



**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
SPECIAL BOARD OF DIRECTORS MEETING
FRIDAY, FEBRUARY 28, 2020
10:00 AM**

BOARD MEMBERS PRESENT:

Pamela McClain
Stephanie Washington
Donele Wilkins
John George
Raymond Scott

BOARD MEMBERS ABSENT:

Juan Gonzalez
Maggie DeSantis
Sonya Mays
Amanda Elias

OTHERS PRESENT:

Jennifer Kanalos (DEGC/DBRA)
Cora Capler (DEGC/DBRA)
Paul Kako (DEGC)
Malinda Jensen (DEGC)
Rebecca Navin (DEGC)
Elizabeth Brinson (DEGC)
Cleveland Dailey (DEGC)
Charlotte Fisher (DEGC)
Ngozi Nwaesei (Lewis & Munday)
Matthew Naimi (Dreamtroit)
Elizabeth Masserang (PM Environmental)
Gage Minkley (Quicken Loans/Bedrock)
Allyson McLean (Quicken Loans/Bedrock)



**MINUTES OF THE DETROIT BROWNFIELD
REDEVELOPMENT AUTHORITY SPECIAL MEETING
FRIDAY, FEBRUARY 28, 2020
DETROIT ECONOMIC GROWTH CORPORATION
500 GRISWOLD SUITE 2200 DETROIT, MI – 10:00 AM**

CALL TO ORDER

Chair Raymond Scott called the meeting to order at 10:14 AM.

GENERAL

Approval of Minutes:

Mr. Scott called for a motion approving the minutes of February 12, 2020 as presented. The Board took the following action:

On a motion by Ms. Washington, seconded by Mr. George, DBRA Resolution Code 20-02-02-270 was unanimously approved.

Treasurer's Report – January 2020

Ms. Brinson presented the January 2020 Treasurer's Report.

Mr. Scott called for a motion accepting the January 2020 Treasurer's Report as presented. The Board took the following action:

On a motion by Ms. McClain, seconded by Mr. George, DBRA Resolution Code 20-02-03-195 was unanimously approved.

PROJECTS

Corktown Lofts Brownfield Plan: Reimbursement Agreement

Ms. Kanalos presented the Corktown Lofts Brownfield Plan: Reimbursement Agreement to the DBRA Board.

On September 25, 2019, the Detroit Brownfield Redevelopment Authority (the "DBRA") Board of Directors recommended approval to City Council of the Brownfield Plan for the Corktown Lofts Redevelopment Project (the "Plan"). The City Council public hearing for the Plan was held October 17, 2019 and City Council approved the Plan on October 22, 2019. A requirement for Tax Increment Financing reimbursement pursuant to the Plan is that a Reimbursement Agreement (the "Agreement") be entered into between the DBRA and Corktown Lofts LLC. The Agreement has been prepared between the DBRA and Corktown Lofts, LLC and is presented to the DBRA for review and approval.

Project Introduction

Corktown Lofts LLC, an affiliate of Bedrock Management Services LLC, is the project developer (the "Developer") for the Plan which entails the rehabilitation of the historic Corktown Lofts building into a mixed-use development and the construction of a 465-space, multilevel parking garage on the adjacent and contiguous parcel. The rehabilitation of the Corktown Lofts building, formally known as the Edson, Moore and Company Building which was individually listed on the National Register of Historic Places in 2017, will create retail and restaurant/café space on the first two floors and one subgrade floor; office space on the

middle two floors, and approximately 33 residential units on the upper two floors, consisting of 22 rehabilitated units on the fifth floor and a new addition above it to consist of approximately 11 units. The office space will house a major, Chicago-based logistics company and is anticipated to bring approximately 500 jobs to the City of Detroit, 350 of which are anticipated to be new jobs.

The total investment is estimated to be \$63 million. The Developer is requesting \$13,850,114.00 in TIF reimbursement.

Property Subject to the Plan

The eligible property (the “Property”) will consist of two (2) parcels located at 1702 W. Fort Street and 1701 W. Lafayette Boulevard between Rosa Parks Boulevard to the west, 10th Street to the east, W Fort Street to the south, and W Lafayette Boulevard to the north in Detroit’s Corktown neighborhood.

Basis of Eligibility

The Property is considered “eligible property” as defined by Act 381, Section 2 because (a) the Property was previously utilized or is currently utilized for a commercial purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the Corktown Lofts structure has been determined to be an historic resource, and the development of the adjacent and contiguous parcel.

