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Application

INDIANA DEVELOPMENT FINANCE AUTHORITY

APPLICATION BROWNFIELDS LOAN1

This application must be completed, signed by the political subdivision and received by the Indiana Development Finance Authority no later than 5:00 p.m. on the application deadline.

Return Completed Application to:
INDIANA DEVELOPMENT FINANCE AUTHORITY
One North Capitol, Suite 320
Indianapolis, Indiana 46204-2226
(317) 233-4332

PLEASE TYPE

1. Name of Political Subdivision ("Applicant") City of South Bend

Address 1200 County-City Building

City South Bend Zip 46601 County St. Joseph

Contact Person Robert D. Case

Telephone Number (219) 235-5836 Fax (219) 235-9021

2. Population of Political Subdivision
(1990 and Most Recent Estimate Available)

approximately 105,000 (1990), estimates for the 2000 census were at 93,000

3. Brownfield Address and Approximate Legal Description
(Attach if Available)

401 North Bendix Drive, South Bend, IN 46628 (See Attachment "A" for legal description

Township in which Brownfield is Located Portage

4. Owner of Site City of South Bend

***If applicant is not the owner, please attach letter of consent from owner and discuss relationship with owner. Letter must indicate that owner did not contribute to or further the contamination at the site in any way.

5. Provide a Brief History of the Site's Past Uses

Automotive parts manufacture

6. List of All Past and Present Owners

Bendix corporation (1923-1982), AlliedSignal Corporation (1982-1996), Honeywell Corporation (1996-2000), Bosch Corporation (2000), City of South Bend (2000)

7. Are there any current efforts to redevelop the property? Yes

If so, explain. Bosch intends to reclaim a portion of vacant manufacturing area for functional use and demolish structures that are unuseable.

8. Amount of Loan Requested (Provide Range, if Appropriate) \$1,300,000

9. Source and Amount of Matching Funds, if Any City of South Bend Airport TIF, State IDGF and IDLF, St. Joseph County EDIT Funds

10. Are You Applying for a Partially Forgivable Loan? Yes Yes No

If yes, please answer the following four questions:

A. Does this site involve an abandoned gas station or underground storage tanks?

No Yes Yes If yes, please briefly describe the number, size and type of tanks present and their purpose/use at the site:

One oil tank in building 101 & 1 old tank west of building 104. These were vacated and capped in place by AlliedSignal IDEM is aware of these tanks.

B. Is this site located within one-half (0.5) mile of any of the following:

- A child care center (as defined by IC 12-7-2-28.4)
- A child care home (as defined by IC 12-7-2-28.6)
- A child caring institution (as defined by IC 12-7-2-29)
- A school age child care program (as defined by IC 12-17-12-5)
- An elementary or a secondary school attended by students in kindergarten or grades 1 through 12?

No Yes Yes If yes, please list the name, address and type of each facility and attach a map showing the brownfields site and the distance to each facility or school.

See Attachment "B"

C. Please attach a summary identifying the economic development or redevelopment goals for the site and discussing the impact on the community. (The discussion should address the criteria listed in the loan guidelines and other pertinent factors identified by the community.) Also attach a schedule for the completion of the goals. (Applicant may attach up to three pages in response to this question.)

The Robert Bosch Corporation is an international company based in Germany. They employ 435 people and have an annual payroll of \$27 million. The South Bend facility is one of their main North American research and development locations. They also, have their main communication facility located in South Bend. The City of South Bend and The State of Indiana have been working Bosch for the past year and a half to keep them in the City. As part of these meetings we have been able to secure the company with an agreement to stay and reinvest in the City for the next 20 years. The incentive package for their retention is approximately \$7.5 million. The package includes a means for repayment of a \$4.0 million loan with the rest in grants. The IDFA loan would be to the City of South Bend but would be repaid to the State by the Robert Bosch Corporation. However, the City will take on the responsibility of seeing that this loan is repaid in full and on time. This project is not only to remediate and abate hazardous material from the existing site but also as a retention package to keep a viable business in the City of South Bend and the State of Indiana. The Robert Bosch Corporation is unable to remain in there current facility without major upgrades and renovations. They have also been given a tremendous opportunity to relocate to Michigan if we (City and State) are not able help with their efforts to utilize and re-use their facility. There has been over-whelming praise from the public and private around the City. The Bendix facility is an icon in South Bend just as the Studebaker and Oliver Plow works. We are a proud community that remembers its past and looks forward to the future. This project allows the City and Bosch to help see a viable business to remain in this facility for a long time.

