

**APPENDIX T**  
**REMEDIAL AND DEVELOPMENTAL COSTS**

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FINAL ENGINEERING REPORT  
ATLAS PARK SITE - PARCEL B  
GLENDALE, NY

Item #	Description of Work	Unit	Estimated Quantity	Estimated Unit Price	Estimated Cost
<b>REMEDIAL ACTION COSTS</b>					
<b>1</b>	<b>Contractor Fees (Earth Technology Inc.)</b>				
a	Mobilization/Demobilization/Permits/Site Maintenance	LS	2	\$100,000	\$200,000
b	Facilities and Utilities	LS	1	\$100,000	\$100,000
c	Excavation Soil Disposal Resulting from Construction	LS	1	\$965,869	\$965,869
d	Erosion and Sed Control Structures	LS	1	\$4,000	\$4,000
e	Soil Stockpile Staging Area Construction	LS	1	\$10,000	\$10,000
f	Water Truck T&M (Dust Suppression)	LS	1	\$34,215	\$34,215
g	Miscellaneous	LS	1	\$331,785	\$331,785
				<b>Sub-Total</b>	<b>\$1,645,869</b>
<b>2</b>	<b>Sub Slab Depressurization Systems (Buildings 3, 4, 6, 7, and 8)</b>				
a	Sub Slab Depressurization Systems (Buildings 3, 4, 6, 7, and 8)	EA	5	\$100,000	\$500,000
b	Operation and Maintenance (20 Years)	YR	20	\$7,500	\$150,000
				<b>Sub-Total</b>	<b>\$650,000</b>
<b>3</b>	<b>Soil Vapor Extraction System (Building 3 - AS/SVE #1)</b>				
a	SVE System Design	LS	1	\$50,000	\$50,000
b	SVE System Installation	LS	1	\$110,000	\$110,000
c	SVE Components and Construction	LS	1	\$125,000	\$125,000
d	Operation and Maintenance (20 Years)	YR	20	\$15,000	\$300,000
				<b>Sub-Total</b>	<b>\$585,000</b>
<b>4</b>	<b>Soil Vapor Extraction System (Southern - AS/SVE #2)</b>				
a	SVE System Design	LS	1	\$50,000	\$50,000
b	SVE System Installation	LS	1	\$200,000	\$200,000
c	SVE Components and Construction	LS	1	\$125,000	\$125,000
d	Operation and Maintenance (20 Years)	YR	20	\$15,000	\$300,000
				<b>Sub-Total</b>	<b>\$675,000</b>
<b>5</b>	<b>Laboratory/Data Validation Costs</b>				
a	Spectrum Analytical	LS	1	\$51,000	\$51,000
d	Data Validation	LS	1	\$19,563	\$19,563
				<b>Sub-Total</b>	<b>\$70,563</b>
<b>6</b>	<b>Legal Fees</b>				
a	Environmental Council Fees	LS	1	\$120,000	\$120,000
				<b>Sub-Total</b>	<b>\$120,000</b>
<b>7</b>	<b>Environmental Consultant Fees (Langan)</b>				
	Langan Office and Field Oversight	LS	1	\$1,101,396	\$1,101,396
a	08/29/05 to 10/02/05	LS	1	\$8,917	\$8,917
b	10/03/05 to 10/30/05	LS	1	\$43,558	\$43,558
c	10/31/05 to 12/04/05	LS	1	\$47,600	\$47,600
d	12/05/05 to 01/01/06	LS	1	\$39,338	\$39,338
e	01/02/06 to 01/29/06	LS	1	\$119,530	\$119,530
f	01/30/06 to 02/26/06	LS	1	\$108,999	\$108,999
g	02/27/06 to 04/02/06	LS	1	\$112,109	\$112,109
h	04/03/06 to 04/30/06	LS	1	\$47,944	\$47,944
i	05/01/06 to 05/28/06	LS	1	\$95,242	\$95,242
j	05/29/06 to 07/02/06	LS	1	\$94,072	\$94,072
k	07/03/06 to 07/30/06	LS	1	\$96,124	\$96,124
l	07/31/06 to 08/27/06	LS	1	\$86,518	\$86,518
m	08/28/06 to 10/01/06	LS	1	\$111,060	\$111,060
				<b>Sub-Total</b>	<b>\$1,011,011</b>
<b>8</b>	<b>Reimbursables (Langan) - Equipment, Meetings, etc.</b>				
a	10/03/05 to 10/30/05	LS	1	\$2,905	\$2,905
b	10/31/05 to 12/04/05	LS	1	\$2,816	\$2,816
c	12/05/05 to 01/01/06	LS	1	\$3,208	\$3,208
d	01/02/06 to 01/29/06	LS	1	\$2,400	\$2,400
e	01/30/06 to 02/26/06	LS	1	\$11,937	\$11,937
f	02/27/06 to 04/02/06	LS	1	\$21,518	\$21,518
g	04/03/06 to 04/30/06	LS	1	\$34,043	\$34,043
h	05/01/06 to 05/28/06	LS	1	\$2,397	\$2,397
i	05/29/06 to 07/02/06	LS	1	\$1,333	\$1,333
j	07/03/06 to 07/30/06	LS	1	\$6,702	\$6,702
k	07/31/06 to 08/27/06	LS	1	\$7,454	\$7,454
l	08/28/06 to 10/01/06	LS	1	\$10,755	\$10,755
				<b>Sub-Total</b>	<b>\$107,467</b>
<b>TOTAL REMEDIATION COSTS FOR PARCEL B</b>					<b>\$4,864,911</b>

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Item #	Description of Work	Unit	Cost
<b>DEVELOPMENT ASSOCIATED COSTS</b>			
<b>1</b>	<b><i>Building 3</i></b>		
	Foundations		\$690,000
	Utilities		\$3,912,600
	Interior Construction		\$8,971,626
	Exterior Construction		\$4,789,464
		<b><i>Sub-Total</i></b>	<b><i>\$18,363,690</i></b>
<b>2</b>	<b><i>Building 8 and Service Corridor</i></b>		
	Earthwork		\$500,000
	Foundations		\$411,964
	Utilities		\$7,975,194
	Interior Construction		\$4,394,521
	Site Grading		\$250,000
	Exterior Construction		\$2,363,529
		<b><i>Sub-Total</i></b>	<b><i>\$15,895,208</i></b>
<b>3</b>	<b><i>Building 7</i></b>		
	Earthwork		\$250,000
	Foundations		\$594,626
	Utilities		\$1,570,653
	Interior Construction		\$3,323,903
	Exterior Construction		\$ 3,108,877
		<b><i>Sub-Total</i></b>	<b><i>\$8,848,059</i></b>
<b>TOTAL DEVELOPMENTAL COST FOR PARCEL B</b>			<b>\$43,106,957</b>