Eligible Activities and Projected Costs

The “eligible activities” that are intended to be carried out at the Property are considered “eligible activities” as defined by Sec 2 of Act 381, because they include demolition and infrastructure improvements associated with the multi-level parking structure. The eligible activities and budgeted costs are intended as part of the development of the Property and will be financed solely by the Developer. The Authority is not responsible for any costs of eligible activities and will incur no debt. The eligible activities began in the 1st quarter of 2019 and are expected to be completed by the end of 2019.

Tax Increment Financing (TIF) Capture

The Developer desires to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the Property will be captured by the DBRA and used to reimburse the cost of the eligible activities completed on the Property after approval of this Plan pursuant to the terms of a Reimbursement Agreement with the DBRA.

COSTS TO BE REIMBURSED WITH TIF

1. Site Demolition	\$149,833.00
2. Infrastructure Improvements – Multilevel Parking	\$11,8933,745.00
3. Contingency (15%)	\$1,806,536.00
Total Reimbursement to Developer	\$13,850,114.00
4. Authority Administrative Costs	\$2,125,337.00
5. State Brownfield Redevelopment Fund	\$0.00
6. Local Brownfield Revolving Fund	\$0.00
TOTAL Estimated Costs	\$15,975,451.00

The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the DBRA from the Property shall be governed by the terms of the Reimbursement Agreement.

Other Incentives

The Plan will include Neighborhood Enterprise Zone (NEZ) PA 147 Tax Abatement.

The Agreement and a resolution approving the Agreement and its subsequent execution were attached for the DBRA Board’s review and approval.

Mr. Scott called for a motion to approve the Corktown Lofts Brownfield Redevelopment Plan: Reimbursement Agreement, as presented. The Board took the following action:

On a motion by Ms. McClain, seconded by Mr. George, DBRA Resolution Code 20-02-275-03 was unanimously approved.

Life is a Dreamtroit Brownfield Redevelopment Plan

Ms. Capler presented the Life is a Dreamtroit Brownfield Redevelopment Plan to the DBRA Board.

Project Introduction

Life is a Dreamtroit, LLC is the project developer (the "Developer") for the Plan. Previous use of the property includes a Lincoln Motor Factory and an Albert Kahn Building. A partially vacant two-story warehouse dominates the property and totals approximately 160,000 square feet. The property currently serves as a recycling reuse center, Recycle Here!, and collaborative art space.

The project will include the demolition of a portion of the existing warehouse building and renovate it into a modern mixed-use building featuring new residential units and office and retail space, incorporating both current operations and expanding upon them to create a vibrant neighborhood and public spaces. The project will include a coffee shop, an art park and outdoor event space, shipping container shops, Art Industry, and a market/co-working space. It is proposed that approximately 52 of the residential units will be at varying levels of affordability, including 50% at 80% of the Area Median Income (AMI), and 20% of the units below 50% AMI. The units are anticipated to consist primarily of studios and one-bedroom units totaling approximately 37,130 square feet. A surface parking lot with approximately 86 spaces is included as part of the project.

The total investment is estimated to be \$18.2 million. The Developer is requesting \$3,729,324.00 in TIF reimbursement.

There will be approximately 46 temporary construction jobs and 1 FTE job related to property maintenance created by the Developer. Additional jobs are expected to be created by commercial tenants.

Property Subject to the Plan

The eligible property (the "Property") consists of seven (7) parcels located in Detroit's New Center and Northwest Goldberg neighborhoods, bounded by Holden Street to the north, a railroad track to the east, Lincoln Street to the south and the west, forming a triangular shape.

Basis of Eligibility

The Property is considered "eligible property" as defined by Act 381, Section 2 because (a) the Property was previously utilized for a commercial, industrial, public, or residential purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; (c) the Property is determined to be a "facility" as defined Part 201 of P.A. 451, as amended, and/or (d) adjacent and contiguous to a "facility".

Eligible Activities and Projected Costs

The "eligible activities" that are intended to be carried out at the Property are considered "eligible activities" as defined by Sec 2 of Act 381, because they include Pre-Approved activities, Department Specific activities, Demolition activities, Asbestos and Lead Abatement activities, Infrastructure Improvements, Site Preparation activities, and Preparation and Implementation of a Brownfield Plan and Act 381 Work Plan. The eligible activities and budgeted costs are intended as part of the development of the Property and will be financed solely by the Developer. The Authority is not responsible for any costs of eligible activities and will incur no debt. The eligible activities are estimated to commence within 18 months of approval of the Plan and be completed within 3 years.