D. Please describe the opportunities given to local residents, businesses and the community as a whole to comment on the economic development or redevelopment goals proposed for the site. Summarize any comments received, including the applicant's responses to any negative comments. (Applicant may attach up to two pages in response to this question.)

As part of the application for the IDGF and IDLF public notice of the hearing was published in two local papers. There were no negative or positive responses. The public hearings took place on October 9 and

23, 2000. A full public presentation was given with time for the public to respond both negatively and positively. There was no one from the public or private sector that responded negatively to this project. The ordinance was adopted with a unanimous vote.

11. Discuss the anticipated use for the loan proceeds To fund consultant fees to identify hazardous materials to be removed and for contracted removal of hazardous materials.

12. Name of Environmental Consultant O'Brien & Gere Companies

Address 39830 Grand River Avenue / Suite B-2

City Novi State Michigan Zip 48375

Telephone 248-426-8970 Fax Number 248-426-8997

Contact Person William B. Clifford, Jr. PE Ext. 213

13. PLEASE ATTACH THE COST ESTIMATE AND ENVIRONMENTAL CONSULTANT'S PROPOSAL OUTLINING THE SCOPE OF WORK TO THIS APPLICATION.

See Attachment "C"

14. If you are not applying for a partially forgivable loan, please describe the opportunities given to local residents, businesses and the community as a whole to comment on the proposed plans for the site. Summarize any comments received, including the applicant's responses to any negative comments. (Applicant may attach up to two pages in response to this question.)

15. Describe the applicant's efforts to inventory, assess and redevelop local brownfield sites in general (i.e. the existence of any organizations or coalitions dealing with brownfields issues, designating a brownfields coordinator and prioritizing brownfield sites).

Currently the City of South Bend is coordinating efforts to assess, abate and remediate the Studebaker Corridor and the Oliver Plow Works sites for adaptive re-uses. We are also working with a private firm to establish adaptive re-uses for the old Drury's Brewery located in the heart of the City.

16. If you are not applying for a partially forgivable loan, please discuss the impact this project will have on the community, including economic development and educational, recreational and housing needs. Discuss the redevelopment plans for the site, investment in the site, marketability of the site, potential increased tax revenues to the applicant, potential job creation, previous efforts to redevelop the site, and any other relevant information about the project. (PLEASE LIMIT RESPONSE TO THIS QUESTION TO TWO TYPED PAGES.)

17. Briefly describe any relevant economic factors about the area in which the project is located, including census tract information. Please note if it is in an Urban Enterprise Zone, an Industrial Recovery Site (a "Dinosaur" Building), a federally-designated Enterprise Zone or Community, a Brownfield Revitalization Zone, slum or blighted area, or any other specially-designated area.

The existing facility, Robert Bosch Corporation is located both in the Urban Enterprise Zone and the Airport Economic Development Area

18. Have any site characterizations or assessments been performed on this property before? If so, please briefly explain the assessments and the results. (IDEM may request copies of the assessments during the review process.)

Honeywell is working under a VRP with IDEM.

19. Has this site been remediated of any environmental contamination (including removing underground storage tanks)?
If so, describe:

Per item # 18 above

20. Have you received a prior brownfields loan or grant? No No Yes
If yes, please list type, date and amount received

21. PLEASE PROVIDE A COPY OF THE APPLICANT'S MOST RECENT AUDIT BY THE STATE BOARD OF ACCOUNTS.

See Attachment "D"

Additional Information:

***Brownfields are sites that are abandoned, inactive or UNDERUTILIZED where development is difficult due to environmental contamination OR PERCEIVED environmental contamination. Abandoned gas stations, old grain elevators, and old factories are prime examples of brownfields. Please respond to the following questions to assist us in gathering a more accurate picture of the need for brownfield redevelopment statewide.

1. Approximately how many brownfield sites do you have within your boundaries?

50

2. Of those sites, how many would you characterize as:

Seriously contaminated 20

Contaminated 30

Slightly Contaminated

Don't Know

3. On how many of those sites have you received inquiries or interest from Companies or developers?

4

4. In general, what is the biggest barrier to redeveloping these sites?

The biggest barrier cannot be described by one single factor because all sites are different. I can list the common factors that are barriers: 1. funding, 2. location for adaptive re-uses, 3. cooperation between the public and private sectors.

