2025 to 2026 Annual Security Review Report

Mary River Project

December 29, 2025
Trace Project No. 700-134

Prepared for:
Crown-Indigenous Relation and Northern Affairs

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EXECUTIVE SUMMARY

Crown-Indigenous Relations and Northern Affairs Canada (CIRNAC) retained AtkinsRéalis Canada Inc. (AtkinsRéalis) to participate in the 2025 Annual Security Review (ASR) for Type A Water Licence No. 2AM-MRY1325 at the Mary River Mine (the "Site"). AtkinsRéalis engaged Trace Associates Inc. (Trace) to provide technical support for the review.

The ASR process ensures incremental changes in mine development are captured and reclamation security is adjusted annually until final closure is achieved. This report summarizes updated financial security cost estimates developed using RECLAIM Model Version 7.0, incorporating information from the Baffinland Iron Mines Corporation (BIMC) 2026 Work Plan, dated October 31, 2025. The review evaluates whether BIMC's security estimate is adequate based on industry standards, commitments outlined in the Interim Mine Closure and Reclamation Plan, Revision 6, dated July 11, 2025, and applicable regulatory requirements.

The Mary River Project is located on northern Baffin Island, approximately 160 km south of Pond Inlet. The mine, owned and operated by BIMC, has been in production since 2014, hauling high-grade iron ore from the Mine Site along the Tote Road to Milne Port for ocean transport. BIMC operates under a Nunavut Impact Review Board project certificate and Nunavut Water Board (NWB) Type A Water Licence 2AM-MRY1325 (Amendment No. 1). Portions of the waste rock facility contain potentially acid-generating rock, requiring water treatment.

The scope of work included:

- Assessing whether the existing global security amount set by the NWB during the 2025 ASR process reflects the updated scope of activities in the 2026 Work Plan.
- Determining whether BIMC's 2026 cost estimate ensures appropriate closure and restoration of the Site, including any required post-closure measures.
- Confirming whether proposed securities for Crown-owned and Inuit-owned lands are adequate to meet the highest reclamation liability.

BIMC submitted a new cost estimate model (CAPEX) with the 2026 Work Plan, introducing civil construction-based unit rates for labour, materials, and equipment. This approach differs significantly from the previous Estimate Breakdown Structure used in earlier work plans. A new RECLAIM model was developed to capture the scope of reclamation activities, apply average unit rates, and compare RECLAIM costs to BIMC's CAPEX estimates.

The 2026 Work Plan and security estimate were reviewed and transferred into RECLAIM. The total security posted by BIMC in October 2025 was $136,753,840, while BIMC's proposed 2026 security was $135,516,503. CIRNAC considers the proposed amount inadequate. Key discrepancies include:

- Interim Care and Maintenance duration set to one year instead of two years as required for unplanned closure.
- Labour rates were missing from demobilization of fuel from the Mine Site to Milne Port.

After incorporating these adjustments and minor edits, the recommended global security estimate is $145,328,262. A reduction in the current posted security is not recommended.

This Executive Summary is subject to the same general limitations as contained in the report and must be read in conjunction with the entire report.

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APPENDICES

1.0 INTRODUCTION

Crown-Indigenous Relations and Northern Affairs Canada (CIRNAC) engaged AtkinsRéalis Canada Inc. (AtkinsRéalis) to participate in the 2026 Annual Security Review (ASR) for Type A Water Licence No. 2AM-MRY1325 associated with the Mary River Mine ("the Site"). Trace Associates Inc. (Trace) was retained by AtkinsRéalis as a subcontractor to provide technical support for the review.

The ASR process is designed to capture incremental changes in mine development and update reclamation security requirements on an annual basis until final closure is achieved. This report presents updated financial security cost estimates generated using the RECLAIM Version 7 model (RECLAIM) (GNWT, 2017), incorporating data from the Baffinland Iron Mines Corporation (BIMC) 2026 Work Plan ("the Work Plan") (2025b). The review assesses whether BIMC's security estimate:

- Meets current industry standards for mine closure and reclamation.
- Aligns with commitments outlined in the Interim Mine Closure and Reclamation Plan, Rev 6 (ICRP) (BIMC, 2025a).
- Complies with applicable regulatory requirements under the Type A Water Licence.

The review was completed in accordance with Trace's Professional Report Conditions (Appendix A) and the Master Services Agreement between CIRNAC and AtkinsRéalis.

1.1 Background

The Mary River Project is located in Nunavut on the northern end of Baffin Island, approximately 160 km south of Pond Inlet. The Mary River Mine is a high-grade iron ore operation comprising three major components: the Mine Site, Milne Port, and the Tote Road connecting these facilities.

Financial security for the Project is held by the Government of Canada (and by the Qikiqtani Inuit Association [QIA] for Inuit-Owned Lands [IOL]) to ensure that mine closure and reclamation can be implemented by a third party if required. Annual security reviews have been conducted since 2016 to confirm adequacy of posted financial assurance relative to closure obligations.

1.2 Objective

The objectives for this scope of work include:

- Review the Work Plan and associated appendices to identify modifications relative to previously approved work plans and assess consistency with the ICRP.
- Develop an updated financial security cost estimate using RECLAIM, using the Work Plan and supplementary information obtained during the review.
- Verify adequacy of the current posted security for the Mary River Project to ensure it reflects the highest potential reclamation liability.
- Provide recommendations to CIRNAC regarding the updated financial security cost estimate for the proposed scope of work.

1.3 Scope of Work

To achieve the stated objectives, the following tasks were completed:

- Reviewed the Work Plan and associated appendices to document significant modifications from previous versions, including incomplete activities, snow dump construction, waste rock laydown area, perimeter fencing at the Mary River airstrip, and sedimentation pond installation at Q2.
- Reviewed the updated ICRP to confirm alignment with applicable regulatory requirements and industry best practices and provided recommendations relevant to CIRNAC's mandate.
- Developed an updated mine reclamation cost estimate using RECLAIM, or Draft RECLAIM Version 8 where appropriate, based on the Work Plan.
- Assessed adequacy of the existing global security amount established by the Nunavut Water Board (NWB) in relation to the updated scope of activities and undertakings proposed by BIMC in the Work Plan.
- Evaluated BIMC's 2026 cost estimate to determine whether it is sufficient to ensure proper closure and reclamation of the Site, including implementation of any required post-closure activities.
- Confirmed adequacy of proposed securities for Crown- and Inuit-owned lands in 2026 to ensure coverage of the highest potential reclamation liability.

1.4 Regulatory Framework

This ASR is prepared for CIRNAC with reference to NWB Type A water licence requirements and applicable regulatory requirements. Security must reflect the highest reclamation liability across land and water and be sufficient for third-party execution of closure. Mine closure and reclamation in Nunavut are governed by an integrated framework of federal policies, territorial regulations, and land claim agreements. Key components include:

- *Mine Site Reclamation Policy for Nunavut* (INAC, 2002): Establishes principles for environmental protection, progressive reclamation, and financial security to prevent public liability.
- *Mine Reclamation Guidelines for the Northwest Territories and Nunavut* (DIAND, n.d.): Provides technical standards for closure planning, design for closure, monitoring, and security calculation.
- *Nunavut Mining Regulations* (SOR/2014 69) (GOC, 2014): Under the *Territorial Lands Act*, these regulations govern mineral tenure and require compliance with reclamation obligations.
- *Environmental Protection Act* (Nunavut) (GON, 2013): Sets requirements for waste management and environmental protection during operations and closure.
- Nunavut Impact Review Board (NIRB): Environmental assessment and closure commitments.
- Nunavut Water Board (NWB): Water licences requiring abandonment and remediation plans, progressive reclamation, and financial security.

- Financial Security Requirements: Operators must provide adequate security to cover full closure and third-party reclamation costs, reviewed and adjusted annually.

- Canadian Council of Ministers of the Environment (CCME) Canada-wide Environmental Standards and *Canadian Environmental Quality Guidelines* (CCME, n.d.): Science-based thresholds for air, water, soil, and sediment to protect ecosystems and human health.

- CCME *Environmental Code of Practice for Metal Mines* (CCME, 2009): Outlines expectations for closure, such as removal of liners, backfilling, and progressive site reclamation. Closure Plans (like ICRPs) are expected to incorporate these standards.

This framework ensures early closure planning, progressive reclamation, compliance with environmental standards, and financial assurance for full site remediation.

2.0 WORK PLAN REVIEW

The updated Work Plan and associated appendices were reviewed to identify significant modifications from previous versions and to assess any inconsistencies or issues that could result in the Mary River Project being under-secured. The review was conducted within the context of the applicable regulatory framework and recognized industry best practices.

Although the entire Work Plan was examined, this report focuses on elements that may materially impact the financial security amount. Each document review is summarized individually, followed by a discussion of any discrepancies identified between the Work Plan and supporting appendices.

2.1 Updated Activities

The 2026 Work Plan (BIMC, 2025b) includes a list of planned activities, as well as items that have been removed. The planned activities are:

- Milne Port Helipad Expansion.

- Realignment of Tote Road at crossing CV-216.

- Mine Site Water Treatment Pond.

- KM 105 Water Management Structures.

- Expansion of Mine Site Power Generator Laydown.

- Material Stockpile Connector Road.

- Construction Material Stockpile Area.

- Mine Site Emulsion Truck Laydown and Heating Garage.

- Waste Rock Facility Non-acid-Generating (NAG) Cover Test Pad.

- Construction Material Stockpile Area Expansion.

The Work Plan identifies 38 activities that were included in previous versions but have been removed from the current scope. Consequently, reclamation activities associated with these historical items are no longer reflected in BIMC's global security estimate. The removed activities are provided in Appendix B.

During the review it was observed that additional activities were removed from the previous work plan but not explicitly stated within the 2026 Work Plan. These items included:

- Progressive reclamation of four borrow pits along Tote Road was completed in 2025. The total area reclaimed was 22,705 m^2. These areas have not been inspected and therefore should not be removed from the estimate. These areas were added into the new mine reclamation estimate described in Section 3.0.

- Metals-contaminated soil treatment was removed in this work plan for surface soils within the Milne Port ore stockpile, crusher area, and KM106 stockpile.

- Filling of ponds to prevent permafrost degradation was removed for 11 ponds. BIMC should provide additional clarification why they are moving away from backfilling ponds when the ICRP states that all ponds will be filled with clean material.

- Select liners are being left in place and punctured instead of being removed. BIMC should provide additional clarification why they are leaving liners when the ICRP states that liners will be removed and disposed of.

2.2 Security Estimate Summary

BIMC's updated global security estimate for the Mary River Project (developed using a cost estimate [CAPEX]-based model) provides a site-wide reclamation liability intended to reflect the cost of closure and reclamation if executed by a third party. The CAPEX model segregates costs into direct costs and indirect costs, and applies a 20% contingency.

As of October 2025, the total posted security under Type A Water Licence No. 2AM-MRY2540 was $136,753,840. BIMC's revised 2026 global security estimate under the same licence is $135,516,503, representing a proposed reduction of $1,237,337 in posted security. BIMC has requested this adjustment based on updated scope and cost assumptions. The distribution of liabilities by land ownership and land use, as presented by BIMC, is summarized in Table A. This estimate excludes additional securities associated with exploration activities (Type B Licence No. 2BE-MRY2131), Department of Fisheries and Oceans requirements, and AANDC (Aboriginal Affairs and Northern Development Canada, now CIRNAC) Land Lease 47H/16-1-2.