Tax Increment Financing (TIF) Capture

The Developer desires to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the Property will be captured by the DBRA and used to reimburse the cost of the eligible activities completed on the Property after approval of this Plan pursuant to the terms of a Reimbursement Agreement with the DBRA.

COSTS TO BE REIMBURSED WITH TIF

7. Pre-Approved Activities (Environmental Assessments)	\$66,800.00
8. Department Specific Activities	\$573,000.00
9. Demolition	\$586,700.00
10. Asbestos, Mold, and Lead Abatement	\$256,000.00
11. Infrastructure Improvements	\$465,400.00
12. Site Preparation	\$757,000.00
13. Brownfield Plan & Work Plan Preparation/Implementation	\$60,000.00
14. Contingency (15%)	\$395,715.00
15. Interest	\$568,709.00
Total Reimbursement to Developer	\$3,729,324.00
16. Authority Administrative Costs	\$763,325.00
17. State Brownfield Redevelopment Fund	\$197,981.00
18. Local Brownfield Revolving Fund	\$326,268.00
TOTAL Estimated Costs	\$5,016,898.00

The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the DBRA from the Property shall be governed by the terms of the Reimbursement Agreement.

Other Incentives

The Developer is seeking additional incentives, which will include local and/or state approval of a Commercial Rehabilitation Act (PA 210) Abatement and a Neighborhood Enterprise Zone (PA 147) Abatement.

DBRA-CAC Letter of Recommendation

The DBRA-CAC recommended approval of the Plan at the February 12, 2020 CAC meeting. Attached was the DBRA-CAC's letter of recommendation for the DBRA Board's consideration.

Public Comments

The DBRA public hearing for the Plan was held on Monday, February 24, 2020 at 5:30 pm at The Marble Bar located at 1501 Holden St., Detroit, Michigan. The results of the DBRA public hearing were attached.

Attached for the DBRA Board's review and approval was a resolution approving the Life is a Dreamtroit Brownfield Redevelopment Plan and its submittal to Detroit City Council.

Mr. George asked how many additional jobs are anticipated to be created by the retail tenants on the Property. Mr. Naimi stated that the Developer currently has Letters of Intent signed with a coffee shop, a record store, and a co-working space as future retail tenants of the Property and the six full-time and five part-time jobs at Recycle Here! will be retained and the four full-time jobs at the non-profit will also be retained.

Mr. George asked what the anticipated construction period will be. Mr. Naimi stated that the Developer has begun stabilization work on the existing building that will be renovated on the Property, the operations of Recycle Here! are expected to be moved by Earth Day (April 22, 2020), and there is an anticipated 50-week construction schedule for the project.

Mr. Scott called for a motion to approve the Life is a Dreamtroit Brownfield Redevelopment Plan and submit it to Detroit City Council, as presented. The Board took the following action:

On a motion by Ms. McClain, seconded by Mr. George, DBRA Resolution Code 20-02-283-02 was unanimously approved.

Land Assembly Project: Amendment to Contract for Environmental Diligence and Oversight Activities – DLZ

Mr. Dailey presented the Land Assembly Project: Amendment to Contract for Environmental Diligence and Oversight Activities – DLZ to the DBRA Board.

As the Board is aware, the City of Detroit Brownfield Redevelopment Authority (“DBRA”) and the City of Detroit (the “City”) are parties to that certain development agreement relating to the following investment proposed by FCA in the city of Detroit (the “Project”):

- Construct a new assembly plant at the site of its current Mack Engine Plant located at Mack and St. Jean, with an estimated investment of \$1.6 billion and creation of approximately 3,850 net new full-time jobs; and
- Invest approximately \$900 million at its Jefferson North Assembly Plant, located at Jefferson and St. Jean, creating approximately 1,100 net new full-time jobs.

The DBRA previously approved DLZ as one of three environmental firms to perform environmental due diligence and oversight activities for the Project. DBRA staff have identified additional work to be performed for the Project, largely relating to Site 12. As the Board will recall, Site 12 is comprised largely of the former Connor’s Creek Power Plant. With the near completion of the demolition of the power plant, DBRA staff has now been able to establish a scope for environmental activities on that site. The additional scope and associated budget are set forth on the attached **Exhibit A**.

DBRA staff is seeking authorization to amend the scope of services and total contract value in accordance with the amounts and services listed above. Payment for the above described services are to be paid using Project funds.

A resolution approving and authorizing the DBRA to enter into a contract amendment with DLZ for the above described services was attached for the DBRA Board’s review and consideration.

