inch flush edged timbers.



Wooden Flume



Wooden Flume

The original design appears to have been modified repeatedly over time although no current design drawings were available. The species of wood was not given on the original design plans nor is the use of a preservative although one is likely present. For the purposes of this evaluation it is assumed that the timbers are treated with a creosote-coal tar solution or a water-borne preservative containing zinc, chromium, copper, arsenic, or a combination thereof. The land use category for this area is "Timberland."

Retirement

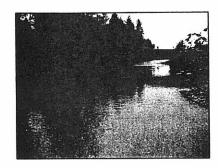
Restoring the wooden flume area to timberland will require the complete removal, and assumed disposal of, all the existing timbers. Some re-grading and reseeding would be required after removal.

2.4 Unlined Canal

Downstream of the wooden flume the flow continues through approximately 6,800 feet of unlined canal including 4 sedimentation basins. The design cross section for the unlined canal is 74 feet wide and 13 feet deep with a semicircular bottom. The land use category for this area is "Timberland."

Retirement

Once drained, the unlined canal will require very little restoration to return to timberland. Miscellaneous small demolition, local re-grading and reseeding will be required.



Unlined Canal

2.5 Sedimentation Basins

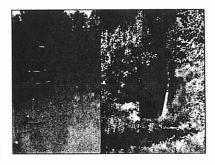
The four sedimentation basins are, from upstream to downstream, Wolsoegal, Wickersham, McHugh, and Dingle (Dwg F-5265, D-10704, F-SW-359, F-5264). Together they have a combined sediment storage volume of approximately 2,194,000 cubic yards. Within Wolsoegal Basin there is a 72-inch diameter discharge intake, pipe, and valve. The pipe flows to a reinforced concrete discharge flume which tapers from 6 feet at the pipe exit to 13 feet, 8 inches with 7-foot high walls, over a length of 35 feet. The 13-foot wide section of discharge flume runs 54 feet with 5-foot walls the first 36 feet and 4-foot walls the remaining 18 feet. Two dikes, approximately 2,500 feet long and 1,400 feet long parallel the north sides of Wolsoegal and Wickersham Basins and portions of the unlined canal. The land use category for this area is "Timberland."

Retirement

Restoration of the sedimentation basins to timberland will require very little effort beyond removal of the discharge intakes, discharge pipe, and flume. Once drained, the basins will require local re-grading and reseeding.



Sedimentation Basin (typ).

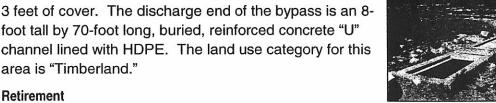


Discharge Intake and Flume

2.6 Fish Screens and Bypass

An approximately 3-acre fish screening facility is located at the tail end of Dingle Basin. The facility consists of a reinforced concrete transition structure, trash racks and trashrake with debris transporter, 26 bays of primary screens, primary screen brush cleaners, a sediment flushing system, secondary screens, backwash pumps, an overhead gantry crane, and an operation and maintenance building with garage and parking area (Dwg F-5264, 2494-7A, 2494-7B).

The facility has a 30-inch diameter HDPE fish bypass pipe that returns fish approximately 3,800 feet to the White River. The pipe depth varies from approximately 10 feet beneath Old Sumner-Buckley Highway to a minimum of 3 feet of cover. The discharge end of the bypass is an 8foot tall by 70-foot long, buried, reinforced concrete "U" channel lined with HDPE. The land use category for this area is "Timberland."



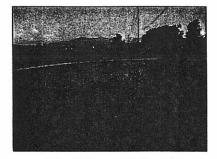
Fish Bypass Discharge at White River

Fish Screen Facility

Restoration of the fish screening facility area to timberland will require the complete removal of the project features described above and the restoration and reseeding of the lands afterwards.

2.7 Lined Approach Canal

Downstream of the Fish Screen facilities the flow enters a section of concrete lined canal approximately 1,100 feet long (Dwg 2494-10(R)). The section is trapezoidal with a 10-foot bottom width and 1.5h:1v side slopes resulting in approximately a 74-foot wide canal. The section is primarily in cut with a service road paralleling both sides of the canal and 2h:1v sides beyond the road. The land use category for this area is "Flume."



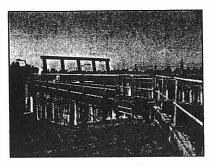
Lined Approach Canal

Retirement

Retiring the lined approach canal to a land use compatible with a flume will require very little modification. The ends of the canal and any low points should be modified to ensure drainage to keep the canal dry and the alignment should be fenced off. Egress ladders are also recommended at intervals along the canal.

2.8 Intake to Pipelines & Valve House

The lined approach canal terminates at the intake to the twin 10-foot diameter pipelines. The intake structure is a reinforced concrete structure approximately 90 feet long including approach walls, 45 feet wide, and approximately 35 feet tall (Dwg 2494-10(R)). The structure has a center pier 5 feet thick and nominal wall thicknesses of 2 feet. At the upstream end of the intake are structural steel trashracks approximately 30 feet tall by 33 feet wide. The structure also houses a small control



Intake to Pipelines

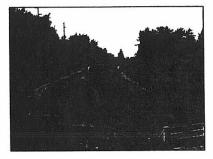
room and storage room. The land use category for this area borders on "Flume" and "Residential."

Retirement

Restoration of the intake to pipelines and valve house to a land use compatible with residences will require the complete removal of the project features described above, filling the excavation left by the removal and reseeding.

2.9 Twin 10-foot Diameter Pipes

Twin 10-foot diameter buried steel pipes carry the flow from the intake structure approximately 10,000 feet to the downstream valve house (Dwg D-9537, D9539). The pipe crowns vary from approximately 8 feet below existing ground to 3 feet above grade with a mounded earth cover. Various ancillary structures attached to the pipes exist above and below grade including reinforced concrete manholes, anchor blocks, and thrust blocks. Although primarily linear, the pipes do make numerous slope changes and have a "Y" structure and an inverted



10-ft Diameter Pipes

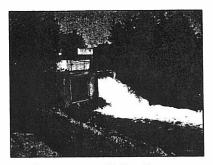
siphon. A gravel service road parallels the pipes. The land use category for this area is "Residential."

Retirement

Restoration of the 10-foot diameter pipeline right-of-way to a land use compatible with residences will require the complete removal of the project features described above, filling the excavation left by the removal, and reseeding.

2.10 Downstream Valve House

The 10-foot diameter pipes terminate at a reinforced concrete valve house. The entire facility occupies approximately one acre including an intake transition from the pipelines, concrete valve house, and stilling basin with baffle blocks (Dwg D-9544). The building itself is constructed of reinforced and precast concrete, 35 feet wide by approximately 45 feet long. The stilling basin is 60 feet long by 35 feet wide with a 2-foot thick bottom slab and 6-inch thick concrete side slopes at 2.5h:1v. Ten, 6-foot long by 2-3/4-foot tall by 2-foot thick baffle blocks are staggered in three rows in the stilling basin. The land use category for this area is "Flume" bordering on "Residential."



Downstream Valve House

Retirement

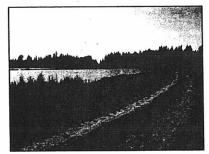
Restoration of the downstream valve house to a land use compatible with residences will require the complete removal of the project features described above, filling the excavation left by the removal, and reseeding. If the downstream end of the pipeline is to remain designated as a flume, the valve house could be secured and abandoned in place.

2.11 Printz Basin

Printz Basin is an approximately ½-mile long by ¼-mile wide basin east of Lake Tapps (Dwg F-3331,D-8802, D-8803, . The basin is bordered on the north by Dike 14, approximately 1,400 feet long and on the south by Dike 15 of approximately the same length. The land use category for this area is "Residential."

Retirement

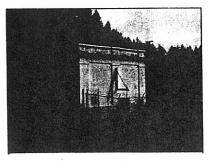
Restoration of the downstream valve house to a land use compatible with residences will require very little modification. Once drained, the basin should require only local re-grading and reseeding



Dike 14 at Printz Basin

2.12 Tunnel Intake

The tunnel intake is located on the northwest shore of Lake Tapps. Access is by dirt road off of West Lake Tapps Road. The intake is a reinforced concrete structure consisting of a gate shaft, gate house, Stoney intake gate with bypass, and upstream trashrack structure (Dwg F-SW306 and Dwg F-SW312). The gate shaft is 20 feet by 20 feet in plan and approximately 55



Intake Gatehouse

feet high from the ground level to the tunnel invert (Elev. 489.7 feet). A reinforced concrete gate house, 20 feet square in plan and 20 feet high, sits on top of the gate shaft and contains the gate operator for a 12.5 feet high by 12 feet wide Stoney intake gate (Dwg F-SW373). There is also a 24-inch square Stoney bypass gate in the face of the main gate for filling the tunnel. The intake gate and bypass are electric motor operated. Three vertical air shafts, downstream of the gate, provide venting of the tunnel during closing of the intake gate.

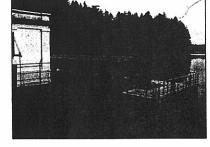
The trashrack structure is semi-circular in plan, 20 feet long and 50 feet wide and about 52 feet high. The vertical rack bars are divided into six bays, each with a motor operated cleaning device. Debris is deposited on the tunnel intake deck and removed manually. There is a floating access dock upstream of the trashracks.

The land use category for this area is "Residential."

Retirement

The tunnel intake structures to be retired consist of the gate house and shaft, the intake gate itself, the trashrack structure, and a floating access dock. The primary concern with retiring the tunnel intake structure is insuring that water flow into the tunnel is cut off and no future seepage due to rain or surface waters occurs.

Restoration of the tunnel intake to a land use compatible with residences will require the complete removal of the building, trash rack, fencing, and the upper part of the shaft. The upper portion of the shaft would be removed to a minimum of the root-ball depth of local trees, or approximately 10 feet below the surrounding surface. The interior would be filled to prevent future collapse. Demolition debris could be used as fill. The tunnel downstream of the gate would be plugged with concrete



Trashrack and Dock

for approximately 18 feet (1-1/2 diameters). This would be accomplished by building a lost-form in the tunnel, closing the gate, and tremie pouring concrete through the ventilation shaft.

The bottom slab of the intake structure should be punctured to allow for drainage such that structure doesn't become a sump. This should be done with 2-inch diameter holes drilled/cored through the bottom of the slab. The floating dock should also be fully removed.

2.13 12-Foot Diameter Tunnel

The tunnel connected to the intake is concrete lined, 12 feet in diameter and 2,842 feet long. The invert elevation is 489.7 feet at the tunnel intake and drops to elevation 477 feet at the penstock forebay well. A tunnel shaft (No as-built drawings were available), is located halfway between the intake and the forebay. The land use category for this area is "Residential."

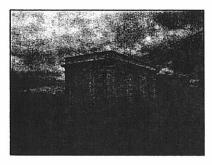
Retirement

Retiring of the 12-foot diameter tunnel to a land use compatible with residences will require plugging the upstream end of the tunnel in conjunction with the tunnel intake demolition and abandoning the remaining length in place.

The tunnel shaft located approximately halfway between the gate houses would be plugged with concrete and removed to 10 feet below grade. The surrounding area should be regraded to direct local drainage away from the shaft location and reseeded.

2.14 Forebay and Penstock Gate House

The forebay well, 30 feet in diameter and 73 feet deep, is the transition from the tunnel to three 96-inch diameter steel penstocks. Above ground there is a reinforced concrete gatehouse, 18.5 feet wide, 39 feet long and 19.5 feet high, and a cover for the forebay well (Dwg F-SW316 and Dwg F-SW315). The gatehouse contains the operators for three 96-inch diameter Coffin sluice gates for the penstocks that direct flow to the powerhouse. Each gate has two 24-inch vent pipes downstream of the gate. The land use category for this area is "Residential."

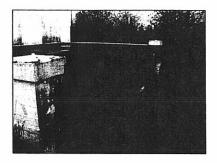


Penstock Gatehouse

Retirement

Retiring of the Forebay and Penstock Gate House to a land use compatible with residences will require removal of the upper portions of the structures.

As with the intake gate house, the upper portion of the well and shaft would be removed to approximately 10 feet below the surrounding surface. The remaining well and gate shaft would be filled to prevent future collapse. Demolition debris could be used as fill. The incoming tunnel would not need to be plugged; however, the penstocks would be filled with concrete for approximately 12 feet (1-1/2 diameters). This would be accomplished



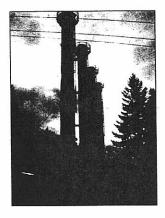
Forebay at penstock gatehouse

by building a lost-form in the penstock, closing the gate, and either tremie pouring concrete down the access shaft or pumping through an access hole cut in the gates. An alternate approach would be to build a form in the tunnel and fill the entire bottom of the shaft with concrete.

The bottom slab of the intake structure should be punctured to allow for drainage. This should be done with 2-inch diameter holes drilled/cored on a 3-foot grid through the bottom of the slab. The local drainage into the forebay well will have to be re-routed and graded and the site reseeded.

2.15 Penstocks

Four 96-inch diameter penstocks run from the forebay to powerhouse. Penstock 1 (1,840 feet long) and Penstock 2 (1,798 feet long) were part of the original project in 1911. Penstock 3 (2,135 feet long) was added in 1918. Approximately, 300 feet downstream of the forebay, Penstocks 1 and 2 were tapped in 1924 -1925 forming Penstock 4 which is 1,791 feet long. Two 84-inch diameter butterfly valves, in concrete valve houses, control flow into the fourth penstock. At this location the penstocks are just below the ground surface. Each of the four penstocks is connected to a 6-feet diameter vertical, riveted steel standpipe, 80 feet tall, supported by guy wires (Dwg F-SW324 and Dwg F-SW342). The penstocks are buried from the standpipes to the powerhouse. At the powerhouse, there are two



Standpipes

vertical surge chambers for each penstock, each 7 feet in diameter and 78 feet tall (Figure 9 – Dwg F-SW340). The land use category for this area is "Residential."

Retirement

The penstock structures to be retired consist of the four buried penstocks, bypass pipes, standpipes, valve houses, and two 84-inch diameter butterfly valves. Similar to the intake gatehouse, the primary concern with retiring the penstocks structures is insuring that no future seepage from rain or surface waters occurs to the powerhouse.

2.15.1. Penstock Pipes

Retiring the four 96-inch diameter penstock pipes to a land use compatible with residences will require the complete removal of the structures. After removal the excavated area would be filled with the locally disturbed material from the demolition and the site reseeded.

2.15.2. Standpipes

Retiring the four, 6-foot diameter, 80-foot tall, steel standpipes to a land use compatible with residences will require the complete removal of the structures and foundation. After removal the excavated area would be filled with the locally disturbed material from the demolition and the site reseeded.

2.15.3. Bypass Pipes

Retiring the bypass pipes at the standpipes to a land use compatible with residences will require the complete removal of the structures and foundation elements. After removal the excavated area would be filled with the locally disturbed material from the demolition and the site reseeded.

2.15.4. Valve Houses

Retiring the valve houses to a land use compatible with residences will require the complete removal of the structures and foundation elements. After removal the excavated area would be filled with the locally disturbed material from the demolition and the site reseeded.

2.16 Powerhouse

The concrete powerhouse, located on East Valley Highway, is 85 feet wide, 225 feet long and 55 feet high (Dwg F-5334, Sh 02). The powerhouse contains four Francis-type horizontal shaft turbine-generator units. Units 1 and 2, installed in 1911, are each rated at 16,300 kVA and 18,000 HP. Unit 3 was installed in 1918 and Unit 4 was added in 1924. Units 3 and 4 are each rated at 25,000 kVA and 23,000 HP. Speed is controlled by

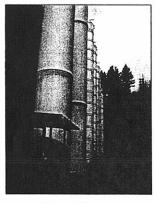
four gate shaft type governors with oil pressure supplied by individual governor oil pumps. Each unit has a 30-inch relief valve discharging water from the scroll case into the

tailrace in case of a sudden closing of the gates. Four 78-inch motor operated butterfly valves are located just upstream of the turbines. Two 8-inch bypass valves, one hydraulically operated and the other manually operated, are used to equalize the water pressure during the operation of each butterfly valve.