Table A: Summary of Baffinland Iron Mines Corporation's Total "Global" Estimated Security for 2026

Authorization	Liability	Total "Global" Estimated Security for 2026
Type A 2AM-MRY2540	IOL	$133,779,416
	Crown	$1,737,087
Subtotal Type A (IOL + Crown)		$135,516,503

2.3 Basis of Estimate and Unit Rate Review

The Basis of Estimate for the Mary River Project Annual Security Review (2026), prepared by BIMC and dated October 28, 2025, is included as Appendix F of the Work Plan (BIMC, 2025b). The cost estimation methodology incorporates:

- Measured and scaled quantities
- Resource- and schedule-based estimates
- Factored estimates
- Direct cost calculations (first principles)
- Indirect costs
- Provisional items, including contingency

The estimate summarizes the approach used to calculate the global closure and reclamation security for the Site, which included a Disturbed Area Analysis. While most unit rates applied in the Work Plan were considered reasonable when compared to RECLAIM V8, several exceptions were identified:

- **Labour Rates for Interim Care and Maintenance (ICM)**: Labour rates applied during the ICM period were observed to be lower than those used during construction, with no apparent justification. Additional rationale should be provided for the lower labour rates.
- **Labour Rates for Demolition Activities**: Review of Basis of Estimate Table 6-1 (blended labour rates for building demolition and bridge removal) indicated rates appear low. Examination of the labour rate buildup in Appendix C revealed that the foreman rate was excluded from the average, reducing the overall unit rate. These blended labour rates and associated security amounts should be recalculated.
- **Productivity Factor for Grading and Contouring**: Several “Grade and Contour” line items applied a productivity factor of 1.0, which is considered unrealistic for field conditions. Additional rationale should be provided for the use of 1.0 productivity factor for grading and contouring activities.
- **Demobilization of Fuel**: The demobilization rate for certain fuel transfers from the Mine Site to Milne Port excluded labour costs, resulting in an incomplete cost basis. These hours were corrected in the development of the mine reclamation cost estimate described in Section 3.0.
- **Demolition Equipment Costs**: Demolition rates appear understated, likely due to equipment costs being calculated monthly rather than on a per-task basis. Additional clarification is required regarding the methodology used to estimate demolition equipment costs.

2.4 Disturbed Area Analysis

The Disturbed Area Analysis (DAA) procedure is a revised method presented by BIMC to identify and track buildings, facilities, and areas disturbed by mining activities that will require reclamation. This is a draft procedure developed by BIMC in 2022, which has since been updated by Ensero Solutions in 2025. It is noted this procedure has not yet been approved by CIRNAC or QIA.

BIMC (2025b) states:

> The purpose of [BIMC] conducting the Disturbed Area Analysis (DAA) is to quantify areas that will need to be graded and recontoured upon closure of the Mary River Project. Disturbance mapping for the Mary River Project was completed by Baffinland in accordance with the DRAFT Disturbed Area Analysis Standard Operating Procedure (BIM, 2022) using ESRI ArcGIS Pro Geographic Information System (GIS) software. This analysis utilizes a yearly-collected Aerial and Satellite imagery survey across the Project Development Area (PDA) to identify incremental increases to the disturbance footprint of the project.

The DAA was reviewed for accuracy and to confirm that all areas were appropriately incorporated into the Basis of Estimate. Overall, the analysis appears accurate; however, a discrepancy was identified for the waste rock facility cover (Area ID: MW-WR-001-001):

- The DAA reports an area of 575,344 m². Applying a 4-m cover over 15% of the pile corresponds to a calculated volume of approximately 345,206 m³.
- The volume used in the Basis of Estimate is 232,939.8 m³, which equates to an area of 388,232 m², which is significantly lower than the DAA value.

This variance suggests that the Basis of Estimate may underrepresent the material requirements for the waste rock facility cover, potentially impacting the overall security calculation. Additional rationale should be provided for the use of an area other than provided in the DAA.

2.5 Interim Mine Closure and Reclamation Plan and Work Plan Comparison

The Work Plan was reviewed against the ICRP to confirm that all closure activities were captured. Several differences between the two documents were identified:

- **ICM Duration:** The ICRP specifies that, in the event of an unplanned closure, a two-year period for closure planning and ICM would be required. The Work Plan assumes only one year, which is consistent with a planned closure scenario
- **Pond Decommissioning:** The ICRP states that all pond liners will be removed and ponds will be backfilled with clean material. In contrast, the Work Plan indicates that some liners will remain in place (punctured) and most ponds will not be backfilled with clean material.

3.0 MINE RECLAMATION COST ESTIMATE

This section presents the updated mine reclamation cost estimate for the Mary River Project, developed using the RECLAIM model and based on the 2026 Work Plan provided by BIMC. The revised estimate for 2026 is $145,328,262, representing an increase of $9,811,759 over BIMC's submitted estimate of $135,516,503. The following subsections outline the development process for the 2026 RECLAIM model and summarize key discrepancies identified during the review.

3.1 Cost Estimate Development

The 2026 security estimate prepared by BIMC incorporates an updated methodology for calculating unit rates; therefore, the 2020 Arbitration Outcome unit rates were not applied to the revised reclamation

security estimate. In developing the RECLAIM model, CIRNAC reviewed and retained most unit rates provided in BIMC's CAPEX model, with modifications to select rates as outlined below.

Based on information provided by BIMC, direct costs for civil reclamation and demolition activities were escalated to include BIMC's "direct construction indirect field support" costs. The following adjustment factors were applied:

- Contract Code CON-01: Factor of 1.36
- Contract Code CON-02: Factor of 2.20
- All other items: Factor of 1.0

As a result, the RECLAIM model does not include separate line items for "direct construction indirect field support;" these costs are inferred to be incorporated within the adjusted unit rates presented in the RECLAIM model.

3.2 Cost Estimate Differences

The difference between the updated mine reclamation cost estimate and BIMC's annual security estimate is attributable to discrepancies identified during the review process. These discrepancies and associated cost adjustments are summarized in Table B. Further explanation of the key discrepancies is provided below the table. These adjustments were necessary to ensure the security estimate accurately reflects closure obligations. These amounts do not include indirect costs which are included in Section 3.3 below.

Table B: Summary of Differences

Item	Cost
ICM Duration set to two years (one additional year)	$6,737,840
Additional fuel mobilization hours	$617,242
Indirects (10%)	$735,508
Subtotal	$8,090,590
Contingency (20%)	$1,618,118
Total	$9,811,759

ICM Duration: The ICRP specifies that an unplanned closure would require a two-year ICM period to obtain necessary approvals. BIMC's Work Plan included only one year, consistent with a planned closure scenario. The RECLAIM estimate was updated to reflect a two-year duration.

Missing Hours for Fuel Mobilization: Three line-items for mobilizing 7,600,000 L of fuel did not have a labour hours per unit factor applied to them. resulting in no labour cost. The factor of 0.00035 labour hours per unit taken from comparable line items within the security estimate was used to calculate the appropriate labour cost.

3.3 Summary of Cost Estimate

The 2026 Mine Reclamation Cost Estimate, developed using RECLAIM, is summarized in Table C below. This estimate incorporates the 2026 Work Plan provided by BIMC and includes adjustments for the discrepancies identified during the review process (see Section 3.2).

Refer to Appendix C for the complete RECLAIM spreadsheets, which present a detailed breakdown of closure costs by site components. The costs summarized in Table C represent the Work Plan-based estimate with the additional corrections applied.

Table C: Summary of 2025/2026 Reclaim Mine Reclamation Cost Estimate					
Item	Cost	Land Liability	Water Liability	IOL Liability	Crown Liability
Capital Costs					
Open Pit (Mary River Mine Pit)	$1,523,689	$1,523,689	$0	$1,523,689	$0
Rock Pile (Mine Site Waste Rock Pile)	$3,303,655	$3,303,655	$0	$3,303,655	$0
Buildings and Equipment (Mine Site)	$18,768,237	$18,450,874	$317,363	$18,768,237	$0
Buildings and Equipment (Milne Port)	$24,071,908	$23,371,263	$700,645	$23,914,600	$157,307
Buildings and Equipment (Tote Road)	$9,177,954	$9,177,954	$0	$8,375,348	$802,606
Buildings and Equipment (Project Wide)	$18,099,903	$18,099,903	$0	$18,099,903	$0
Chemicals and Contaminated Soil Management	$2,854,224	$2,854,224	$0	$2,854,224	$0
Surface and Groundwater Management	$306,450	$0	$306,450	$306,450	$0
Interim Care and Maintenance	$13,475,680	$13,238,503	$237,177	$13,377,699	$97,981
Subtotal Capital Costs	**$91,581,699**	**$90,020,065**	**$1,561,634**	**$90,523,805**	**$1,057,894**
Indirect Costs					
Mobilization/Demobilization Indirects	$17,110,349	$16,809,201	$301,148	$16,892,089	$218,260
Post-Closure Monitoring and Maintenance	$3,215,000	$3,158,415	$56,585	$3,173,989	$41,011
Engineering (5%)	$4,579,085	$4,498,491	$80,593	$4,520,674	$58,411
Project Management (3.75%)	$3,434,314	$3,373,869	$60,445	$3,390,506	$43,808
Procurement and Contract Management (1.25%)	$1,144,771	$1,124,623	$20,148	$1,130,169	$14,603
Health and Safety Plans/Monitoring and QA/QC (0%)	$0	$0	$0	$0	$0
Bonding/Insurance (0%)	$0	$0	$0	$0	$0
Subtotal Indirect Costs	**$29,483,519**	**$28,964,599**	**$518,920**	**$29,107,427**	**$376,092**
Contingency	$24,213,044	$23,796,933	$416,111	$23,926,246	$286,797
Provisional	$50,000	$49,120	$880	$49,636	$364
Total Costs	**$145,328,262**	**$142,830,717**	**$2,497,545**	**$143,607,115**	**$1,721,147**
Total Percentages		98.2%	1.8%	98.7%	1.3%

3.4 Additional Uncertainties

During the review, several uncertainties were noted that could materially impact the overall security amount. Clarification from BIMC on these items is recommended:

Metals Contaminated Soil: Metals-contaminated soils treatment was included within previous versions of the Work Plan but were removed in this iteration. In place of this, BIMC has stated that they will begin the environmental site assessment in 2029 with an information review and investigation prioritization occurring over the next three years.

Recommendation: It is recommended that BIMC begin the environmental site assessment process in 2026 for areas already suspected to contain metals contamination, including the Milne Port ore stockpile, crusher area, and KM 106 ROM stockpile. This should include the collection and testing of soil samples (surface and depth) for metals, leachability, and any other potential contaminants of concern.

Residual Ore: The ICRP states that all ore stockpiles will be removed from the site prior to closure.

Recommendation: BIMC should provide confirmation that all of the ore is purchased, and in the event of an unplanned closure will be removed from the Site with no cost to CIRNAC or other stakeholders.

Missing Flight and Camp Costs for ICM: For the ICM period there are no flight or camp costs included for the two-year duration.

Recommendation: BIMC should add in flight and camp costs for the duration of ICM activities.

Updated ICM Labour Rates: Labour rates for operators and electricians during ICM were significantly lower than construction/demolition rates (e.g., Operator: $50 vs. $85; Electrician: $85 vs. $109).

Recommendation: BIMC should provide additional clarification as to why labour rates during ICM are so much lower than the rates used during construction.

Care and Maintenance During Construction: For the three years of planned construction, the Work Plan includes staff and equipment costs only for the three-month construction window. No costs appear to be allocated for care and maintenance during the remaining nine months, implying the site may be left unattended.

Recommendation: Confirm whether the site and temporary camp will remain in a stable condition outside the construction period. If not, include costs for care and maintenance to prevent environmental or safety impacts.

Post-closure Costs: It is unclear what is included within the monitoring and reporting costs for post-closure. The costs are the same during ICM, construction and post-closure. With no apparent costs for post-closure mobilization of people, equipment, or camps it seems unlikely that monitoring costs will be the same post-closure. Additional clarity should be provided as to what is included within the investigation costs.

Recommendation: Define the scope of post-closure monitoring and investigation costs and update the estimate to reflect realistic mobilization requirements.

Landfarming: The current ICRP assumes all hydrocarbon-contaminated soils will be remediated via landfarming within three years. Given the arctic setting and historical performance, this timeline is unrealistic.

Recommendation: Update the estimate to include off-site shipment of contaminated soils until landfarming is proven effective at the Site.

Sourcing of Cover Materials: The estimate includes 506,862 m³ of cover material, primarily sourced from the Viper Pad. It is unclear whether this material is available for immediate use in an unplanned closure scenario. Additionally, the Work Plan includes blasting, crushing, and screening of 50,000 m³ for the Quarry 1 landfill but omits mobilization costs for drilling and crushing equipment.