Mr. Scott stated that he would like to commend the DEGC staff for keeping the City of Detroit Buildings Safety Engineering and Environment Department involved and informed every step of the way throughout the Project.

Mr. Scott called for a motion to approve the Land Assembly Project: Amendment to Contract for Environmental Diligence and Oversight Activities – DLZ, as presented. The Board took the following action:

On a motion by Ms. McClain, seconded by Mr. George, DBRA Resolution Code 20-02-262-37 was unanimously approved.

ADMINISTRATIVE

Ms. Kanalos provided the DBRA Board an update on the Amended and Restated 3800 Woodward Brownfield Plan including the changes to the makeup of the residential units with the elimination of condominium units and the additional co-living residential units. Ms. Kanalos stated that the DBRA submitted a letter to the Michigan Strategic Fund regarding the changes and the DBRA’s approval of such changes for purposes of the Michigan Business Tax credit.

Ms. McClain asked who the developer is for the Amended and Restated 3800 Woodward Brownfield Plan. Ms. Kanalos stated that the developer for the Amended and Restated 3800 Woodward Brownfield Plan is 3750 Woodward Avenue, LLC.

Mr. Scott asked if the Amended and Restated 3800 Woodward Brownfield Plan will need the DBRA Board’s approval for any items in light of the changes to the project. Ms. Kanalos stated that the Amended and Restated 3800 Woodward Brownfield Plan will not need the DBRA Board’s approval for any items in light of the changes to the project because the Plan includes language that allows for changes in the project due to market conditions.

Ms. Wilkins asked if the condominium units were removed from the project due to an oversaturation of the condominium market in the Midtown area of Detroit. Ms. Kanalos stated that she suspects that the

oversaturation of the condominium market in the Midtown area of Detroit was the reasoning behind the removal of the condominium units in the project.

Mr. Scott stated that he wanted everyone to be aware that the FCA project was named Deal of the Year by Business Facilities magazine.

Ms. Kanalos stated that Amanda Elias has been appointed to the DBRA Board as a replacement for Matthew Walters whose position on the DBRA Board ended in December 2019.

OTHER

None.

PUBLIC COMMENT

None.

ADJOURNMENT

Citing no further business, Mr. Scott called for a motion to adjourn the meeting.

On a motion by Mr. George, seconded by Ms. McClain the meeting was unanimously adjourned at 10:31 AM.



CODE DBRA 20-02-02-270

APPROVAL OF MINUTES FEBRUARY 12, 2020

RESOLVED, that the minutes of the regular meeting of February 12, 2020 are hereby approved and all actions taken by the Directors present at such meeting, as set forth in such minutes, are hereby in all respects ratified and approved as actions of the Detroit Brownfield Redevelopment Authority.

February 28, 2020



DBRA 20-02-03-196

ACCEPTANCE OF TREASURER'S REPORT FOR JANUARY 2020

RESOLVED, that the Treasurer's Report of Receipts and Disbursements for the period January 1 through January 31, 2020, as presented at this meeting is hereby in all respects accepted as actions of the Detroit Brownfield Redevelopment Authority.

February 28, 2020



CODE DBRA 20-02-275-03

CORKTOWN LOFTS BROWNFIELD REDEVELOPMENT PLAN: REIMBURSEMENT AGREEMENT

WHEREAS, on September 25, 2019, the Detroit Brownfield Redevelopment Authority (the "DBRA") Board of Directors adopted a resolution recommending approval by the Detroit City Council of the Brownfield Plan (the "Plan") for a project captioned Corktown Lofts Redevelopment (the "Project"); and

WHEREAS, on October 22, 2019, the Detroit City Council approved the Plan; and

WHEREAS, a condition to reimbursing the developer for eligible activities under the Plan is that a Reimbursement Agreement (the "Agreement") be entered into between the DBRA and Corktown Lofts LLC as developer of the Project; and

WHEREAS, the Agreement has been drafted, approved as to form by DBRA legal counsel; and

WHEREAS, the Board of Directors desires to approve the Agreement and authorize its execution and delivery on behalf of the DBRA; and

NOW THEREFORE, BE IT RESOLVED, by the DBRA Board of Directors as follows:

1. The Agreement, in substantially the form attached to this Resolution as Exhibit A, is hereby approved, with such necessary or desirable modifications additions, deletions or completions as are approved by DBRA legal counsel and the Officers or designated Authorized Agents of the DBRA executing the Agreement.
2. Any two Officers or designated Authorized Agents or one Officer and one designated Authorized Agent of the DBRA are authorized and directed to execute and deliver the Agreement.
3. All resolutions or parts of resolutions or other proceedings in conflict herewith shall be and the same hereby are repealed insofar as such conflict arises.
4. This Resolution shall take effect immediately upon its adoption.