There are also two 360 HP impulse turbines which originally supplied power to the excitation system. Presently, either unit may be used to supply direct current (DC) to operate the 80-ton powerhouse crane. The land use category for this area is "Residential."



Powerhouse



Surge Chambers

Retirement

2.16.1. Transformer Supports

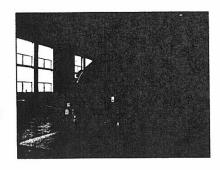
Retiring the area near the transformer supports located above the powerhouse to a land use compatible with residences will require the complete removal of the structures.

2.16.2. Surge Chambers

Retiring the eight 7-foot diameter, 78-foot tall vertical surge chambers located at the powerhouse to a land use compatible with residences could require either their complete removal or their restoration as a historical part of any future power house use. For the purposes of this evaluation, it is assumed that the structures will be completely removed.

2.16.3. Powerhouse

The concrete powerhouse has several retirement alternatives compatible with a residential land use. The options range from completely demolishing the building and restoring the property, to removing essentially everything in the building and leaving only a shell, to removing only hazardous materials and equipment and leaving the building for the most part, historically intact. For the purposes of this evaluation it is assumed that complete removal of the building, equipment, and project features will occur.



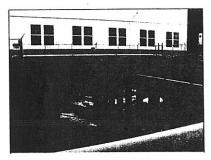
18,000 HP Generators

Material and equipment which will require removal or draining and decontamination, consists of: transformers, oil-filled circuit breakers (OCB), oil-cooled instrument transformers, oil filled governors, and any other oil insulating vessels and lines, and asbestos insulated electrical equipment.

Additionally, the draft tubes should be plugged at the lower end (with drain holes) to prevent entry and the butterfly valve operating mechanism should be disabled. The building should also be secured to prohibit future entry and all power and/or utilities disconnected.

2.17 Tailrace

The tailrace is approximately 0.5 mile in length and extends from the powerhouse to a section of the White River locally known as the Stuck River. The tailrace, just downstream of the powerhouse, is timber lined and covered by a wood deck. There is a timber structure in the tailrace between the powerhouse and the highway bridge. The remainder of the channel is unlined and trapezoidal in shape. Further downstream the tailrace is crossed by a concrete bridge for local access and a railroad bridge. The land use category for this area is "Residential."



Tailrace

Retirement

Similar to the powerhouse, the tailrace has several retirement options compatible with residential land use and would depend on the retirement option selected for the powerhouse. For the purposes of this evaluation it is assumed that complete removal of the existing timber decking and filling of the tailrace to the highway bridge with compacted fill will occur.

3. SUMMARIZING TABLE

Item	Retirement
Intake at diversion dam	 Demolition of basin walls, demolition and removal of gates, building, bridge, machinery, fill basin
Concrete Flume	 Demolition of walls, fill, regrade and reseed
Wooden flume	Complete removal, reseed.
Unlined canal	Retire in place with miscellaneous demolition, disposal and re-grading
Sedimentation basins	Retire in place with miscellaneous demolition, disposal and re-grading
Dikes (2,500 ft, 1,400 ft)	Retire in place with miscellaneous demolition, disposal and re-grading
Fish screen facility & fish bypass pipeline	Complete removal
Lined approach canal	Retire in place with miscellaneous demolition and disposal.
Intake to pipelines	Complete removal
Valve house & Twin 10,000 foot long,10-ft diameter pipes	Complete removal
Downstream valve house	Complete removal
Printz Basin	Retire in place with miscellaneous demolition, disposal and re-grading
Intake tower	 Close gate, core bottom slab, plug tunnel, remove trashracks, floating dock, building and upper portion of structure, fill remaining shaft.
Tunnel	Plug ends, abandon in place
Shaft	 Plug with concrete, remove structure, fill remaining shaft, redirect local drainage
Forebay and Penstock Gate House	 Close gate, core bottom slab, plug penstocks, remove upper portion of structure, fill remaining shaft, and re-direct local drainage.
Bypass Pipes	Complete removal
Standpipes	 Complete removal of standpipes, shaft, and pedestal, fill and redirect local drainage.
Valve house	Complete removal
Penstocks	Complete removal
Transformer Supports	Complete removal
Surge Chambers	Complete removal
Powerhouse	Complete removal
Tailrace	Complete removal, fill to highway bridge

4. COST ESTIMATE

The cost estimate is based on a "reconnaissance level" estimate of actions that would be necessary to restore the identified lands to a condition suitable for resale and redevelopment. It does not take into account any specific future use of the project land or facilities.

For areas identified as future residential land use, the cost of retirement for surface and near surface features is typically based on full removal. For deeply buried features the cost generally represents the complete removal of project features to approximately 15 feet below ground and filling all vertical shafts and excavations such that the land would have the ability to perform the identified land use in the future. All costs are given in 2006 dollars.

4.1 Assumptions and Limitations

The cost estimate was based on two, 1/2-day site visits, plans provided by Puget Sound Energy, and was performed to a reconnaissance level. In many cases incomplete as-built information, specifically regarding modifications since original construction, were not available. No field or laboratory testing was performed and no environmental assessment was performed.

This evaluation does not include considerations or costs associated with the following:

- Hydrologic inflow or outflow changes to Lake Tapps related to retiring the project.
- Environmental studies for state or federal permits.
- Environmental mitigation not specifically identified.
- ➤ Retiring or future use of the White River substation and/or transmission facilities.
- Loss of power revenues.
- ➤ Additional right-of-way or temporary construction easements required for described retirement activities.

4.2 Basis of Quantities and Unit Costs

Quantities for well defined items, e.g., steel and concrete demolition, backfill material, or new fill concrete, are based on as-built plan dimensions. Unit costs for such items are based on documented bid cost for similar work, recent in-house project bid data, and representative DOT bid summaries.

For less well defined or unknown condition items such as the removal of oil containing vessels, or asbestos insulation, a "worst case" condition was assumed. Quantities and unit prices (usually lump sum) for these items were based on past projects and in-house experience.

The salvage value of equipment, steel, timber, or machinery was not considered in the estimate because a condition or hazardous material assessment was not performed as part of this study. Much of the steel structures, such as the standpipes, surge chambers, and

possibly the penstocks would have salvage value. Due to the possible existence of lead paint, however, and the offsetting cost of disposal, no salvage value was considered.

Summarizing Table 4.3

The following table summarizes the estimated cost for retiring the identified project features. A contingency of 25% was used due to the limited nature of this evaluation.

FACILITY	COST
	\$958,000
MOBILIZATION INTAKE RADIAL GATES AT DIVERSION DAM	\$499,228
	\$250,311
CONCRETE FLUME	\$1,355,681
WOODEN FLUME	\$40,000
UNLINED CANAL	\$272,215
SEDIMENTATION BASINS	\$15,000
DIKES	\$1,902,919
FISH SCREENS 30 INCH HDPE FISH BYPASS PIPELINE	\$109,075
	\$106,000
LINED APPROACH CANAL INTAKE TO PIPELINES AND VALVE HOUSE	\$93,320
	\$3,565,157
10 FT DIAMETER PIPES	\$154,150
DOWNSTREAM VALVE HOUSE	\$200,000
PRINTZ BASIN	\$131,636
INTAKE TOWER	\$48,000
TUNNEL	\$22,280
SHAFT FOREBAY AND PENSTOCK GATE HOUSE	\$137,145
	\$10,000
BYPASS PIPES	\$244,500
STANDPIPES	\$57,050
VALVE HOUSE	\$914,200
PENSTOCKS	\$67,500
TRANSFORMER SUPPORTS	\$334,350
SURGE CHAMBERS	\$426,060
POWERHOUSE	\$95,250
TAILRACE	
Project Subtotal	\$12,009,000
Construction Contingencies (25%)	\$3,002,000
	A45 044 004
TOTAL ESTIMATED PROJECT COST	\$15,011,000

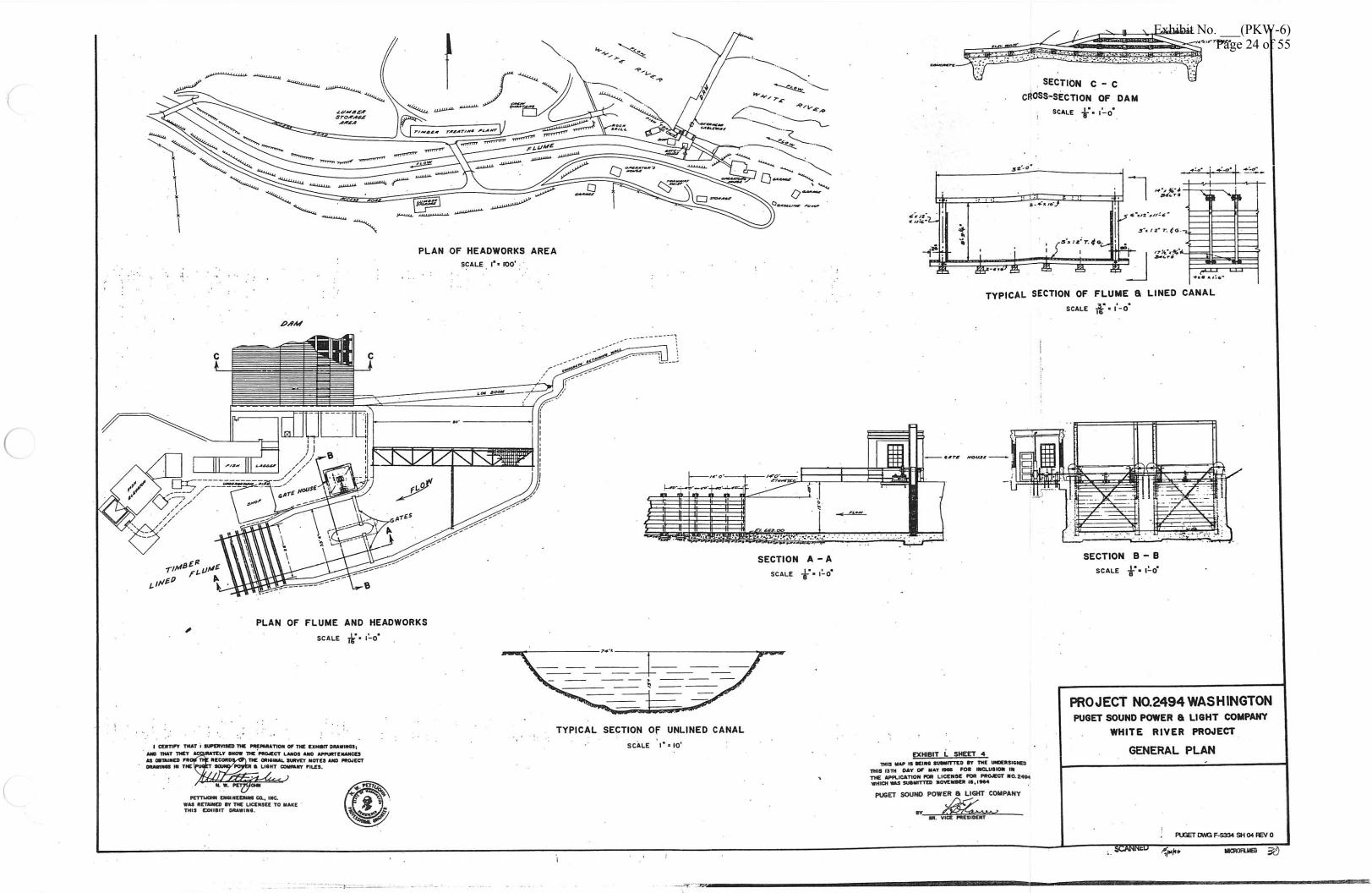
Construction Contains	
TOTAL ESTIMATED PROJECT COST	\$15,011,000
TOTAL ESTIMATED PROJECT COST	