Recommendation: Confirm material availability and update the estimate to include mobilization costs for required equipment.

Labour Rates Not Used: Labour rates for Electrical Equipment Demolition and Power Distribution Demolition were developed but not applied in the security estimate.

Recommendation: Verify that removal of all electrical and power distribution infrastructure is fully accounted for and update the estimate accordingly.

Construction Investigations: Construction investigation costs were incorrectly categorized under post-closure costs. Years One to Three will occur during construction, not post-closure.

Recommendation: The investigations that are supposed to occur in Years One to Three will happen during construction. The post-closure costs should be updated to avoid confusion about all investigations occurring after construction.

Backfilling of Ponds and Leaving Liners: The ICRP states that all ponds will be backfilled with clean material and that all liners will be removed. The 2026 Work Plan states that they are moving away from filling ponds and that select liners will be left in place and punctured.

Recommendation: BIMC should provide additional rational for why they are moving away from backfilling of ponds and removal of all liners as stated in the ICRP.

4.0 CONCLUSION

AtkinsRéalis was retained by CIRNAC to participate in the ASR for Type A Water Licence No. 2AM-MRY1325 at the Site. The ASR process ensures incremental changes in mine development are captured and reclamation security is adjusted annually until closure is achieved.

Our review assessed whether BIMC's security estimate aligns with industry standards, commitments in the ICRP, and applicable regulatory requirements. Several discrepancies were identified in the Work Plan and associated security estimate, which were incorporated into an updated mine closure estimate. Key adjustments included:

- Extending the ICM duration from one year to two years, as required for unplanned closure scenarios.
- Including labour costs for fuel demobilization.

Following these adjustments and minor edits, the updated mine closure estimate totals $145,328,503.

In addition, several uncertainties require clarification by BIMC, including:

- Care and maintenance during non-construction periods.
- Addition of ICM flight and camp costs.
- Updating ICM labour rates to match construction phase rates.
- Correcting the waste rock facility cover area to align with the DAA.
- Revising blended labour rates for bridge removal and building demolition.
- Adjusting productivity factors for grading and recontouring activities.
- Scope and adequacy of post-closure monitoring costs.
- Feasibility of landfarming for hydrocarbon-contaminated soils.
- Availability of cover materials and associated mobilization costs.
- Inclusion of electrical and power distribution demolition costs.

5.0 RECOMMENDATIONS

Based on the conclusions presented above, it is recommended that the security amount be increased at this time to $145,328,262 and a reduction in the security is not recommended.

CIRNAC should also request BIMC to address the discrepancies and uncertainties identified during the ASR (See Section 3.4) to ensure the posted security accurately reflects closure obligations and mitigates financial risk in the event of unplanned closure before any reduction should occur.

6.0 LIMITATIONS OF REPORT

This report is based solely on the conditions which existed on site at the time of the assessment. The Client, and any other parties using this report with the express written consent of the Client and Trace, acknowledges that conditions affecting the environmental assessment of the Site can vary with time and that the conclusions and recommendations set out in this report are time sensitive.

The Client, and any other party using this report with the express written consent of the Client and Trace, also acknowledges that the conclusions and recommendations set out in this report are based on limited observations and testing on the Site and that conditions may vary across the Site which, in turn, could affect the conclusions and recommendations made.

The Client acknowledges that Trace is neither qualified to, nor is it making, any recommendations with respect to the purchase, sale, investment, or development of the Site, the decisions on which are the sole responsibility of the Client.

Trace's Professional Report Conditions are included as Appendix A.

7.0 CLOSURE AND QUALITY MANAGEMENT

We trust this meets your requirements. Should you have any questions or comments, please contact the undersigned.

Respectfully submitted,
Trace Associates Inc.

29-Dec-2025

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8.0 REFERENCES

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Appendix A

Trace Associates Inc.
Professional Report
Conditions

1.0 USE OF REPORT

This report pertains to a specific site, development, organization, or business and a specific scope of work, all as specifically identified in the within report (the "Report") (such site, development, organization or business and scope of work is hereinafter referred to as the "Subject"). It is not applicable to any other Subject. An assessment or evaluation of a Subject other than the one specifically identified in the within Report would necessitate a supplementary evaluation.

This Report and the assessments, evaluations, and recommendations contained in it are intended for the sole use of Trace Associates Inc.'s (Trace's) client, as specifically identified in the Report (the "Client"). If this Report is being read by any other person (other than from a regulatory body or government agency), such person is hereby advised that Trace is not making any observations, evaluations, or recommendations for such person's benefit and such person is unable to rely on the contents of this Report. Any such person would use this Report at their own risk, and liability is expressly declined to any person other than the Client. Accordingly, no responsibility is accepted by Trace for any damages suffered by any reader of this Report other than the Client. Diligence by all readers is assumed. Any use of or reliance on the Report by any person other than the Client is at the sole risk of the user.

This Report is subject to copyright and may not be reproduced either wholly or in part without the prior, written permission of Trace. The Client agrees that it shall use the Report for its own internal purposes, and it shall not provide the Report to another party (other than a regulatory body or government agency). The report provided is suitable for use by the client for the intended purpose only after accounts are settled for the work conducted.

2.0 LIMITATION OF REPORT

This Report is based solely on the information and conditions that existed and were presented to Trace at the time of Trace's evaluation. The Client acknowledges conditions affecting the contents of this Report can vary with time and that the conclusions and recommendations set out in this Report are time sensitive.

The Client also acknowledges that the conclusions and recommendations set out in this Report are based on limited observations and upon circumstances, assumptions and information presented or made available to Trace by the Client and, where applicable testing on the Subject site. Further, the Client acknowledges that conditions may vary across a site and with time which, in turn, could affect the conclusions and recommendations made.

The Client acknowledges that Trace is neither qualified to, nor is it making, any recommendations with respect to the purchase, sale, investment or development of the site, the decisions on which are the sole responsibility of the Client.

3.0 INFORMATION PROVIDED TO TRACE BY OTHERS

During the performance of the work and the preparation of this Report, Trace may have relied on information provided by persons (third parties) other than the Client if instructed to do so by the Client. Trace did not verify this information and accepts no responsibility for the accuracy or the reliability of such information and disclaims all liability with respect thereto.

4.0 LIMITATION OF LIABILITY

In consideration of Trace providing the services requested by the Client to complete the Report, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the Client, the Client agrees that Trace's liability shall be limited as follows:

1. With respect to any claims brought against Trace by the Client for damages of any kind whatsoever, including without limitation, incidental, consequential, exemplary, or punitive damages, for any reason whatsoever arising out of the observations, conclusions, or recommendations contained in the Report, the amount of such claim and the extent of Trace's liability shall be limited to the amount of fees paid by the Client to Trace under this Agreement.

2. With respect to claims brought by any third parties arising out of the contents of this Report, the Client agrees to indemnify, defend, and hold harmless Trace from and against any and all claim or claims, action or actions, demands, damages, penalties, fines, losses, costs, and expenses of every nature and kind whatsoever, including solicitor-client costs, arising or alleged to arise either in whole or part out of services provided by Trace or the Report completed by Trace.

5.0 DISCLOSURE OF INFORMATION BY CLIENT

The Client acknowledges that in conducting the scope of work (the “Scope”) and preparing the Report, Trace has relied on information provided by the Client. Trace, in conducting the Scope and preparing the Report, has assumed the accuracy, and has not attempted to verify the completeness of all such information. The Client acknowledges that Trace cannot be held liable for any damages to the Client resulting from any inaccuracies or incompleteness in the information provided by the Client to Trace.

6.0 STANDARD OF CARE

Services performed by Trace for this Report have been conducted in a manner consistent with the level of skill ordinarily exercised by members of the professional associations of which Trace's employees who worked on this Scope and this Report are members. Professional judgment has been applied in developing the conclusions and/or recommendations provided in this Report (or under separate cover). No further warranty or guarantee, express or implied, is made concerning the test results, comments, recommendations, or any other portion of this Report.

7.0 NOTIFICATION OF AUTHORITIES

The Client acknowledges that in certain instances, the discovery of hazardous substances or conditions and materials may require that regulatory agencies and other persons be informed. The Client acknowledges and agrees that the notification of such bodies or persons remains wholly the responsibility of the Client; however, agrees that notification to such bodies or persons, as required, may be done by Trace in Trace’s reasonably exercised discretion.

8.0 OWNERSHIP OF INSTRUMENTS OF SERVICE

The Client acknowledges that all reports, plans, and data generated by Trace during the performance of the work and preparation of the Report and other documents prepared by Trace in the course of performing the scope are considered its professional work product and shall remain the copyright property of Trace. Any patents, methods, ideas, concepts, know-how, copyrights, trademarks, trade secrets, or other intellectual property rights developed by Trace prior to, during, and in the course of performing the Services

("IP") will be the exclusive property of Trace. The only exception to this is where Trace has prepared an Emergency Response Plan and associated training materials for a Client; in these cases, the Client owns these documents and is solely responsible for their implementation in an emergency.

9.0 ALTERNATE REPORT FORMAT

Where Trace submits both electronic file and hard copy versions of the Report, drawings, and other documents and deliverables (collectively termed "Trace's instruments of professional service"), the Client agrees that only the signed and stamped versions shall be considered final and legally binding. Trace shall keep the original electronic documents for record and working purposes, and, in the event of a dispute or discrepancies, Trace's electronic copy shall govern.

The Client agrees that both electronic file and hard copy versions of Trace's instruments of professional service shall not, under any circumstances, no matter who owns or uses them, be altered by any party, except Trace. The Client warrants that Trace's instruments of professional service will be used only and exactly as submitted by Trace and for the purpose for which such instruments of professional service were intended.

The Client recognizes and agrees that electronic files submitted by Trace have been prepared and submitted using specific software and hardware systems. Trace makes no representation about the compatibility of these files with the Client's current or future software and hardware systems.

10.0 RECORDS RETENTION

Trace will, at its own cost and effort, retain project related Client data, including billing records, project files, documents, and final reports, for 12 years from the date of written authorization to proceed with the Scope. After 12 years, all data and information will be destroyed without notice to the Client. The Client may request in writing, within the 12-year period, copies of such information, and Trace will provide the information to the Client at the Client's cost.

11.0 GOVERNING LAW

The validity, construction, and performance of these General Conditions, which the Client shall be deemed to have accepted upon its acceptance of this Report, shall be governed by the laws in effect in the Province where the Subject site is located.