BE IT FINALLY RESOLVED that all of the acts and transactions of any officer or authorized agent of the DBRA, in the name and on behalf of the DBRA, relating to matters contemplated by the foregoing resolutions, which acts would have been approved by the foregoing resolutions except that such acts were taken prior to execution of these resolutions, are hereby in all respects confirmed, approved and ratified.

February 28, 2020



CODE DBRA 20-02-283-02

LIFE IS A DREAMTROI T BROWNFIELD REDEVELOPMENT PLAN

WHEREAS, pursuant to 381 PA 1996, as amended (“Act 381”), the City of Detroit Brownfield Redevelopment Authority (the “DBRA”) has been established by resolution of the City Council of the City of Detroit (the “City Council”) for the purpose of promoting the revitalization of environmentally distressed areas in the City of Detroit; and

WHEREAS, under Act 381 the DBRA is authorized to develop and propose for adoption by City Council a brownfield plan for one or more parcels of eligible property; and

WHEREAS, in accordance with the policies, procedures and bylaws governing the DBRA, the DBRA has submitted a proposed Brownfield Plan for the **Life is a Dreamtroit Redevelopment Project** (the “Plan”) to the Community Advisory Committee for its consideration and comment and has solicited comments by the public by publication of notice stating that the proposed Plan has been submitted to the Community Advisory Committee and by conducting a public hearing in the area to which the proposed Plan applies; and

WHEREAS, the Community Advisory Committee has considered the proposed Plan and approved a resolution recommending the approval of the proposed Plan by the DBRA and the City Council as presented by the DBRA; and

WHEREAS, in accordance with the provisions of Act 381, the Board of Directors of the DBRA has considered the proposed Plan and desires to approve the proposed Plan and to request that City Council call a public hearing to consider and adopt a resolution approving the proposed Plan.

NOW, THEREFORE, BE IT RESOLVED:

1. The Board of Directors of the DBRA has determined that the adoption of the Brownfield Plan for the **Life is a Dreamtroit Redevelopment Project** is in keeping with the purposes of Act 381 and recommends submittal of the Plan to City Council for approval.
2. The Board of Directors of the DBRA approves the Plan substantially in the form attached hereto and on file with the Secretary of the DBRA.
3. Any Authorized Agent of the DBRA is authorized and directed to submit a certified copy of this Resolution and the Plan to the City Clerk, together with a request that the City Council call a public hearing concerning the Plan and to take all other actions required to approve the Plan in accordance with Act 381.
4. That any one of the officers and any one of the Authorized Agents of the DBRA or any two of the Authorized Agents of the DBRA shall hereafter have the authority to negotiate and execute all documents, contracts, or other papers, and take such other actions, necessary or appropriate to implement the provisions and intent of this Resolution on behalf of the DBRA.

5. That all of the acts and transactions of any officer or authorized agent of the DBRA, in the name and on behalf of the DBRA, relating to matters contemplated by the foregoing resolutions, which acts would have been approved by the foregoing resolutions except that such acts were taken prior to execution of these resolutions, are hereby in all respects confirmed, approved and ratified.

6. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are rescinded.

February 28, 2020



CODE DBRA 12-02-262-37

LAND ASSEMBLY PROJECT: AMENDMENT TO CONTRACT FOR ENVIRONMENTAL DILIGENCE AND OVERSIGHT ACTIVITIES - DLZ

WHEREAS, the City of Detroit Brownfield Redevelopment Authority (“DBRA”) and the City of Detroit (the “City”) are parties to that certain development agreement relating to the following investment proposed by FCA in the city of Detroit (the “Project”):

- Construct a new assembly plant at the site of its current Mack Engine Plant located at Mack and St. Jean, with an estimated investment of \$1.6 billion and creation of approximately 3,850 net new full-time jobs; and
- Invest approximately \$900 million at its Jefferson North Assembly Plant, located at Jefferson and St. Jean, creating approximately 1,100 net new full-time jobs; and

WHEREAS, the DBRA Board of Directors previously authorized DBRA staff to execute a contract with the DLZ (the “Firm”) for the performance of environmental services on certain sites in connection with the Project; and

WHEREAS, DBRA staff have identified additional work to be performed for the Project as represented in **Exhibit A**; and

WHEREAS, pursuant to its statutorily authorized powers, the DBRA has the power to accept funding, expend DBRA funds, engage professionals, and take the other steps contemplated by this Resolution.