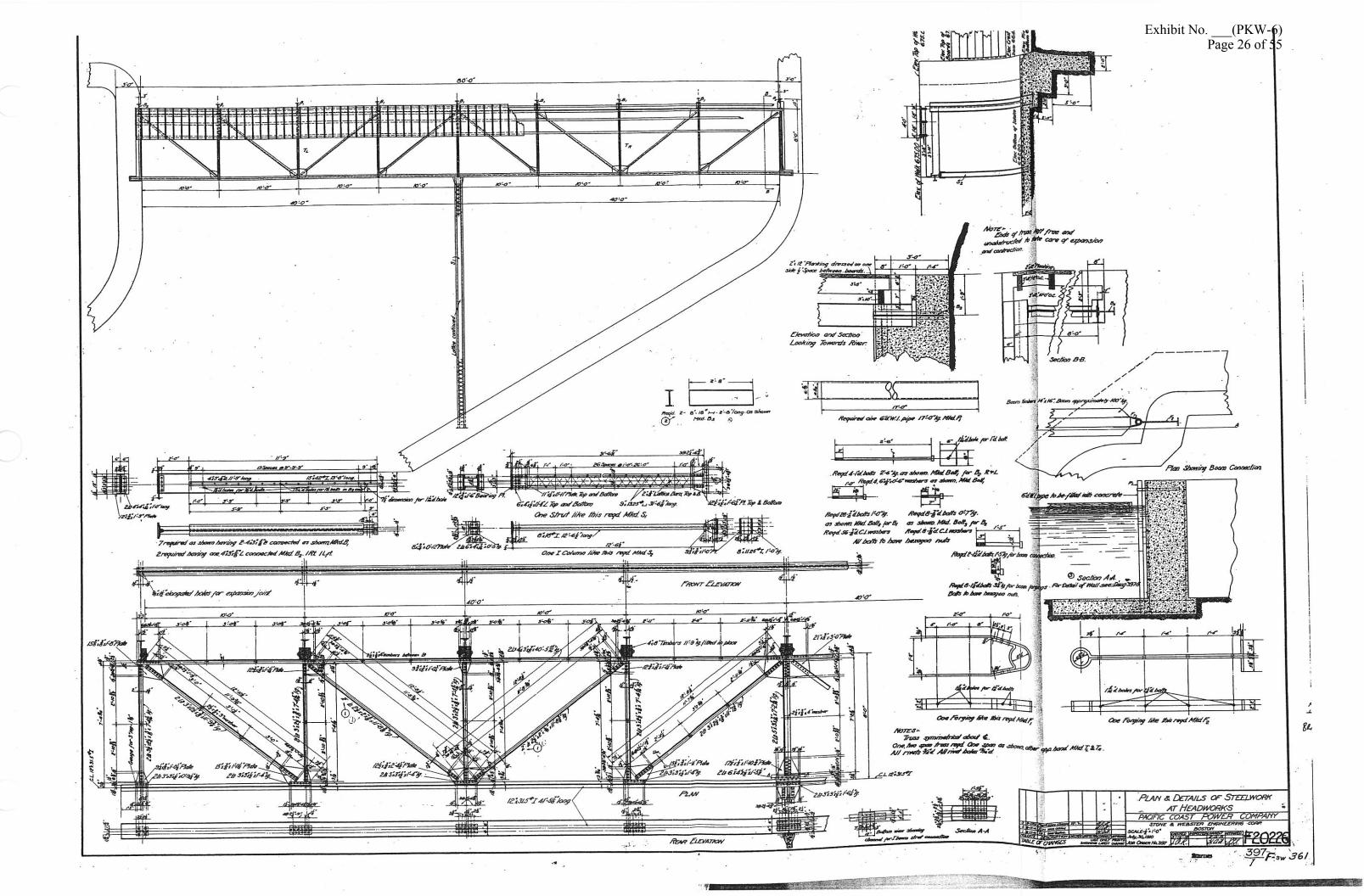
MOBILIZATION	QUANTITY	UNITS	UNIT PRICE	TOTAL COST	FACILITY
					\$958,00
Mobilization and Demobilization (5%) Insurance and Bonds (3%)				\$598,000 \$360,000	
D. W. V. C. D. C.				3300,000	
INTAKE RADIAL GATES AT DIVERSION DAM Fill From Gates to River					\$499,22
Demolish and Remove Building	2,400	CY	\$20.00	\$48,000	
Remove Concrete Pad/Foundation	8	CF CY	\$4.00 \$145.00	\$10,400	***
Remove Guardrails	300	LF	\$12.00	\$1,228 \$3,600	
Remove Radial Gates	2	EA	\$15,000.00	\$30,000	
Demolish and Remove Radial Gate Structure	650	SF	\$200.00	\$130,000	
Remove Motor and Mechanical Equipment Disconnect Electrical	1 1	LS	\$10,000.00	\$10,000	
Demolish and Remove Steel Bridge	1 (40)	LS	\$2,000.00	\$2,000	
Dewatering/Cofferdam	640	SF LS	\$350.00 \$40,000.00	\$224,000 \$40,000	
CONCRETE FLUME					\$250.21
Demo Flume and Use as Fill	3,400	CY	\$50.00	\$170,000	\$250,31
Fill Remaining Area/Depression	4,700	CY	\$10.00	\$47,000	
Regrade Surrounding Area for Drainage Reseed/Revegetation	7,846	SY	\$1.00	\$7,846	
Remove Arch Bridge Flume	1.6	SY	\$4,000.00	\$6,484	
Excavation for Arch Bridge Flume	100 560	CY CY	\$145.00	\$14,500	
	360	CY	\$8.00	\$4,480	
WOODEN FLUME Remove 6x12 Posts					\$1,355,68
Remove Plywood Walls	16,500	LF	\$3.00	\$49,500	
Remove Tongue and Groove Walls and Floor	66,000 158,400	SF SF	\$0.75	\$49,500	
Remove 4x6 Braces	2,300	LF	\$2.00 \$1.50	\$316,800	
Remove 6x8 Sills	51,150	LF	\$6.00	\$3,450 \$306,900	
Remove Steel I Tension Members	26,400	LF	\$10.00	\$264,000	
Remove Concrete Foundation	750	CY	\$145.00	\$108,750	
Hazardous Waste Disposal	3,210	Ton	\$80.00	\$256,781	
INLINED CANAL					\$40,000
Miscellaneous Demolition, Disposal and Clean-up	1	LS	\$25,000.00	\$40,000	410,000
EDIMENTATION BASINS					\$272,215
Remove Concrete Discharge Fill Excavation	40	CY	\$145.00	\$5,800	
Remove Concrete Flume	30	CY	\$10.00	\$300	
Remove Concrete Pipe Headwall	75 15	CY	\$145.00	\$10,875	
Remove Pipe	155	LF CY	\$145.00	\$2,175	
Remove Concrete Around Pipe	210	CY	\$25.00 \$145.00	\$3,875 \$30,450	
Excavation for Pipe Removal	1,150	CY	\$7.60	\$8,740	
Reseed/Revegetation	70	AC	\$3,000.00	\$210,000	
IKES					\$15,000
Miscellaneous Demolition, Disposal and Clean-up	1	LS	\$15,000.00	\$15,000	\$15,000
SH SCREENS					\$1,902,919
Demolish and Remove Fish Screen Structure	322,560	CF	\$2.20	\$709,632	41,702,717
Remove Fish Screen Concrete Pad/Foundation Demolish and Remove O&M Building	853	CY	\$145.00	\$123,733	
Remove O&M Bldg Concrete Pad/Foundation	22,600	CF	\$2.50	\$56,500	
Remove Upstream Concrete Transition	2,290	CY	\$145.00	\$24,274	
Remove Upstream Transistion Foundation	250	CY	\$145.00 \$145.00	\$332,050	
Remove Downstream Concrete Transition	2,300	CY	\$145.00	\$36,250 \$333,500	
Remove Downstream Transition Foundation	250	CY	\$145.00	\$36,250	
Remove Fencing Remove Guardrails	900	LF	\$2.50	\$2,250	
Remove Guardians Remove Grating	940	LF	\$12.00	\$11,280	
Remove Misc Metals (Ladders, Stairs, Rope Rail, Etc)	580	LF LS	\$15.00	\$8,700	
Remove Crane	1	LS	\$3,500.00 \$25,000.00	\$3,500	
Remove Fish Screens	32	EA	\$5,000.00	\$25,000 \$160,000	
	32				
Remove Weir Remove Trashrack	1	EA	\$10,000.00	\$10,000	

	QUANTITY	UNITS	UNIT PRICE	TOTAL COST	FACILITY
Reseed/Revegetation	3.0	AC	\$4,000.00	\$12,000	
Disconnect, Dispose Electrical	11	LS	\$5,000.00	\$5,000	
30 INCH HDPE FISH BYPASS PIPELINE					\$109,075
Excavation	2,400	CY	\$10.00	\$24,000	
Pipe Removal	2,800	LF	\$14.50	\$40,600	**
Remove Concrete End Halfpipe	75	CY	\$145.00	\$10,875	
Fill Using Excavated Material	2,200	CY	\$8.00	\$17,600 \$14,000	
Imported Fill Reseed/Revegetation	700	CY AC	\$20.00 \$4,000.00	\$2,000	
LINED APPROACH CANAL		1.0	£25,000,00	\$25,000	\$106,100
Miscellaneous Demolition, Disposal and Clean-up Fencing	2,200	LS LF	\$25,000.00 \$13.00	\$25,000 \$28,600	
Egress Ladders @500'	3	EA	\$1,500.00	\$4,500	
Revegetate	12.0	AC	\$4,000.00	\$48,000	
INTAKE TO PIPELINES AND VALVE HOUSE Demolish and Remove Building	16,000	CF	\$2.50	\$40,000	\$93,320
Remove Concrete Pad/Foundation	85	CY	\$145.00	\$12,285	
Excavation	1,100	CY	\$7.60	\$8,360	
Fill Using Excavated Material	1,100	CY	\$8.00	\$8,800	
Remove Fencing	350	LF	\$2.50	\$875	
Remove Guardrails	150	LF	\$12.00	\$1,800	
Remove Misc Metals	1 1	LS	\$1,000.00	\$1,000	
Remove Grating Remove Trash Rack	80	LF LS	\$15.00 \$10,000.00	\$1,200 \$10,000	
Remove Mechanical Equipment	1	LS	\$5,000.00	\$5,000	
Disconnect and Remove Electrical Equipment	i	LS	\$4,000.00	\$4,000	
	1				62 546 155
10 FT DIAMETER PIPES Excavation	187,000	CY	\$7.60	\$1,421,200	\$3,565,157
Pipe Removal	12,500	LF	\$50.00	\$625,000	
Fill Using Excavated Material	187,000	CY	\$8.00	\$1,496,000	
Reseed/Revegetation	5.7	AC	\$4,000.00	\$22,957	
DOWNSTREAM VALVE HOUSE	1				\$154,150
Demolish and Remove Building	36,700	CF	\$3.00	\$110,100	4131,130
Remove Concrete Pad/Foundation	210	CY	\$145.00	\$30,450	
Remove Fencing	240	LF	\$2.50	\$600	
Remove Mechanical Equipment	1	LS	\$6,000.00	\$6,000	
Reseed/Revegetation	1.0	AC	\$3,000.00	\$3,000	
Disconnect and Remove Electrical Equipment	1 1	LS	\$4,000.00	\$4,000	
PRINTZ BASIN					\$200,000
Miscellaneous Demolition, Disposal and Clean-up	1	LS	\$40,000.00	\$40,000	
Reseed/Revegetation	80	AC	\$2,000.00	\$160,000	
INTAKE TOWER					\$131,636
Remove Floating Dock	1	LS	\$1,000.00	\$1,000	
Core Drill 2 Inch Diameter Holes Through 5 Foot Thick Slab	10	EA	\$300.00	\$3,000	
Remove Building (20'x20'x24')	9,600	CF	\$1.50	\$14,400	
Remove Fencing Remove Trash Rack	200	LF LS	\$1.55 \$10,000.00	\$310 \$10,000	
Remove Upper Part of Shaft (10 Feet Below Surface)	14,240	CF	\$0.36	\$5,126	
Excavation to Remove Upper Part of Shaft	600	CY	\$20.00	\$12,000	
Plug Tunnel With Concrete	150	CY	\$300.00	\$45,000	
Reseed/Revegetation	1.0	AC	\$3,000.00	\$3,000	
Fill Intake Tower Shaft with Debris and Fill	2,700	CY	\$14.00	\$37,800	
TUNNEL					\$48,00
Regrade Surrounding Area for Drainage	1	LS	\$3,000.00	\$3,000	
Plug Tunnel With Concrete	150	CY	\$300.00	\$45,000	
SHAFT					\$22,28
Remove Upper Part of Shaft (10 Feet Below Surface)	2,250	CF	\$4.00	\$9,000	7-2,50
Excavation to Remove Upper Part of Shaft	185	CY	\$20.00	\$3,700	

	QUANTITY	UNITS	UNIT PRICE	TOTAL COST	FACILITY
Fill Shaft with Debris and Fill	470	CY	\$14.00	\$6,580	
FOREBAY AND PENSTOCK GATE HOUSE					
Re-route Drainage from Forebay	1 1	LS	£3 000 00		\$137,1
Core Drill 2 Inch Diameter Holes Through Slab	10	EA	\$3,000.00	\$3,000	
Remove Building (17' x 39' x 20')	13,260	CF	\$300.00	\$3,000	
Remove Upper Section of Forebay	10,000	CF	\$0.75	\$9,945	
Remove Upper Section of Shaft (10 Feet Below Surface)	7,100	CF	\$4.00 \$4.00	\$40,000	
Excavation to Remove Upper Part of Shaft	250	CY		\$28,400	
Fill Shaft With Debris	1,700	CY	\$20.00 \$14.00	\$5,000	
Reseed/Revegetation	1.0	AC	\$3,000.00	\$23,800	
Plug Penstocks with Concrete	70	CY	\$300.00	\$3,000 \$21,000	
BYPASS PIPES					
Remove Pipes	1	10			\$10,00
Reseed/Revegetation	1.0	LS	\$7,000.00	\$7,000	
	1.0	AC	\$3,000.00	\$3,000	
STANDPIPES					\$244,50
Remove Steel Standpipes (6 Foot Diameter, 77' Height)	4	EA	\$20,000.00	\$80,000	9244,30
Plug Penstock Openings With Concrete	90	CY	\$300.00	\$27,000	
Remove Concrete Pedestals	700	CY	\$135.00	\$94,500	
Excavation to Remove Upper Part of Pedestals	1,500	CY	\$20.00	\$30,000	
Remove Portion of Penstocks (Minimum Cover of 10 Feet)	80	LF	\$125.00	\$10,000	
Reseed/Revegetation	1.0	AC	\$3,000.00	\$3,000	
VALVE HOUSE					
Demolish Building A (Minimum Cover of 10 Feet)	4,500	CF			\$57,05
Demolish Building B (Minimum Cover of 10 Feet)	3,750	CF	\$4.00	\$18,000	
Remove Portion of Penstocks (Minimum Cover of 10 Feet)	80	CF LF	\$4.00	\$15,000	
Plug Remaining Penstock Openings With Concrete	90	CY	\$100.00	\$8,000	
Reseed/Revegetation	1.0	AC	\$145.00 \$3,000.00	\$13,050 \$3,000	
			491999199	\$3,000	
PENSTOCKS					\$914,200
Excavation For Penstocks	57,000	CY	\$7.60	\$433,200	
Remove Penstocks	7,600	LF	\$35.00	\$266,000	
Fill and Regrade Reseed/Revegetation	20,000	CY	\$10.00	\$200,000	•
Reseast Revegetation	5.0	AC	\$3,000.00	\$15,000	
TRANSFORMER SUPPORTS				20. T. T. T.	\$67,500
Remove Transformer Supports	500	CY	\$135.00	\$67,500	\$07,300
STIDGE CHAMPEDS					
SURGE CHAMBERS Demolish Steel Portion of Chambers to Tops of Concrete Pedestals					\$334,350
Remove Concrete Pedestals	8	EA	\$15,000.00	\$120,000	
Excavation to Remove Pedestal	1,410	EA CY	\$135.00	\$190,350	
	1,200	CI	\$20.00	\$24,000	
POWERHOUSE					\$426,060
Drain and Disposal OCB, Remove Asbestos Insul. Equip	1	LS	\$15,000.00	\$15,000	4,40,000
Secure Building	1	LS	\$3,000.00	\$3,000	
Disable Operating Mechanisms	1	LS	\$1,500.00	\$1,500	
Remove and Dispose Transformers (if present)	1	LS	\$10,000.00	\$10,000	
Demoslih Building and Dispose of Equipment Dispose of Lead Paint Items	1,046,000	CF	\$0.36	\$376,560	
Dispose Of Least Paint Reins	1	LS	\$20,000.00	\$20,000	
AILRACE					***
Remove Existing Timber Deck (20' x 252.5')	5,050	SF	\$2.00	\$10.100	\$95,250
Fill Channel From Tailrace to Highway Bridge	3,650	CY	\$11.00	\$10,100	
Reseed/Revegetation	15.0	AC	\$3,000.00	\$40,150 \$45,000	
reject Subtated				1.01000	
roject Subtotal onstruction Contingencies (25%)	250			\$12,009,127	\$12,009,127
OTAL ESTIMATED PROJECT COST	25%			\$3,002,282	