5. Of these sites, if remediated, how many would you characterize as:

Highly Marketable 2

Marketable 4

Not Very Marketable 44

Don't Know

The applicant certifies under penalty of perjury that the information provided in this application is true and correct to the best of its knowledge and belief.

City of South Bend, Indiana
Name of Political Subdivision

By: Stephen J. Lucche
(Person authorized to sign on behalf of the political subdivision)

Title: Mayor

Date: 11/16/00

Revised 12/28/99

1 Pursuant to Ind. Code 13-9-5

IDFA Brownfield Loan

Attachment "A"

COPY

0040366

Mail Tax Bills To:

Robert Bosch Corporation
2800 South 25th Street
Broadville, Illinois 60153
Attn: Luke Baer, Esq.

Transferor 5881

Taxing Unit VB

Date 8-22-2000

Tax Key No.

WARRANTY DEED

THIS INDENTURE WITNESSETH that ROBERT BOSCH CORPORATION, a Delaware corporation, Grantor, CONVEYS AND WARRANTS to THE CIVIL CITY OF SOUTH BEND, INDIANA for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following Real Estate in St. Joseph County, Indiana, to-wit:

(SEE ATTACHED LEGAL)

Subject to taxes, and all easements, covenants and restrictions of record.

The undersigned individual executing this Warranty Deed on behalf of Grantor represents and certifies that he is duly authorized to act for Grantor and has been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and deliver this deed; that Grantor has full corporate capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done.

No Indiana Gross Property Taxes are due on this Property at this time.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 17th day of August, 2000.

00 AUG 22 AM 10:08
TERRI J. REID, CLERK
ST. JOSEPH CO. RECORDER
ST. JOSEPH, IN

DULY ENTERED FOR TAXATION
JOSEPH F. NAGY
AUDITOR
ST. JOSEPH CO. INDIANA

Grantor:

ROBERT BOSCH CORPORATION

By: 

Name: Luke Baer

Its: Vice President, General Counsel & Secretary

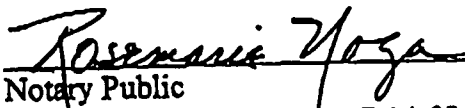
STATE OF ILLINOIS)

) SS:

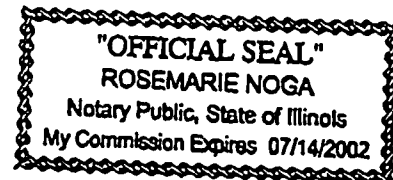
COUNTY OF COOK)

Before me, the undersigned, a Notary Public in and for said County and State, this 17 day of August, 2000 personally appeared Luke Baer, and after first being duly sworn, acknowledged the execution of the foregoing Warranty Deed for and on behalf of said Grantor and stated that the representations contained herein are true.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.


Notary Public
My Commission Expires: 7-14-02
County of Residence: Cook

This document was prepared by:
Peter G. Trybula (15964-71)
BAKER & DANIELS
205 West Jefferson Blvd., Suite 250
South Bend, IN 46601



Legal Description of Parcel A

A parcel of land being a part of the West half of the Southwest Quarter of Section 3, Township 37 North, Range 2 East, Portage Township, St. Joseph County, Indiana and being more particularly described as follows:

Beginning at the intersection of the South right-of-way line of Bendix Drive and the West right-of-way line of Bendix Street; thence South $0^{\circ}-00'-00''$ East along said West right-of-way line of Bendix Street, a distance of 602.98 feet; thence South $45^{\circ}-54'-10''$ East along the Southwesterly right-of-way line of Washington Street, a distance of 237.97 feet to the South line of said West half of the Southwest Quarter; thence North $89^{\circ}-54'-05''$ West along said South line, a distance of 402.31 feet to the Northeasterly right-of-way line of the Chicago South Shore and South Bend Railroad; thence North $62^{\circ}-42'-17''$ West along said Northeasterly right-of-way line, a distance of 394.85 feet; thence North $24^{\circ}-58'-43''$ East, a distance of 50.30 feet; thence North $1^{\circ}-01'-45''$ West, a distance of 40.72 feet; thence North $0^{\circ}-09'-03''$ East along the West face of an Industrial Building, a distance of 113.11 feet; thence South $89^{\circ}-58'-21''$ West, a distance of 16.00 feet; thence North $0^{\circ}-09'-03''$ East, a distance of 8.05 feet; thence North $89^{\circ}-57'-00''$ West, a distance of 3.59 feet; thence North $0^{\circ}-08'-44''$ East along the West face of said Industrial Building, a distance of 371.13 feet; thence North $87^{\circ}-38'-33''$ West along said Industrial Building, a distance of 1.85 feet; thence North $3^{\circ}-54'-24''$ West along said Industrial Building and its projection North, a distance of 21.58 feet to the South right-of-way line of Bendix Drive; thence South $89^{\circ}-54'-05''$ East, a distance of 589.54 feet to the place of beginning containing 9.91 acres more or less.

