



**Revitalizing Auto Communities
Environmental Response Trust**

**FORMER HOWARD WAREHOUSE (10050)
2013 ANNUAL ENVIRONMENTAL ACTION
BUDGET AUTHORIZATION REQUEST
October 31, 2012**

INTRODUCTION

This 2013 Annual Environmental Action (EA) Budget Authorization Request is submitted pursuant to Paragraph 49 of the Settlement Agreement and has been prepared under the supervision of Elliott Laws, Managing Member, EPLET, LLC, Administrative Trustee of the Revitalizing Auto Communities Environmental Response Trust. Attachment 1 includes a table that provides the cost breakdown that resulted in the amounts included in the property specific funding for this Site as listed in Attachment A to the Settlement Agreement.

OVERVIEW OF 2013 ANNUAL EA BUDGET AUTHORIZATION REQUEST

This 2013 Annual EA Budget Authorization Request is being submitted to request approval for activities anticipated to be completed in the 2013 calendar year. These activities include:

- Task 2 - Finalization of reporting unfinished in 2012
- Task 3 - Agency Oversight

2013 Annual Budget Authorization Request Amount: \$9,345

Please see Attachment 1 for a cost breakdown that resulted in the amounts included in the property specific funding for this Site as listed in Attachment A to the Settlement Agreement; Attachment 2 for estimated costs through December 31, 2012 and Property Funding Account Balances; Attachment 3 for more details in support of the proposed 2013 EA budget; Attachment 4 for a projected schedule and milestones; and Attachment 5 for a cost reallocation for current and future years.

MODIFICATION OF REMEDIATION COST ESTIMATE SCOPE OF WORK AND BUDGET

☐ This Annual EA Budget Authorization Request includes work and/or budget that varies from the most recent Remediation Cost Estimate Summary (dated May, 2010) for the Site?

- Brief Description (if checked):

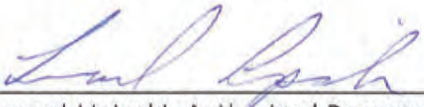
APPROVALS

Revitalizing Auto Communities Environmental Response Trust


Grant Trigger, Michigan Cleanup Manager


Elliott P. Laws, Managing Member of EPLET, LLC
Administrative Trustee for RACER Trust

Michigan Department of Environmental Quality


Leonard Lipinski, Authorized Representative
MDEQ Remediation Division

12/21/12
Date

DETAILED SUPPORT FOR THE 2013 ANNUAL EA BUDGET AUTHORIZATION REQUEST

- Attachment 1 – Original Cost Breakdown
- Attachment 2 – Cost to Date (since July 1, 2010) and Property Funding Account Balances
- Attachment 3 – Scope of Work and Detailed Budget Estimate for the 2013 Annual EA Budget Authorization Request
- Attachment 4 – Projected 2013 Schedule and Milestones
- Attachment 5 – Current and Future Years Cost Reallocation



***Remediation Cost Estimate Modifications
and 2013 Budget Recommendations***
Former Howard Warehouse

Introduction

A Remediation Cost Estimate Summary ("RCES") was prepared for each of the former General Motors sites controlled by Motors Liquidation Company ("MLC"). When the Bankruptcy Court approved the formation of the Revitalizing Auto Communities Environmental Response Trust ("RACER") the budgets adopted by MLC provided the basis for the allocation of funding for each site listed on Attachment A to the Environmental Response Trust Consent Decree and Settlement Agreement ("Settlement Agreement"). The anticipated scope of work and the schedule for each site were also included in each RCES.

Under the Settlement Agreement RACER is obligated annually to prepare and review with the applicable lead agency a proposed budget and schedule. The budget must be approved by the lead agency.

This summary is intended to explain any adjustments to the scope of work or other modifications to the RCES to create an evolving record of the scope of work and budget for each site. Because the original RCES was based by necessity on a range of assumptions, as new and better information is developed for each site the scope of work and budgets must be refined accordingly. This cover memo highlights and documents those changes and explains how issues have evolved at the site based on new or better information. It is intended that this summary will be prepared for each site each year until the conclusion of the remedial work.

2013 Budget Request

The following highlights the primary budget components for 2013. Detailed backup summaries and explanation of work plan details are included in the 2013 budget request – attached (as Exhibit B) after the Revised May 2010 RCES (Exhibit A).

1	Task 2 Soil Excavation and Reporting	\$8,900
2	Task 3 Agency Oversight	\$445

Totals \$9,345

Modifications from 2011 Edition of the RCES

- 1 The scope of the 2013 tasks generally reflects the RCES.