Appendix – B Drawings



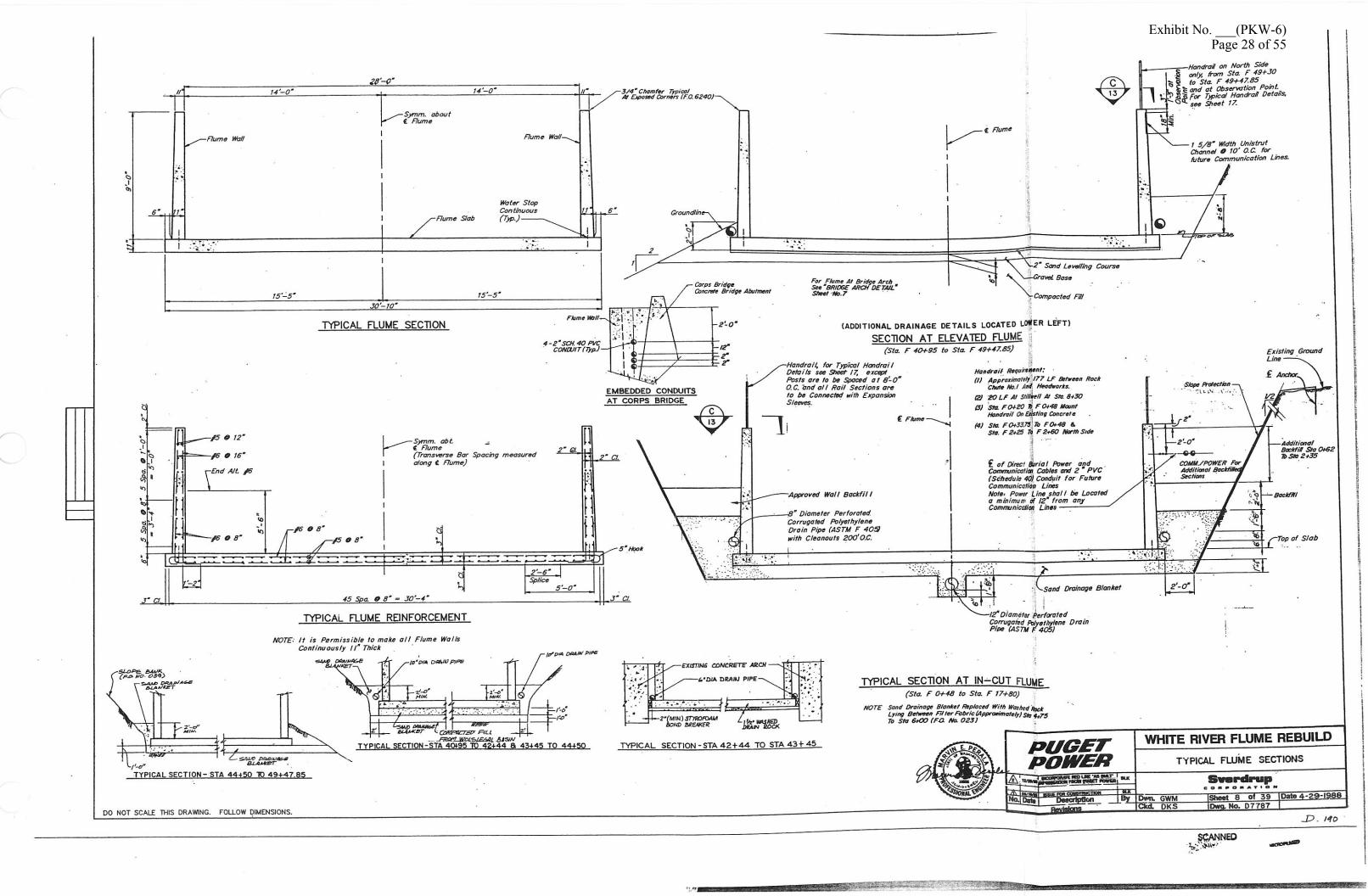


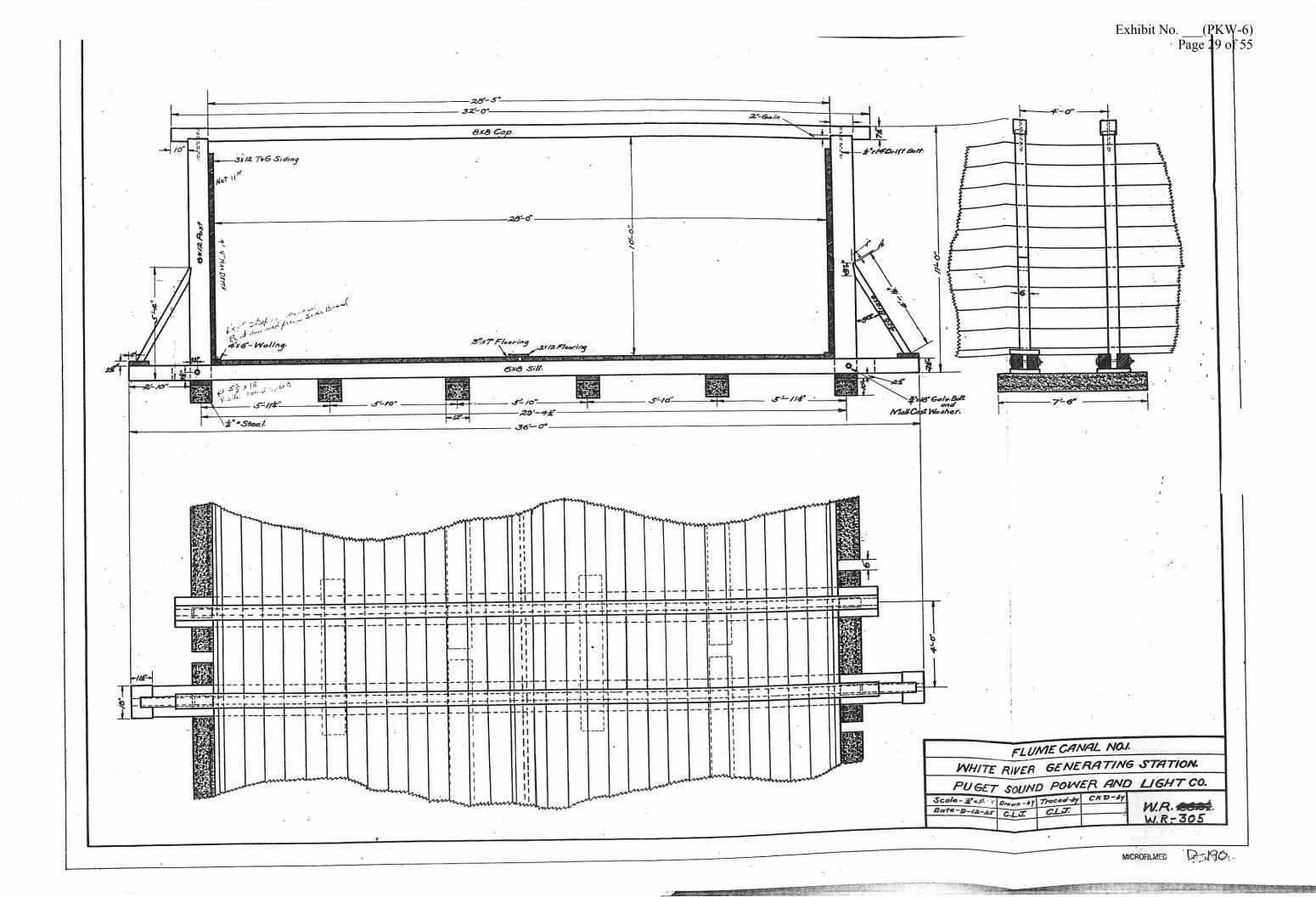
EAST & WEST ELEVATION

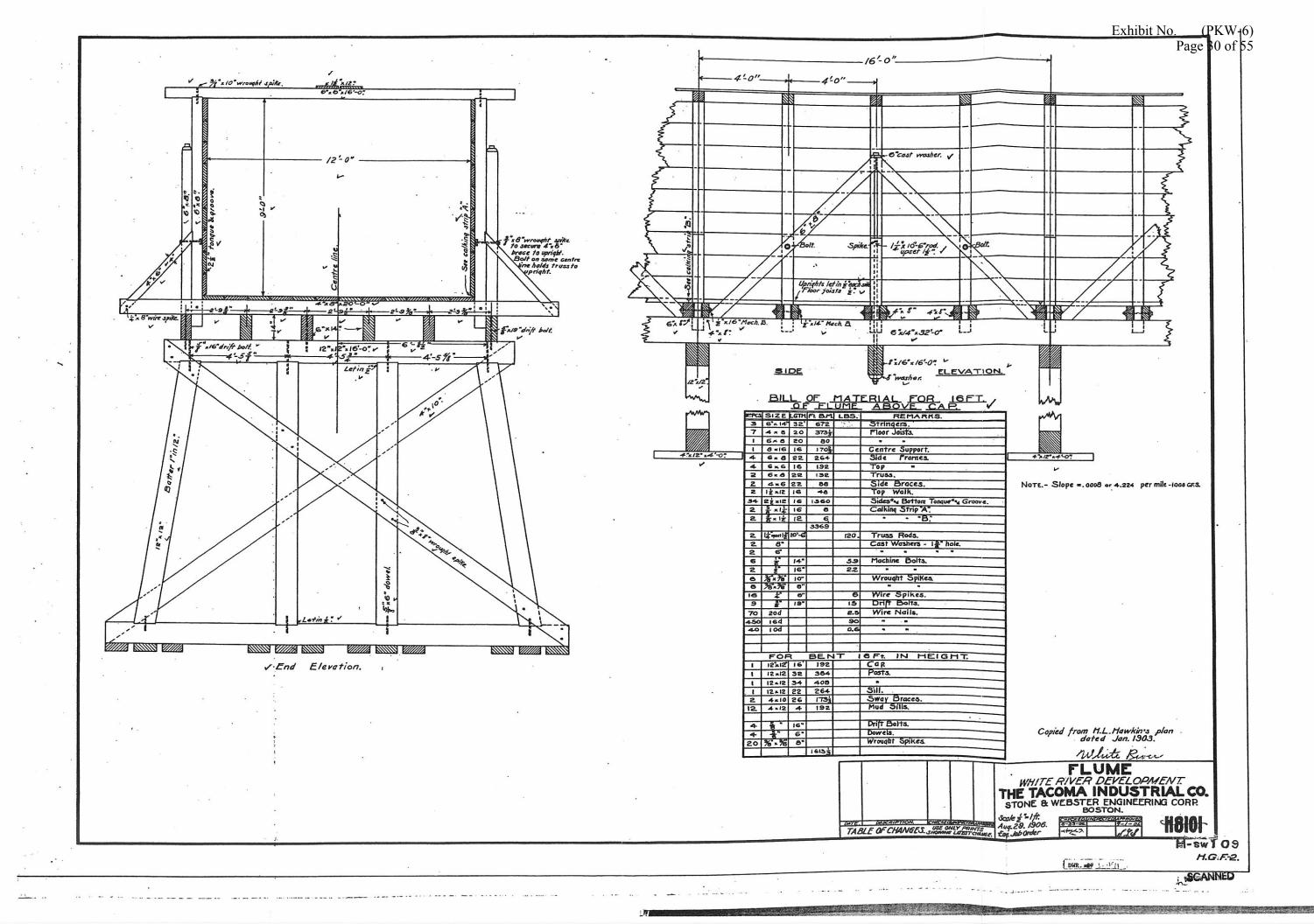
ROOF PLAN

1 Regd. 7°, 15° I

DETAIL OF ROOF BEAM.







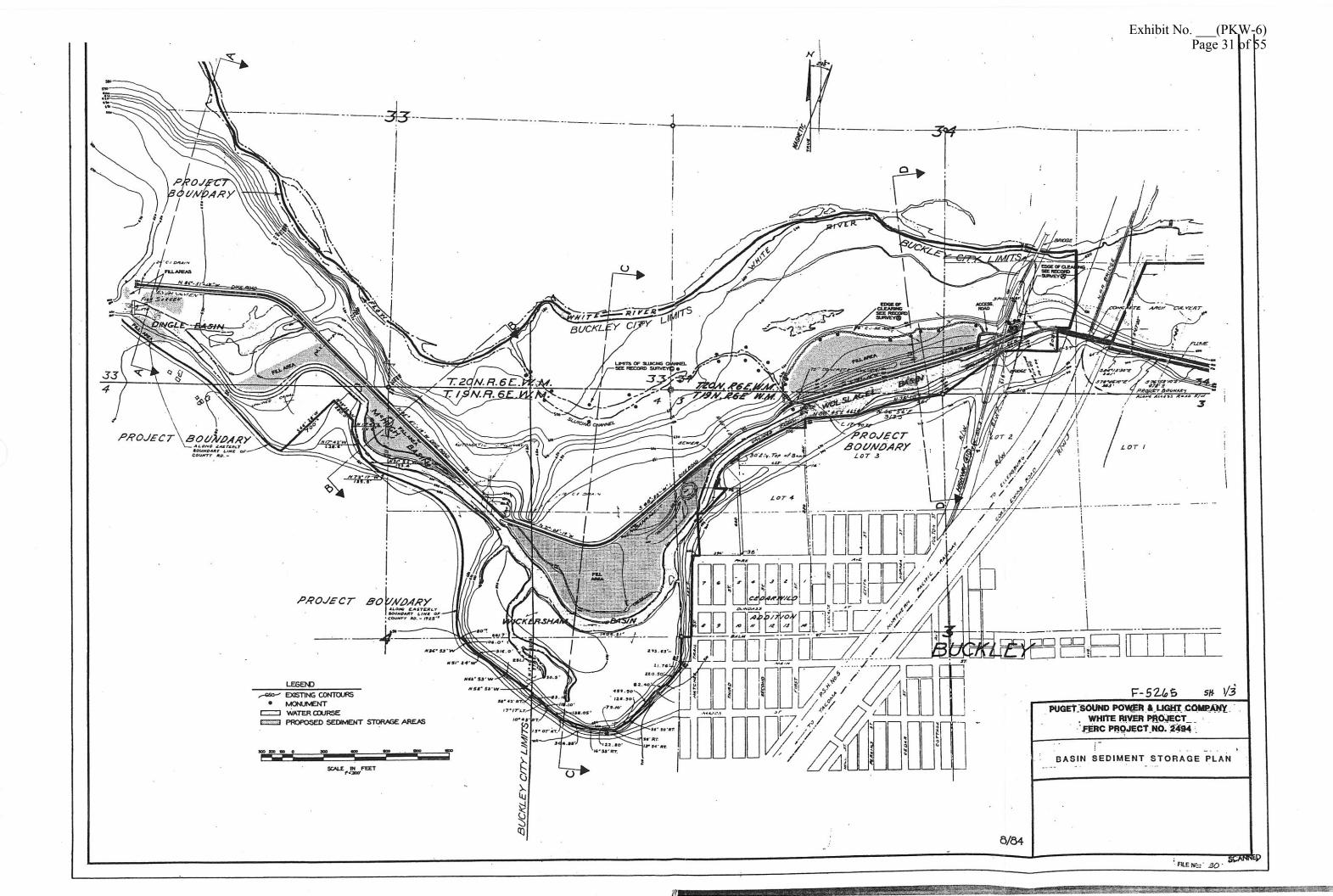
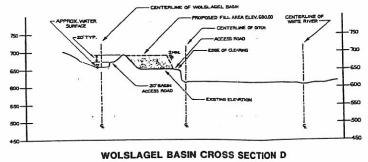


Exhibit No. ___(PKW-6) F-5265 SH. 3/3 PUGET SOUND POWER & LIGHT COMPANY WHITE RIVER PROJECT FERC PROJECT NO. 2494 BASIN SEDIMENT STORAGE SECTIONS WITHIN BUCKLEY CITY LIMITS

WICKERSHAM BASIN CROSS SECTION C

VERTICAL SCALE : 1" = 100' HORIZONTAL SCALE : 1" = 300'



VERTICAL SCALE : 1" = 100' HORIZONTAL SCALE : 1" = 800'