Appendix B

List of Items Removed
in 2026 Work Plan
from Previous Versions

The 2026 Work Plan included a list of 38 activities which were removed from previous versions:

- Fencing at Mary River Aerodrome
- QMR2 Quarry Sedimentation Pond
- Leveling and grading within footprint of future Waste Rock Facility expansion to support geotechnical investigation work
- Additional snow stockpiling area
- Development of a laydown area at the Mine Site for temporary storage of equipment and materials
- Water treatment plant for KM 105 sedimentation pond
- Expansion of KM 106 stockpile pad to increase road width to accommodate water truck loading area
- Lined containment berm and 15,000-L Jet A Tank at the Weatherhaven
- Replacement of culverts at fish-bearing streams along the Milen Inlet Tote Road to designs exceeding those in the 2013 Early Revenue Phase design
- Construction of Landfarm Cell 4 and Expansion of Cell 3
- Ore Stockpiling Area at KM105.5
- Mobile equipment laydown and tire facility
- 15,000-L Bulk Diesel Storage at Weatherhaven to support drilling operations
- Installation of Power Distribution cabling from the new KM110 building to the Mine water treatment facility
- Construction of new sedimentation Pond SDLT-1-20
- Communication tower KM 108
- New building and expansion of Mary River HD Maintenance Shop
- Installation of Power Distribution cabling and distribution equipment for a new service from the Port Power house area to CV-001 on the shiploader
- Installation of power distribution cabling at the Mine Site facilities
- New thaw and wash bay facility for mobile vehicle maintenance
- Development of Landfill Cell No. 4
- Modification to roadways within the ultimate pit limit of Deposit 1

- Expansion of the area east of the Mine Site workshops and crushing area for improved traffic management
- Construction of two laydown areas for road aggregate storage on the mine haul road (106 km and 107 km)
- Explosives plant secondary storage location to be determined
- Installation of two new waste incineration units
- Expansion of the Waste Rock Facility Water Treatment Plant to include an additional geotube settling containment area
- Implementation of a water management plan for Deposit 1, including berms and ditching to manage surface water
- Construction of waste containment cells exterior to workshop facilities, for temporary storage of materials prior to longer-term storage in Hazardous Waste Berms and eventual backhaul
- Continued work to repair and replace culverts along the Tote Road, including those with identified fish passage issues. All culverts will be repaired or replaced to the 2013 Early Revenue Phase design
- New contaminated water/snow containment pond adjacent to existing pond at Milne Port
- Construction of new hazardous waste berm at the Mine Site and Milne Port. Decommissioning of select existing berms to consolidate waste management
- Addition of washroom facilities / refuge stations at KM26 and KM80 IT Towers
- Decommissioning and repurposing of Weatherhaven structures for storage and workspace
- Expansion of the 800-person camp pad to the north by approximately 12,000 m^2 to accommodate additional support offices and buildings
- Addition of offices/trailers/buildings at the 800-person camp
- Construction of a landfarm at the Mine Site landfill facility

Relocation of effluent discharge point to barge offload area

Appendix C

2026 Mary River
Reclaim Model

CAPITAL COSTS	COMPONENT NAME	COST	LAND LIABILITY	WATER LIABILITY	IOL LIABILITY	CROWN LIABILITY
OPEN PIT	Mary River Mine Pit	$1,523,689	$1,523,689	$0	$1,523,689	$0
UNDERGROUND MINE		$0	$0	$0	$0	$0
TAILINGS FACILITY		$0	$0	$0	$0	$0
ROCK PILE	Mine Site Waste Rock Pile	$3,303,655	$3,303,655	$0	$3,303,655	$0
BUILDINGS AND EQUIPMENT	Mine Site	$18,768,237	$18,450,874	$317,363	$18,768,237	$0
BUILDINGS AND EQUIPMENT	Milne Port	$24,071,908	$23,371,263	$700,645	$23,914,600	$157,307
BUILDINGS AND EQUIPMENT	Tote Road	$9,177,954	$9,177,954	$0	$8,375,348	$802,606
BUILDINGS AND EQUIPMENT	Project Wide	$18,099,903	$18,099,903	$0	$18,099,903	$0
CHEMICALS AND CONTAMINATED SOIL MANAGEMENT		$2,854,224	$2,854,224	$0	$2,854,224	$0
SURFACE AND GROUNDWATER MANAGEMENT		$306,450	$0	$306,450	$306,450	$0
INTERIM CARE AND MAINTENANCE		$13,475,680	$13,238,503	$237,177	$13,377,699	$97,981
	SUBTOTAL: Capital Costs	**$91,581,699**	**$90,020,065**	**$1,561,634**	**$90,523,805**	**$1,057,894**
	PERCENT OF SUBTOTAL		**98.2%**	**1.8%**	**98.7%**	**1.3%**

INDIRECT COSTS		COST	LAND LIABILITY	WATER LIABILITY	IOL LIABILITY	CROWN LIABILITY
MOBILIZATION/DEMOBILIZATION INDIRECTS		$17,110,349	$16,809,201	$301,148	$16,892,089	$218,260
POST-CLOSURE MONITORING AND MAINTENANCE (incl. KM 105 and WRF		$3,215,000	$3,158,415	$56,585	$3,173,989	$41,011
ENGINEERING	5.00%	$4,579,085	$4,498,491	$80,593	$4,520,674	$58,411
PROJECT MANAGEMENT	3.75%	$3,434,314	$3,373,869	$60,445	$3,390,506	$43,808
PROCUREMENT AND CONTRACT MANAGEMENT	1.25%	$1,144,771	$1,124,623	$20,148	$1,130,169	$14,603
HEALTH AND SAFETY PLANS/MONITORING & QA/QC	0.00%	$0	$0	$0	$0	$0
BONDING/INSURANCE	0.00%	$0	$0	$0	$0	$0
	SUBTOTAL: Indirect Costs	**$29,483,519**	**$28,964,599**	**$518,920**	**$29,107,427**	**$376,092**
SUBTOTAL COSTS (DIRECT + INDIRECT)		**$121,065,218**	**$118,984,664**	**$2,080,554**	**$119,631,232**	**$1,433,986**
MARKET PRICE FACTOR ADJUSTMENT / INFLATION (2024)		$0	$0	$0	$0	$0
CONTINGENCY	20.00%	$24,213,044	$23,796,933	$416,111	$23,926,246	$286,797
PROVISIONAL		$50,000	$49,120	$880	$49,636	$364
TOTAL COSTS		**$145,328,262**	**$142,830,717**	**$2,497,545**	**$143,607,115**	**$1,721,147**

1 **Open Pit Name:** **Mary River Mine Pit** **Pit #** ***1***

ACTIVITY/MATERIAL	Workplan ID	WBS Level 2	Discipline Code	Scope	Description	Land Type	Units	Quantity	Cost Code	Unit Cost	Average BIM Unit Rate	BIM Cost (CAPEX)	Pro-rate BIM Factor (BIM)	RECLAIM Unit Rate	Cost	% Land	Land Cost	Water Cost
CONTROL ACCESS																		
STABILITY STUDY																		
STABILIZE SLOPES																		
COVER/CONTOUR SLOPES																		
CONSTRUCT DIVERSION DITCHES																		
CONSTRUCT SPILLWAY																		
RECLAIM QUARRIES (the unit cost is inclusive of backfill, compaction and scarification with a dozer)																		
Grade and Contour Quarry	2026	Quarry	B	QMR2 - Grade and Recontour	QMR2 - Grade and Recontour	IOL	m2	116,268			$1.73	$201,235.00	1.4	$2.36	$274,339.15	100		
GRADING AND CONTOURING SIGNIFICANTLY DISTURBED AREAS (the unit cost is inclusive of backfill, compaction and scarification with a dozer)																		
Grade and Recontour Mining Areas	2026	Pit	B	Grade and Recontour Active Mining Area	Various - Active mining area, pit expansions	IOL	m2	529,480			$1.73	$916,431.00	1.4	$2.36	$1,249,349.78	100		
FLOOD PIT-Captital																		
FLOOD PIT-Annual Cost																		
										Total		**$1,117,666.00**			**$1,523,688.93**		$1,523,689	$0
										% of Total							100%	0%

1 **Rock Pile Name:** **Mine Site Waste Rock Pile**

ACTIVITY/MATERIAL	Workplan ID	WBS Level 2	Discipline Code	Scope	Description	Land Type	Units	Quantity[1,2]	Cost Code	Unit Cost	Average BIM Unit Rate	BIM Cost (CAPEX)	Pro-rate Factor (BIM)	BIM RECLAIM Unit Rate	Cost %Land	Land Cost	Water Cost
SPECIALIZED ITEMS																	
Waste Rock Facility		2026 Waste Rock	E	Load, Haul, and Placing Cover	Waste Rock Facility - Load, Haul, Dump, Spread, and Compact 4.0m NAG Cover from Viper Pad (1 Km One-way) - 15% Cover	IOL	m3	232,939.80			$10.27	$2,393,214.44	1.4	$14.01	$3,262,615.44	100%	$3,262,615	$0
Waste Rock Test Pad		2026 Waste Rock	E	Load, Haul, and Placing Cover	Waste Rock Cover Test Pad - Grade And Recontour	IOL	m2	17,690			$1.70	$30,103.62	1.4	$2.32	$41,039.59	100%	$41,040	$0
TREAT ROCK PILE SEEPAGE																	
										Total					$3,303,655		$3,303,655	$0
										%of Total							100%	0%

1. Volume based on 4 m cover thickness
2. Waste rock facility area based on current 2025 DAA

ARD/ML seepage treatment becomes post-closure water treatment cost (increased to 5 years as per MEMDR and recogized close mine status requirements)

1 **Chemicals/Soil Area Name:**

Note: The procedures, equipment and packaging for clean up and removal of chemicals or contaminated soils are highly dependent on the nature of the chemicals and their existing state of containment. Government guidelines should be consulted on an individual chemical basis. Any estimate made here should be considered very rough unless specific evaluations have been conducted.

ACTIVITY/MATERIAL	Workplan ID	WBS Level 2	Discipline Code	Scope	Description	Land Type	Units	Quantity	Revised Cost Code	2025 Revised Rate	Average BIM Unit Rate	BIM Cost (CAPEX)	Pro-rate Factor (BIM)	BIM RECLAIM Unit Rate	Cost	%IOL	IOL Liability	%Crown	Crown % Liability Land	Land Cost	Water Cost
HAZARDOUS MATERIALS AUDIT																					
BUILDING DECONTAMINATION & CONSOLIDATION OF HAZARDOUS MATERIALS																					
HAZARDOUS MATERIALS REMOVAL																					
Mine Site - Fuel Freight - MP	2026	Building	F	Fuel Freight - to MP	Fuel Freight - Assume 50% Filled. Costs to Empty Fuel Included in Indirect Costs	IOL	litre	8,600,000		#VALUE!	$0.15	$1,298,066	2.2	$0.33	$2,854,224	100%	$2,854,224	0%	$0.00 100%	$2,854,224	$0
Milne Port - Tank/ Vessel Demolition	2026	Building	P	Demob Fuel	Assume 50% Filled. Costs to Empty Fuel Included in Indirect Costs - costs not included here	Land - IOL	Litre	30,515,000		#VALUE!	$0.00	$0	1.0	$0.00	$0.00	100%	$0	0%	$0 100%	$0	$0
															$0	100%	$0.00	0%	$0.00 100%	$0	$0
															$0	100%	$0.00	0%	$0.00 100%	$0	$0
HAZARDOUS MATERIALS																					
CONTAMINATED SOILS																					
CONTAMINATED SOIL REMOVAL																					
CONTAMINATED SOIL VERY LOW PERMEABILITY COVER																					
OTHER																					
											Total				$2,854,224		$2,854,224		$0	$2,854,224	$0
											%of Total						100%		0%	100%	0%