Project Summary

The schedules originally adopted by MLC and reflected in the RCES are generally overly optimistic due in large part to the preliminary nature of the site characterization information that was available – the Former Howard Warehouse site required some additional investigation. While certain work was completed later than originally scheduled the work will be completed within the overall budget.

The majority of the work associated with the Former Howard Warehouse is expected to be completed in 2012. Tasks expected to remain for 2013 include finalizing the No Further Action Report.

EXHIBIT A

Remediation Cost Estimate Summary
Former Howard Warehouse – Vacant Land
MLC ID 1005

October 27, 2009
Revised May 2010

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Background Information

The Former Howard Warehouse property is a 3.8-acre vacant property located at 700 Garey Street in Saginaw, Michigan (site). The site is bounded by Garey Street to the north, Brown Street to the east, railroad tracks to the south, and Owen Street (vacated) to the west. The site is located in an area of mixed residential and industrial/commercial uses.

Based on information obtained from a Phase I Environmental Site Assessment (ESA) (Conestoga-Rovers & Associates [CRA], September 2006), Nelson Brothers Company, a manufacturer of gasoline engines, occupied the site from approximately 1924 through 1940. General Motors Corporation (formerly GM, now Motors Liquidation Company MLC) began leasing the building in 1945, and was reportedly subleasing the site to Howard Industries and Palace Corporation (automobile trailer and/or portable building manufacturers) and Sears Roebuck & Company (for use as a warehouse). Other occupants that reportedly subleased the property included the United States Navy, Baker Perkins, Kochton Corporation, and General Electric. GM purchased the site in 1979, and many of the companies listed above continued to occupy the building until it was demolished in 1988.

Selected background information is provided below:

- Site Location
Former Howard Warehouse/Vacant land
700 Garey Street, Saginaw, Michigan
- USEPA ID Numbers
None

Real Estate Information

The following is a summary of selected real estate information for the site:

- Current Land Use and Zoning/Permitted Use – Vacant
- Zoning – Industrial
- Building and Improvements – Building demolished in 1988
- Size, Age, Condition – 3.8 acres vacant
- Infrastructure – Unknown

Environmental History

The Phase I ESA identified several recognized environmental conditions (RECs), which included:

- One 800-gallon gasoline underground storage tank (UST) was located near the northwestern corner of the building, and one 1,000-gallon fuel oil UST was located in the courtyard of the building. There was no other information available as to whether these USTs were still in place or removed. In addition, the site is not listed in the Michigan Department of Natural Resources and Environment (MDNRE) UST database as having USTs or releases from USTs.
- Files obtained by CRA from the MDNRE indicated that an approximately 300-gallon UST was removed from the site in October 1988, but the location was not provided. Notes from the MDNRE file indicated that a strong petroleum odor was noted in the pit where the tank was removed and six soil samples were collected from the area. The MDNRE files did not indicate if soil was excavated, and the file did not have information regarding the analytical results of the soil samples. Information in the file did not indicate if a closure assessment had been performed or was necessary.
- One 1,000-gallon aboveground storage tank (AST) was depicted on maps at the northeastern corner of the site building. The AST is not currently located at the site, but the Phase I ESA did not indicate if a closure assessment had been performed or was necessary.
- Hazardous wastes may have been generated at the site based on past manufacturing operations (i.e., machining, painting/spraying, dipping, and acetylene generation processes) performed by Nelson Brothers Company and Howard Industries and Palace Corporation. A 1935 Sanborn map illustrated that the building was used as a foundry and identified cooling sheds with earthen floors.
- CRA indicated in the Phase I ESA that 1940 and 1951 site maps apparently generated by the Saginaw Steering Gear Division of GM depicted an area labeled as transformers in the courtyard of the building. In addition, CRA reported in the Phase I ESA that personnel indicated that equipment containing polychlorinated biphenyls (PCBs) was formerly stored outside the building.
- A 1940 site map apparently generated by the Saginaw Steering Gear Division of GM depicted a coal pile outside the south end of the building and adjacent to the railroad tracks.
- A portion of the site to the east of the building was also apparently used to store fire bricks, pig iron, coke piles, a flask yard, scrap steel, and other materials.
- The 1984 GM purchase order for demolition of the site specified that the building be demolished to 1 foot below existing grade and all machine foundations and pits were to be removed to 1 foot below the floor. No documentation of demolition activities was available.

- A Sanborn Map from 1969 indicated that an adjacent property to the southwest was used for dry cleaning.
- A search of available environmental records was conducted by Environmental Data Resources, Inc. (EDR), and the site was not listed in any of the databases searched by EDR.