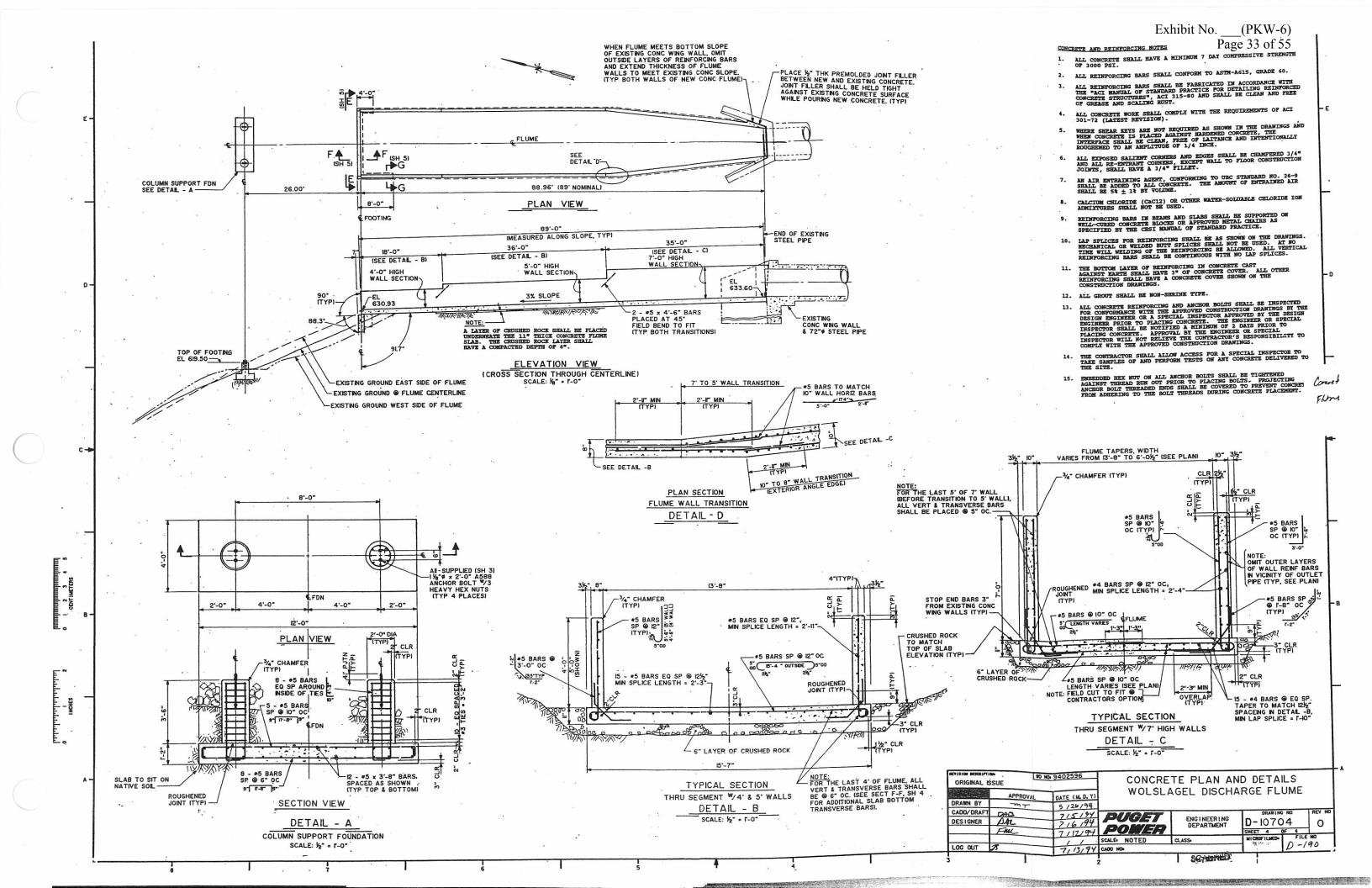
SEDIMENT STORAGE VOLUMES

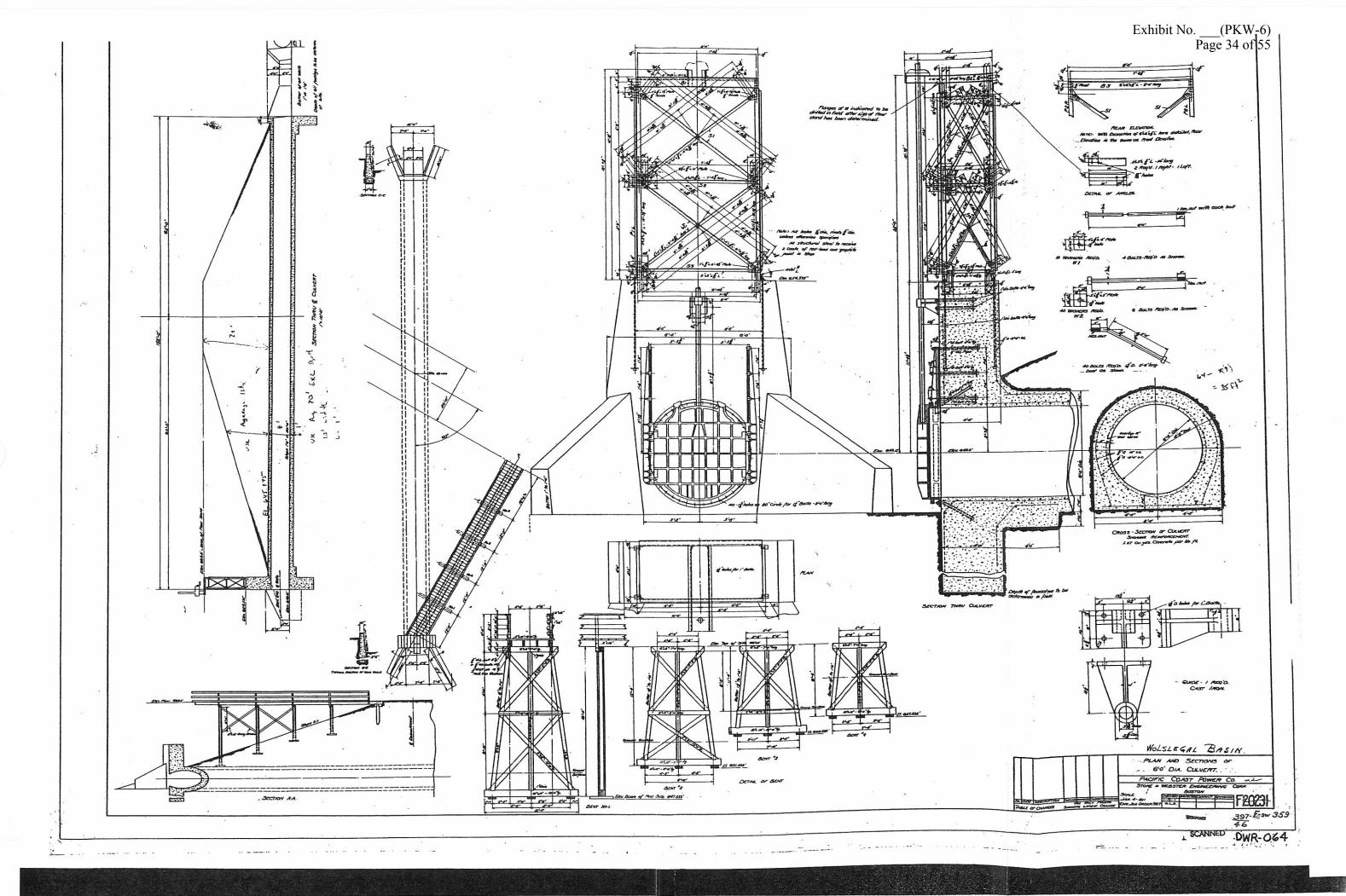
WICKERSHAM BASIN 684,000 C.Y. WOLSLAGEL BASIN 598,000 C.Y. TOTAL STORAGE VOLUME 1,282,000 C.Y.

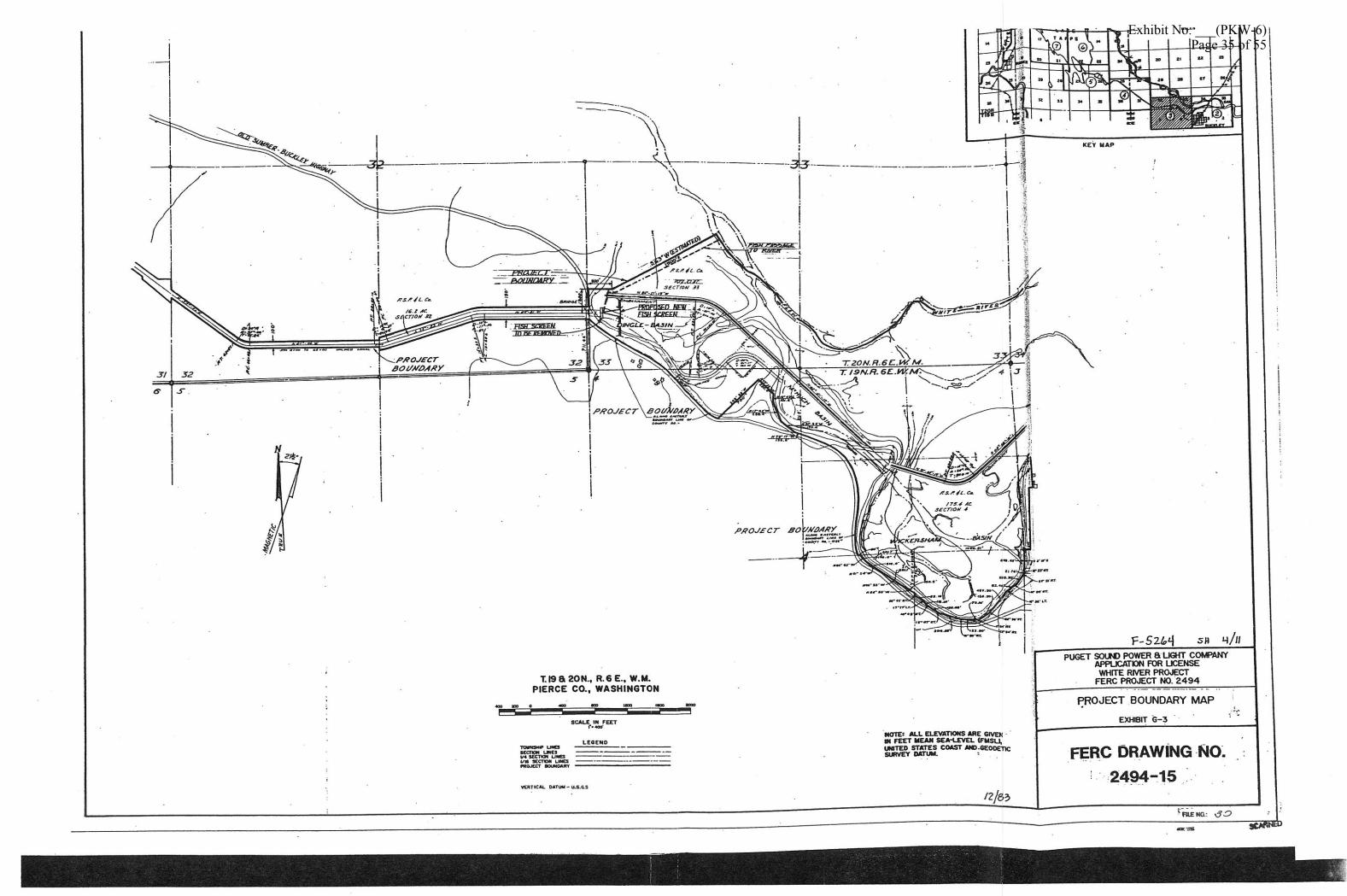
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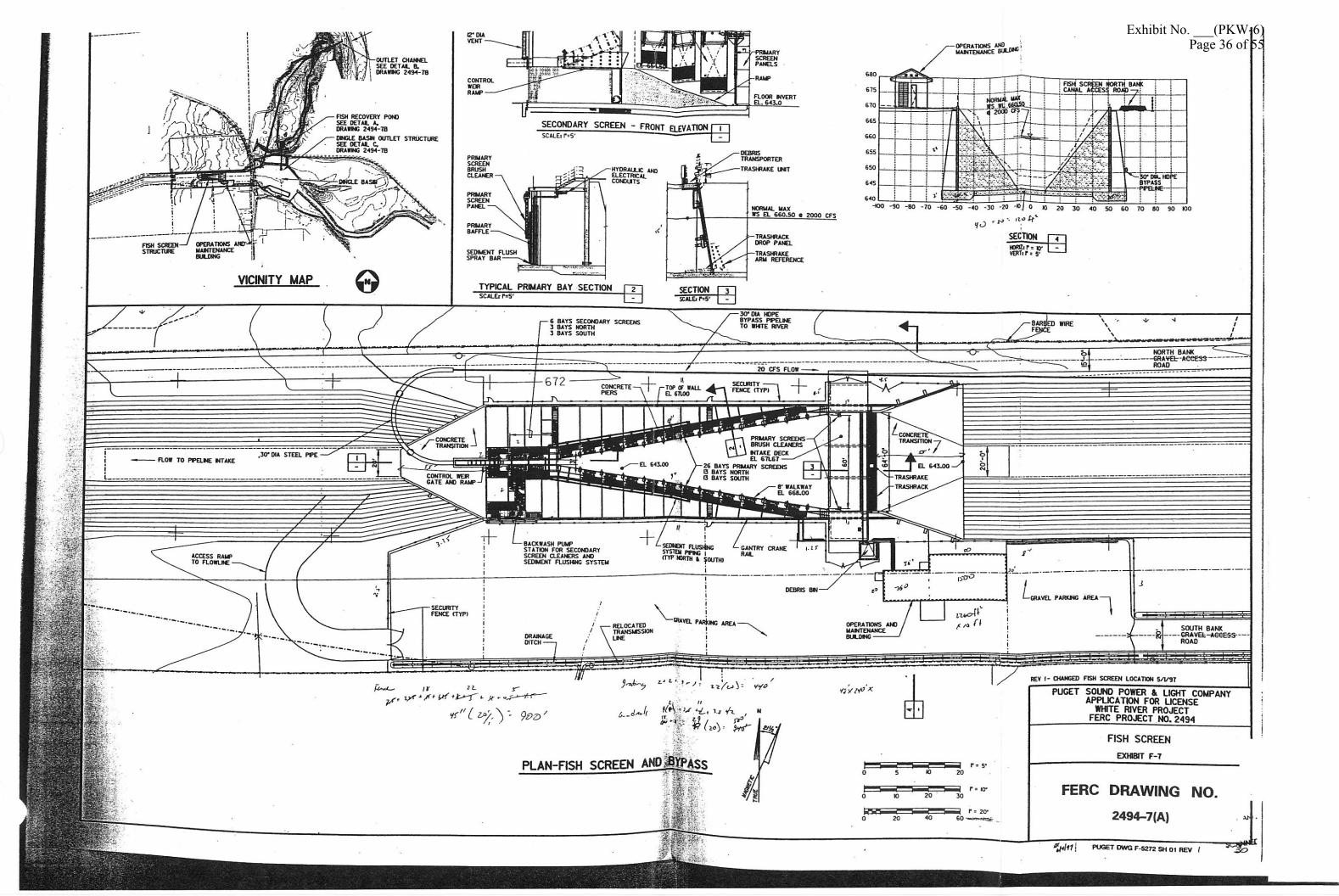
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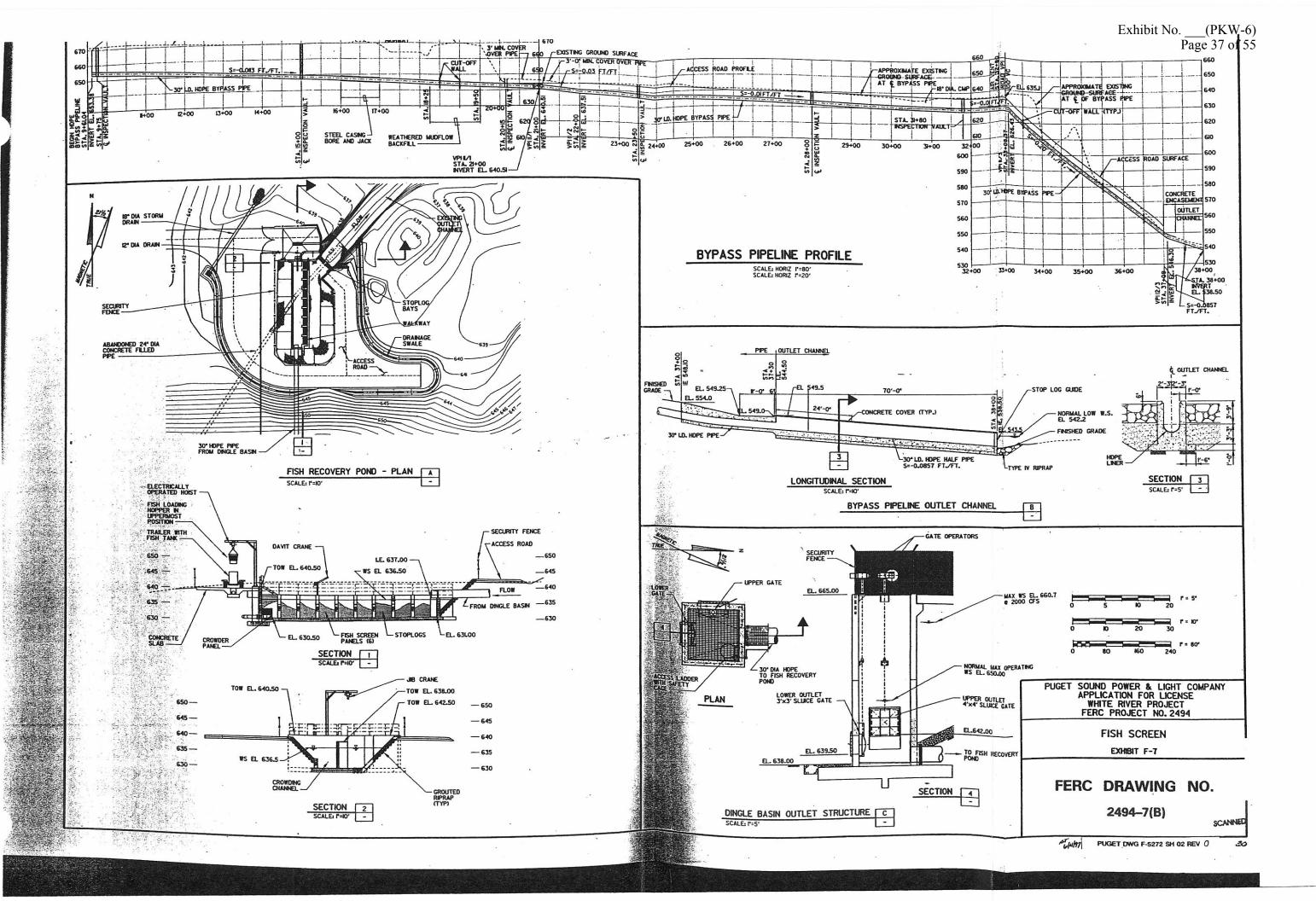
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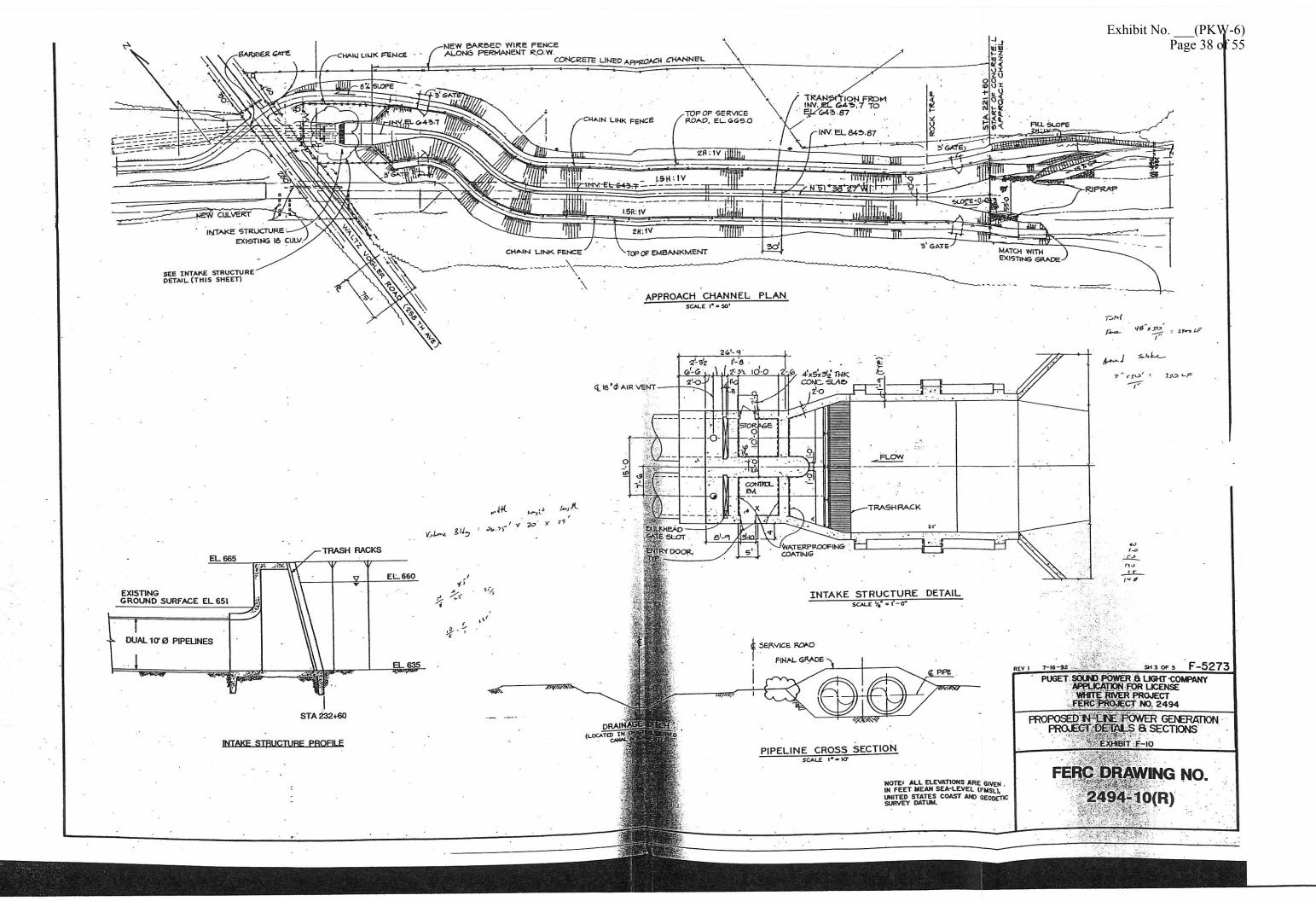