Building / Equip Name: **Mine Site**

ACTIVITY/MATERIAL	Workplan ID	WBS Level 2	Discipline Code	Scope	Description	Land Type	Units	Quantity	Revised Cost Code	2025 Revised Rate	Average BIM Unit Rate	BIM Cost (CAPEX)	Pro-rate Factor (BIM)	BIM RECLAIM Unit Rate	Cost	%IOL	IOL Liability	%Crown	Crown % Liability	Land	Land Cost	Water Cost
DISPOSE MOBILE EQUIPMENT - Unit Costs includes disassembly and decontamination required for on-site disposal, load and transport to landfill																						
DISPOSE MECHANICAL EQUIPMENT - Unit Costs includes disassembly and decontamination required for on-site disposal, load and transport to landfill																						
DISPOSE BUILDINGS - Unit Costs includes demolition, load, haul, dump, demolished material to on-site landfill																						
Building Removal	2026	Building	F	Haul Demolished Surface Infrastructure	Load, haul, dump demolished building (Various)	IOL	m3	53,131		#VALUE!	$11.31	$600,982.00	1.4	$15.42	$819,305	100%	$819,305	0%	$0	100%	$819,305	$0
Building Removal - Various	2026	Building	M	Building Demolition	Various - disconnect, remove, demolish, etc.	IOL	each	532		#VALUE!	$257.46	$136,968.00	2.2	$566.11	$301,169	100%	$301,169	0%	$0	100%	$301,169	$0
Building Removal - Various	2026	Building	M	Building Demolition	Various - Isolation of Utilities	IOL	LOT	76		#VALUE!	$926.32	$70,400.00	2.2	$2,036.81	$154,797	100%	$154,797	0%	$0	100%	$154,797	$0
Building Removal - Various	2026	Building	M	Building Demolition	Various - Demolition	IOL	m2	44,033		#VALUE!	$33.40	$1,470,896.00	2.2	$73.45	$3,234,246	100%	$3,234,246	0%	$0	100%	$3,234,246	$0
Building Demolition	2026	Facility	M	Building Demolition	Generators - Isolate Utilities and Disconnect Power	IOL	each	22		#VALUE!	$1,309.09	$28,800.00	2.2	$2,878.46	$63,326	100%	$63,326	0%	$0	100%	$63,326	$0
Pipeline Demolition	2026	Facility	S	Pipeline Demolition	Pipeline Demolition - Linear Disturbance	IOL	m	624		#VALUE!	$101.58	$63,384.00	2.2	$223.35	$139,370	100%	$139,370	0%	$0	100%	$139,370	$0
REMOVE BUILDINGS - Unit Costs include disassembling, removing or securing all items and load and transport																						
REMOVE CONTAMINATED BUILDINGS - Unit Costs include disassembling, removing or securing all items, decontamination and load and transport																						
Tank/ Vessel Demolition	2026	Building	P	Tank/ Vessel Demolition	Cut Tank into Manageable Pieces and Load with Crane	IOL	each	238		#VALUE!	$986.71	$234,837.00	2.2	$2,169.61	$516,366	100%	$516,366	0%	$0	100%	$516,366	$0
Tank/ Vessel Demolition	2026	Building	P	Fuel Tank	Clean Arctic Fuel Tank -various sizes	IOL	LOT	7		#VALUE!	$3,325.71	$23,280.00	2.2	$7,312.67	$51,189	100%	$51,189	0%	$0	100%	$51,189	$0
Tank/ Vessel Demolition	2026	Building	P	Demob Fuel	Captured in Indirects - Freight Captured in Chemicals Tab	IOL	Litre	8,600,000		#VALUE!	$0.00	$0.00	2.2	$0.00	$0	100%	$0	0%	$0	100%	$0	$0
BREAK FOUNDATIONS																						
Builing Removal - Concrete Demolition	2026	Building	L	Remove and Dispose of Concrete Lego Block	Remove and Dispose of Precast Concrete Lego Block Foundation (Various)	IOL	each	996		#VALUE!	$276.52	$275,416.00	2.2	$608.02	$605,592	100%	$605,592	0%	$0	100%	$605,592	$0
Building Removal - Perforate Slab on Grade	2026	Building	L	Perforate Slab on Grade and Abandon	Perforate Slab on Grade and Abandon	IOL	m2	12,924		#VALUE!	$21.84	$282,280.00	2.2	$48.03	$620,685	100%	$620,685	0%	$0	100%	$620,685	$0
EXCAVATE, HAUL, AND BACKFILL																						
Mine Site Facilities - Various	2026	Facility	A	Excavate, Haul, Backfill	Various - Aerodrome Area, Generators, Landfarm, Tank	IOL	m3	38,999		#VALUE!	$8.05	$313,898.00	1.4	$10.97	$427,930	100%	$427,930	0%	$0	100%	$427,930	$0
Load, Haul, Place Cover	2026	Water Management	E	Load, Haul, Place Cover	Polishing Waste Stabilization Pond 1 - Haul, Dump, And Place Clean Backfill Material - Assume 1M Depth Local Common Fill	Water IOL	m3	2,242		#VALUE!	$10.28	$23,040.00	1.4	$14.01	$31,410	100%	$31,410	0%	$0	0%	$0	$31,410
															$0	100%	$0	0%		100%	$0	$0
GRADE AND CONTOUR, GENERAL - Unit costs are inclusive of backfill, compaction and sacrfication with a dozer																						
Grade and Recontour	2026	Facility	B	Grade and Recontour only	Various Facilities (incl. Crusher Pad)	IOL	m2	527,989		#VALUE!	$2.19	$1,155,848.00	1.4	$2.98	$1,575,742	100%	$1,575,742	0%	$0	100%	$1,575,742	$0
General Disturbance	2026	General Disturbance	B	Grade and Recontour only	Various	IOL	m2	909,285		#VALUE!	$1.73	$1,573,810.00	1.4	$2.36	$2,145,540	100%	$2,145,540	0%	$0	100%	$2,145,540	$0
Laydown	2026	Laydown	B	Grade and Recontour only	Various Laydown Areas	IOL	m2	788,280		#VALUE!	$1.73	$1,364,365.00	1.4	$2.36	$1,860,008	100%	$1,860,008	0%	$0	100%	$1,860,008	$0
Road	2026	Road	B	Grade and Recontour only	Various Roads	IOL	m2	490,816		#VALUE!	$1.73	$849,503.00	1.4	$2.36	$1,158,108	100%	$1,158,108	0%	$0	100%	$1,158,108	$0
Stockpile	2026	Stockpile	B	Grade and Recontour only	Grade and Recontour KM106 Stockpile and Construction Material Stockpile	IOL	m2	312,276		#VALUE!	$3.46	$1,080,975.00	1.4	$4.72	$1,473,669	100%	$1,473,669	0%	$0	100%	$1,473,669	$0
GRADE AND CONTOUR, WITH LINER - Unit costs include liner removal and disposal, backfill, compaction and sacrfication with a dozer																						
Clean and Remove Liners	2026	Facility	B	Clean and Remove Liners	Various Facilities	IOL	m2	76,096		#VALUE!	$3.12	$237,398.00	1.4	$4.25	$323,639	100%	$323,639	0%	$0	100%	$323,639	$0
Water Management Systems - Grade and Contour	2026	Water Management	B	Grade and Recontour	Grade and Recontour Water Management Systems	Water - IOL	m2	81,762		#VALUE!	$1.73	$141,508.00	1.4	$2.36	$192,915	100%	$192,915	0%	$0	0%	$0	$192,915
Water Management Systems - Grade and Contour	2026	Water Management	B	Grade and Recontour	Grade and Recontour Water Management Systems	Land - IOL	m2	76,458		#VALUE!	$1.73	$132,337.00	1.4	$2.36	$180,412	100%	$180,412	0%	$0	100%	$180,412	$0
Water Management System - Clean and Remove Li	2026	Water Management	B	Clean and Remove Liners	Water Management Systems - Remove Liners	Water - IOL	m2	16,406		#VALUE!	$4.16	$68,246.00	1.4	$5.67	$93,038	100%	$93,038	0%	$0	0%	$0	$93,038
Water Management System - Clean and Remove Li	2026	Water Management	B	Clean and Remove Liners	Water Management Systems - Remove Liners	Land - IOL	m2	4,000		#VALUE!	$4.16	$16,637.00	1.4	$5.67	$22,681	100%	$22,681	0%	$0	100%	$22,681	$0
LANDFILL FOR DEMOLITION WASTE																						
Landfill Cover	2026	Facility	E	Place Cover Material	Lanfill Cover - 3.0m NAG Cover from Viper Pad	IOL	m3	123,922		#VALUE!	$16.44	$2,037,075.00	1.4	$22.41	$2,777,099	100%	$2,777,099	0%	$0	100%	$2,777,099	$0
SPECIALIZED ITEMS																						

		IOL	Crown	Land	Water
Total	**$12,181,883.00**	**$18,768,237.14**	$18,768,237	$0	$18,450,874	$317,363
% of Total			100%	0%	98%	2%

Building / Equip Name: **Tote Road** **Bldg / Equip #:**

ACTIVITY/MATERIAL	Workplan ID	WBS Level 2	Discipline Code	Scope	Description	Land Type	Units	Quantity	Cost Code	Unit Cost	Average BIM Unit Rate	BIM Cost (CAPEX)	Pro-rate Factor (BIM)	BIM RECLAIM Unit Rate	Cost	%IOL	IOL Liability	%Crown	Crown % Liability	Land	Land Cost	Water Cost
DISPOSE MOBILE EQUIPMENT - Unit Costs includes disassembly and decontamination required for on-site disposal, load and transport to landfill																						
DISPOSE MECHANICAL EQUIPMENT - Unit Costs includes disassembly and decontamination required for on-site disposal, load and transport to landfill																						
REMOVE BUILDINGS - Unit Costs include disassembling, removing or securing all items and load and transport																						
Building Removal	2026	Building	M	Isolate Utilities	Storage Building - Isolation Of Existing Utilities	IOL	Lot	1		#VALUE!	$320.00	$320.00	2.2	$703.62	$703.62	100%	$704	0%	$0	100%	$704	$0
Building Removal	2026	Building	M	Demolish Building	Storage Building - Demolish of Blank Building	IOL	m2	42		#VALUE!	$34.80	$1,472.00	2.2	$76.52	$3,236.67	100%	$3,237	0%	$0	100%	$3,237	$0
Building Removal	2026	Building	F	Load, Haul, Dump	Storage Building - Load, Haul, Dump, Demolished Materials At Mine Site Landfill	IOL	m3	42		#VALUE!	$12.15	$513.83	1.4	$16.56	$700.49	100%	$700	0%	$0	100%	$700	$0
Facility Removal	2026	Facility	A	Haul Demolished Infrastructur	Communication Towers - Load, Haul, Dump demolished materials and Mine Site Landfill	Crown	m3	60		#VALUE!	$62.32	$3,739.00	1.4	$84.95	$5,097.29	0%	$0	100%	$5,097	100%	$5,097	$0
Facility Removal	2026	Facility	A	Haul Demolished Infrastructur	Communication Towers - Load, Haul, Dump demolished materials and Mine Site Landfill	IOL	m3	120		#VALUE!	$77.53	$9,303.00	1.4	$105.69	$12,682.57	100%	$12,683	0%	$0	100%	$12,683	$0
Facility Removal	2026	Facility	M	Building Demolition	Demolish Communication Towers	Crown	Lot	2		#VALUE!	$6,592.00	$13,184.00	2.2	$14,494.67	$28,989.34	0%	$0	100%	$28,989	100%	$28,989	$0
Facility Removal	2026	Facility	M	Building Demolition	Demolish Communication Towers	IOL	Lot	4		#VALUE!	$6,592.00	$26,368.00	2.2	$14,494.67	$57,978.68	100%	$57,979	0%	$0	100%	$57,979	$0
REMOVE CONTAMINATED BUILDINGS - Unit Costs include disassembling, removing or securing all items, decontamination and load and transport																						
BREAK FOUNDATIONS																						
GRADE AND CONTOUR, GENERAL - Unit costs are inclusive of backfill, compaction and sacrfication with a dozer																						
Facility Removal	2026	Facility	B	Grade and Recontour	Communication Towers	Crown	m2	16,033		#VALUE!	$1.78	$28,561.00	1.4	$2.43	$38,936.57	0%	$0	100%	$38,937	100%	$38,937	$0
Facility Removal	2026	Facility	B	Grade and Recontour	Communication Towers and Explozives Magazine	IOL	m2	41,580		#VALUE!	$1.78	$74,082.00	1.4	$2.43	$100,994.33	100%	$100,994	0%	$0	100%	$100,994	$0
General	2026	General Disturbance	B	Grade and Recontour	Various - Laydown, culvert, borrow area	Crown	m2	85,555		#VALUE!	$1.78	$152,444.00	1.4	$2.43	$207,823.48	0%	$0	100%	$207,823	100%	$207,823	$0
General	2026	General Disturbance	B	Grade and Recontour	Various - Laydown, culvert, borrow area	IOL	m2	815,014		#VALUE!	$1.78	$1,447,048.00	1.4	$2.42	$1,972,728.01	100%	$1,972,728	0%	$0	100%	$1,972,728	$0
Laydown	2026	Laydown	B	Grade and Recontour	Various Laydowns	Crown	m2	41,862		#VALUE!	$1.78	$74,583.00	1.4	$2.43	$101,677.33	0%	$0	100%	$101,677	100%	$101,677	$0
Laydown	2026	Laydown	B	Grade and Recontour	Various Laydowns	IOL	m2	228,798		#VALUE!	$1.76	$403,714.00	1.4	$2.41	$550,374.22	100%	$550,374	0%	$0	100%	$550,374	$0
Quarry	2026	Quarry	B	Grade and Recontour	Borrow Area KM 97.5 - Grade And Recontour	IOL	m2	194,737		#VALUE!	$3.56	$693,911.00	1.4	$4.86	$945,993.27	100%	$945,993	0%	$0	100%	$945,993	$0
GRADE AND CONTOUR, WITH LINER - Unit costs include liner removal and disposal, backfill, compaction and sacrfication with a dozer																						
LANDFILL FOR DEMOLITION WASTE																						
RECLAIM ROADS																						
Bridge Removal	2026	Bridge	K	Bridge Removal	Removal of Tote Road Bridge KM 17 - Disconnect, Rig, and Remove, 5 Sections	Crown	each	5		#VALUE!	$8,640.00	$43,200.00	2.2	$18,997.87	$94,989.34	0%	$0	100%	$94,989	100%	$94,989	$0
Bridge Removal	2026	Bridge	K	Bridge Removal	Removal of Tote Road Bridge KM 17 - Haul, Dump, Demolished Materials at Mine Site Landfill	Crown	m3	200		#VALUE!	$136.30	$27,259.00	1.4	$185.81	$37,161.58	0%	$0	100%	$37,162	100%	$37,162	$0
Bridge Removal	2026	Bridge	K	Bridge Removal	Km63, 80, 97 - Disconnect, rig, and remove 5 sections	IOL	each	15		#VALUE!	$8,640.00	$129,600.00	2.2	$18,997.87	$284,968.02	100%	$284,968	0%	$0	100%	$284,968	$0
Bridge Removal	2026	Bridge	K	Bridge Removal	Km63, 80, 97 - Haul, Dump, Demolished Materials at Mine Site Landfill	IOL	m3	600		#VALUE!	$49.07	$29,440.00	1.4	$66.89	$40,134.89	100%	$40,135	0%	$0	100%	$40,135	$0
Culvert Removal	2026	Culvert	G	Culvert Removal	Replacement of Culverts at Fish-bearing Streams Along Milne Inlet Tote Road - Removal of Culverts at Fish-Bearing Streams Along the Milne Inlet Tote Road - 2013 ERP Design	IOL	m	1,119		#VALUE!	$101.14	$113,180.00	1.4	$137.89	$154,295.75	100%	$154,296	0%	$0	100%	$154,296	$0
Culvert Removal	2026	Culvert	G	Culvert Removal	Replacement of Culverts at Fish-bearing Streams Along Milne Inlet Tote Road - Removal of Culverts at Fish-Bearing Streams Along the Milne Inlet Tote Road - 2013 ERP Design	Crown	m	107		#VALUE!	$101.16	$10,824.00	1.4	$137.91	$14,756.12	0%	$0	100%	$14,756	100%	$14,756	$0
Roads	2026	Road	B	Grade and Recontour	Roads - Crown	Crown	m2	112,465		#VALUE!	$1.78	$200,381.00	1.4	$2.43	$273,174.91	0%	$0	100%	$273,175	100%	$273,175	$0
Roads	2026	Road	B	Grade and Recontour	Roads - IOL	IOL	m2	1,749,990		#VALUE!	$1.78	$3,117,896.00	1.4	$2.43	$4,250,557.52	100%	$4,250,558	0%	$0	100%	$4,250,558	$0
SPECIALIZED ITEMS										#VALUE!												
										Total	**$6,601,022.83**				**$9,177,954.01**		$8,375,348		$802,606	$22	$9,177,954	$0
										% of Total							91%		9%		100%	0%