Current Environmental Issues

A Phase II ESA was conducted at the site by CRA between December 2006 and November 2008. A total of 104 soil borings were advanced across the site, as well as in the area of each of the RECs, at three former doorways to the building one in the loading area, and three in the estimated location of the USTs. A review of the boring logs provided by CRA indicated that the underlying soils generally consist of sand from the ground surface down to depths ranging between approximately 2 to 5 feet, and the sand is underlain by clay that extends down to at least 10 feet below ground surface (bgs).

The results of the Phase II ESA were summarized in a Draft Memorandum Phase II ESA Investigation Results (CRA, April 2008) and indicated the following:

- The Residential Direct Contact Criteria (RDCC) for soil was exceeded for arsenic in five of the samples from the 104 borings.
- Soil samples at five locations exceeded the RDCC for lead (400 milligrams per kilogram [mg/kg]). These five samples were confined to one small area of the site. Additional sampling events conducted in September 2007 and November 2007 and stepout borings were completed at BH13, which previously exceeded the RDCC. The sampling results from locations BH136, BH13N, BH135, BH13D, and BH13S characterize the horizontal and vertical extent of lead above screening criteria at BH13; however, soil sample location BH13W (with a lead concentration of 823 mg/kg) has not been delineated to the south (towards the property line).
- Soil samples at five locations exceeded the RDCC for benzo(a)pyrene; however, the concentrations (3.7 mg/kg to 14 mg/kg) were marginally above the RDCC of 2 mg/kg. Benzo(a)pyrene concentrations in soil were delineated both horizontally and vertically at one sampling location (BH18) during the Phase II ESA. CRA concluded that the remaining four sampling locations were near roads along the perimeter of the property, and are not believed to be site-related.

Remediation Scope of Work and Cost Estimate

This “Remediation Scope of Work and Cost Estimate” summarizes the discussions and agreements between MLC and applicable environmental regulatory agencies in connection with the plan of reorganization or liquidation for MLC, including the establishment of a post-confirmation trust to complete remediation. The objectives of this Remediation Scope of Work and Cost Estimate are to: i) describe activities and associated, assumed costs that are focused on MLC’s goal of bringing the site to regulatory closure within the timeframes indicated in the

accompanying “Project Schedule” table; and/or ii) describe any necessary long-term operation, maintenance, and monitoring tasks and associated, assumed costs that may be required for maintaining an environmentally protective remedy for the specified timeframe.

The scope of work presented below is based on the assumptions concerning conditions, rates, other costs, and other variables stated herein and in referenced documents. Significant variances from these assumptions may result, if more favorable, in reductions in the scope and/or costs, and if less favorable, in increased or different scope and/or costs.

Groundwater was not encountered during site investigation work and a continuous extensive clay layer underlies the site. Therefore, the Residential Drinking Water Protection criteria are not applicable and no groundwater remediation is proposed. The remediation scope of work assumes that site soils will be cleaned up to meet the MDNRE’s RDCC for benzo(a)pyrene and lead. Arsenic concentrations in soil were within the statewide background concentrations; therefore, no further investigation with respect to arsenic is necessary for the site. Remediation work will include soil delineation sampling and analysis activities, as well as soil removal and off-site disposal of the impacted soil. The remediation cost estimates reflect these activities and are described in more detail below.

The remediation cost estimate for this site in current dollars (2010) is \$241,500. This cost is based on a total Estimated Baseline/Engineering Cost of \$200,000 plus a 15 percent contingency (\$30,000), as well as an Agency Oversight cost of \$11,500. The Remediation Cost Estimate Summary spreadsheet provides a year by year breakdown of costs for each task included in this estimate. In addition, Appendix A includes a more detailed cost breakdown that supports these estimates.

Soil Delineation Sampling and Analysis and Reporting

Soil sampling, analysis, and reporting will be completed in 2010 to delineate soils identified in the Phase II ESA that are impacted with benzo(a)pyrene and lead and exceed the MDNRE’s RDCC. It is assumed that the MDNRE concludes that the benzo(a)pyrene exceedances at the four locations along the boundary of the site are due to site activities and will require delineation, as well as with the benzo(a)pyrene-impacted and lead-impacted soil identified on the property. The Estimated Baseline/Engineering Cost for this initial sampling event is \$25,000, which includes analytical costs and labor for sampling, data evaluation, and reporting.

The cost estimate also includes an allowance for an additional sampling event in case the results of the initial sampling event do not fully delineate the impacted soil. The Estimated Baseline/Engineering Cost for this additional sampling event, if needed, is \$12,500, and also includes analytical costs and labor for sampling data evaluation, and reporting.