NOW, THEREFORE, BE IT RESOLVED, that the DBRA Board of Directors hereby authorizes the engagement of the Firm to provide the Scope of Services at the rates described in **Exhibit A**.

BE IT FURTHER RESOLVED, that any one of the officers and any one of the Authorized Agents of the DBRA or any two of the Authorized Agents of the DBRA shall hereafter have the authority to negotiate and execute all documents, contracts, or other papers, and take such other actions, necessary or appropriate to implement the provisions and intent of this Resolution on behalf of the DBRA.

BE IT FINALLY RESOLVED, that all of the acts and transactions of any officer or authorized agent of the DBRA, in the name and on behalf of the DBRA, relating to matters contemplated by the foregoing resolutions, which acts would have been approved by the foregoing resolutions except that such acts were taken prior to execution of these resolutions, are hereby in all respects confirmed, approved and ratified.

February 28, 2020

Exhibit A
SCHEDULE AND PROFESSIONAL FEES – DLZ

DLZ - 7C (11031 Shoemaker)	
Phase II Env. Soil Investigation (close-out)	\$20,000.00
<i>Subtotal</i>	\$20,000.00
DLZ - 7C (11081 Shoemaker)	
Phase II Env. Soil Investigation (close-out)	\$20,000.00
<i>Subtotal</i>	\$20,000.00
DLZ - 8C (Kercheval & St. Jean)	
Environmental Soil Investigation (additional boring's FCA request)	\$15,000.00
Additional Laboratory Services (rush analysis)	\$4,500.00
GPR Survey and report	\$3,100.00
Exploratory Excavation	\$2,500.00
<i>Subtotal</i>	\$25,100.00
DLZ - 12A (DTE Conner Creek Site)	
Phase I update	\$7,500.00
Additional Phase II investigation	\$47,000.00
Additional Survey services	\$30,700.00
Geotechnical and report	\$160,600.00
GPR Survey and report	\$30,000.00
Soil and UST removal and oversight	\$525,400.00
<i>Subtotal</i>	\$801,200.00
DLZ - 12B (Conrail Rail line)	
Phase I update	\$3,000.00
Additional Phase II investigation	\$53,400.00
Additional Survey services	\$6,000.00
Geotechnical and report	\$31,000.00
GPR Survey and report	\$12,400.00
Soil and UST removal and oversight	\$101,000.00
<i>Subtotal</i>	\$206,800.00
DLZ - 12C (11900 E. Jefferson, 2 Canal St. - GLWA)	
Phase I update	\$3,500.00
Additional Survey services	\$18,000.00
Geotechnical and report	\$35,800.00
GPR Survey and report	\$11,800.00

Soil and UST removal and oversight	\$305,000.00
<i>Subtotal</i>	\$374,100.00
DLZ - 12D (11750 Freud - C)	
Phase I update	\$3,500.00
Additional Phase II investigation	\$7,500.00
Additional Survey services	\$5,000.00
Geotechnical and report	\$7,200.00
GPR Survey and report	\$3,000.00
Soil and UST removal and oversight	\$23,500.00
<i>Subtotal</i>	\$49,700.00
DLZ - 12D (11810 Freud - C)	
Phase I update	\$3,500.00
Additional Phase II investigation	\$7,500.00
Additional Survey services	\$5,000.00
Geotechnical and report	\$10,000.00
GPR Survey and report	\$3,000.00
Soil and UST removal and oversight	\$32,500.00
Boats (Haz. Mat. Survey)	\$24,000.00
Boats (Abatement)	\$69,000.00
<i>Subtotal</i>	\$154,500.00
DLZ - 12D (11860 Freud - D)	
Phase I update	\$4,000.00
Additional Survey services	\$5,000.00
Geotechnical and report	\$5,800.00
GPR Survey and report	\$3,000.00
Soil and UST removal and oversight	\$22,000.00
Boats (Haz. Mat. Survey)	\$8,000.00
Boats (Abatement)	\$23,000.00
<i>Subtotal</i>	\$70,800.00
ALL SITES	
Extraordinary Project Management services	\$30,000.00
<i>Subtotal</i>	\$30,000.00
DLZ Contract Amendment Total	\$1,752,200.00
Owner's Contingency (20%)	\$350,440.00
Total Authorized Amount	\$2,102,640.00