Building / Equip Name: **Mine Site**

ACTIVITY/MATERIAL	Workplan ID	WBS Level 2	Discipline Code	Scope	Description	Land Type	Units	Quantity	Average BIM Unit Rate	BIM Cost (CAPEX)	Pro-rate Factor (BIM)	BIM RECLAIM Unit Rate	Cost	%IOL	IOL Liability	%Crown	Crown Liability	% Land	Land Cost	Water Cost
DISPOSE MOBILE EQUIPMENT - Unit Costs includes disassembly and decontamination required for on-site disposal, load and transport to landfill																				
General	2026	Mobile Equipments, Bulk Materials, and Consumables	R	Mobile	Steel Structures / Parts - Milne Port - Backhauled Off-site	IOL	each	7	$2,350.00	$16,450.00	1.4	$3,203.70	$22,425.92	100%	$22,426			100%	$22,425.92	
General	2026	Mobile Equipments, Bulk Materials, and Consumables	R	Mobile	Steel Structures / Parts - Mine Site - Landfilled	IOL	each	32	$3,090.00	$98,880.00	1.4	$4,212.53	$134,800.88	100%	$134,801			100%	$134,800.88	
General	2026	Mobile Equipments, Bulk Materials, and Consumables	R	Mobile	RTVs / ATVs - Backhauled Off-site	IOL	each	6	$2,820.00	$16,920.00	1.4	$3,844.44	$23,066.66	100%	$23,067			100%	$23,066.66	
General	2026	Mobile Equipments, Bulk Materials, and Consumables	R	Mobile	Road / Pickup Truck - Backhauled Off-site	IOL	each	126	$2,020.00	$254,520.00	1.4	$2,753.82	$346,981.39	100%	$346,981			100%	$346,981.39	
General	2026	Mobile Equipments, Bulk Materials, and Consumables	R	Mobile	Tractors / Trucks - Backhauled Off-site	IOL	each	43	$3,720.00	$159,960.00	1.4	$5,071.39	$218,069.87	100%	$218,070			100%	$218,069.87	
General	2026	Mobile Equipments, Bulk Materials, and Consumables	R	Mobile	Large Trucks / Tankers / Buses - Backhauled Off-site	IOL	each	75	$6,120.00	$459,000.00	1.4	$8,343.26	$625,744.38	100%	$625,744			100%	$625,744.38	
General	2026	Mobile Equipments, Bulk Materials, and Consumables	R	Mobile	Small Mobile Equipment - Mine Site - Backhauled Off-site	IOL	each	37	$4,320.00	$159,840.00	1.4	$5,889.36	$217,906.28	100%	$217,906			100%	$217,906.28	
General	2026	Mobile Equipments, Bulk Materials, and Consumables	R	Mobile	Small Mobile Equipment - Milne Port - Backhauled Off-site	IOL	each	32	$4,320.00	$138,240.00	1.4	$5,889.36	$188,459.48	100%	$188,459			100%	$188,459.48	
General	2026	Mobile Equipments, Bulk Materials, and Consumables	R	Mobile	site	IOL	each	49	$11,920.00	$584,080.00	1.4	$16,250.27	$796,263.13	100%	$796,263			100%	$796,263.13	
General	2026	Mobile Equipments, Bulk Materials, and Consumables	R	Mobile	site	IOL	each	34	$11,920.00	$405,280.00	1.4	$16,250.27	$552,509.11	100%	$552,509			100%	$552,509.11	
General	2026	Mobile Equipments, Bulk Materials, and Consumables	R	Mobile	Large Mobile Equipment - Mine Site - Backhauled Off-site	IOL	each	48	$12,820.00	$615,360.00	1.4	$17,477.22	$838,906.45	100%	$838,906			100%	$838,906.45	
General	2026	Mobile Equipments, Bulk Materials, and Consumables	R	Mobile	Large Mobile Equipment - Milne Port - Backhauled Off-site	IOL	each	18	$12,820.00	$230,760.00	1.4	$17,477.22	$314,589.92	100%	$314,590			100%	$314,589.92	
General	2026	Mobile Equipments, Bulk Materials, and Consumables	R	Mobile	Portable Trailers / Buildings - Mine Site - Landfilled	IOL	each	38	$3,175.00	$120,650.00	1.4	$4,328.41	$164,479.43	100%	$164,479			100%	$164,479.43	
DISPOSE MECHANICAL EQUIPMENT - Unit Costs includes disassembly and decontamination required for on-site disposal, load and transport to landfill																				
REMOVE BUILDINGS - Unit Costs include disassembling, removing or securing all items and load and transport																				
General	2026	Seacans	Q	Seacan Removal	Sea Cans / Reefers - Milne Port - Non-Hazardous - Backhaul Off-site	IOL	each	537	$2,272.00	$1,220,064.00	1.4	$3,097.37	$1,663,285.82	100%	$1,663,286			100%	$1,663,285.82	
General	2026	Seacans	Q	Seacan Removal	Sea Cans / Reefers - Mine Site - Non-Hazardous - Empty Contents into Landfill, Crush / Cut, and Dispose of in the Landfill	IOL	each	1126	$2,116.00	$2,382,616.00	1.4	$2,884.70	$3,248,166.83	100%	$3,248,167			100%	$3,248,166.83	
General	2026	Seacans	Q	Removal	Sea Cans - Hazardous Materials - Ammonium Nitrate	IOL	each	21	$2,972.00	$62,412.00	1.4	$4,051.66	$85,084.88	100%	$85,085			100%	$85,084.88	
General	2026	Seacans	Q	Removal	Sea Cans - Hazardous Materials - Tires	IOL	each	68	$3,372.00	$229,296.00	1.4	$4,596.97	$312,594.08	100%	$312,594			100%	$312,594.08	
General	2026	Seacans	Q	Removal	Sea Cans - Hazardous Materials - Oil	IOL	each	10	$1,672.00	$16,720.00	1.4	$2,279.40	$22,794.00	100%	$22,794			100%	$22,794.00	
General	2026	Seacans	Q	Removal	Sea Cans - Hazardous Materials - Other	IOL	each	85	$2,872.00	$244,120.00	1.4	$3,915.33	$332,803.31	100%	$332,803			100%	$332,803.31	
REMOVE CONTAMINATED BUILDINGS - Unit Costs include disassembling, removing or securing all items, decontamination and load and transport																				
BREAK FOUNDATIONS																				
GRADE AND CONTOUR, GENERAL - Unit costs are inclusive of backfill, compaction and sacrfication with a dozer																				
GRADE AND CONTOUR, WITH LINER - Unit costs include liner removal and disposal, backfill, compaction and sacrfication with a dozer																				
LANDFILL FOR DEMOLITION WASTE																				
SPECIALIZED ITEMS																				
Explosives	2026	Explosives	H	Hazardous Materials Removal	Emulsion Plant Building - Remove, Haul, Stage Ammonium Nitrate Totes, and Ship Off-site	IOL	m3	4956	$604.62	$2,996,483.00	1.4	$824.26	$4,085,037.91	100%	$4,085,038			100%	$4,085,037.91	
Hazardous Materials	2026	Hazardous Materials	H	Hazardous Materials Removal	Diesel Re-fueling Stations - Mine Site - Load, Haul, Stage, and Ship Off-site	IOL	m3	0	$0.00	$0.00	1.4	$0.00	$0.00	100%	$0			100%	$0.00	
Hazardous Materials	2026	Hazardous Materials	H	Hazardous Materials Removal	Diesel Re-fueling Stations - Milne Port - Load, Haul, Stage, and Ship Off-site	IOL	m3	288	$564.28	$162,513.54	1.4	$769.27	$221,551.05	100%	$221,551			100%	$221,551.05	
Hazardous Materials	2026	Hazardous Materials	H	Hazardous Materials Removal	Incinerator & Waste Management - Mine Site - Load, Haul, Stage, and Ship Off-site	IOL	m3	0	$0.00	$0.00	1.4	$0.00	$0.00	100%	$0			100%	$0.00	
Hazardous Materials	2026	Hazardous Materials	H	Hazardous Materials Removal	Incinerator & Waste Management - Milne Port - Load, Haul, Stage, and Ship Off-site	IOL	m3	308.1437	$564.27	$173,876.98	1.4	$769.26	$237,042.58	100%	$237,043			100%	$237,042.58	
Hazardous Materials	2026	Hazardous Materials	H	Hazardous Materials Removal	Generators - Mine Site - Load, Haul, Stage, and Ship Off-site	IOL	m3	418	$704.61	$294,528.39	1.4	$960.58	$401,523.94	100%	$401,524			100%	$401,523.94	
Hazardous Materials	2026	Hazardous Materials	H	Hazardous Materials Removal	Gernerators - Milne Port - Load, Haul, Stage, and Ship Off-site	IOL	m3	418	$564.28	$235,868.94	1.4	$769.27	$321,554.82	100%	$321,555			100%	$321,554.82	
Hazardous Materials	2026	Hazardous Materials	H	Hazardous Materials Removal	Liners - 8mm - Mine Site - Load, Haul, Stage, and Ship Off-site	IOL	m3	772.0151	$704.62	$543,974.14	1.4	$960.59	$741,587.72	100%	$741,588			100%	$741,587.72	
Hazardous Materials	2026	Hazardous Materials	H	Hazardous Materials Removal	Liners - 8mm - Milne Port - Load, Haul, Stage, and Ship Off-site	IOL	m3	401.1923	$564.28	$226,384.66	1.4	$769.27	$308,625.11	100%	$308,625			100%	$308,625.11	
Hazardous Materials	2026	Hazardous Materials	H	Hazardous Materials Removal	Landfarm Contaminated Waste - Excavator, Dozer, Loader 1 FTE	IOL	month	18	$43,224.00	$778,032.00	$1.00	$43,224.00	$778,032.00	100%	$778,032			100%	$778,032.00	
Hazardous Materials	2026	Hazardous Materials	H	Hazardous Materials Removal	Allowance for Off-site Disposal of Contaminated Soils	IOL	lot	1	$192,000.00	$192,000.00	$1.00	$192,000.00	$192,000.00	100%	$192,000			100%	$192,000.00	
Hazardous Materials	2026	Hazardous Materials	H	Hazardous Materials Removal	Water Treatment During Reclamation and Closure - 0.5 FTE, Operating Costs	IOL	month	18	$39,112.00	$704,016.00	$1.00	$39,112.00	$704,016.00	100%	$704,016			100%	$704,016.00	