Based on communication with the Agency, it was agreed upon to include an additional allowance of \$37,500 to the cost estimate for the investigation/reporting; however, the need for this expenditure has yet to be determined, and thus, the expenditure for this task remains as a potential cost that may not be incurred and is subject to further evaluation.

The total Estimated Baseline/Engineering Cost for this activity is estimated at \$75,000 should the entire scope of work be implemented. The additional sampling event may not be required and associated cost (\$12,500) may not be incurred if the impacted soil limits are fully delineated during the initial sampling event. In addition, the total cost may not be incurred if the MDNRE concludes that benzo(a)pyrene-impacted and lead-impacted soil along and within the site does not require delineation.

Soil Excavation and Reporting

Benzo(a)pyrene-impacted and lead-impacted soils exceeding the MDNRE's RDCC will be excavated and transported off site for disposal. It is assumed that for the purposes of this cost estimate and scope of work that the benzo(a)pyrene exceedances at the four locations along the boundary of the site are due to site activities and will require remediation, as well as with the benzo(a)pyrene-impacted and lead-impacted soil identified on the property. Unless site investigations demonstrate otherwise, it is anticipated that this work will include:

- Excavation and off-site disposal of approximately 185 cubic yards of benzo(a)pyrene-impacted soil from the ground surface to approximately 2 feet bgs from five locations with an area of approximately 500 square feet each (total area of 2,500 square feet).
- Excavation and off-site disposal of approximately 370 cubic yards of lead-impacted soil from the ground surface to approximately 2 feet bgs in an area of approximately 5,000 square feet.
- Backfilling and surface restoration (i.e., topsoil and grass seed) of the excavated areas.
- Preparation of a report that will summarize the completed soil removal activities.

The total Estimated Baseline/Engineering Cost for this activity is \$125,000. The total cost for this activity may be reduced if less impacted soil is identified or if the MDNRE concludes that benzo(a)pyrene-impacted soil along the site boundary does not require remediation.

Regulatory Requirements

There are currently no regulatory requirements established for the site. However, the current remedial strategy for the site assumes that the site will have unrestricted land use. Therefore, future activities performed at the site will be performed to meet the MDNRE's RDCC developed by the State of Michigan under Part 201 of the Natural Resources and Environmental Protection Act 451 (NREPA).

Project Schedule and Estimated Cost

The project schedule and estimated cost for the anticipated work to be performed is presented below. The estimate presented below does not include Agency oversight or contingency costs.

Timeframe	Event	Responsibility	Estimated Baseline/Engineering Cost ^{1,2}
2010	Soil Delineation Sampling and Analysis and Reporting	MLC	\$75,000
2011	Soil Excavation and Reporting	MLC	\$125,000

Notes:

1. Contingency not included in cost table.
2. Agency oversight cost not included. As shown below in the Remediation Cost Estimate Summary, the Agency oversight cost for each year assumed 5 percent of the sum of the total Estimated Baseline/Engineering Cost for the year and the specified contingency amount.

Year						
	No.	Site Assessment and Reporting	Contingency	Soil Excavation and Reporting	Contingency	Agency Oversight
2010	1	\$ 75,000	15%	\$ -	10%	\$ 4,313
2011	2	\$ -	10%	\$ 125,000	15%	\$ 7,188
2012	3	\$ -	10%	\$ -	10%	\$ -
2013	4	\$ -	10%	\$ -	10%	\$ -
2014	5	\$ -	10%	\$ -	10%	\$ -
2015	6	\$ -	10%	\$ -	10%	\$ -
2016	7	\$ -	10%	\$ -	10%	\$ -
2017	8	\$ -	10%	\$ -	10%	\$ -
2018	9	\$ -	10%	\$ -	10%	\$ -
2019	10	\$ -	10%	\$ -	10%	\$ -
2020	11	\$ -	10%	\$ -	10%	\$ -
2021	12	\$ -	10%	\$ -	10%	\$ -
2022	13	\$ -	10%	\$ -	10%	\$ -
2023	14	\$ -	10%	\$ -	10%	\$ -
2024	15	\$ -	10%	\$ -	10%	\$ -
2025	16	\$ -	10%	\$ -	10%	\$ -
2026	17	\$ -	10%	\$ -	10%	\$ -
2027	18	\$ -	10%	\$ -	10%	\$ -
2028	19	\$ -	10%	\$ -	10%	\$ -
2029	20	\$ -	10%	\$ -	10%	\$ -
2030	21	\$ -	10%	\$ -	10%	\$ -
2031	22	\$ -	10%	\$ -	10%	\$ -
2032	23	\$ -	10%	\$ -	10%	\$ -
2033	24	\$ -	10%	\$ -	10%	\$ -
2034	25	\$ -	10%	\$ -	10%	\$ -
2035	26	\$ -	10%	\$ -	10%	\$ -
2036	27	\$ -	10%	\$ -	10%	\$ -
2037	28	\$ -	10%	\$ -	10%	\$ -
2038	29	\$ -	10%	\$ -	10%	\$ -
2039	30	\$ -	10%	\$ -	10%	\$ -