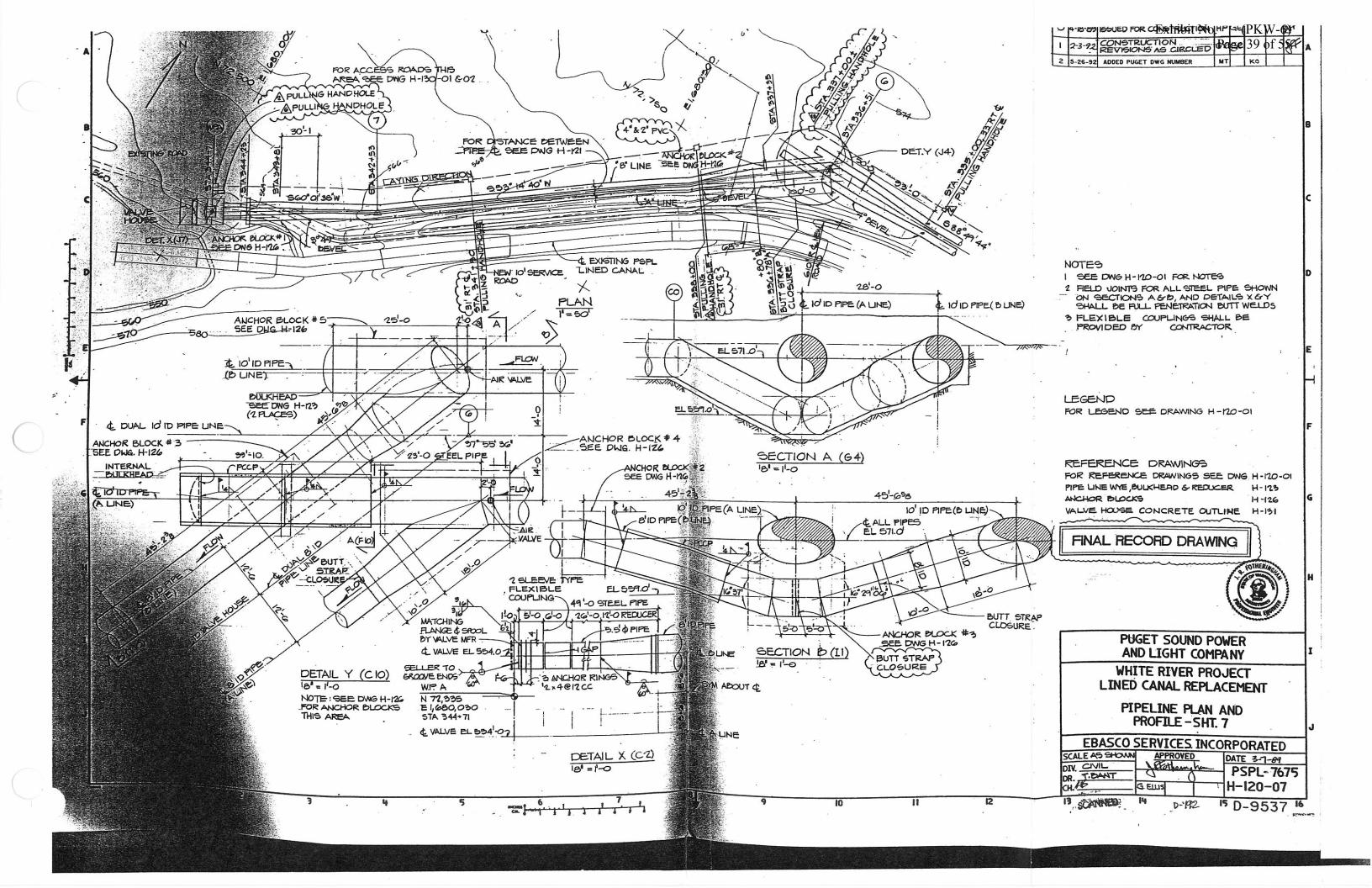


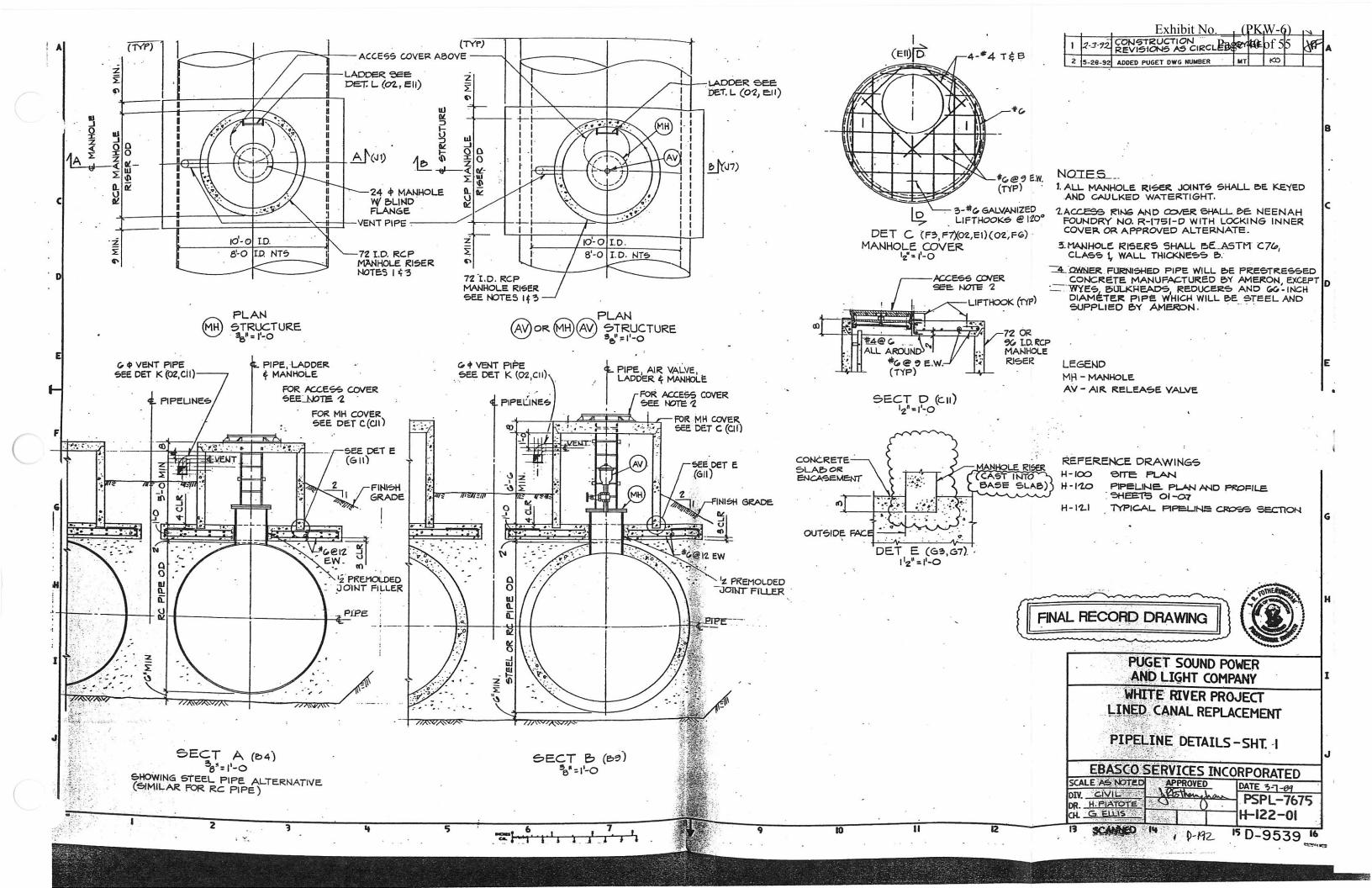


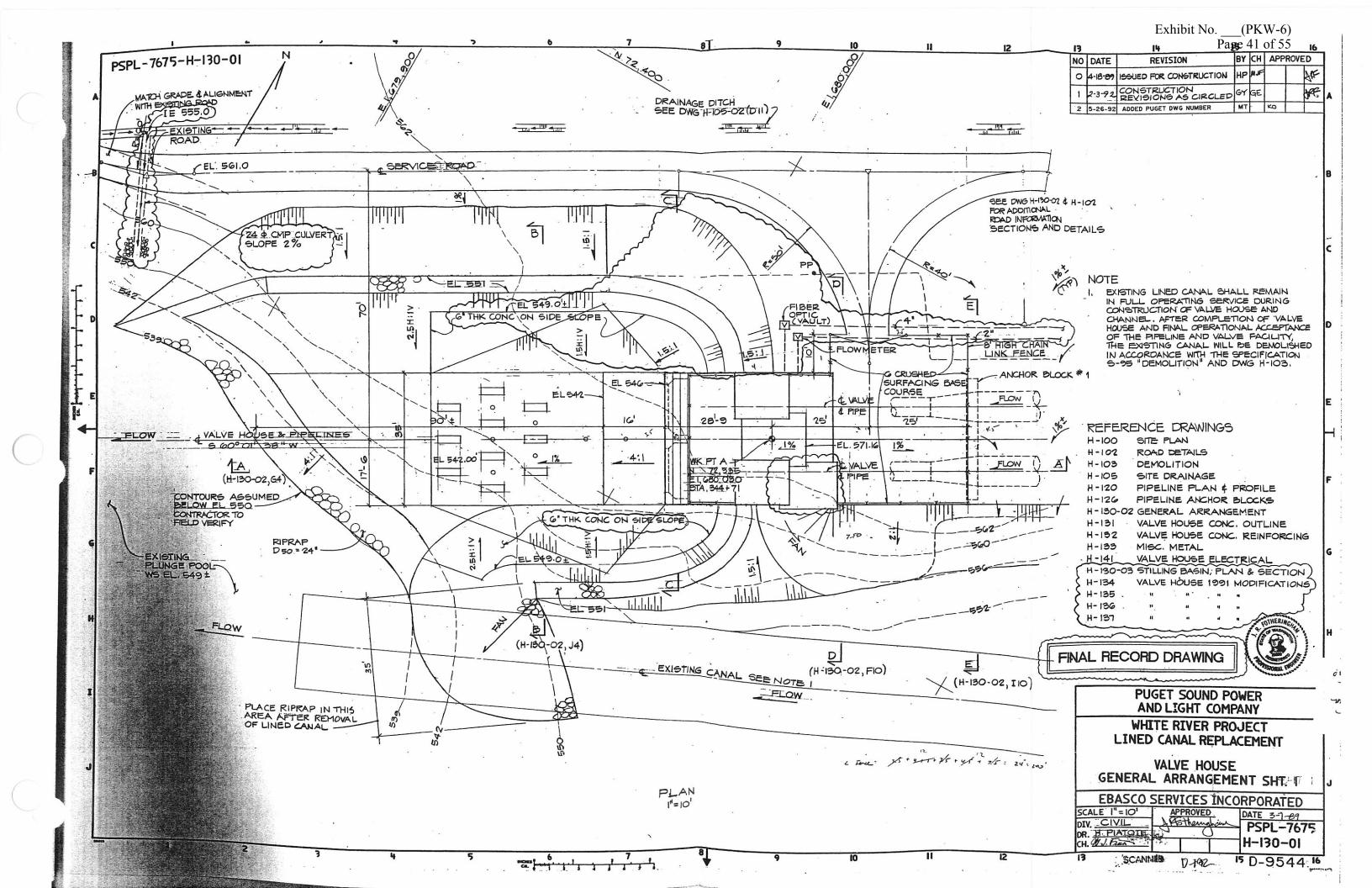


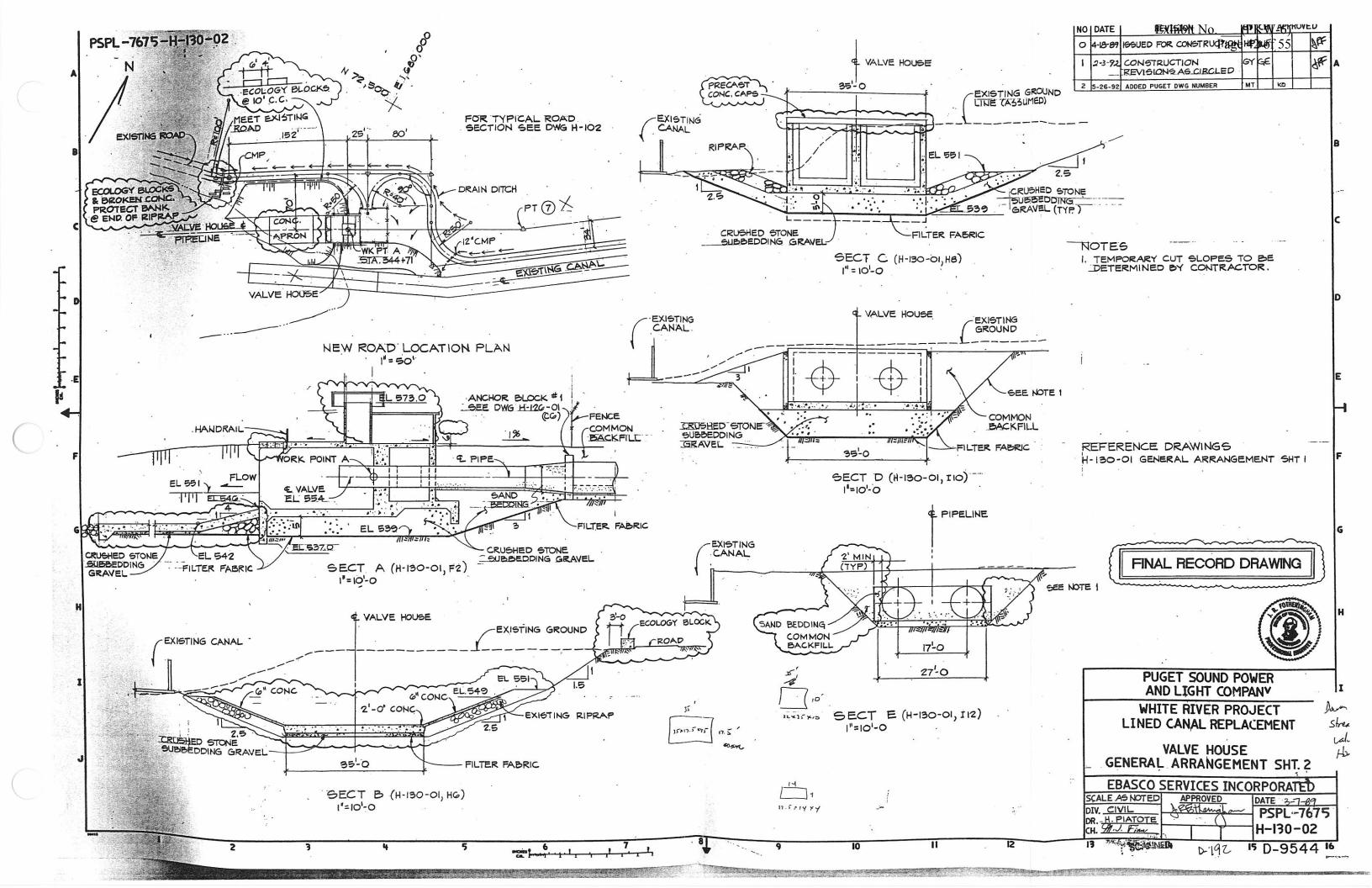