Legal Description of Parcel B

A parcel of land being a part of Southwest Quarter of Section 3, Township 37 North, Range 2 East, Portage Township, City of South Bend, Indiana and being more particularly described as follows:

Beginning at the Northeast corner of Lot 125 Kaley 1st Subdivision as shown in the Office of the Recorder of St. Joseph County, Indiana; thence South 0-00'-00" West, a distance of 269.87 feet to the Southeast corner of Lot 84 in said Kaley's 1st Subdivision; thence North 89-54'-05" West along the South line of Lots 84, 83, 82, 81, 80 and 79 in said Kaley's 1st Subdivision and Lot 138, 137, 136 and 135 and Kaley's 2nd Subdivision as shown in the Office of the Recorder of St. Joseph County, Indiana, a distance of 464.00 feet to the East right-of-way line of Bendix Street; thence North 0-00'-00" East along the said East right-of-way line, a distance of 269.87 feet to the North line of Lot 134 in said Kaley's 2nd Subdivision; thence South 89-54'-05" East along the North line of lots 134, 133, 132, 131, 130, 129, 128, 127, 126 and 125 in said Kaley's 2nd Subdivision, a distance of 464.00 feet to the place of beginning.

Legal Description of Parcel C

PARCEL C-1

A parcel of land being a part of Southwest Quarter of Section 3, Township 37 North, Range 2 East, Portage Township, City of South Bend, Indiana and being more particularly described as follows:

Beginning at the Northeast corner of Lot 76 Kaley 1st Subdivision as shown in the Office of the Recorder of St. Joseph County, Indiana; thence South 0-00'-00" West, a distance of 270.28 feet to the Southeast corner of Lot 29 in said Kaley 1st Subdivision; thence North 89-54'-05" West along the South line of Lots 29, 28, 27 in said Kaley's 1st Subdivision and Lots 146, 145, 144 and 143 in Kaley's 2nd Subdivision, a distance of 274.00 feet to the East right-of-way line of Bendix Street; thence North 0-00'-00" East along said East right-of-way line, a distance of 270.28 feet to the North line of Lot 142 in said Kaley's 2nd Subdivision; thence South 89-54'-05" East along the North line of Lots 142, 141, 140 and 139 in said Kaley's 2nd Subdivision and Lots 78, 77 and 76 in said Kaley's 1st Subdivision, a distance of 274.00 feet to the place of beginning.

PARCEL C-2

A parcel of land being a part of Southwest Quarter of Section 3, Township 37 North, Range 2 East, Portage Township, City of South Bend, Indiana and being more particularly described as follows:

Beginning at the Northeast corner of Lot 73 Kaley 1st Subdivision as shown in the Office of the Recorder of St. Joseph County, Indiana; thence South 0-00'-00" West, a distance of 270.28 feet to the Southeast corner of Lot 32; thence North 89-54'-05" West along the South line of Lots 32, 31 and 30, a distance of 130.00 feet to the Southwest corner of Lot 30 in said Kaley's 1st Subdivision; thence North 0-00'-00" East along the West line of Lots 30 and 75 in said Kaley's 1st Subdivision, a distance of 270.28 feet to the Northwest corner of said Lot 75; thence South 89-54'-05" East along the North line of Lots 75, 74 and 73 in said Kaley's 1st Subdivision, a distance of 130.00 feet to the place of beginning.