Appendix A

Notes and Calculations

APPENDIX A - Notes and Calculations

1005 Former Howard Warehouse - Vacant Land

SITE ASSESSMENT AND REPORTING					
Item No.		Estimated Quantity per year	Unit	Unit Cost	Estimated Yearly Cost
I	Site Assessment and Reporting				
	Project Manager	8	Hours	\$ 160.00	\$ 1,280.00
	Professional Geologist/Engineer (Reporting)	40	Hours	\$ 140.00	\$ 5,600.00
	Field Geologist/Engineer (2)	80	Hours	\$ 120.00	\$ 9,600.00
	Graphics/Typist	8	Hour	\$ 65.00	\$ 520.00
	Clerical/Word Processor	10	Hours	\$ 50.00	\$ 500.00
	Field Equipment/Expenses	1	Lump Sum	\$ 2,500.00	\$ 2,500.00
	Subcontractor: Laboratory	50	Sample	\$ 100.00	\$ 5,000.00
				I Subtotal	\$ 25,000.00
II	Contingency Site Assessment and Reporting				
	Project Manager	4	Hours	\$ 160.00	\$ 640.00
	Professional Geologist/Engineer (Reporting)	20	Hours	\$ 140.00	\$ 2,800.00
	Field Geologist/Engineer (2)	40	Hours	\$ 120.00	\$ 4,800.00
	Graphics/Typist	4	Hour	\$ 60.00	\$ 240.00
	Clerical/Word Processor	6	Hours	\$ 45.00	\$ 270.00
	Expenses (Travel, etc.)	1	Lump Sum	\$ 1,250.00	\$ 1,250.00
	Subcontractor: Laboratory	25	Sample	\$ 100.00	\$ 2,500.00
				II Subtotal	\$ 12,500.00
	Additional Costs agreed to with Agency				\$ 37,500.00
SUBTOTAL - SITE ASSESSMENT AND REPORTING					\$ 75,000.00
					Rounded Total: \$ 75,000.00
SOIL EXCAVATION AND REPORTING					
Item No.		Estimated Quantity per year	Unit	Unit Cost	Estimated Yearly Cost
I	Soil Excavation				
	Project Manager	8	Hours	\$ 160.00	\$ 1,280.00
	Field Geologist/Engineer (2)	80	Hours	\$ 120.00	\$ 9,600.00
	Field Equipment/Expenses	1	Lump Sum	\$ 2,500.00	\$ 2,500.00
	Subcontractor: Excavation, Transportation, Disposal	775	Tons	\$ 130.00	\$ 100,750.00
	Subcontractor: Laboratory	25	Sample	\$ 100.00	\$ 2,500.00
				I Subtotal	\$ 116,630.00
II	Reporting				
	Project Manager	10	Hours	\$ 160.00	\$ 1,600.00
	Professional Geologist/Engineer (Reporting)	40	Hours	\$ 140.00	\$ 5,600.00
	Graphics/Typist	8	Hour	\$ 60.00	\$ 480.00
	Clerical/Word Processor	8	Hours	\$ 45.00	\$ 360.00
	Expenses	1	Lump Sum	\$ 350.00	\$ 350.00
				II Subtotal	\$ 8,390.00
SUBTOTAL - SOIL EXCAVATION AND REPORTING					\$ 125,020.00
					Rounded Total: \$ 125,000.00

Total Estimated Baseline/Engineering Cost \$ 200,000.00

EXHIBIT B



**FORMER HOWARD WAREHOUSE (10050)
2013 ANNUAL ENVIRONMENTAL ACTION
BUDGET AUTHORIZATION REQUEST
October 31, 2012**

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- Brief Description (if checked):