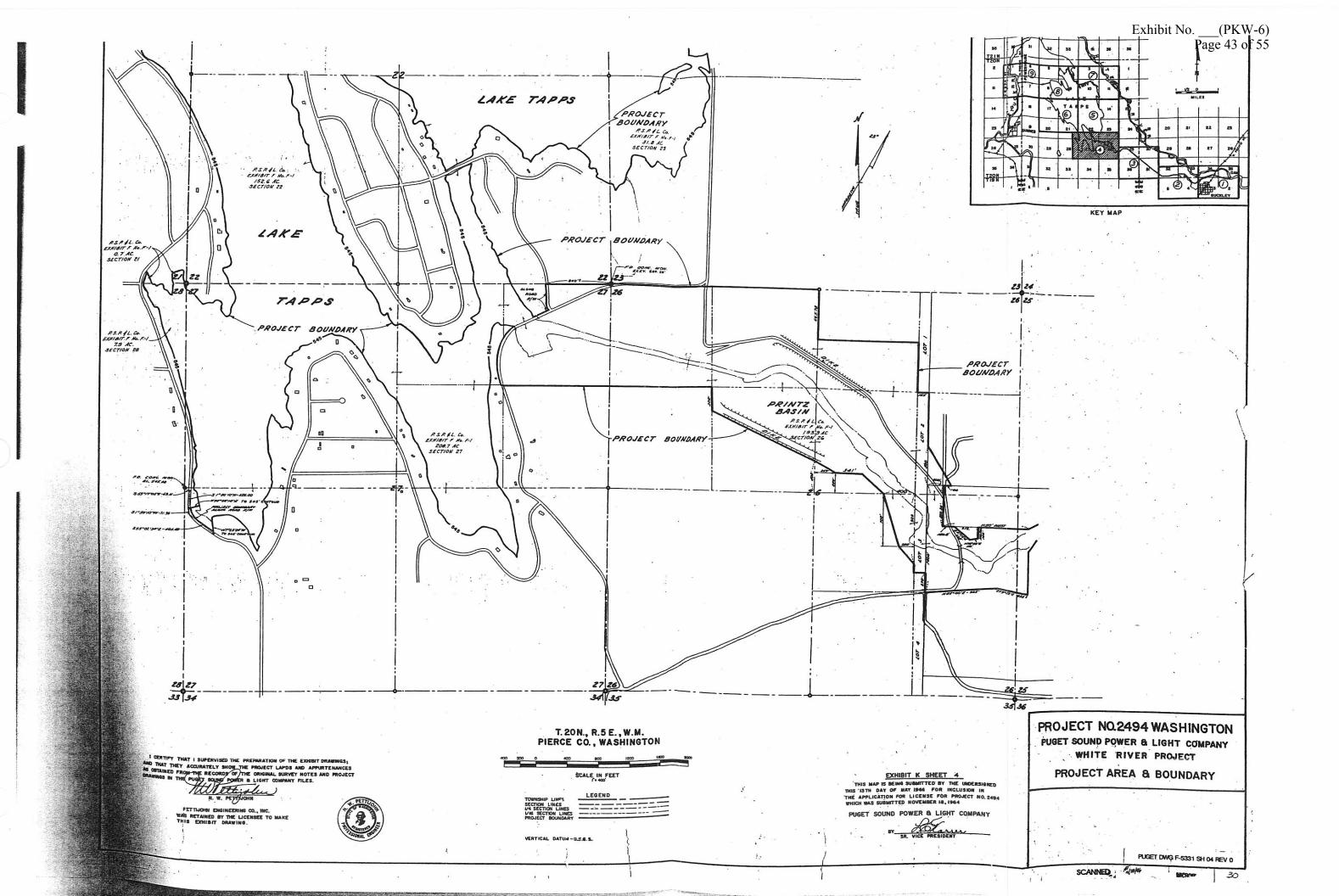


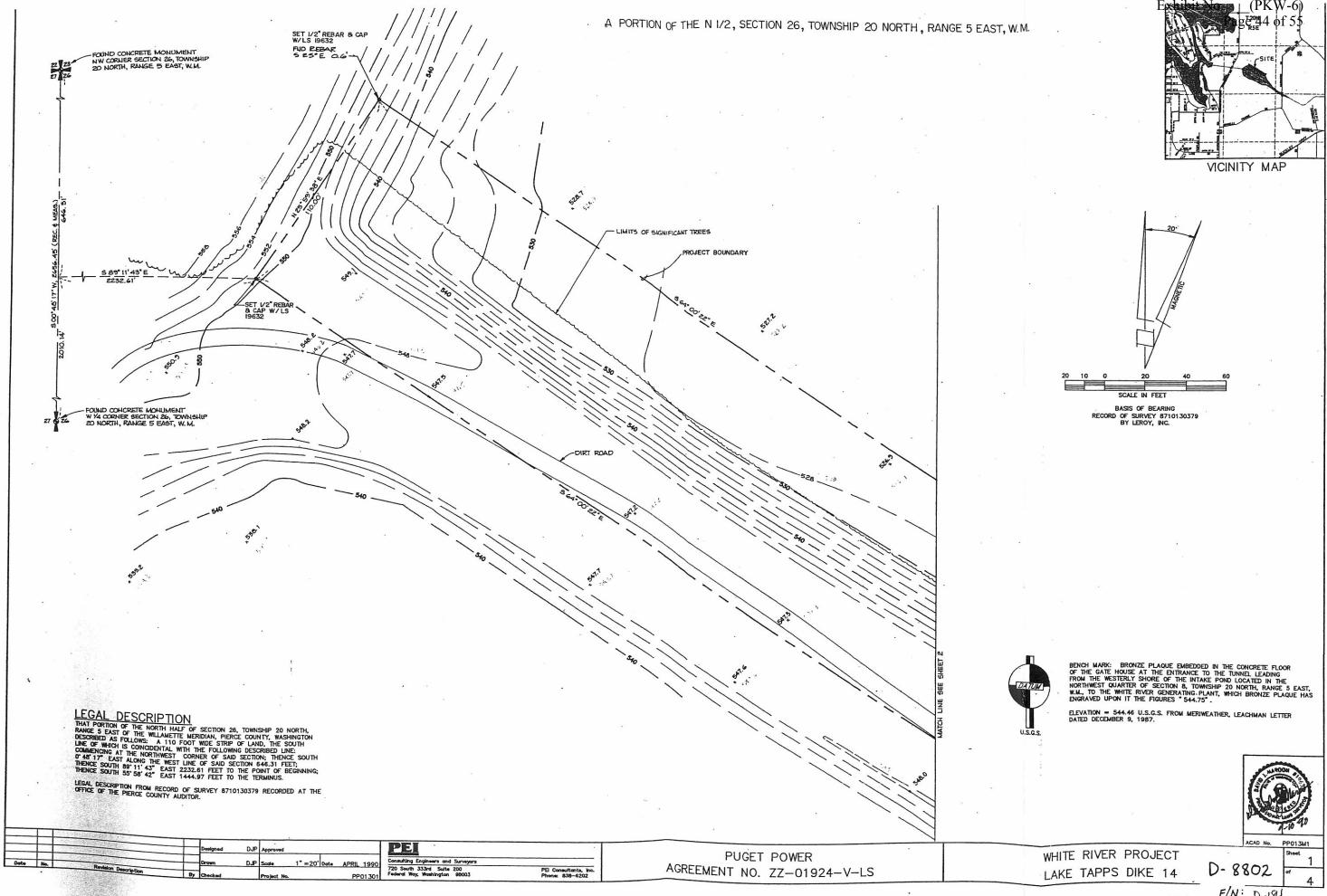




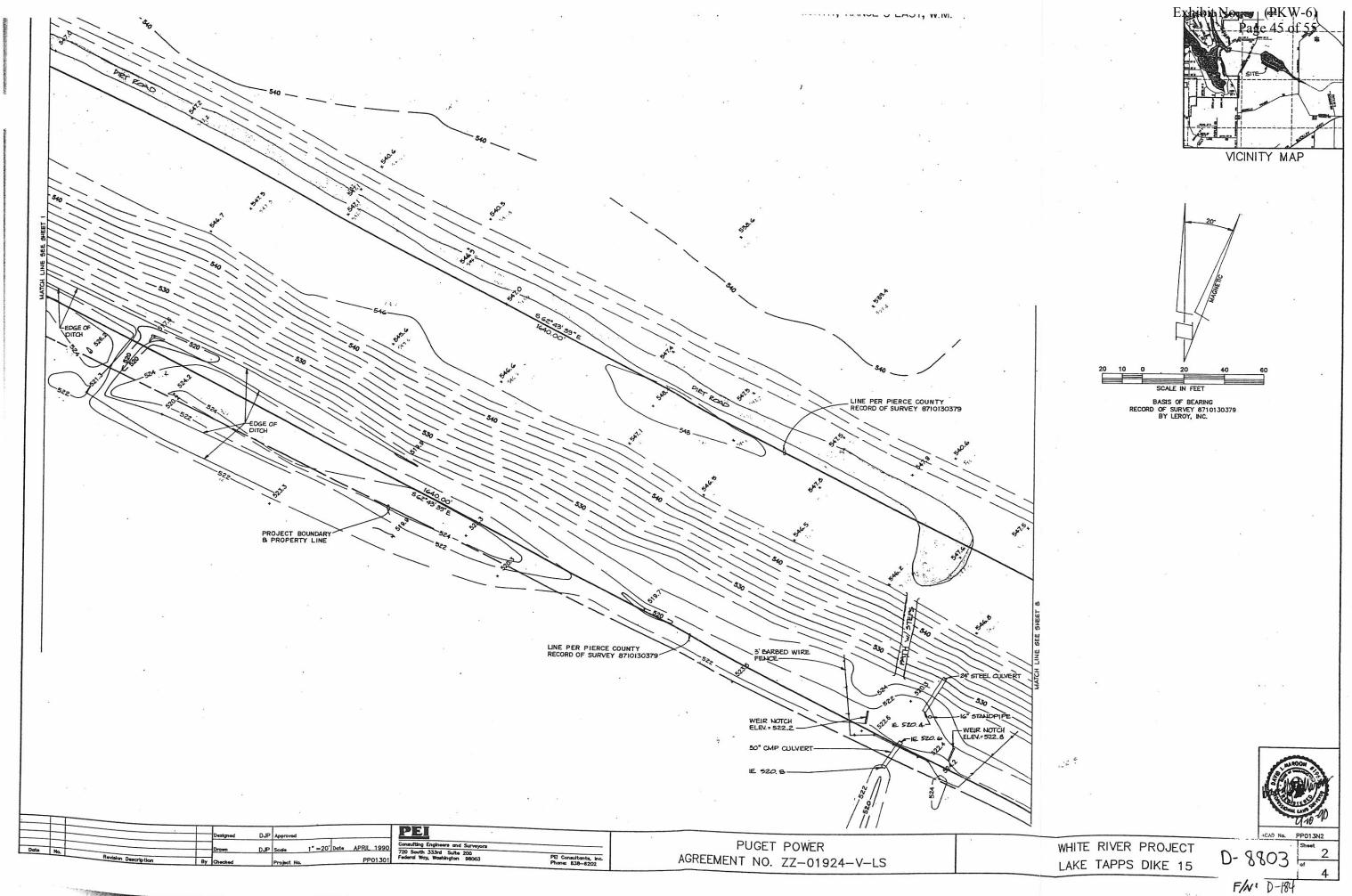




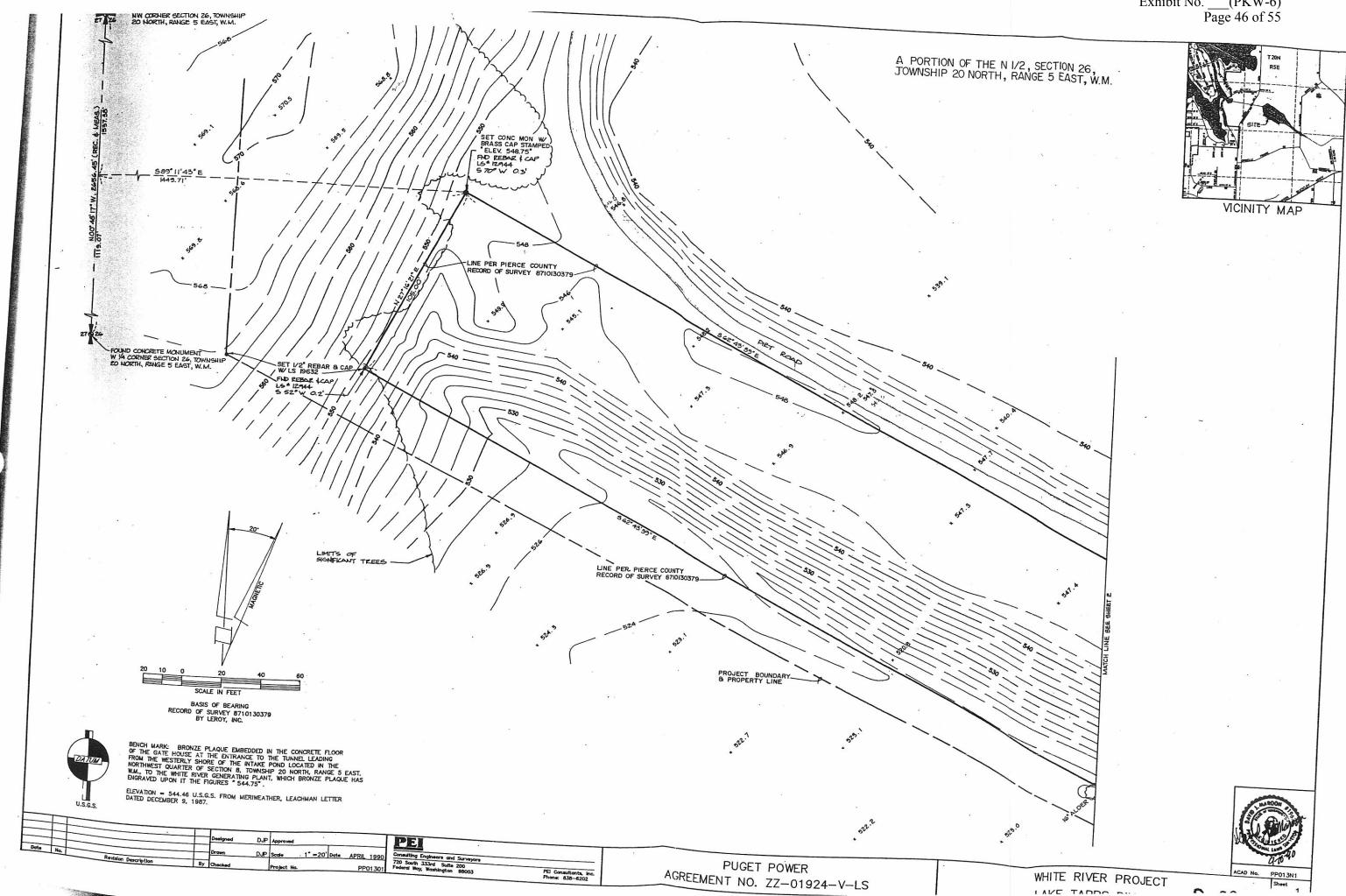


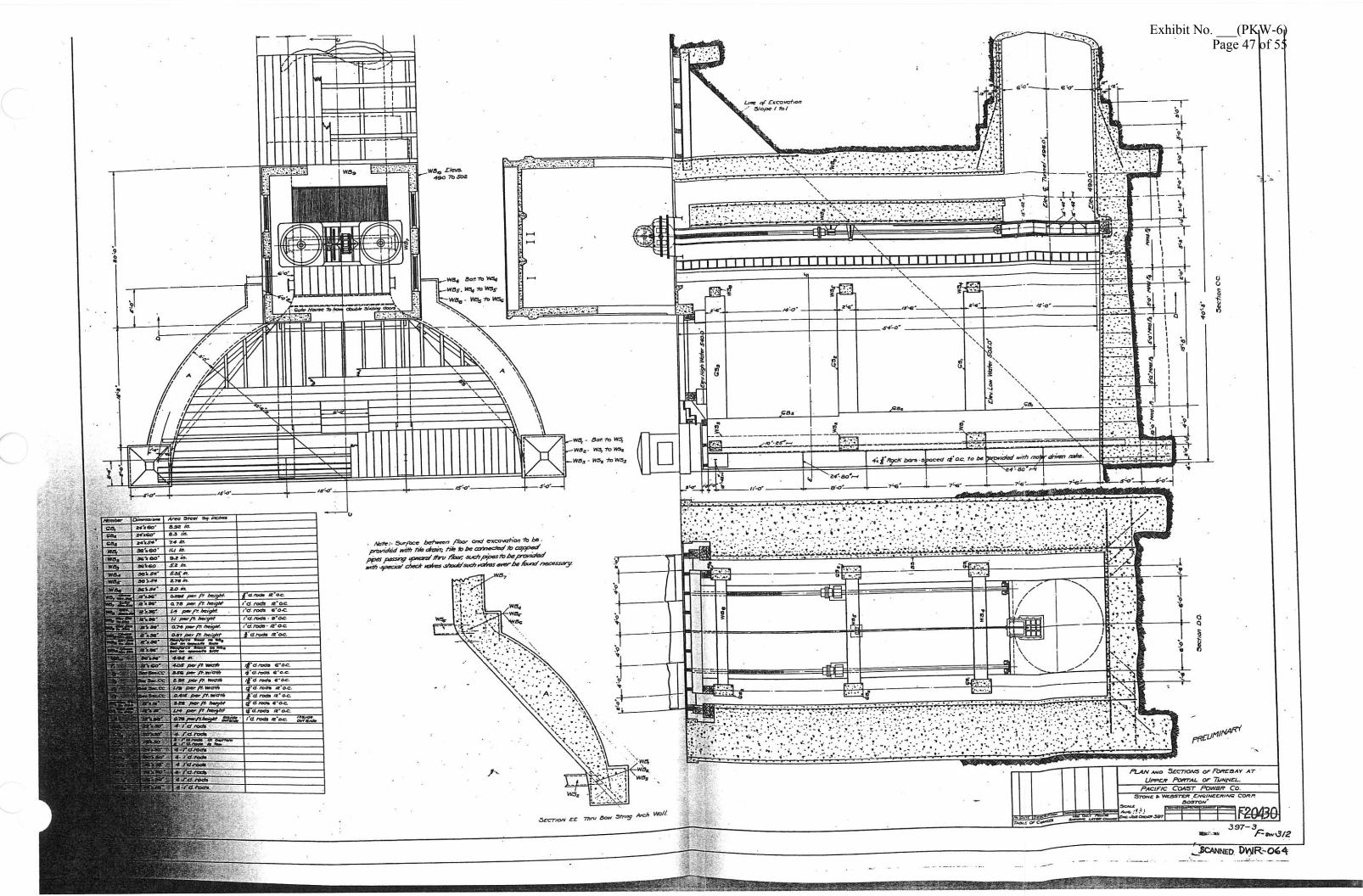