Legal Description of Parcel D

PARCEL D-1

A parcel of land being a part of Southwest Quarter of Section 3, Township 37 North, Range 2 East, Portage Township, City of South Bend, Indiana and being more particularly described as follows:

Beginning at the Northeast corner of Lot 147 Kaley 2nd Subdivision as shown in the Office of the Recorder of St. Joseph County, Indiana; thence South 0-00'-00" West, a distance of 64.10 feet to the Northeasterly right-of-way line of Washington Street; thence North 45-54'-10" West along said Northeasterly right-of-way line, a distance of 92.27 feet to the North line of Lot 148 in said Kaley's 2nd Subdivision; thence South 89-54'-05" East along the North line of said Lots 148 and 147, a distance of 66.27 feet to the place of beginning.

PARCEL D-2

A parcel of land being a part of Southwest Quarter of Section 3, Township 37 North, Range 2 East, Portage Township, City of South Bend, Indiana and being more particularly described as follows:

Beginning at the Northeast corner of Lot 24 Kaley's 1st Subdivision as shown in the Office of the Recorder of St. Joseph County, Indiana; thence South 0-00'-00" West, a distance of 128.00 feet to the Southeast corner of said Lot 24; thence North 89-54'-05" West along the South line of Lots 24 and 25, a distance of 77.93 feet to the Northeasterly right-of-way line of Washington Street; thence North 45-54'-10" West along said Northeasterly right-of-way line, a distance of 72.50 feet to the West line of Lot 26 in said Kaley's 1st Subdivision; thence North 0-00'-00" West along the west line of said Lot 26, a distance of 77.64 feet to the Northwest corner of Lot 26; thence South 89-54'-05" East along the North line of Lots 26, 25 and 24, a distance of 130.00 feet to the place of beginning.

PARCEL D-3

A parcel of land being a part of Northwest Quarter of Section 10, Township 37 North, Range 2 East, Portage Township, City of South Bend, Indiana and being more particularly described as follows:

Beginning at the Northeast corner of Lot 101 Subdivision of unplatted Land of West End Subdivision as shown in the Office of the Recorder of St. Joseph County, Indiana; thence South 0-00'-00" West, a distance of 61.38 feet to the Northeasterly right-of-way line of Washington Street; thence North 45-54'-10" West along said Northeasterly right-of-way line, a distance of 88.36 feet

Legal Description of Parcel E

Lot 124 Kaley's 2nd Subdivision as shown in the Office of the Recorder of St. Joseph County,
Indiana.

5

COPY

0040367

Transfer 5882
Taxing Unit Portage
Date 8-22-2000

Mail Tax Bills to:

Robert + Bosch Corporation
2800 South 25th Street
Broadville, Illinois 60153
Attn: Luke Boer, Esq

Tax Key No.:
NO KEY# Designated

QUIT-CLAIM DEED

3

THIS INDENTURE WITNESSETH that ROBERT BOSCH CORPORATION, a Delaware corporation, Grantor, RELEASES, QUIT-CLAIMS and CONVEYS to THE CIVIL CITY OF SOUTH BEND, INDIANA for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following Real Estate in St. Joseph County, Indiana, to-wit:

(SEE ATTACHED LEGAL DESCRIPTION)

Subject to taxes, and all easements, covenants and restrictions of record.

The undersigned individual executing this Quit-Claim Deed on behalf of Grantor represents and certifies that he is duly authorized to act for the Grantor and has been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and deliver this deed; that Grantor has full corporate capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done.

No Indiana Gross Property Taxes are due on this Property at this time.

IN WITNESS WHEREOF, Grantor has executed this Quit-Claim Deed this 17th day of August, 2000.

DULY ENTERED FOR TAXATION
JOSEPH F. NAGY.
AUDITOR
ST. JOSEPH CO. INDIANA

00 AUG 22 AM 10:09
TERRI J. PETTIT-AKE
TERRI J. PETTIT-AKE
ST. JOSEPH CO. INDIANA
ST. JOSEPH CO. INDIANA

Grantor:

ROBERT BOSCH CORPORATION

By: _____

Name: Luke Baer

Its: Vice President, General Counsel & Secretary

STATE OF ILLINOIS)

) SS:

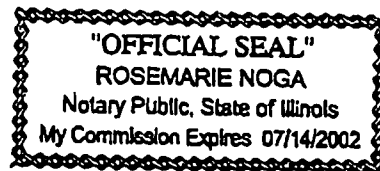
COUNTY OF COOK)