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ATTACHMENT 1

Original Cost Breakdown

**Attachment 1 - Original Cost Estimate
Former Howard Warehouse - 2013 Budget Request**

**Former Howard Warehouse - 10050
Schedule of Cash Flows established by MLC**

Year	Remediation Cost Estimate - Settlement Agreement											
	Minimum	Reserve	Long-Term Operation, Monitoring and Maintenance (LTOMM)	Total Costs (NPV) Laddered Rates	Total Cost 2009 Dollars	Contingency Cost	Expected Cost	Site Assessment and Reporting	Contingency	Soil Excavation and Reporting	Contingency	Agency Oversight
2009	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	15%	\$ -	15%	\$ -
2010	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	15%	\$ -	15%	\$ -
2011	\$ 211,014	\$ 37,238		\$ 248,252	\$ 241,500	\$ 30,000.00	\$ 211,500.00	\$ 75,000	15%	\$ 125,000	15%	\$ 11,500
2012	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	15%	\$ -	15%	\$ -
2013	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	15%	\$ -	15%	\$ -
2014	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	15%	\$ -	15%	\$ -
2015	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	15%	\$ -	15%	\$ -
2016	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	15%	\$ -	15%	\$ -
2017	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	15%	\$ -	15%	\$ -
2018	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	15%	\$ -	15%	\$ -
2019	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	15%	\$ -	15%	\$ -
2020			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	15%	\$ -	15%	\$ -
2021			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	15%	\$ -	15%	\$ -
2022			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	15%	\$ -	15%	\$ -
2023			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	15%	\$ -	15%	\$ -
2024			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	15%	\$ -	15%	\$ -
2025			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	15%	\$ -	15%	\$ -
2026			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	15%	\$ -	15%	\$ -
2027			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	15%	\$ -	15%	\$ -
2028			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	15%	\$ -	15%	\$ -
2029			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	15%	\$ -	15%	\$ -
2030			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	15%	\$ -	15%	\$ -
2031			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	15%	\$ -	15%	\$ -
2032			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	15%	\$ -	15%	\$ -
2033			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	15%	\$ -	15%	\$ -
2034			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	15%	\$ -	15%	\$ -
2035			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	15%	\$ -	15%	\$ -
2036			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	15%	\$ -	15%	\$ -
2037			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	15%	\$ -	15%	\$ -
2038			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	15%	\$ -	15%	\$ -
	\$ 211,014	\$ 37,238	\$ -	\$ 248,252	\$ 241,500	\$ 30,000	\$ 211,500	\$ 75,000		\$ 125,000		\$ 11,500

ATTACHMENT 2

Cost to Date (since July 1, 2010) and Property Funding Account Balances

Attachment 2 - Cost to Date (since July 1, 2010)
Former Howard Warehouse - 2013 Budget Request

Former Howard Warehouse - 10050

Task Description	T01 - Site Assessment and Reporting	T02 - Soil Excavation and Reporting	Estimated Total Cost
2010 (1)	\$ -	\$ -	\$ -
2011 (2)	\$ 13,339	\$ -	\$ 13,339
2012 (3)	\$ 3,523	\$ 45,908	\$ 49,431
Cumulative	\$ 16,862	\$ 45,908	\$ 62,770
Total Estimated Cost			\$ 62,770

Notes:

(1) July 1, 2010 through December 31, 2010

(2) 2011 January 1 through December 31, 2011

(3) 2012 estimated reflects actual spent from January through August 2012 (\$41,931) and projected spend (\$7,500) for September through December 31, 2012

**Attachment 2 - Property Funding Accounts Balances
Former Howard Warehouse - 2013 Budget Request**

Property Funding Accounts Per Settlement Agreement	1-Jul-2010	1-Apr-2011	31-Dec-2011	31-Aug-2012
Minimum Estimated Property Funding	\$ 211,014	\$ 180,443	\$ 199,163	\$ 156,901
Reserve Property Funding	\$ 37,238	\$ 36,456	\$ 37,046	\$ 37,456
Long Term OMM Property Funding	\$ -	\$ -	\$ -	\$ -
Total Property Funding	\$ 248,252	\$ 216,899	\$ 236,209	\$ 194,357

Note: Balances reflect all costs and all income as of the referenced date.