			IOL	Crown	Land	Water
Total	**$13,722,845.64**	**$18,099,902.96**	$18,099,903	$0	$18,099,903	$0
% of Total			100%	0%	100%	0%

Capital Expenditures and Short Term Water Treatment identified in 'Instructions' worksheet

ACTIVITY/MATERIAL	Notes	Units	Quantity	Cost Code	Unit Cost	Cost
KM105 Dam and Surface Water Management Pond		Years	3	n/a	$102,150.00	$306,450
					Total	$306,450

For cost of long-term/post-closure water treatment see "WATER TREATMENT" Worksheet"

Interim Care and Maintenance

ACTIVITY/MATERIAL	Workplan ID	WBS Level 2	Discipline Code	Scope	Description	Land Type	Units	Quantity	Cost Code	Unit Cost	BIM Unit Rate	Cost
INTERIM CARE & MAINTENANCE												
Interim Care and Maintenance	2026	Mine Site - Water Management Milne Port - Water Management	A	Excavation, Hauling, and Backfill - Hazardous Waste Berm	Assume Ponds and Sludge and Contaminated Soils will Be Removed and Treated as Part of Care and Maintenance - Part of Legacy Security	Water - IOL	LOT	1				$0
Costs - Interim Care and Maintenance	2026	Costs - Interim Care and Maintenance	V1	Interim Care and Maintenance	On-site Supervisor	n/a	hr	8736			$100	$873,600
Costs - Interim Care and Maintenance	2026	Costs - Interim Care and Maintenance	V1	Interim Care and Maintenance	On-site Care Taker	n/a	hr	17472			$45	$786,240
Costs - Interim Care and Maintenance	2026	Costs - Interim Care and Maintenance	V1	Interim Care and Maintenance	Electrician	n/a	hr	8736			$85	$742,560
Costs - Interim Care and Maintenance	2026	Costs - Interim Care and Maintenance	V1	Interim Care and Maintenance	Mechanic	n/a	hr	8736			$85	$742,560
Costs - Interim Care and Maintenance	2026	Costs - Interim Care and Maintenance	V1	Interim Care and Maintenance	Operator	n/a	hr	26208			$50	$1,310,400
Costs - Interim Care and Maintenance	2026	Costs - Interim Care and Maintenance	V1	Interim Care and Maintenance	Pick-up Trucks x4	n/a	month	48			$2,000	$96,000
Costs - Interim Care and Maintenance	2026	Costs - Interim Care and Maintenance	V1	Interim Care and Maintenance	Dozer x2	n/a	month	24			$8,000	$192,000
Costs - Interim Care and Maintenance	2026	Costs - Interim Care and Maintenance	V1	Interim Care and Maintenance	Excavator x2	n/a	month	24			$12,500	$300,000
Costs - Interim Care and Maintenance	2026	Costs - Interim Care and Maintenance	V1	Interim Care and Maintenance	Loader x2	n/a	month	24			$14,500	$348,000
Costs - Interim Care and Maintenance	2026	Costs - Interim Care and Maintenance	V1	Interim Care and Maintenance	Haul Trucks	n/a	month	48			$10,090	$484,320
Costs - Interim Care and Maintenance	2026	Costs - Interim Care and Maintenance	V1	Interim Care and Maintenance	Water Treatment Additives	n/a	month	12			$5,090	$61,080
Costs - Interim Care and Maintenance	2026	Costs - Interim Care and Maintenance	V1	Interim Care and Maintenance	Landfarm Additives	n/a	month	12			$25,090	$301,080
Costs - Interim Care and Maintenance	2026	Costs - Interim Care and Maintenance	V1	Interim Care and Maintenance	Short-term Temporary Care and Maintenance Program	n/a	each	1			$25,000	$25,000
Costs - Interim Care and Maintenance	2026	Costs - Interim Care and Maintenance	V1	Interim Care and Maintenance	Geotechnical / Engineering and Monitoring	n/a	each	1			$50,000	$50,000
Costs - Interim Care and Maintenance	2026	Costs - Interim Care and Maintenance	V1	Interim Care and Maintenance	Aquatic Monitoring and Reporting Program	n/a	each	1			$60,000	$60,000
Costs - Interim Care and Maintenance	2026	Costs - Interim Care and Maintenance	V1	Interim Care and Maintenance	Environmental Assessment / Sampling / Testing	n/a	each	1			$150,000	$150,000
Costs - Interim Care and Maintenance	2026	Costs - Interim Care and Maintenance	V1	Interim Care and Maintenance	Terrestrial Environmental Monitoring and Reporting	n/a	each	1			$65,000	$65,000
Costs - Interim Care and Maintenance	2026	Costs - Interim Care and Maintenance	V1	Interim Care and Maintenance	Marine Environmental Monitoring and Reporting	n/a	each	1			$25,000	$25,000
Costs - Interim Care and Maintenance	2026	Costs - Interim Care and Maintenance	V1	Interim Care and Maintenance	Safety Compliance Inspection	n/a	each	1			$50,000	$50,000
Costs - Interim Care and Maintenance	2026	Costs - Interim Care and Maintenance	V1	Interim Care and Maintenance	Socio-economic Reporting	n/a	each	1			$25,000	$25,000
Costs - Interim Care and Maintenance	2026	Costs - Interim Care and Maintenance	V1	Interim Care and Maintenance	Air Quality Monitoring Program	n/a	each	1			$50,000	$50,000
Number of years of ICM							years	2		**Total**		$13,475,680

Post-Closure Monitoring & Maintenance:

ACTIVITY/MATERIAL	Notes	Units	Quantity	Code	Unit Cost	Cost
MONITORING & INSPECTIONS						
Geotechnical / Engineering and Monitoring	Year 1,2,3,4, 5, 6, 7, 8, 18	each	9	#N/A	$50,000.00	$450,000
Aquatic Monitoring and Reporting Program - Site Wide	Year 1, 2, 3	each	3	#N/A	$75,000.00	$225,000
Aquatic Monitoring and Reporting Program - Mine Site Only	Year 4, 5, 6, 7, 8, 18	each	6	#N/A	$60,000.00	$360,000
Environmental Assessment / Sampling / Testing	Year 3	each	1	#N/A	$150,000.00	$150,000
Terrestrial Environmental Monitoring and Reporting	Year 5, 7,6,7,18	each	5	#N/A	$65,000.00	$325,000
Marine Environmental Monitoring and Reporting	Year 1, 2, 3	each	3	#N/A	$25,000.00	$75,000
Safety Compliance Inspection - Site Wide	Year 1, 2, 3, 4, 5, 6	each	6	#N/A	$75,000.00	$450,000
Safety Compliance Inspection - Northern Transport Route and Mine Site	Year 7, 8, 18	each	3	#N/A	$50,000.00	$150,000
Socio-economic Reporting	Year 1,2,3,4, 5, 6, 7, 8, 18	each	9	#N/A	$25,000.00	$225,000
Air Quality Monitoring Program	Year 1,2,3,4, 5, 6, 7, 8, 18	each	9	#N/A	$50,000.00	$450,000
Quarry Q1 Landfill Permitting	Year 1	Lot	1	#N/A	$280,000.00	$280,000
Quarry Q1 Additional Environmental Monitoring		Lot	3	#N/A	$25,000.00	$75,000

Subtotal, post-closure costs $3,215,000

Mobilization/Demobilization:

ACTIVITY/MATERIAL	Workplan ID	WBS Level 2	Discipline Code	Scope	Description	Land Type	Units	Quantity	Cost Code	Unit Cost	BIM Unit Rate	Cost
MOBILIZE HEAVY EQUIPMENT												
MOBILIZE EQUIPMENT												
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Civil	Mobilize Civil Contractor - 627G Motorscraper (4)	n/a	each	12			$7,000	$84,000
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Civil	Mobilize Civil Contractor - 725C Articulated Truck (12)	n/a	each	36			$4,000	$144,000
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Civil	Mobilize Civil Contractor - Tractor Trailer Side Dump (6)	n/a	each	18			$850	$15,300
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Civil	Mobilize Civil Contractor - 345CL Excavator(2)	n/a	each	6			$6,500	$39,000
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Civil	Mobilize Civil Contractor - 325BL Excavator (4)	n/a	each	12			$4,750	$57,000
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Civil	Mobilize Civil Contractor - D8R Crawler Tractor (3)	n/a	each	9			$6,000	$54,000
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Civil	Mobilize Civil Contractor - D6R Crawler Tractor (3)	n/a	each	9			$3,000	$27,000
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Civil	Mobilize Civil Contractor - 14H Motor Grader (6)	n/a	each	18			$3,500	$63,000
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Civil	Mobilize Civil Contractor - 980G Front End Loader (2)	n/a	each	6			$5,500	$33,000
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Civil	Mobilize Civil Contractor - 966G Front End Loader (3)	n/a	each	9			$4,500	$40,500
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Civil	Mobilize Civil Contractor - 246C Skid Steer Loader (3)	n/a	each	9			$1,500	$13,500
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Civil	Mobilize Civil Contractor - 815E 4 Wheel Steel Compacter (2)	n/a	each	6			$3,500	$21,000
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Civil	Mobilize Civil Contractor - CP323 Vibratory Drum Compactor (2)	n/a	each	6			$850	$5,100
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Civil	Mobilize Civil Contractor - Service Truck (4)	n/a	each	12			$850	$10,200
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Civil	Mobilize Civil Contractor - Water Truck (4)	n/a	each	12			$1,500	$18,000
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Civil	Mobilize Civil Contractor - Crew Truck (10)	n/a	each	30			$575	$17,250
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Civil	Mobilize Civil Contractor - Shop Converted Trailer - 4 x 40' Sea Cans c/w Canopy (1)	n/a	each	3			$9,250	$27,750
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Civil	Mobilize Civil Contractor - Lunchroom (3)	n/a	each	9			$2,500	$22,500
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Civil	Mobilize Civil Contractor - Wash Cars and Dry Facility (4)	n/a	each	12			$5,000	$60,000
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Civil	Mobilize Civil Contractor - Generators (4)	n/a	each	12			$575	$6,900
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Civil	Mobilize Civil Contractor - Frost Fighters (2)	n/a	each	6			$575	$3,450
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Civil	Mobilize Civil Contractor - Light Plant (10)	n/a	each	30			$300	$9,000
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Civil	Mobilize Civil Contractor - Temporary Truck Wash (2)	n/a	each	6			$5,000	$30,000
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Civil	Mobilize Civil Contractor - Loras Bin (8)	n/a	each	24			$300	$7,200
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Civil	Mobilize Demolition Contractor - Large Crane	n/a	each	3			$12,500	$37,500
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Civil	Mobilize Demolition Contractor - Large Excavator c/w Demolition Sheers and Breaker Hammers (3)	n/a	each	9			$10,000	$90,000
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Civil	Mobilize Demolition Contractor - Loader (2) c/w Forklift Attachments	n/a	each	6			$5,500	$33,000