Before me, the undersigned, a Notary Public in and for said County and State, this 17 day of August, 2000 personally appeared Luke Baer, and after first being duly sworn, acknowledged the execution of the foregoing Quit-Claim Deed for and on behalf of said Grantor and stated that the representations contained herein are true.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

Rosemarie Noga
Notary Public
My Commission Expires: 7-14-02
County of Residence: Cook

This document was prepared by:
Peter G. Trybula (15964-71)
BAKER & DANIELS
205 West Jefferson Blvd., Suite 250
South Bend, IN 46601



Legal Description of Parcel F

Parcel F-1

A parcel of land being a part of the West half of the Southwest Quarter of Section 3, Township 37 North, Range 2 East, City of South Bend, Portage Township, St. Joseph County, Indiana and being more particularly described as follows:

Commencing at the intersection of the Southwesterly right-of-way line of Washington Street with the South line of the Southwest Quarter of Section 3; thence North $89^{\circ}-54'-05''$ West along said South line, a distance of 402.31 feet to the Northeasterly right-of-way line of Chicago, South Shore and South Bend Railroad; thence North $64^{\circ}-42'-17''$ West along said Northeasterly right-of-way line, a distance of 9.88 feet to the place of beginning; thence continuing North $64^{\circ}-42'-17''$ West along said Northeasterly right-of-way line, a distance of 384.97 feet; thence South $26^{\circ}-09'-48''$ West, distance of 8.42 feet; thence South $63^{\circ}-50'-12''$ East, a distance of 68.45 feet; thence South $48^{\circ}-59'-55''$ East, a distance of 16.47 feet; thence South $31^{\circ}-21'-22''$ East, a distance of 25.33 feet; thence South $69^{\circ}-35'-35''$ East, a distance of 11.74 feet; thence South $59^{\circ}-39'-23''$ East, a distance of 40.40 feet; thence South $68^{\circ}-56'-55''$ East, a distance of 70.03 feet; thence South $72^{\circ}-38'-44''$ East, a distance of 101.25 feet; thence South $75^{\circ}-44'-00''$ East, a distance of 58.67 feet to the place of beginning containing 0.16 acres more or less.