ATTACHMENT 3

Scope of Work and Detailed Budget Estimate
for the 2013 Annual EA Budget Authorization Request

Attachment 3 - 2013 Budget Summary
Former Howard Warehouse - 2013 Budget Request

Former Howard Warehouse - 10050

Summary by Task

Task Descriptions		2013 Annual Budget	
Task 1	Site Assessment and Reporting	\$	-
Task 2	Soil Excavation and Reporting <i>Final Reporting</i>	\$	8,900
Task 3	Agency Oversight	\$	445
Totals		\$	9,345

**Attachment 3 - 2013 Scope of Work and Detailed Budget Estimate
Former Howard Warehouse - 2013 Budget Request**

Task Description	Unit	RACER Rate⁽¹⁾	Quantity	Total Cost
Task 2 Soil Excavation and Reporting				
<u>Proposed Scope for 2013</u>				
<i>Conduct any remaining tasks required to close out project, including finalizing the NFA report and any followup to MDEQ comments on the NFA report</i>				
Project Manager	hour	\$ 139.04	20	\$ 2,781
Junior Engineer	hour	\$ 90.83	50	\$ 4,542
Drafting	hour	\$ 82.07	10	\$ 821
Secretary	hour	\$ 51.39	10	\$ 514
Disbursements	lump sum	\$ 250.00	1	\$ 250
		Subtotal (Rounded):		\$ 8,900
Task 2 Total:				\$ 8,900
Task 3 Agency Oversight				
<u>Proposed Scope for 2013</u>				
<i>This task includes an allowance for agency oversight, should it be necessary. Agency Oversight is calculated as 5% of the total cost for 2013.</i>				
Agency Oversight	%	\$ 8,900.00	5	\$ 445
Task 3 Total:				\$ 445

Assumptions:

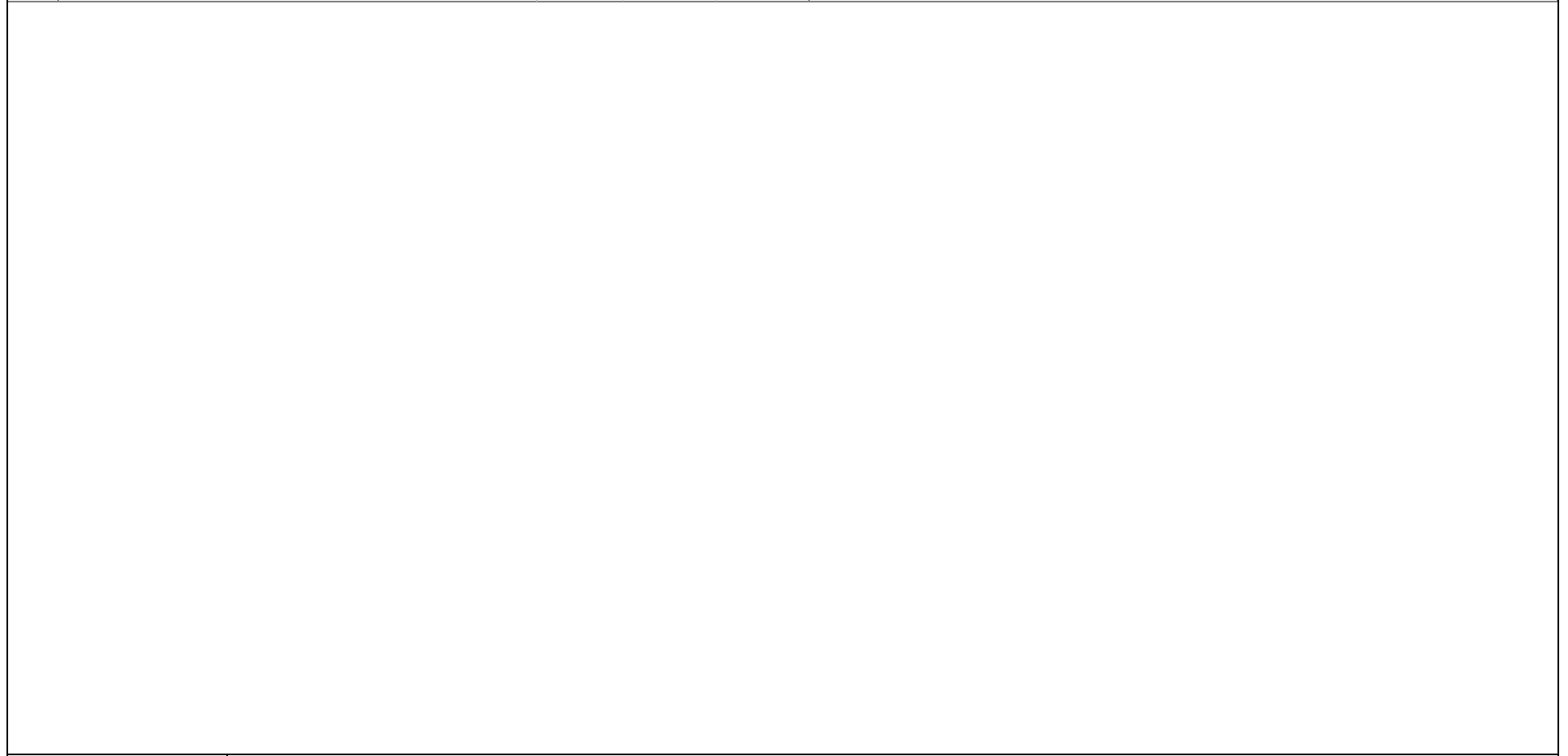
(1) 2013 contract rates with RACER.

