

Exhibit A Project Site Remedial Work

Item No.	Remedial Action	Excluded Costs	Description	Reference	Start Date	Est. Compl Date	Estimated Costs				
							Labor	Expenses	Sub-Contractor	T&D	Total
1	Project Site Security	Yes	<ul style="list-style-type: none">▪ Provide plan to Village to control access/egress and to delineate work zones▪ Obtain Village approval of plan▪ Implement plan to control access/egress and delineate work zones	License Agreement § 5.1	12/21/05	1/21/06		\$15,700			\$15,700
2	ACM Removal	Yes	<ul style="list-style-type: none">▪ File plan and obtain permits▪ Perform removal▪ Obtain removal certification (NYS DOL)	License Agreement § 5.1 JM Associates (10/14/05) Item A	1/10/06	2/10/06		\$5,000	\$150,000		\$155,000
3	Air Monitoring	Yes	<ul style="list-style-type: none">▪ Retain third party monitor for ACM project▪ Conduct requisite monitoring as per plan/permit	License Agreement § 5.1 JM Associates (10/14/05) Item B	1/10/06	2/12/06	\$14,000	\$10,000			\$24,000
4	Demolition	Yes	<ul style="list-style-type: none">▪ File plan and obtain permits▪ Perform demolition	License Agreement § 5.1 JM Associates (10/14/05) Item C	1/4/06 2/4/06	4/16/06		\$15,000	\$200,000		\$215,000
5	UST Removal	Yes	<ul style="list-style-type: none">▪ Provide advance notice to Village Environmental Consultant of date of UST removal▪ Provide advance copy of registration form to Village Environmental Consultant▪ File registration for removal of up to five (5) USTs▪ Notify regulatory agencies of UST removal▪ Close/remove UST in accordance with NYS Regulations▪ Visually inspect & screen side-wall soil with	License Agreement § 5.1 RAP § 3.3.1 & 3.3.2 JM Associates (10/14/05) Item #1	3/15/06	4/28/06	\$45,000	\$5,250			\$50,250

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			<div>PID<ul style="list-style-type: none">If no indication of release, receive regulatory confirmation for restorationIf evidence of release, see #6</div>								
6	Petroleum Contaminated Soil Removal	No	<div><ul style="list-style-type: none">Remove impacted soil from side-wall in one foot sections and inspect and screen.When inspection screening suggests no impacts, obtain one sample per side-wall where soil was removed.Analyze soil for VOCs & SVOCs (EPA method 8260 & 8270)If test results ≤ RSCOs (TAGM 4046) removal is completeIf test results > RSCOs, assess whether related to UST or historic fill & determine appropriate course of action (e.g. if area will receive building slab or two feet of clean fill, limit or end excavation with DEC approval)Restore UST excavation</div>	<div>RAP § 3.3.3 JM Associates (10/14/05) Item #1</div>	4/12/06	5/1/06	\$20,000	\$5,000	\$65,000 (excavated 1000 tons @ \$65/ton T&D)	\$65/ton	TBD
7	Soil “Hot Spot” Delineation	No	<div><ul style="list-style-type: none">Test pit or soil borings to delineate “Hot Spot”Collection of 16 soil samples from eight locations (one at surface and one at three feet)Analyze soil samples for VOCs, SVOCs, arsenic & PCBs (EPA method 8260 & 8270 {including PCBs)</div>	<div>RAP § 3.2. 3.2.1 & 3.2.2 JM Associates (10/14/05) Item #2</div>	4/12/06	5/1/06	\$6,000	\$9,000	\$6,000		TBD

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			<ul style="list-style-type: none">▪ Direct laboratory to make a composite for disposal analysis								
8	Soil “Hot Spot” Removal	No	<ul style="list-style-type: none">▪ Collect sample for disposal characterization▪ Use delineating sampling to confirm removal limits (maximum depth of 3 feet)▪ Employ direct loading procedures, as practical▪ Restore area	RAP § 3.2.3 JM Associates (10/14/05) Item #2	5/1/06	5/10/06	\$10,000	\$5,000	\$15,000 T&D Est. 100 Tons	\$150.00 per ton	TBD
9	Import/Place Fill or Construction Cap	Yes	<ul style="list-style-type: none">▪ Identify off-site source of fill to raise project site elevation▪ Verify fill quality (if independently tested, analyze for TCL Organics and TAL Inorganics (EPA method 8260, 8270 {including Pesticides & PCBs } and 6010B with Hg▪ Distinguish environmental areas to receive fill from those to be covered (e.g. building slab concrete or asphalt)	RAP § 34 JM Associates (10/14/05) Item #7	5/1/06	5/10/06	\$11,000	\$5000	\$120,000 Furnish and install Est. 4000.00 CY of natural fill		\$136,000
10	Baseline Ground Water Sampling	No	<ul style="list-style-type: none">▪ Rehabilitate existing (eight) on-site monitoring wells▪ Obtain low flow ground water samples for baseline. Analyze for TCL Organics and TAL Inorganics (EPA method 8260, 8270 {including Pesticides & PCBs) and 6010B with Hg	RAP § 3.5 JM Associates (10/14/05) Item 4	6/1/06	6/20/06	\$5,000	\$10,000			\$15,000

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			<ul style="list-style-type: none">Also test for Dissolved Oxygen, redox potential pH, iron & methane to support MNA evaluation								
11	Quarterly Ground Water Sampling	No	<ul style="list-style-type: none">Collect a round for ground water samples at 3, 6, 9 & 12 months (following the baseline)Analyze samples for the same parameters as baseline	RAP § 3.5 JM Associates (10/14/05) Item #6	Quarterly		\$20,000	\$40,000			\$60,000
12	Plans & Reporting	No	<ul style="list-style-type: none">Prepare HASP for Remedial WorkPrepare RAP Completion Report<ul style="list-style-type: none">Activity summaryFigures/TablesLaboratory DataBills or lading/manifestsPrepare Report following completion of Baseline & Quarterly Ground Water Sampling<ul style="list-style-type: none">GW baselineQuarterly correlationMNA assessmentTables/FiguresLaboratory data	 RAP § 3.6 JM Associates (10/14/05) Items #9 & 10	11/30/05 7/06	12/5/05 7/06	\$5,000. \$25,000		4 GW Monitoring Reports @ \$3000 per Misc. Corr. and Meetings \$3000 Final Closure Report \$10,000		\$5,000 \$25,000

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13	Parcel C Soil	Yes	<ul style="list-style-type: none">Excavate an estimate 1000 cy along Kill BrookStockpile (temp) and test	JM Associates (10/14/05) Item #3	6/06	6/06	\$11,000	\$4,000			\$15,000
14	ORC Amendment	Yes	<ul style="list-style-type: none">Oxygen Release Compound injection in ground water monitoring wells	JM Associates (10/14/05) Item #5	6/06	6/06	\$6000	\$12,000			\$18,000