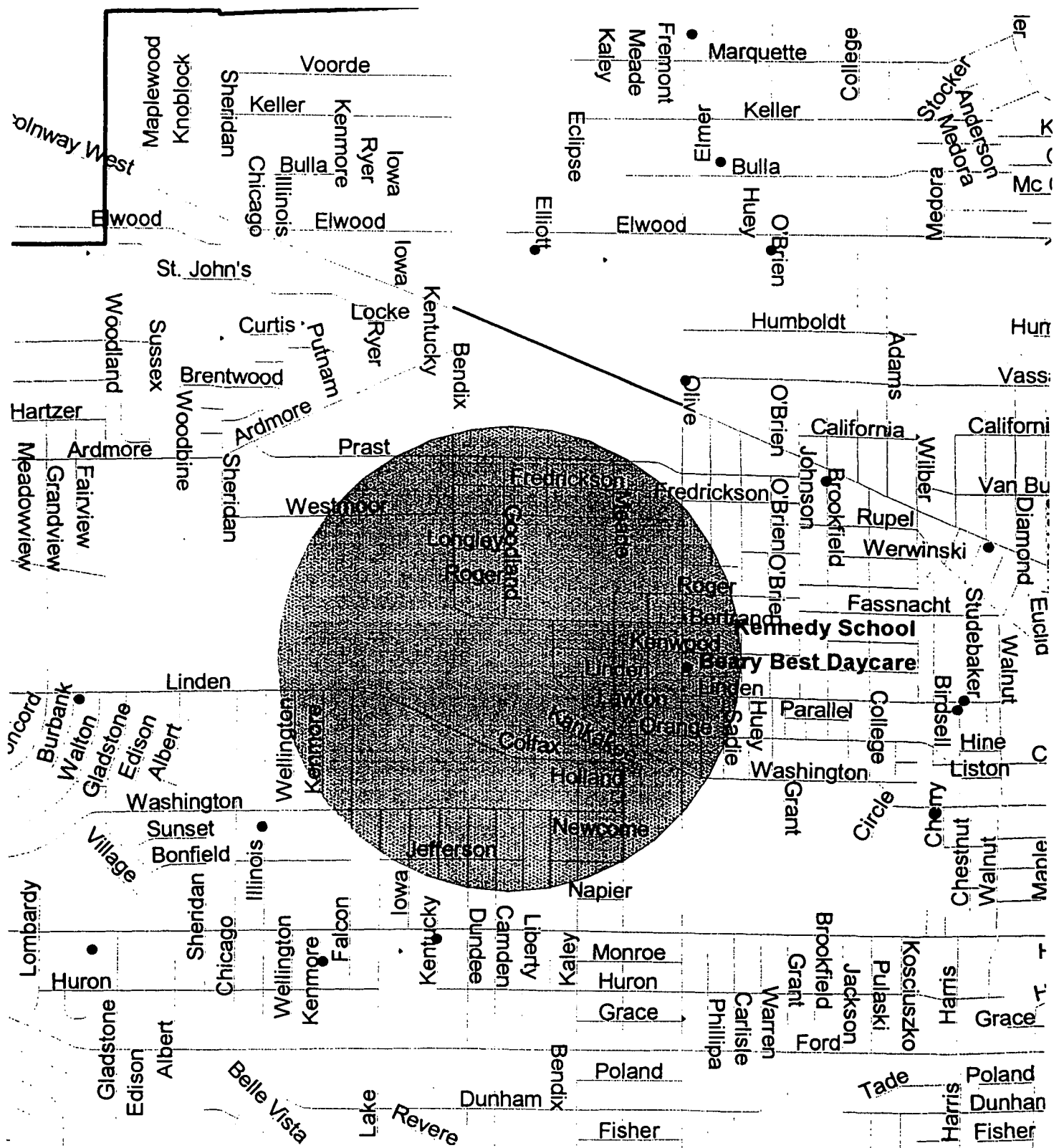
Parcel F-2

A parcel of land being a part of the West half of the Northwest Quarter of Section 10, Township 37 North, Range 2 East, City of South Bend, Portage Township, St. Joseph County, Indiana and being more particularly described as follows:

Beginning at the intersection of the Southwesterly right-of-way line of Washington Street with the South line of the Southwest Quarter of Section 3; thence North $89^{\circ}-54'-05''$ West along said South line, a distance of 394.59 feet to the Northeasterly right-of-way line of Chicago, South Shore and South Bend Railroad; thence South $75^{\circ}-44'-00''$ East, a distance of 159.28 feet; thence South $80^{\circ}-26'-38''$ East, a distance of 121.73 feet; thence North $86^{\circ}-12'-49''$ East, a distance of 169.66 feet to the Southwesterly right-of-way line of Washington Street; thence North $45^{\circ}-54'-10''$ East along said Southwesterly right-of-way line, a distance of 68.37 feet to the place of beginning containing 0.38 acres more or less.

IDFA Brownfield Loan

Attachment "B"



Streets

- ▲ Public Elementary
- Daycare, Not Classified
- 1/2 Mile Radius of Bosch Braking Corp.



IDFA Brownfield Loan

Attachment "C"

November 13, 2000

Mr. David Tarnowski
Robert Bosch Corporation
401 N. Bendix Drive
South Bend, IN 46628

Re: South Bend, IN Abatement & Demolition
Cost Estimates

Dear David:

O'Brien & Gere Engineers, Inc. (O'Brien & Gere) is pleased to present the following preliminary cost estimate for abatement and demolition activities at the South Bend, Indiana complex.

Abatement services

Environmental assessment: \$55,000
Asbestos - \$900,000 (assumed union labor will be used for the removal of transite and up to 25,000-ft of pipe wrap)
Lead paint - \$120,000 (based on three crews working four-weeks)
Decontamination of surfaces - \$250,000 (Buildings 103 and 104 only)
Misc. items removal and disposal (inc. CFC equipment, battery, etc.) - \$200,000
Oversight and air monitoring/closure sampling (based on four months on-site services total) - \$100,000.

Total: \$1,625,000

Factors that may affect this cost include quantity of lead based paint, duration of abatement activities (assumed to be four months total), and quantity of asbestos in Buildings 100 and 101.

Demolition Services

Estimate based on 150,000 ft² of demolition to slab, and minimal material recycling / reuse.

Utilities design and bidding - \$150,000
Demolition contractor - \$4,250,000
Oversight (assumed 4 months on-site) - \$175,000

Total: \$4,575,000

Factors that may affect this estimate include amount of material that will be reused / recycled by the contractor, duration of demolition activities.

IDFA Brownfield Loan

Attachment "D"