ATTACHMENT 4

Projected 2013 Schedule and Milestones

RACER Site # 1005 - Garey Street - Schedule

ID	Task Name	Duration	Start	Finish	2013																												
					Oct				Nov				Dec				Jan				Feb				Mar				Ap				
					9/16	9/23	9/30	10/7	0/1	0/2	0/2	11/4	1/1	1/1	1/2	12/2	12/9	2/1	2/2	2/3	1/6	1/13	1/20	1/27	2/3	2/10	2/17	2/24	3/3	3/10	3/17	3/24	3/31
1	Soil Excavation and Reporting	107 days	Mon 9/24/12	Tue 2/19/13																													
2	RACER review of Restrictive Covenant	20 days	Mon 9/24/12	Fri 10/19/12																													
3	Execution of Restrictive Covenant	2 days	Mon 10/22/12	Tue 10/23/12																													
4	RACER review of No Further Action (NFA) Report	2 mons	Wed 10/24/12	Tue 12/18/12																													
5	Finalization and submittal of NFA Report to MDEQ	1 wk	Wed 12/19/12	Tue 12/25/12																													
6	Complete any revisions necessary to NFA report based on MDEQ review	2 mons	Wed 12/26/12	Tue 2/19/13																													



ATTACHMENT 5

Current and Future Years Cost Reallocation

**Attachment 5 - Current and Future Years Cost Reallocation
Former Howard Warehouse - 2013 Budget Request**

Former Howard Warehouse - 10050

Year	Site Assessment and Reporting			
	Annual Cost	Soil Excavation and Reporting	Agency Oversight	
2009	\$ -	\$ -	\$ -	\$ -
2010	\$ -	\$ -	\$ -	\$ -
2011 (1)	\$ 13,389	\$ 13,389		\$ -
2012 - Estimated Costs (2)	\$ 51,931	\$ 3,523	\$ 45,908	\$ 2,500
2013	\$ 9,345	\$ -	\$ 8,900	\$ 445
2014	\$ 136,835	\$ 58,088	\$ 70,192	\$ 8,555
2015	\$ -	\$ -	\$ -	\$ -
2016	\$ -	\$ -	\$ -	\$ -
2017	\$ -	\$ -	\$ -	\$ -
2018	\$ -	\$ -	\$ -	\$ -
2019	\$ -	\$ -	\$ -	\$ -
Subtotal	\$ 211,500	\$ 75,000	\$ 125,000	\$ 11,500
Subtotal from Original Cost Breakdown ⁽³⁾	\$ 211,500	\$ 75,000	\$ 125,000	\$ 11,500
Variance	\$ -	\$ -	\$ -	\$ -

2020		\$ -	\$ -	\$ -
2021		\$ -	\$ -	\$ -
2022		\$ -	\$ -	\$ -
2023		\$ -	\$ -	\$ -
2024		\$ -	\$ -	\$ -
2025		\$ -	\$ -	\$ -
2026		\$ -	\$ -	\$ -
2027		\$ -	\$ -	\$ -
2028		\$ -	\$ -	\$ -
2029		\$ -	\$ -	\$ -
2030		\$ -	\$ -	\$ -
2031		\$ -	\$ -	\$ -
2032		\$ -	\$ -	\$ -
2033		\$ -	\$ -	\$ -
2034		\$ -	\$ -	\$ -
2035		\$ -	\$ -	\$ -
2036		\$ -	\$ -	\$ -
2037		\$ -	\$ -	\$ -
2038		\$ -	\$ -	\$ -
Totals	\$ -	\$ -	\$ -	\$ -
Original Cost Breakdown ⁽³⁾	\$ -	\$ -	\$ -	\$ -
Variance	\$ -	\$ -	\$ -	\$ -

Identifies cells/amounts that were revised from the most recent approved EA budget or budget amendment (Amendment No.1 approved on February 27, 2012)

Notes:

(1) January 1, 2011 through December 31, 2011

(2) 2012 estimated reflects actual spent from January through August 2012 (\$41,931) and projected spend (\$7,500) for September through December 31, 2012

(3) The original cost breakdown and schedule of cash flow as established by MLC pursuant to the May 2010 RCES