Mobilization/Demobilization:

ACTIVITY/MATERIAL	Workplan ID	WBS Level 2	Discipline Code	Scope	Description	Land Type	Units	Quantity	Cost Code	Unit Cost	BIM Unit Rate	Cost
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Demolition	Mobilize Demolition Contractor - Tool Crib (3)	n/a	each	9			$2,250	$20,250
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Demolition	Mobilize Demolition Contractor - Large AWP (2)	n/a	each	6			$1,750	$10,500
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Demolition	Mobilize Demolition Contractor - Small AWP (2)	n/a	each	6			$1,250	$7,500
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Demolition	Mobilize Demolition Contractor - Skidsteer (2)	n/a	each	6			$1,500	$9,000
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Demolition	Mobilize Demolition Contractor - Compressor Medium (2)	n/a	each	6			$1,000	$6,000
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Demolition	Mobilize Demolition Contractor - 1/2 Supervision Trucks (2)	n/a	each	6			$575	$3,450
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Demolition	Mobilize Demolition Contractor - 1 Ton Service Truck (2)	n/a	each	6			$850	$5,100
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Demolition	Mobilize Demolition Contractor - Crew Van - 48 Passenger (2)	n/a	each	6			$2,500	$15,000
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Demolition	Mobilize Demolition Contractor - Flatdeck Trailers (4)	n/a	each	12			$575	$6,900
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Demolition	Mobilize Demolition Contractor - Office Complex (8)	n/a	each	6			$2,500	$15,000
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Demolition	Mobilize Demolition Contractor - Lunchroom	n/a	each	3			$2,500	$7,500
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Demolition	Mobilize Demolition Contractor - Wash Cars and Dry Facility	n/a	each	3			$5,000	$15,000
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Demolition	Mobilize Demolition Contractor - Frost Fighters	n/a	each	6			$575	$3,450
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Demolition	Mobilize Demolition Contractor - Generators	n/a	each	6			$575	$3,450
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Demolition	Mobilize Demolition Contractor - Light Towers	n/a	each	12			$300	$3,600
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Demolition	Mobilize Demolition Contractor - Waste Bins	n/a	each	12			$300	$3,600
MOBILIZE CAMP												
Civil and Demolition Mobilization	2026	Indirect Costs	W2 - Flights, Camp, and Caterin	Camp	CON-01 - Demolition Contractor - Contractor Camp and Catering Costs		each	7,691			$155	$1,192,105
Civil and Demolition Mobilization	2026	Indirect Costs	W2 - Flights, Camp, and Caterin	Camp	CON-02 - Civil Contractor - Catering		each	23,305			$155	$3,612,275
ICM Mobilization		Indirect Costs	W2 - Flights, Camp, and Caterin	Camp	ICM Contractor Camp and Catering		each	11,680			$155	
Civil and Demolition Mobilization	2026	Indirect Costs	W2 - Flights, Camp, and Caterin	Temp Camp	Mobilization / Demobilization of Temporary Camp Once the Camp is Demolished		Lot	1			$1,937,500	$1,937,500
MOBILIZE WORKERS												
Civil and Demolition Mobilization	2026	Indirect Costs	W2 - Flights, Camp, and Catering	Flights	CON-01 - Demolition Contractor - Contractor Flights		each	550			$1,295	$712,250
Civil and Demolition Mobilization	2027	Indirect Costs	W2 - Flights, Camp, and Catering	Flights	CON-02 - Civil Contractor - Contractor Flights		each	1,665			$1,295	$2,156,175
ICM Mobilization		Indirect Costs	W2 - Flights, Camp, and Catering	Flights	ICM Contractor flights		each	832			$1,295	
WORKER ACCOMODATIONS												
MOBILIZE FUEL												
WINTER ROAD												
DEMOBILIZE EQUIPMENT												

Mobilization/Demobilization:

ACTIVITY/MATERIAL	Workplan ID	WBS Level 2	Discipline Code	Scope	Description	Land Type	Units	Quantity	Cost Code	Unit Cost	BIM Unit Rate	Cost
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Civil	Demobilize Civil Contractor - 627G Motorscraper (4)	n/a	each	12			$7,000	$84,000
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Civil	Demobilize Civil Contractor - 725C Articulated Truck (12)	n/a	each	36			$4,000	$144,000
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Civil	Demobilize Civil Contractor - Tractor Trailer Side Dump (6)	n/a	each	18			$850	$15,300
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Civil	Demobilize Civil Contractor - 345CL Excavator(2)	n/a	each	6			$6,500	$39,000
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Civil	Demobilize Civil Contractor - 325BL Excavator (4)	n/a	each	12			$4,750	$57,000
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Civil	Demobilize Civil Contractor - D8R Crawler Tractor (3)	n/a	each	9			$6,000	$54,000
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Civil	Demobilize Civil Contractor - D6R Crawler Tractor (3)	n/a	each	9			$3,000	$27,000
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Civil	Demobilize Civil Contractor - 14H Motor Grader (6)	n/a	each	18			$3,500	$63,000
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Civil	Demobilize Civil Contractor - 980G Front End Loader (2)	n/a	each	6			$5,500	$33,000
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Civil	Demobilize Civil Contractor - 966G Front End Loader (3)	n/a	each	9			$4,500	$40,500
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Civil	Demobilize Civil Contractor - 246C Skid Steer Loader (3)	n/a	each	9			$1,500	$13,500
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Civil	Demobilize Civil Contractor - 815E 4 Wheel Steel Compacter (2)	n/a	each	6			$3,500	$21,000
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Civil	Demobilize Civil Contractor - CP323 Vibratory Drum Compactor (2)	n/a	each	6			$850	$5,100
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Civil	Demobilize Civil Contractor - Service Truck (4)	n/a	each	12			$850	$10,200
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Civil	Demobilize Civil Contractor - Water Truck (4)	n/a	each	12			$1,500	$18,000
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Civil	Demobilize Civil Contractor - Crew Truck (10)	n/a	each	30			$575	$17,250
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Civil	Demobilize Civil Contractor - Shop Converted Trailer - 4 x 40' Sea Cans c/w Canopy (1)	n/a	each	3			$9,250	$27,750
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Civil	Demobilize Civil Contractor - Lunchroom (3)	n/a	each	9			$2,500	$22,500
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Civil	Demobilize Civil Contractor - Wash Cars and Dry Facility (4)	n/a	each	12			$5,000	$60,000
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Civil	Demobilize Civil Contractor - Generators (4)	n/a	each	12			$575	$6,900
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Civil	Demobilize Civil Contractor - Frost Fighters (2)	n/a	each	6			$575	$3,450
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Civil	Demobilize Civil Contractor - Light Plant (10)	n/a	each	30			$300	$9,000

Mobilization/Demobilization:

ACTIVITY/MATERIAL	Workplan ID	WBS Level 2	Discipline Code	Scope	Description	Land Type	Units	Quantity	Cost Code	Unit Cost	BIM Unit Rate	Cost
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Civil	Demobilize Civil Contractor - Temporary Truck Wash (2)	n/a	each	6			$5,000	$30,000
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Civil	Demobilize Civil Contractor - Loras Bin (8)	n/a	each	24			$300	$7,200
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Civil	Demobilize Demolition Contractor - Large Crane	n/a	each	3			$12,500	$37,500
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Civil	Demobilize Demolition Contractor - Large Excavator c/w Demolition Sheers and Breaker Hammers (3)	n/a	each	9			$10,000	$90,000
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Civil	Demobilize Demolition Contractor - Loader (2) c/w Forklift Attachments	n/a	each	6			$5,500	$33,000
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Demolition	Demobilize Demolition Contractor - Tool Crib (3)	n/a	each	9			$2,250	$20,250
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Demolition	Demobilize Demolition Contractor - Large AWP (2)	n/a	each	6			$1,750	$10,500
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Demolition	Demobilize Demolition Contractor - Small AWP (2)	n/a	each	6			$1,250	$7,500
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Demolition	Demobilize Demolition Contractor - Skidsteer (2)	n/a	each	6			$1,500	$9,000
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Demolition	Demobilize Demolition Contractor - Compressor Medium (2)	n/a	each	6			$1,000	$6,000
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Demolition	Demobilize Demolition Contractor - 1/2 Supervision Trucks (2)	n/a	each	6			$575	$3,450
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Demolition	Demobilize Demolition Contractor - 1 Ton Service Truck (2)	n/a	each	6			$850	$5,100
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Demolition	Demobilize Demolition Contractor - Crew Van - 48 Passenger (2)	n/a	each	6			$2,500	$15,000
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Demolition	Demobilize Demolition Contractor - Flatdeck Trailers (4)	n/a	each	12			$575	$6,900
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Demolition	Demobilize Demolition Contractor - Office Complex (8)	n/a	each	6			$2,500	$15,000
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Demolition	Demobilize Demolition Contractor - Lunchroom	n/a	each	3			$2,500	$7,500
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Demolition	Demobilize Demolition Contractor - Wash Cars and Dry Facility	n/a	each	3			$5,000	$15,000
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Demolition	Demobilize Demolition Contractor - Frost Fighters	n/a	each	6			$575	$3,450
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Demolition	Demobilize Demolition Contractor - Generators	n/a	each	6			$575	$3,450
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Demolition	Demobilize Demolition Contractor - Light Towers	n/a	each	12			$300	$3,600
Civil and Demolition Mobilization	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Mobilize Demolition	Demobilize Demolition Contractor - Waste Bins	n/a	each	12			$300	$3,600
DEMOBILIZE FUEL												
Indirect Costs - Demob Fuel - MP	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Demob Fuel - MP	Demobilize Fuel from Milne Port and Ship on Fuel Tanker - $2,705,775 / 20,000,000 L of Fuel Based on routing: QC -> Philadelphia -> Milne Inlet -> QC. Actuals from BIM	n/a	litre	30,510,000			0.135	$4,127,660
Indirect Costs - Demob Fuel - MS	2026	Indirect Costs	W1 - Mobilization / Demobilization Freight	Demob Fuel - MS	Demobilize Mine Site Fuel from Milne Port and Ship on Fuel Tanker - $2,705,775 / 20,000,000 L of Fuel Based on routing: QC -> Philadelphia -> Milne Inlet -> QC. Actuals from BIM	n/a	litre	8,600,000			0.135	$1,163,483
DEMOBILIZE CAMP												
DEMOBILIZE WORKERS												
WINTER ROAD												
											Directs Total	**$17,110,349**

Post Closure Water Treatment - Identified as long term/post-closure in 'Instructions' worksheet

ACTIVITY/MATERIAL	Workplan ID	WBS Level 2	Discipline Code	Scope	Notes	Units	Quantity	Cost Code	Unit Cost	BIM Unit Rate	BIM CAPEX Cost	RECLAIM Factor	RECLAIM Cost (per year)	Cost
ADDITION OF REAGENTS TO WTP														
LABOUR AND SUPPLIES														
WATER MANAGEMENT														
KM105 am and Surface Water Management Pond		2026 Facility	H	Closure of KM105 Dam and Surface Water Management	Water Management (per year) - Assumes 3 years calculated on Post Closure**	per year	1		$62,150.00	$62,150.00	$62,150.00	1	$62,150.00	$62,150
KM105 am and Surface Water Management Pond		2026 Facility	H	Closure of KM105 Dam and Surface Water Management	Mud Removal (per year) - Assumes 3 years calculated on Post Closure	per year	1		$40,000.00	$40,000.00	$40,000.00	1	$40,000.00	$40,000
WTP WATER SAMPLING AND ANALYSES														
SITE ACCESS														
CONSTRUCT WATER TREATMENT PLANT														
ANNUAL ADJUSTMENT														
									Annual Total					$102,150

Notes

** - 40 Bags of Polymer, Operator & Generator 4 Hrs / Day x 123 Days (May - Sept)

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