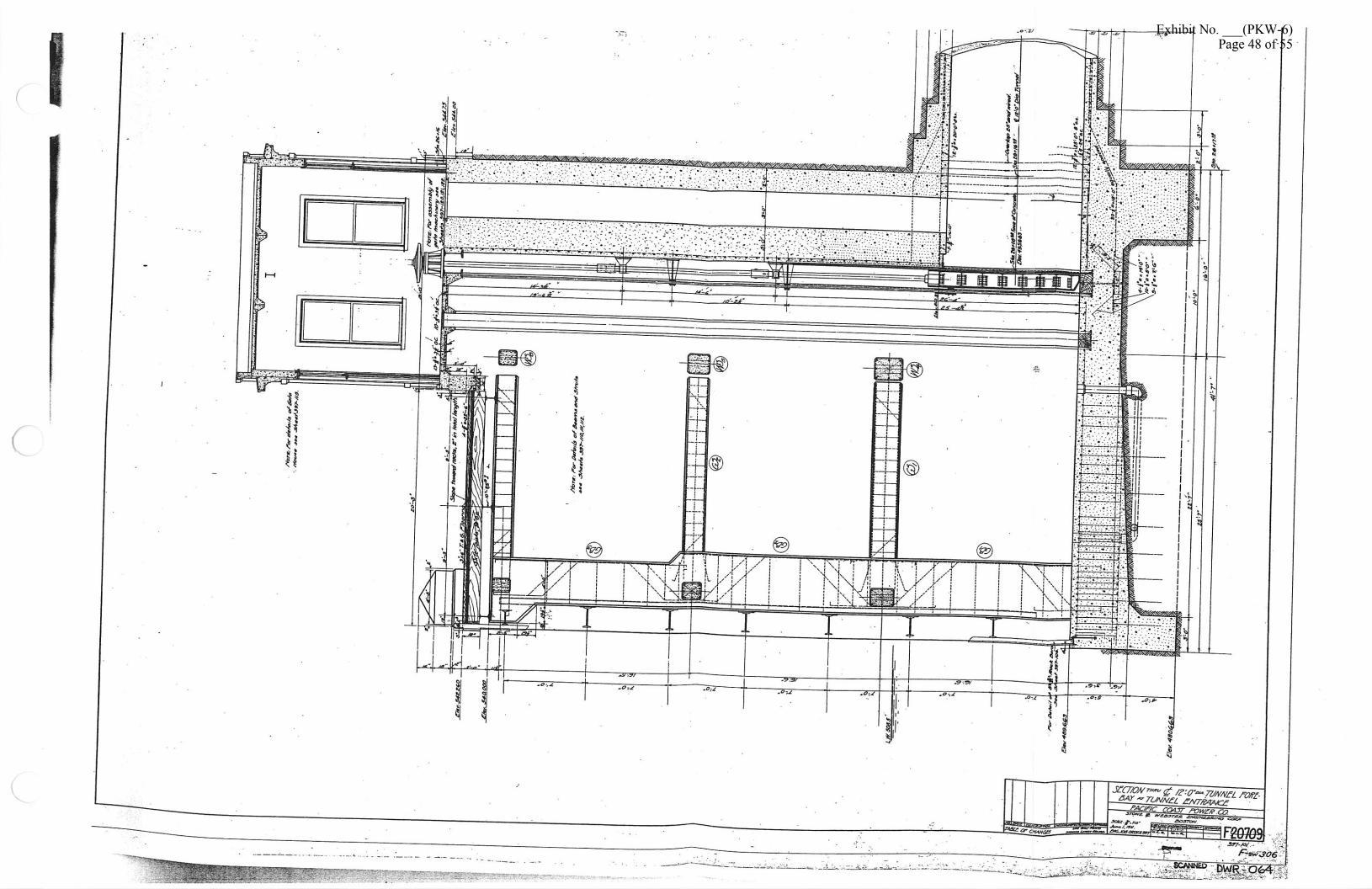
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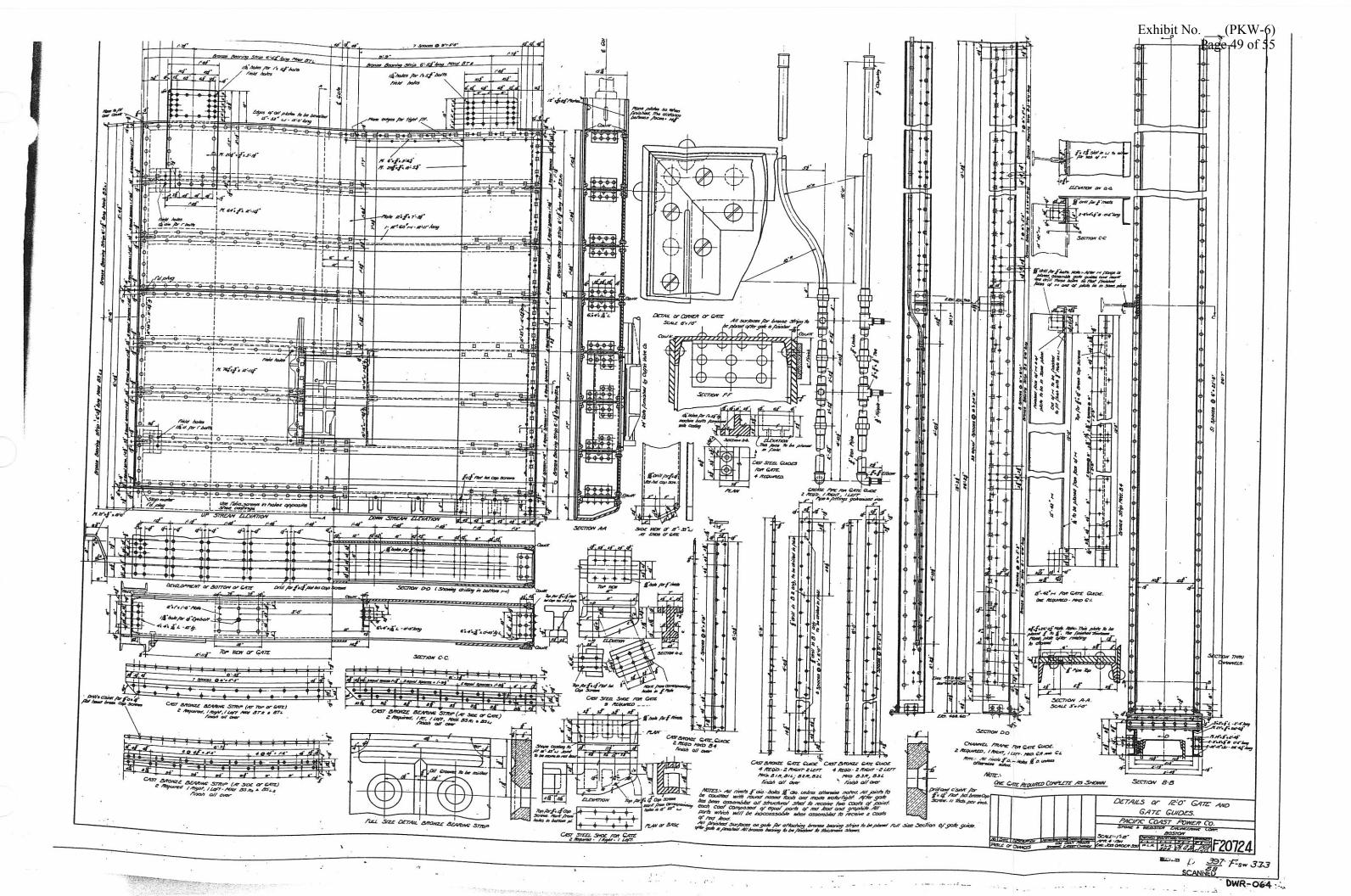


I AVE TADDO ...









SCANNIE DWR-064

